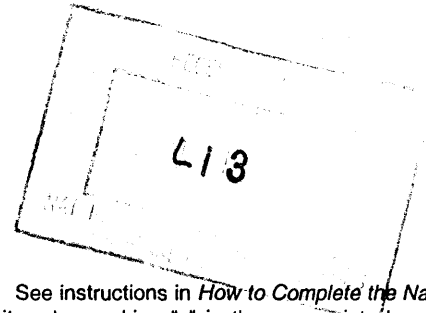


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Neighbor-Bennett House
Other names/site number Stuart Residence/Historic Resource Inventory #0367

2. Location

street & number 4317 - 337th Place SE not for publication
city or town Fall City vicinity
State Washington code WA county King code 033 zip code 98024

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

7/7/04
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

[Signature]
Signature of the Keeper

8/23/04
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
		sites
	3	structures
		objects
2	3	Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
(Folk Victorian)

Materials
(Enter categories from instructions)

foundation Concrete
walls Wood: weatherboard, wood shingles

roof Asphalt

other Wood frame

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNICATIONS

COMMERCE

Period of Significance

1905-1912

1912-1940

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

Emerson Neighbor, Frank P. Bennett

Cultural Affiliation

N/A

Architect/Builder

Radford Homes (architect)

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark # _____
- recorded by Historic American Engineering Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

King County Historic Preservation Program
 516 Third Avenue, Room 420
 Seattle, WA 98104

10. Geographical Data

Acreeage of Property .6 acres

UTM References

(Place additional UTM References on a continuation sheet.)

1 [10 | 5 | 83 | 500 | 52 | 63 | 790 |] 3 [] [] [] [] [] [] [] []
Zone Easting Northing Zone Easting Northing
2 [] [] [] [] [] [] [] [] 4 [] [] [] [] [] [] [] []
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.) Lots 5-12, Block 8, Fall City Addition, Fall City, WA [Section 15, T24N, R7E]

Boundary Justification

(Explain why the boundaries were selected.) The nominated area includes the house, garden and carriage house, all of which are within the legal land parcel identified above and are integral to the historic character of the property.

11. Form Prepared By

name/title Phillip Esser and edited by KC Landmarks Coordinator
organization King County Historic Preservation Program date April 2003
street & number 516 Third Avenue, Room 402 telephone (206) 296-8636
city or town Seattle state WA zip code 98104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Elizabeth (Bette) Stuart
street & number P. O. Box 638 telephone (425) 222-5868
city or town Fall City state WA zip code 98024

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7. PHYSICAL DESCRIPTION

The Neighbor-Bennett House, built in 1904, is located in the small rural community of Fall City, Washington on the west bank of the Snoqualmie River in central King County. The house is a particularly well-preserved and distinctive example of simple vernacular design with modest folk Victorian-era architectural character. Furthermore, it is an excellent example of a standardized "plan book" design and appears to have been constructed according to blue prints and specifications furnished by a nationally prominent purveyor of turn-of-the-century house plans. The overall plan, building form, construction materials and architectural detail so closely follow those described for "Design No. 72" in *The Radford Ideal Homes: 100 House Plans* that the design most certainly is directly or indirectly associated with this source.

Setting

The Neighbor-Bennett property occupies most of the west side of Block 8 in the *Plat of Fall City*, which consists of eight 25-foot wide lots. The house is sited on the north end of lots 6 and 7. The site includes one major outbuilding: a large carriage house that was originally used as a horse stable/wagon shed and later served for automobile garage and storage purposes. The southern half of the Neighbor-Bennett property is cultivated as a large vegetable and fruit garden, which now includes a chicken coop (1980), greenhouse (1996) and a small lath shed. Distinctive landscape features include shrubs and flowers along the foundation of the house, a large fir tree, maple tree and several fruit trees, and an expansive lawn area. The period fence along the front of the property is made of metal pipe and woven-wire in a pattern of repeating arches. A plain wire-mesh fence encloses the remainder of the property.

On the opposite side of the street are two of the community's oldest buildings, the Fall City Masonic Hall (1895) and the Methodist Church (1898). The majority of nearby buildings are single-family homes, a great many of which date from the early decades of the 20th century. The Fall City United Methodist Church originally stood on the south portion of the subject site, where the vegetable garden is now located. It was moved across the street in 1927 when the road was widened.

The building to the north of the Neighbor-Bennett House on an adjacent lot, now known as the Tawny Building, was originally associated with the subject property.

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Constructed c.1921, it was initially used as a dairy truck garage. It was sold to the local fire department in 1960 and used as a firehouse and headquarters until 1977. The building is considerably altered and is now used as a residence and a welding shop. It is not included in this nomination.

Exterior

The distinctive architectural character and original appearance of the house are well preserved, despite two additions made to the rear (west) elevation. The 1-1/2 story wood frame house is an excellent example of folk Victorian design, with simple massing and modest decorative elements derived from the Queen Anne style. The house is oriented to the east, toward 337th Place. It is essentially rectangular in plan, measuring approximately 26' x 52'. The exterior is primarily clad with horizontal beveled cedar siding. The house has a steeply pitched gable roof with composition shingles covering over cedar shakes. The north and south slopes of the roof each contain a hipped dormer. The original red brick masonry chimney is located at the center of the main roof ridge and has been partially rebuilt. The foundation is concrete; there is no basement.

The two most notable architectural features of the house are the prominent front gable roof form and the ornate wrap-around porch. The gable end is bisected by a prominent cornice element supported by ornamental brackets. The upper half of the gable end is clad with fishscale shingles punctuated by an ornamental diamond-shaped window with multiple diamond-shaped panes.

The front porch extends across the primary elevation of the house and returns about one-third of the way along each side of the building. The porch is covered by a low-pitched hip roof that is supported by turned wood posts; porch balusters extend around the perimeter of the porch and repeat the turned pattern of the posts. Distinctive original band-sawn brackets ornament each post and connect to a frieze composed of circular ornaments.

