

United States Department of the Interior  
National Park Service

APR 10 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Rucker Hill Historic District  
other names/site number N/A

2. Location

street & number Laurel, Snohomish, Niles, Warren, Bell, Tulalip, 33rd & 34th  not for publication  
city, town Everett  vicinity  
state Washington code WA county Snohomish code 061 zip code 98201

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>72</u>	<u>34</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>72</u>	<u>34</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Carol E. Johnson March 30, 1989  
Signature of certifying official Date

Washington State Office of Archaeology and Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

5. 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:) \_\_\_\_\_

Amy Federman 4/8/89  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling  

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Current Functions (enter categories from instructions)

DOMESTIC: single dwelling  

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Colonial Revival; Craftsman/Bungalow;  
American Foursquare  

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Materials (enter categories from instructions)

foundation concretewalls wood: weatherboard  
shingleroof composition, woodother brick, stucco  

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**Describe present and historic physical appearance.**

The Rucker Hill Historic District is an exclusive residential area on a knoll above Port Gardner Bay in Everett, Washington. The historic district includes 102 single family residences, most of which are well preserved examples of the popular domestic styles of the early 20th century, including Colonial Revival, American Foursquare, Bungalow, and Craftsman style homes. Historically, the district was the province of the city's economic and social elite, physically and metaphorically rising above the industrial city below. The district retains a suburban middle class character today.

The Rucker family, one of the first and prime beneficiaries of the industrial development of Everett at the turn of the century, purchased the land encompassed by today's district; platted a residential community characterized by large lots, a main curvilinear road, and spectacular views of the Puget Sound; and built a large residence on the crest of the hill in 1905. In the years that followed, up until the Great Depression, the Rucker Park Addition or Rucker Hill (as it was more commonly known) gradually filled with substantial homes.

In style and scale, the houses are a direct reflection of the economic status of their builders. Many of the first homes, located toward the top of the hill, are characterized by their solid construction, large size, and dramatic views. That uniform sense of scale creates a design coherence that unites the otherwise varied styles, bringing together the symmetrically balanced Colonial Revival houses, the stolid American Foursquares, and even the Craftsman style houses. This sense of substance, as well as the topography of the hill itself, sets the area apart from the more modest structures at the base of the hill.

**GENERAL CHARACTER**

The city of Everett was planned and built by Eastern investors to be an industrial center, the so-called Pittsburgh of Puget Sound. The town was platted on a grid pattern and most of the city's residential neighborhoods were characterized by modest wood frame houses. But the Rucker Park Addition developed as a discrete district.

The central street, Laurel, enters at the base of the hill, curves past a fountain and open green space, continues up the hill, passes through the porte-cochere at the rear of the Rucker Mansion, wraps around the bluff side of the mansion, and winds back down the hill. Initially, this was the Rucker's private drive, but within a few years the earliest and most substantial houses in the district were built along this road, with dramatic views of the port below. A retaining wall along Laurel, a paved walkway behind the houses, and the very steeply sloping front yards were (and continue to be) notable features of the district.

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The development of the hill happened slowly over three decades. The earliest historic photographs show a clear-cut area; eventually a few grand homes spread out on the hill below the Rucker mansion. Soon, the neighborhood was richly landscaped, and today one of the most pleasing aspects of the district is tall trees, wonderful old rhododendron gardens, and evidence of the residents' care for the appearance of the neighborhood.

The character of the district's housing changed gradually as the lower elevations of the hill were developed. The district's largest homes, at the higher elevations, had lots that were typically three times the size of residential lots elsewhere in the city. But at the lower elevations, the lots are platted on a rectilinear basis, typically measuring about 40 x 110 feet, and the houses are correspondingly smaller in scale with less dramatic sites.

## ARCHITECTURAL CHARACTER

Houses in the district represent the architectural styles of the early 1900s with fine examples of Colonial Revival, American Foursquare, Craftsman, and Bungalow residences. Not surprisingly for a mill town, the residences are mostly frame structures, faced with shingle or bevelled siding. The Colonial Revival homes, among the largest in the district, are distinguished with symmetrically arranged facades, double hung multi-light windows, cornices, fanlights above doorways, decorative pediments, formal columned porches and balconies with balustrades. Examples include the Duryee House at 501 Laurel (1908), the McGhie House at 517 Laurel (1909), the Coleman House at 522 Laurel (1911), the Walton House at 500 Laurel (1925), and the Ebert House at 619 Laurel (1930).