Three concrete steps with non-historic wrought iron handrails provide access to the north side of the porch. A smaller second stairway is located on the south side of the porch. The main entrance to the house is from the north side of the porch. The distinctive original wooden panel front door remains in place. It contains an upper

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glass panel with an elaborately etched geometric design, an image of an elk, and the signature "Max Suess." ¹

The fenestration pattern includes wooden, one-over-one, double-hung sash set in groups and individually. The front gable end is accentuated by a trio of windows situated between the porch roof and an intermediate cornice that bisects the gable end. The window openings are typically tall and narrow and several of the windows include multi-pane, diamond pattern lights in upper sash members. Windows toward the rear of the house are two-over-two wooden sash. With the exception of portions of the rear addition all of the original windows remain in place. Many of the window openings currently include removable aluminum storm windows.

All of the extant historic exterior features and details of the house, as well as the floor plan, closely resemble a standard plan published by the Radford Architectural Company of Chicago. This plan was available at the time the Neighbor-Bennett House was constructed.

The first floor level of the rear elevation of the house has been altered. The house is believed to have originally included a 9'6" x 13' kitchen area beyond the dining room and an open porch on the southwest corner. In 1918 some alterations appear to have been made to the original kitchen and porch area in order to increase the kitchen size and create a small bathroom. Historic photographs indicate that the rear of the house had a hip roof over the kitchen and enclosed porch area. There were no alterations to the second floor level.

In 1980 the first floor level of the rear of the house was expanded an additional ten feet to the west and five feet to each side; this project involved major reconstruction work. Every effort was made to make the new addition compatible with the original part of the house. Original windows, doors and wood were reused where possible. A broad hipped roof extends over the entire addition and an open porch extends across two-thirds of the rear elevation and wraps around the southwest corner of the house. Turned posts, brackets and spindlework were custom milled to match those of the front porch. The back porch does not include a handrail or balustrade and is

¹ This panel and Max Suess may be associated with the Suess Ornamental Glass Company of Chicago, Illinois, known to have been active in 1904. The Radford Company was based in Chicago and the building specifications may have denoted a specific fabricator. It is unlikely that such an elaborate panel would have been fabricated locally.

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reached by wooden steps at the west side. Two large six-light windows are located at the north side of the rear elevation. The original rear door with a glass panel and a fixed transom above and two original two-over-two windows were reused in the construction. A tall metal chimney flue that serves a wood cooking stove extends several feet above the addition.

Interior

The floor plan of the Neighbor-Bennett House is distinctive due to the configuration of the porch and placement of the interior stairwell. The extant portions of the original floor plan, as well as several exterior features, are virtually the same as a standardized plan published by the Radford Architectural Company noted above (except flipped). The original historic interior appearance is not fully documented due to alterations associated with earlier remodeling work. Portions of the interior have been rehabilitated to include new finishes that are typical of the historic era. The original floor plan, important design features and architectural details have been preserved.

The front entry opens directly into the north side of the parlor. A steep and winding stairwell to the upper floor level is open to the parlor. The stairwell is framed by a distinctive ornamental plaster arch. A large closet is nestled adjacent to the open stairway and under the intermediate landing. The parlor also includes a wood burning stove that has been converted to natural gas, now supplemented by electric baseboard heat. The original doorway between the parlor and a downstairs bedroom chamber (now used as a sitting room) has been closed off. A small alcove at the south side of the parlor was created where a bedroom closet (and later bathtub room) was initially located. These two rooms are now connected via the old closet door opening. The parlor, stairwell and sitting room have fir floors that are currently covered by carpet. New molding and brackets frame the alcove. Original millwork, molding and headers trim doors and windows throughout the lower floor level. Tall original baseboards and decorative base blocks remain in place. All of the lower floor level rooms have tall - 10½' high - ceilings.

Beyond the stairwell is the dining room. A set of original pocket doors separates it from the parlor. The original fir floor remains visible in the dining room. The dining room has one wall that is clad with tough-and-grove boards; the other walls have tongue and groove wainscoting with wallpaper above. The current owner, who removed modern plywood paneling that had been previously installed, added the

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dining room finishes. Most of the other walls throughout the original portion of the house have lath and plaster finishes that are either painted or wallpapered.

Beyond the dining room is the kitchen/utility area, constructed in 1980. A total of 700 square feet was added, in order to expand the cooking area and create a kitchen nook, large pantry and new bathroom. Interior millwork was replicated to match original interior trim. The kitchen cabinets, wainscoting and vintage bathroom fixtures were selected to be in keeping with the period of the house's construction.

The upper floor level includes two bedrooms and a large closet that could have also been used as a nursery. This floor level is essentially unaltered, except for the conversion of a second small closet area to a small bathroom in the 1980s.

Outbuildings

Behind the house to the west and adjacent to the alley is a carriage house. Its construction date is unknown. It may have been built about the same time as the house (1904), or it may have been added after the property changed ownership c.1912, and was used as headquarters for a milk distribution business. The carriage house measures approximately 48' x 16', and is wood frame construction on a concrete slab foundation. It is clad primarily with horizontal wood siding; however, the northern quarter of the building is open, similar to a lath house, with open vertical slat siding. The hip roof form is clad with asphalt shingle roofing. The east elevation, facing the house, exhibits a hinged door composed of vertical boards. There is a variety of casement, fixed and paired windows in place. The west elevation, facing the alley, contains a small gable denoting the hayloft. There are also sliding barn-type doors and an awning-style door similar to a produce stand, all constructed of vertical boards.

The property has three non-contributing structures, a chicken coop, a small lath shed and a greenhouse; all have been added by the current owner since 1980. The chicken coop is clad with horizontal wooden siding and asphalt roofing, the greenhouse is wood frame with a plastic vinyl wall material and the small lath shed is open with wooden slat walls. These small utilitarian buildings are non-intrusive and are all located a short distance from the house and contribute to the rural character of the property.

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8. Statement of Significance

The Neighbor-Bennett House is significant under Criterion C because it embodies the distinctive characteristics of a period, style and method of design and construction representative of this region. The house is distinguished by simple vernacular design features, modest folk Victorian or Queen Anne style detailing and an unusual floor plan. It appears to have been constructed according to a standardized "plan book" design. The floor plan, building form, construction materials and architectural details are clearly associated with a design drawn from the Radford Ideal Homes publication. Such publications appear to have been popularly used for the design and construction of farm buildings and modest homes constructed elsewhere in the Snoqualmie Valley during this era. As such, this house contributes to the historic and architectural character of Fall City and reflects both local building traditions and broader state and national trends in home building and design.

The Neighbor-Bennett House is also significant under Criterion B for its association with two important Fall City families. The first owner, Emerson Neighbor, operated one of the town's largest stores and pioneered the development of telephone service in Fall City. Frank Bennett, the second and long-time owner of the house, established a successful milk hauling business that operated from this site.

Community Historic Context

Ancestors of the Snoqualmie Tribe were the earliest inhabitants of the Snoqualmie River and its tributaries. Their large territory included the wooded river valley floor, forested foothills, lakes and prairies abundant with wild game, fish, marine life, berries, and bulbs. Snoqualmie Falls, with its 268-foot waterfall and misty plunge pool, played an essential role in the mythological and spiritual life of these native people.

The upper river band of the Snoqualmie occupied approximately 58 multi-family houses along the river between the Tolt River and Snoqualmie Falls. The largest of these villages was Yetsk, with some 18 longhouses situated along both sides of the Snoqualmie and Raging Rivers, at the present site of the Fall City. Both ethnographic and archaeological evidence support the existence of an important village here, one that continued to be occupied well into the historic period.

At the foot of Mill Street (335th Place SE) was a gathering ground on the river flat where people came from miles around for seasonal trading, feasting, gaming and

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dancing. Anecdotal stories continue to be told of the Native American interaction with Euro-American settlers in the Fall City area during the 19th century.

In 1869, three bachelors staked quarter-section donation land claims to the future townsite of Fall City. Here at the confluence of the Snoqualmie and Raging rivers, brothers Ed and George Boham built a wilderness trading post on land already cleared and occupied by the Snoqualmie people. The trading post was located at a strategic place - three miles below Snoqualmie Falls at a fordable spot where canoes could easily land along the overland trail to Snoqualmie Pass, the primary route between Puget Sound and Eastern Washington. Jim Taylor, the third newcomer, settled on land just east of the present Preston-Fall City Road (State Route 203). Here he built a split cedar shake cabin, woodshed, and barn, and cleared land for an orchard of apple, pear, plum and peach trees.

Through the 1870s, other rudimentary subsistence farms took shape up and down the river valley. Logging activity flourished in the vicinity of the Fall City settlement. By 1873, Watson Allen built a water-powered sawmill at nearby Tokul Creek, making milled lumber readily available to Fall City settlers. In the same decade, flatbottom steamboats plied the river as far as "The Landing" at Fall City. The river served as the tiny community's lifeline to supplies and to markets on Puget Sound.

In the 1880s, subsistence farming in the region gave way to a short-lived hop-farming boom. The upper valley bustled with the production of hop poles, and the planting, harvesting, and shipment of hops. The industry was destroyed by insect infestations in the late 1890s, however by then conditions were ripe for the advent of berry, chicken and dairy farming.

In 1885 the Seattle, Lake Shore, and Eastern Railroad was formed to build a line east from Seattle across Snoqualmie Pass to join transcontinental lines at Spokane. News of the rail construction created much anticipation among residents of the Snoqualmie Valley. In hopes of attracting the rail line into Fall City, two Fall City landowners took action in the summer of 1887. Jeremiah and Kate Borst, who had purchased the Boham Brothers' farm in 1875, platted the townsite of Fall City on August 23rd. The Borsts and their neighbors gave the streets of the new town logical names that reflected the natural setting, the people, and the business of the community.

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The SLS & E Railroad line was completed to Fall City in 1888 and terminated at Sallal Prairie above North Bend in 1889. In order to more easily make the grade to the upper valley, the alignment was established along the hillside south of Fall City. The railroad quickly supplanted the Snoqualmie River as the major mode of travel into the valley. Freight and passengers could easily make the trip to and from Seattle. Mail arrived daily by train.

In the last decade of the 19th century, Fall City grew from a tiny settlement to a small village with thriving businesses and social institutions. Two stores, a hotel, a livery, a restaurant, and a saloon served residents and travelers throughout the valley. Employment was available at the Hop Ranch and nearby logging camps and lumber mills as well as on bridge and rail construction projects. Travelers and salesmen arrived by train adding to the economic momentum of the late 1890s.

As Fall City grew, it developed a number of economic, social, and cultural institutions commonly associated with the establishment of small towns in the American West. Major institutional buildings were erected within the Fall City plat, including the Fall City Masonic Hall (1895), and the non-denominational Fall City Church (1898). By 1900, Fall City was listed in the U.S. Census records with a population of 337. However, only a few of the earliest homes that were constructed within the plat in late 19th century have survived and very few historic photographs of the earliest dwellings are available.

In 1905, Polk's Gazetteer described Fall City, population 550, as "... surrounded by a rough, wooded country from which is taken logs and shingle timber. A number of dairy and fruit farms are near the town, which contains two hotels, three general stores, high school, shingle mill, creamery and Baptist Church. Exports are shingles, hogs, logs, fruit, dairy products and produce." Before automobiles and good roads appeared, transportation and communication were major challenges for the community surrounded by mountains, unpredictable rivers and muddy trails. The Neighbor and Bennett families were pioneers in meeting these challenges.

Neighbor and Bennett Families Historic Context

Although the subject house was commonly known as the Bennett House for many years, it is believed to have been initially built for and possibly by Emerson Neighbor in 1903-04. Neighbor was in partnership with his father, Justin (Jess) Neighbor, and together they owned a general store at the corner of Main and River streets. Justin

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Neighbor was also the town's postmaster from 1895 to 1900, and the post office was located inside the store.