Contemporaneous with the early Colonial Revival houses are several American Foursquare houses, characterized by cubic proportions, broadly overhanging eaves, and bevelled siding. The Judge Charles Denney House at 710 Niles (1906) and the McAdams House at 602 Warren (1906) are good examples of this simple and straightforward style.

A number of Craftsman style houses from the early 20th century reflect the use of native woods, extended eaves, structural ornament, and a less rigidly symmetrical massing. Perhaps the finest Craftsman style home in the district is the McAdams House at 603 33rd Street (1911), with its flared and peaked gable roof and ornamental brackets. But more typical of the Craftsman style are the many bungalows which predominant at the periphery of the district. Some of the bungalows, like the Morgan House at 727 33rd Street (1915) or the house at 611 Warren (1918) are examples of fine craftsmanship with decorative shingles, carved brackets and combined with fieldstone and other natural materials. Many were built or sold by Charles Spreistersbach, a Rucker Hill resident who was the city's leading housing developer at the time.

The most distinguished house in the district is the most eclectic--the Rucker house itself, mansion-size in scale and constructed of brick but characterized by a free adaptation of Colonial Revival and late Queen Anne detail. The Rucker Mansion was listed in the National Register in 1974.

## INTEGRITY

The integrity of the Rucker Hill district as a whole has been well-preserved. Due in part to the power these individuals held over change in their own neighborhood as well as to the

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sound construction of homes in the district, most of the residences have survived without drastic alteration or deterioration. None of the fine homes has been demolished (although one, 3410 Snohomish is now in jeopardy).

With a few notable exceptions, additions to the district have been of a quality that does not detract from the overall character. The central Laurel area has been the best maintained and the level of integrity tends to diminish toward the district boundaries. In the 1950s, some new homes were constructed on Laurel Avenue. Although these houses are clearly of more recent vintage, they are well-designed homes of their period and in keeping with the scale and character of the area.

The integrity of the individual buildings varies. Many original features remain--beveled glass sidelights, leaded glass transom windows, fanlights, decorative brackets, and shutters. Changes are most notable in windows, with some wood windows replaced with aluminum double glazed windows. Some bungalow porches have been enclosed and some composition siding added. But many changes have been carefully crafted, with additions, view windows, and porches enclosed in a manner that is compatible with the original design.

**BOUNDARY JUSTIFICATION**

The boundaries follow the historic original lines of the Rucker Park Addition and the topography of Rucker Hill. It was historically and remains a discrete neighborhood. To the west the boundary is the steeply sloping bluff that drops down to the railway line and Port Gardner Bay. The southern boundary is the open space that surrounds the city water tanks. The eastern boundary, Tulalip clearly defines a different neighborhood, contrasting in scale and character. As if to emphasize the closed character of the Rucker Park Addition, the orientation of the houses in the central area is north-south, the houses of the separate Sanford addition on Tulalip orient to the west, looking into Rucker Hill, but not a part of it. The northern boundary ends at Warren, where, again, there is an evident change in the scale and character of residences.

Internally, the character of the district is distinct from the character of neighboring areas, not only because of the quality and large scale of the homes, but also because of the cohesion of the neighborhood. The streets are narrow, reminiscent of the early carriageways; the landscaping is outstanding and reflects years of professional care; the lots are large, often with sweeping front entries and some backyards appear to be held in common with shrubbery rather than fences defining lot lines.

The district is surrounded by other residential neighborhoods, of quite different character. It should be noted, however, that there are two properties of significant historical interest a short distance east on 35th at Kromer.

**CLASSIFICATION OF BUILDINGS**

Of the 102 residences included within the district boundaries, 70 contribute to the significance of the district because of their architectural importance, their relationship to people important to the development of Everett, their construction during the period of historical significance, and their retention of general integrity of form, design and character.

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Non-contributing structures are buildings constructed after the period of historical significance, or buildings that, because of incompatible changes, no longer retain their architectural integrity.

## INVENTORY

The following inventory lists each property in the district by address, architectural style, date of construction, and classification. Because of the large number of residences included in this nomination, some examples of the contributing residences are specially highlighted in the inventory. These residences, located throughout the district, are representative of the predominant architectural styles of the District: Colonial Revival, Tudor Revival, American Foursquare and Bungalow. Individual photos and expanded descriptions are provided for each of these representative structures.