More importantly for the growing community, Emerson Neighbor was instrumental in bringing long-distance telephone service to Fall City. In 1898 the Snoqualmie Falls Lumber Company and the Snoqualmie Falls Power Company (where Emerson Neighbor worked) extended the telephone line from Issaquah to the Neighbor's general store, establishing the first telephone connection with Seattle. In 1905, Emerson Neighbor and Charles Bonnell, owner of an adjacent store, borrowed money from Julia Harshman to purchase equipment and install a switchboard in Neighbor's store. Emerson Neighbor evidently found the telephone business more interesting than storekeeping. In 1907, he gave the local telephone equipment to Julia Harshman to repay her loan, and then became the local manager of the Pacific Telephone and Telegraph Company. Around 1912, he moved to Seattle to work for the telephone company there. It is not known whether Emerson Neighbor was married, however the size and quality of construction of the house would indicate that he either had a family or built it on speculation.

The house was then purchased by Frank P. Bennett, who became an important figure in the local dairy industry. Bennett was a blacksmith in nearby Tolt (now known as Carnation) until moving to Fall City in 1912. He and his son Ernest began hauling milk by horse and wagon from Fall City to Tolt on a daily basis. The milk was collected in cans from local dairymen, transported over primitive roads, and loaded on a train for transport to the nearest condensery, which was then located in Monroe. With no paved roadways, only rough trails, the 18-mile round trip was a difficult one, requiring relief teams to allow horses a day of rest. In 1917, he converted the business to truck delivery, continuing to haul milk locally and eventually opening a truck repair business. It is likely that the extant carriage house that remains on the property was initially built to stable the horses and for the storage of milk wagons. He built the truck livery building (c. 1921) that is still located on the northern corner of the block. By 1921, the Bennett Trucking Company operated a fleet of four milk trucks.

Frank Bennett died in approximately 1940, after which his son Ernest and wife Josephine McCluskey Bennett, a local schoolteacher, resided in the house. Josephine Bennett continued to live in the house until 1974, when she sold the property to Don

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and Sally Ledine. Robert and Bette Stuart purchased the house from the Ledines in 1977.

The Neighbor-Bennett House is a distinctive residence that contributes significantly to the historic character of Fall City. The house is situated at a key location on what was intended to be the main commercial street and a short distance from the Neighbor's grocery store on River Street. It is across the street from the landmark Masonic Hall and next door to the town's principal church. At the time that the house was built, one of the town's two hotels, the Valley Hotel, was also located across the street, however it burned to the ground in 1910.

The remainder of the block still contains the Bennett truck livery/garage building (now altered), the 1903 Raum House (now used to house the caretaker of the Masonic Hall), and a parsonage built in 1948. The block behind the subject property contains the Coppers/Bonnell House (1900) and the Ewing House (1903). Adjacent blocks contain numerous other houses of similar vintage, with more contemporary houses interspersed.

Architectural Context

The Neighbor-Bennett House is Fall City's most distinctive expression of the folk Victorian or vernacular Queen Anne style. It is particularly notable for the quality of its exterior features and architectural details. Although other houses of the same vintage remain nearby, they are considerably less ornate or have been altered.

The floor plan of this house, as well as its architectural features and building materials, provide clear evidence that it was constructed according to a popular plan book design. The floor plan is distinctive due to the placement of the interior stairwell and the configuration of the front porch. The floor plan, as well as all of the exterior features, is virtually the same (although reversed) as a standard plan published by the Radford Architectural Company of Chicago, Illinois. The plan is identified as "Design No. 72" in The Radford Ideal Homes plan catalog, which was initially published in about 1898. The overall dimensions, interior room and stair configuration, exterior features and finishes, fenestration pattern and design, prominent gable end and dormer design on the house are identical to that shown in the catalog.

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The similarities between this house and Radford's "Design No. 72" do not necessarily mean that the house was constructed according to the plans and specifications that were sold by the company. Many of the designs that were published in the first two Radford catalogs were based on or "borrowed" from other popular late 19th century Queen Anne style designs that were already widely available. Antecedents to the design of this house could possibly be found in house types made popular by numerous earlier purveyors of plan book designs including R.W. Shoppell and George F. Barker. Whatever the original source, the design of the Neighbor-Bennett House is clearly linked to the popular use and practical application of plan book designs for home and farmstead construction during this era. Plan books were readily available through lumber and hardware sales offices. In fact, the Ideal Homes plan catalog included plans for a lumber warehouse.

Radford ads and other information included in the catalog indicate that the "Blue Prints" and a "...complete set of typewritten specifications" for this design cost \$5.00. The anticipated construction cost for execution of the design was "about \$900.00". The building plans provided by the company included a foundation plan, first and second floor plans, all elevations and wall sections. A roof plan was furnished when any intricate construction was involved. Full scale details for interior work including casings, trim, moulding, newelposts and balustrades also accompanied the plans. The services did not include a "lumber bill" or list of materials and the catalog introduction stated "...any carpenter who cannot in a few minutes take off the bill of lumber from these plans is not the man to build your house." Furthermore, the company also noted the need to take into account the differences in "custom and seasons" in various parts of North America where their plans were followed. In this case, whoever constructed the house appears to have followed the plan source very closely, utilizing all of the prescribed exterior materials and details.

The Neighbor-Bennett house is a simple vernacular design that is distinguished by modest folk Victorian or Queen Anne style detailing and an unusual floor plan. It exhibits several features that clearly associate it with the Queen Anne style, the dominant architectural style for domestic buildings during the late Victorian era (1880 to 1900 and persisting to some degree until 1910). These features include the steeply pitched roof form, dominant front-facing gable, textured or variegated cladding including patterned shingle work, and prominent front porch. The steep slope of the roof is associated with very early Queen Anne style houses. The porch,

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with its turned posts and ornate brackets and trim, provides an additional degree of formality to the façade.

An index to the available 1909 Radford plans indicates there was a wide range of construction costs associated with the various plans. The most elaborate, a 15-room Classical Revival design, costing approximately \$6,500, and a modest three-room cottage costing about \$500. The typical house design appears to have been in the \$1,500 to \$2,000 range. Thus the subject house, even with its distinctive architectural detail, was among the less expensive options available to homebuilders. One factor may be that the original construction does not appear to have included accommodations for an indoor toilet or bath facilities, which appears to have necessitated the 1918 remodel.