## Niles Avenue

1. 703 Niles Built 1914 Contributing  
A bungalow with altered windows and porch; originally the home of Everett attorney Gideon Le Cocq.
2. 706 Niles Built 1911 Contributing  
A bungalow with altered porch and windows, and distinctive brick quoins on the porch supports. Originally built for G.H. Russell.
3. 710 Niles Built 1906 Contributing  
This well maintained American Foursquare is one of the best examples of its type in the district. The front entry has been embellished with a classical portico. Some original double hung windows remain intact. A rear one story addition is compatible with the overall design.  
  
This house was home to Judge Denny, who built one of the first residences on Rucker Hill after the Rucker's own mansion was completed. Born in Ohio, Denny came to Everett to practice law in 1888. He served for ten years as a superior court judge for Snohomish County, was a registrar in the United States Land Office, and a director of the Board of Public Works for the State of Washington.
4. 716 Niles Built 1910 Contributing  
This vernacular adaptation of the Colonial Revival Style has pedimented gable ends, three-sided bays, and an unusual front facade. A unique row window dormer adorns the classical portico, and the symmetrically placed gable dormers have double hung multi-light and sidelight windows.
5. 717 Niles Built 1915 Contributing  
This bungalow was built by real estate developer Spreitstersbach.
6. 721 Niles Built 1924 Contributing  
This Craftsman cottage features curved eaves, with dormer and rear additions that are not entirely compatible. It was originally built for B. Vanderwilt.
7. 725 Niles Built 1923 Non-contributing  
This is a severely altered bungalow originally developed by real estate man Spreistersbach.
8. 724-726 Niles Built 1952 Non-contributing  
This duplex was built in the 1950s.

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## Laurel Avenue

9. 412 Laurel Built 1905 Contributing  
The Rucker Mansion is, indeed, built at the scale of a mansion, but it retains the form of a Queen Anne-Colonial Revival house (with some early Arts and Crafts influence), built of rich materials with particularly handsome bevelled glass in windows and doors. The house is one of the most impressive in the city. It has a sweeping classical veranda with a pedimented entrance, Doric columns, and a balustraded enclosure overlooking Port Gardner bay. A cross gable roof with pedimented gable ends sided with scallop wood shingles; ivy-covered brick exterior; well-proportioned bay windows; and a rear porte-cochere are other notable elements of this outstanding residence. The carriage house at the rear of the mansion was built at the same time in a compatible style. The property is individually listed in the National Register of Historic Places.
- The Rucker brothers, who built this hilltop mansion, settled in Everett before the Rockefeller boom and invested well in the development of the Eastern investors (Rockefeller and, later, Jim Hill). The house was sold to Clyde Walton in 1923.
10. 500 Laurel Built 1925 Contributing  
This fine unaltered example of the Dutch Colonial Revival has the characteristic gambrel roof, boxed cornice and smooth facade accented by symmetrically placed double hung windows in rows of three. A broken triangular pediment with decorative corbels covers a plain front entry. The house was built for E.Q. Walton, who lived in the house until the 1960s.
11. 501 Laurel Built 1908 Contributing  
This excellent Classical Revival residence has attributes of both the Federal and Colonial Revival styles, with a low pitched hipped roof and a planar facade accentuated by symmetrically placed double hung windows. An elliptical fan light with flanking slender sidelights surrounds the front entry under a classical portico with a balustraded balcony. A similar but larger portico adorns the side facade.
- The excellent condition of the structure and the role of the family who owned it makes this house an important structure in the district. Schuyler Duryee, the original owner, was vice president and general manager of the Everett Land Company from 1891 to 1897 when the company was intent on developing an industrial port city. Duryee was a director of several of the early industries, including the Puget Sound Pulp and Paper Company, the Pacific Steel Barge Company and the Puget Sound Wire Nail and Steel Company, as well vice president of the Everett Water Company and treasurer of the Everett and Monte Cristo Railway Company. When the fortunes of the Everett Land Company ebbed, Duryee went to Nevada to manage a townsite there, but he returned to Everett in 1906 and resumed work in real estate and business. The house remains in the family.
12. 505 Laurel Built 1956 Noncontributing  
Although this house does not contribute to the historic character of the district, it is a well designed and well-maintained example of residential architecture from the 1950s.
13. 511 Laurel Built 1909 Contributing  
A fine but unusual example of the long, low, rectangular Bungalow style, heavy in mass and form but symmetrical. Features include a shed dormer with wide eaves, a low

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- pitched gable roof supported by brackets with exposed roof rafters, and an identical shed roof over the front entry. The house was originally built for W. R. Ballard.
14. 515 Laurel Built 1946 Noncontributing  
Although this house does not contribute to the historical character of the district, it is a handsome example of its type and period.
15. 517 Laurel Built 1909 Contributing  
A largely unaltered vernacular adaptation of the Shingle variant of the Colonial Revival style, with shingle siding, hip roof, wide eaves, and a classical porch and columns. The house was the residence of Samuel McGhie, president of the Everett Packing Company and Secretary of the Everett Fish Company.
16. 522 Laurel Built 1911 Contributing  
This fine unaltered Colonial Revival house has the characteristic attributes of the style, with a low pitched gable roof, symmetrically placed double hung windows, and a boxed cornice. An elliptical fanlight adorns a gable roofed, projecting frontispiece with classical portico supporting a balustraded balcony. An elliptical fanlight with flanking sidelights surrounds the front door. The identical single story sun rooms plain parapets and double hung windows.  
  
The house was built by Jack Coleman, a prominent Everett attorney. The family lived here until 1950.
17. 424 Laurel Built 1930 Contributing  
This fine vernacular adaptation of the English Tudor style has a stucco and brick exterior finish interrupted by decorative half-timbering, and steeply pitched cross gable roofs. Alterations consist of partial composition siding and new narrow casement windows. The house was designed by C. Ferris White for Paul Sevenich.
18. 600 Laurel Built 1940 Noncontributing  
This striking brick International Style house has stark geometric lines broken by a simple decorative frieze across the top of the building and a textured facade created by clinker bricks. The double hung sash windows are intact and the copper gutters and downspout are notable. The house was built for John Fiorino. Because it is less than 50 years old, it does not contribute to the district and falls outside the period of significance, although the status of the property should be reevaluated in the next decade.
19. 601 Laurel Built 1910 Contributing  
This adaptation of the Colonial Revival style is rectangular in plan and devoid of ornamentation. Fixed sash view windows have been added in the rear. Other windows have been altered, changing the symmetry and balance of the original composition. The house was built for William Olwell, the bookkeeper for Weyerhaeuser Corporation. His family lived here until the 1940s.
20. 602 Laurel Built 1913 Contributing  
This Craftsman Style residence has a central chimney and typical brackets and knee braces. An intrusive flat roof porch has been added. The house was built for N.K. Henderson.
21. 605 Laurel Built 1951 Noncontributing  
A well designed and well maintained house typical of its type and period, which does not contribute to the historical character of the district.
22. 606 Laurel Built 1921 Contributing  
A vernacular adaptation of the Italian Villa style with a two section roof plan. The

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house has wide eaves, tall and narrow first floor windows, and a single bay which reflects an asymmetrical balancing of classical forms.

The house was built for Dr. Thomle, who was born in Norway, raised in Stanwood, studied medicine at the University of Chicago and at Rush Medical College in Chicago, and began practicing medicine in Everett in 1915.