The Neighbor-Bennett House is similar in form and materials to farm dwellings and modest urban homes built elsewhere in Western Washington during this period. The design and the wood frame construction of the house are illustrative of local building traditions and the availability of standardized plans, skilled carpenters and popular and practical building materials. Radford plans for barns and agricultural buildings were used elsewhere in the Snoqualmie River Valley, a prosperous dairy farming area from the 1890s through the 1950s. The Tollgate Farmhouse near North Bend appears to have been constructed c. 1900 according to a Radford plan, "Design No. 3," and like the subject house, it embodies both vernacular building traditions and late-Victorian design features. Such buildings, based on standardized plans, are important because they impart information about local building practices and much broader national building trends. Furthermore, modest late-19th and early 20th century wood frame buildings, in rural areas of King County, are increasingly rare vernacular artifacts; the preservation of which is ever more challenging as changing demographics and urban sprawl take their toll.

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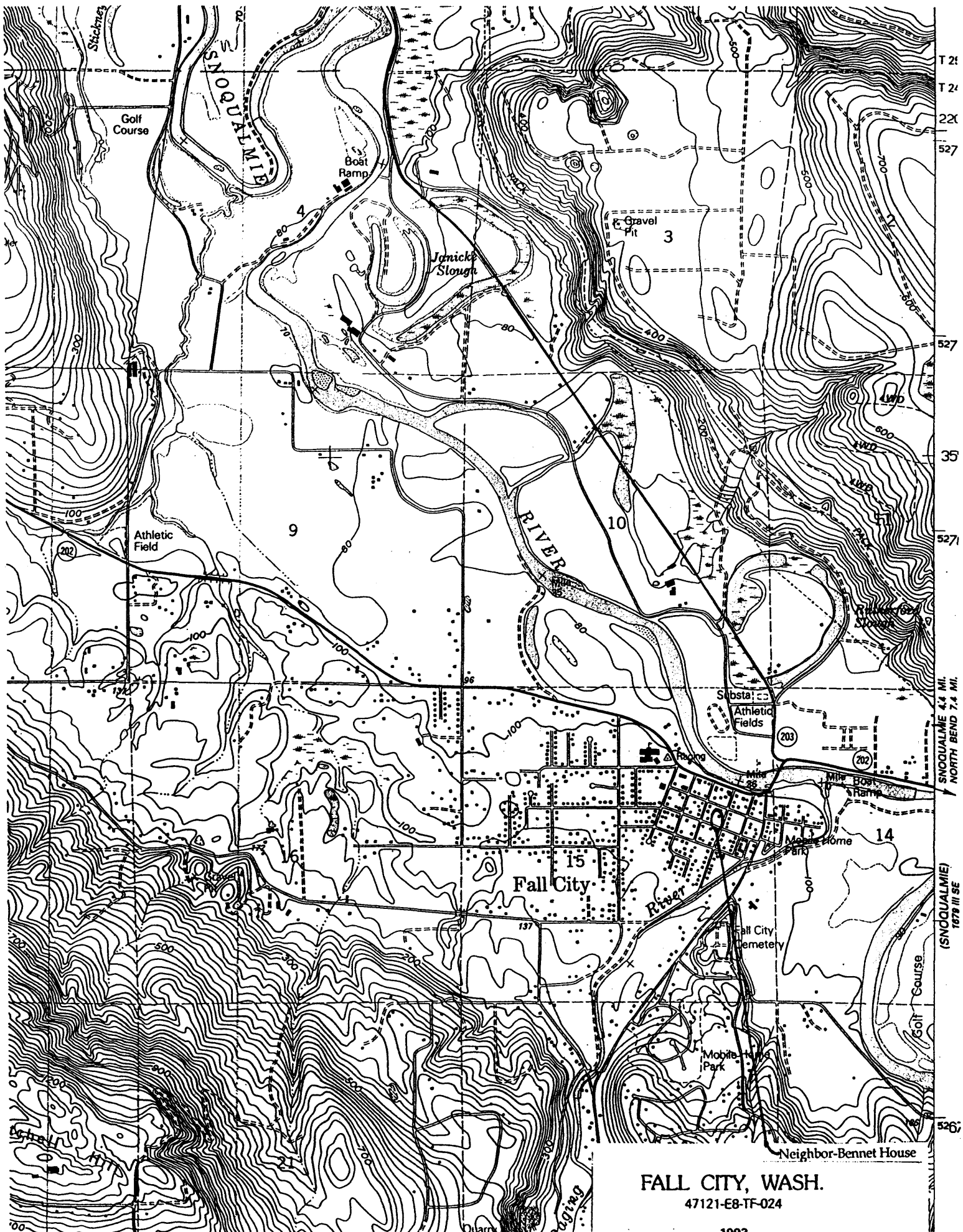
ADDITIONAL DOCUMENTATION

Photographs

Photographs 1-12 listed below were taken by Phillip S. Esser on August 25, 2001. A 35mm camera was used and the negatives are located at King County Landmarks & Heritage Program, Office of Cultural Resources, Seattle.

Historic photograph #13 was taken in 1940 and was provided by Puget Sound Regional Archives, Bellevue, Washington.

- 1) Context – House & street. View to NW.
- 2) Façade (east) and north elevations. View to SW.
- 3) North elevation. View to south.
- 4) North & west elevations. View to SE.
- 5) West & south elevations. View to NE.
- 6) Porch, eave and dormer detail at north elevation. View to SW.
- 7) Porch detail with street context. View to NE.
- 8) Entry door at north elevation.
- 9) Plaster arch at parlor, north wall.
- 10) Dining Room, east and north walls.
- 11) Door hardware detail – Dining Room.
- 12) Carriage House/Garage, west elevation. View to east.
- 13) Historic Photograph, 1-1-1940. View to SW.



FALL CITY, WASH.

47121-E8-TF-024

1000

SNOQUALMIE 4.4 MI.
NORTH BEND 7.4 MI.

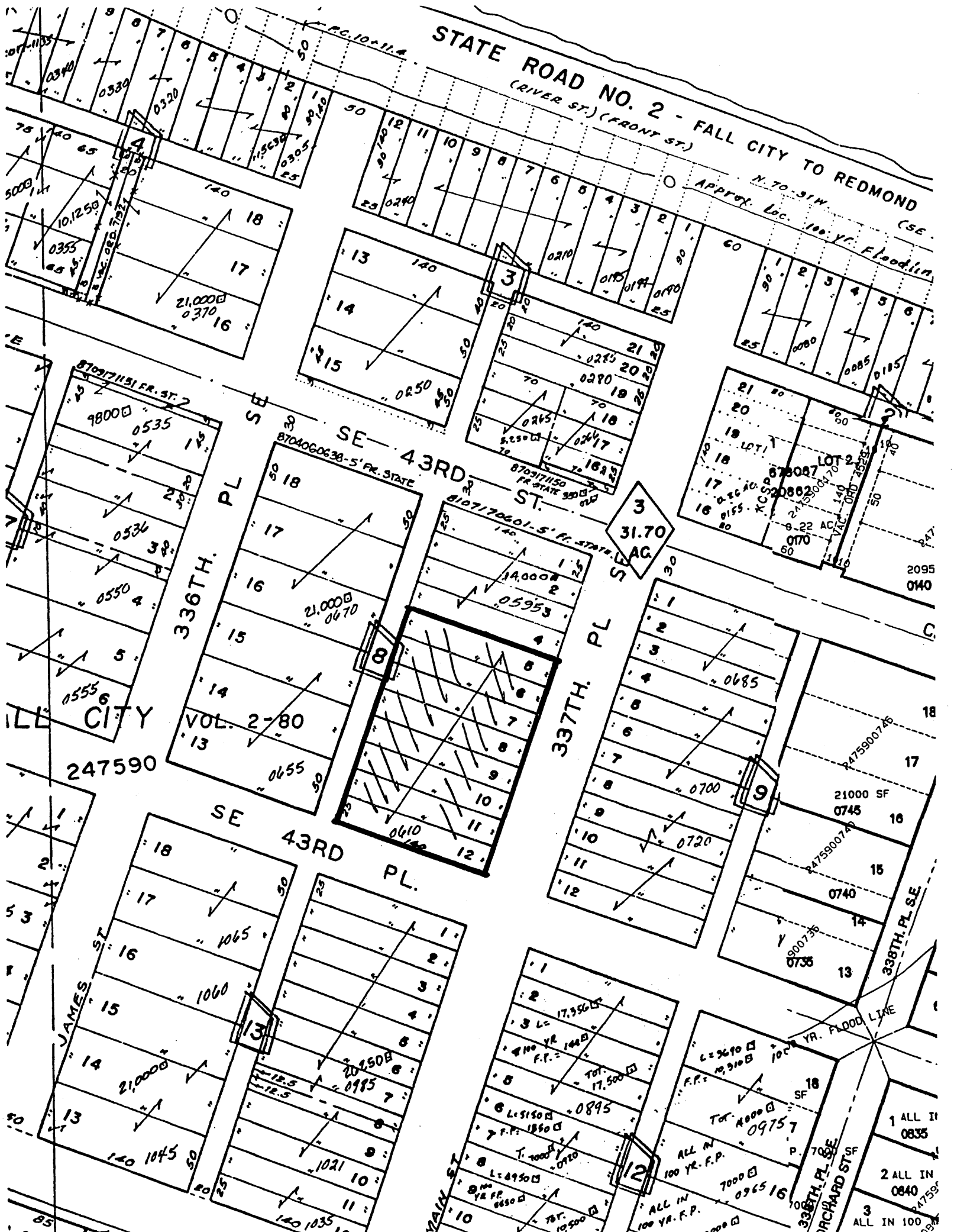
(SNOQUALMIE)
1678 III SE

Neighbor-Bennet House

STATE ROAD NO. 2 - FALL CITY TO REDMOND

(RIVER ST.) (FRONT ST.)

11.70-51N
Approx. Loc. 100 Yr. Flooding
CSE



3
31.70
AG.

336TH. PL

337TH. PL

338TH. PL SE

ILL CITY
247590

SE 43RD PL

JAMES ST

MAIN ST

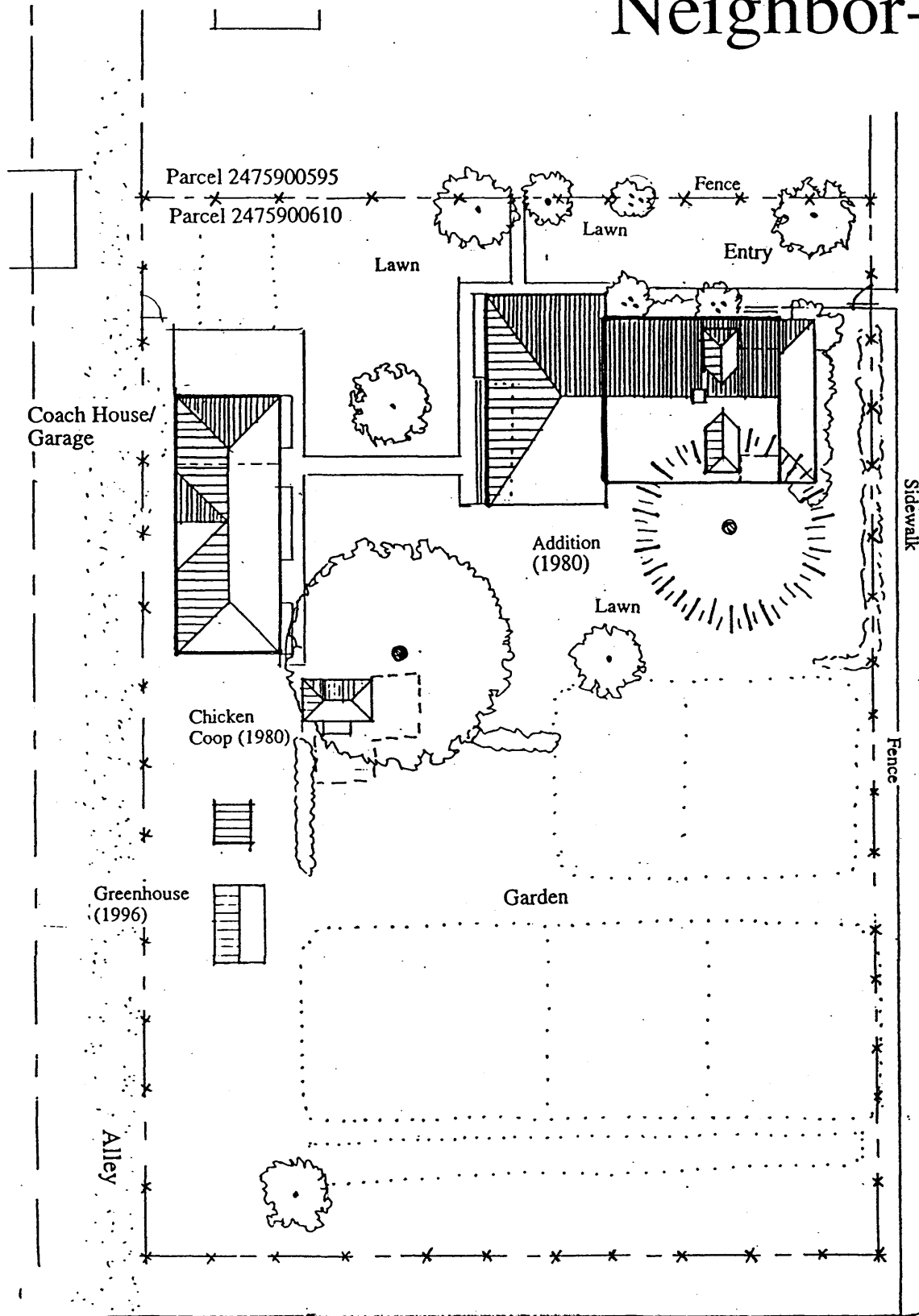
338TH. PL SE
RICHARD ST

100 YR. FLOOD LINE

1 ALL IN 0835
2 ALL IN 0840
3 ALL IN 100

Neighbor-Bennett House

Site Plan

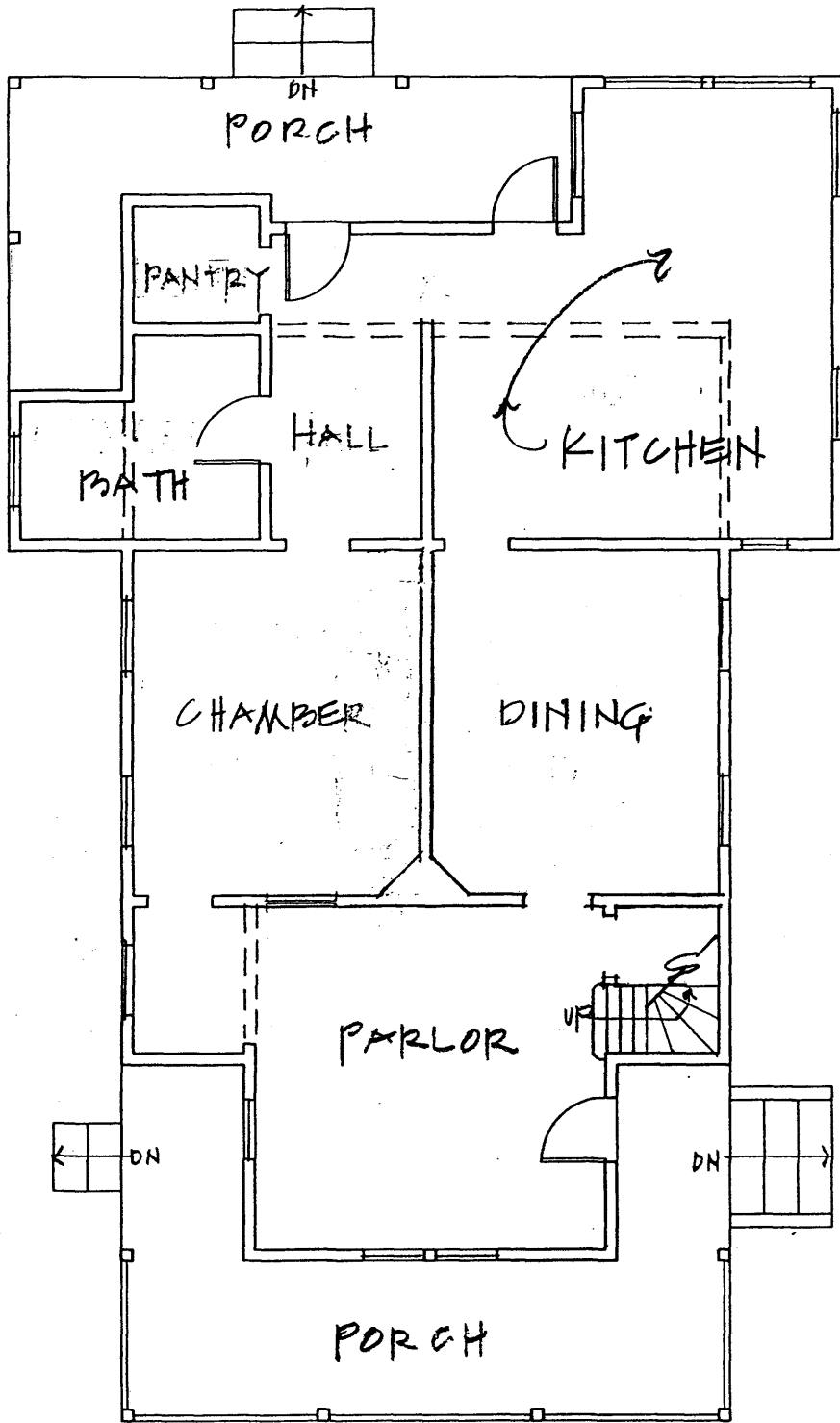



NORTH

Scale



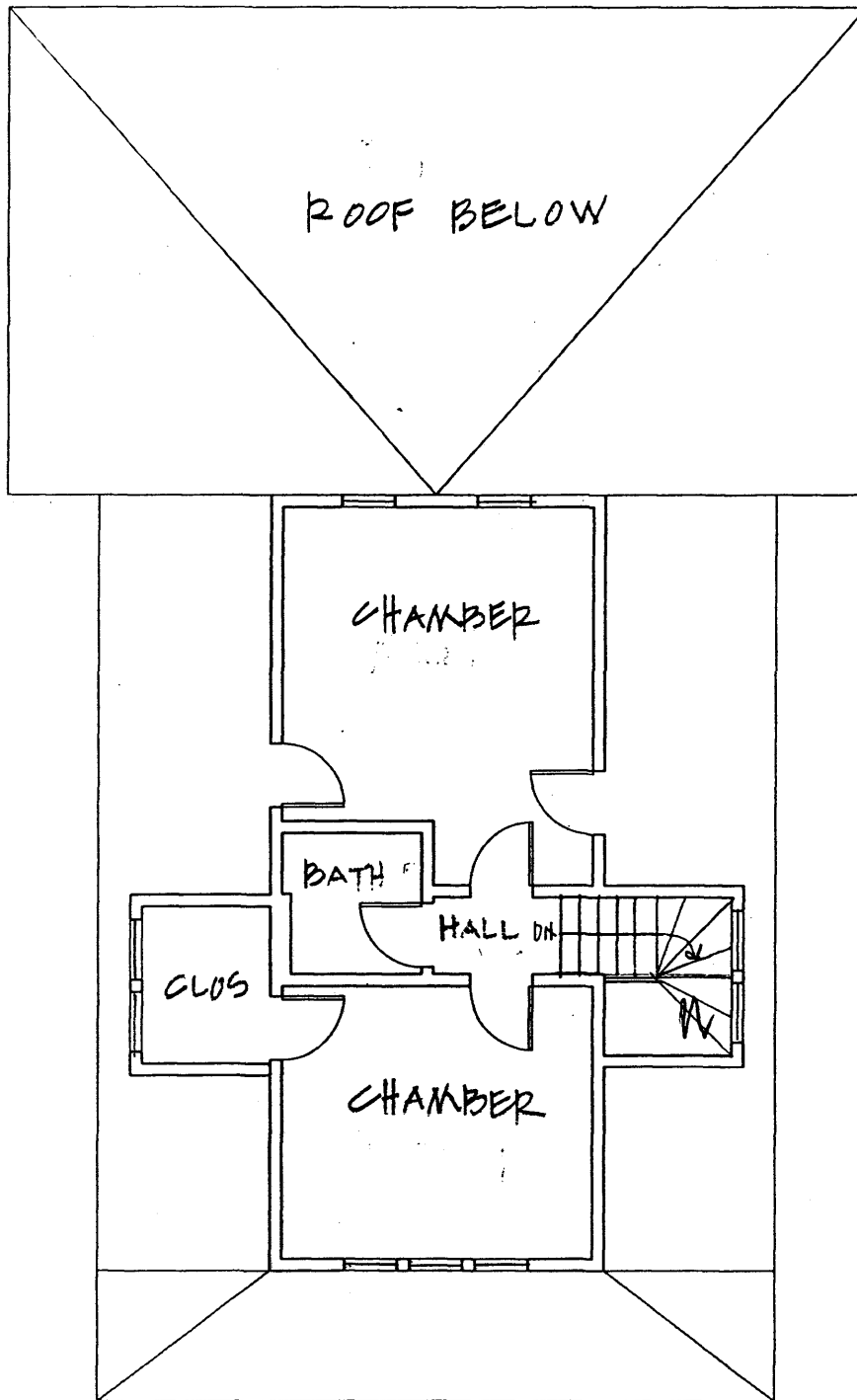
Revised 05/03



NEIGHBOR-BENNETT HOUSE

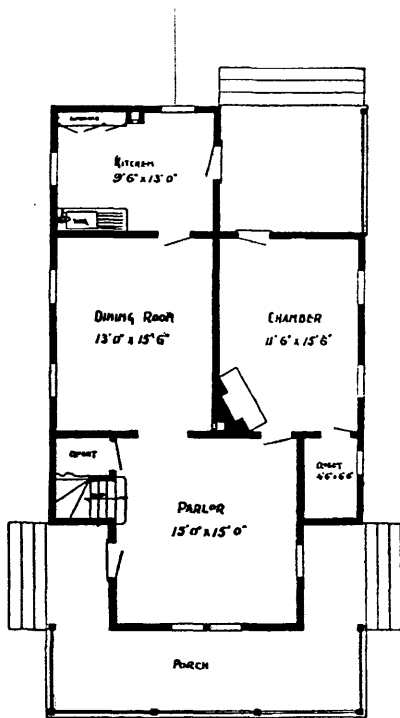
FIRST FLOOR PLAN N.T.S.

Revised 05/07

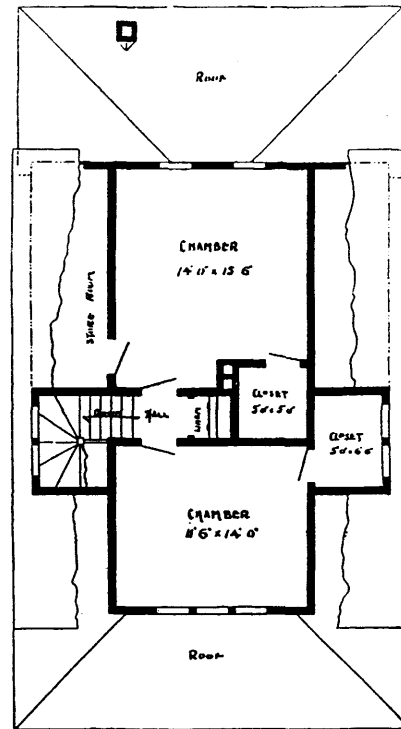


NEIGHBOR-BENNETT HOUSE
 SECOND FLOOR PLAN N.T.S.

Revised 05/03



FIRST FLOOR PLAN



SECOND FLOOR PLAN

P R I C E
of Blue Prints,
together with a
complete set of
typewritten
specifications, is

\$5.00

Size : width, 26 feet ; length, 43 feet exclusive of porch. Blue prints consist of foundation plan ; first and second floor plans ; front, rear, two side elevations ; wall sections and all necessary interior details.

Design No. 72
Cost about \$900