23. 610 Laurel Built 1911 Noncontributing  
Major renovations of this house have made it a virtually new structure, with insufficient integrity to be included as a contributing property.
24. 615 Laurel Built 1912 Contributing  
This classical Colonial Revival residence is embellished by a decorative two story classical style front portico with Ionic columns, an architrave, and a balustraded balcony opposite a pedimented gabled dormer. A plain transom and narrow side lights surround the front door.
- The house was built by mill manager Pritchard and it remained in the family until after 1935. Emerie Bishop, the next owner, was active in the management of the Everett Lumber and Shingle Company.
25. 616 Laurel Built 1918 Contributing  
A characteristic bungalow with bay windows added.
26. 619 Laurel 1930 Contributing  
This fine unaltered home has the attributes of both Federal and Colonial Revival styles, with a low pitched roof, a smooth facade characterized by symmetrically placed double hung windows with louvered shutters, and an elliptical fanlight with flanking narrow side lights that surround the front door. A decorative curved pediment adorns Roman Doric columns at the front entry. The house wbuilt 1930 for Joseph Ebert.
27. 620 Laurel Built 1923 Contributing  
Vernacular adaptation of the Tudor Cottage style, with simulated thatched roof, stucco finish, gable roof and dormers. This was the home of C.P. Spreistersbach, probably the best known real estate developer in Everett during the 1920s. He built and sold 3,688 houses, many of them classic bungalows in the Rucker Hill district.
28. 700 Laurel Built 1956 Noncontributing  
Although this house does not contribute to the historical character of the district, it is a well designed and well maintained example of its type and period.
29. 702 Laurel Built 1910 Contributing  
A classic American Foursquare with a front porch supported by Roman Doric columns, exposed roof rafters, and side bays. Alterations include fixed sash windows on the front facade. The house was built for Laurence Kane.
30. 706 Laurel Built 1923 Contributing  
A Spreistersbach bungalow.
31. 716 Laurel Built 1922 Contributing  
A bungalow built for L. Dickie.
32. 717 Laurel Built 1908 Contributing  
American Foursquare with ornamental glass and some modified windows. The house was built for E. Hewitt.
33. 721 Laurel Built 1920 Contributing  
A bungalow, recently remodelled with sensitively recreated brackets. The house was built for the Murkey brothers.



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34. 722 Laurel Built 1920 Contributing  
A bungalow with some window alterations, built for E. Pederson.
35. 723 Laurel Built 1928 Noncontributing  
A seriously altered bungalow, with composition siding, window changes, and wrought iron porch poles. The original owner was George Lockie.
36. 724 Laurel Built 1913 Noncontributing  
A seriously altered bungalow with nonhistoric brick siding and changed windows. Original built for E. Peterson.
37. 725 Laurel Built 1908 Contributing  
A bungalow with composition siding but intact form and character, originally built for Hunsaker and Rodgers.
38. 728 Laurel Built 1908 Contributing  
This relatively unaltered, vernacular adaptation of the Craftsman Bungalow style is in fair condition. It has shingle siding, and brackets supporting wide projecting eaves, and a steeply pitched cross gable dormer. The house was originally built for C. M. Walsh.
39. 802 Laurel Built 1915 Contributing  
A bungalow that has been faced with brick but still retains its essential form and style. Decorative brackets are intact. The house was built for G. W. Mumay.
40. 808 Laurel Built 1915 Contributing  
A bungalow with leaded glass transom windows and sidelights which are notable. The house was built for J.A. Smith.
41. 3202 Laurel Built 1913 Contributing  
A well preserved bungalow built for T. M. Morgan.
42. 3205 Laurel Built 1923 Contributing  
A well preserved Colonial Revival cottage.
43. 3224 Laurel Built 1927 Contributing  
A Tudor Revival cottage with composition siding, built for H. E. Wilson.
44. 3225 Laurel Built 1919 Contributing  
A Craftsman style cottage.
45. 3227 Laurel Built 1919 Contributing  
A Craftsman style cottage.
46. 3228 Laurel Built 1920 Noncontributing  
This bungalow has lost integrity because of an inappropriate addition. The house was originally built for J.W. Embree.
47. 3232 Laurel Built 1916 Contributing  
A California style bungalow with stucco siding, originally built for W.A. Wells.

## Warren Street

48. 602 Warren Built 1906 Contributing  
A classic, well-maintained American Foursquare with a hip dormer, and a unique front entry portico which supports a closed balcony. The house was built for R. B. McAdams.
49. 603 Warren Built 1917 Contributing  
The porch of this bungalow has been enclosed in a sensitive remodelling that maintained the stucco columns and the overall bungalow style. This was a Spreistersbach bungalow.

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50. 604 Warren Built 1923 Noncontributing  
A bungalow with a nonhistoric porch enclosure, composition siding, and corner window alterations which are incompatible with the original character of the building. Originally built for C.R. Schweitzer.
51. 606 Warren Built 1948 Noncontributing  
The property falls outside the period of significance.
52. 607 Warren Built 1919 Contributing  
A bungalow with a compatible two-story rear addition. This house is a Spreistersbach bungalow.
53. 608 Warren Built 1916 Contributing  
This Colonial Revival house was the home of Joseph Smith, a prominent Everett attorney.
54. 611 Warren Built 1918 Contributing  
This classic bungalow has elephantine stucco porch supports and massive scrolled bargeboards. The rafter ends are rounded to match the bargeboards and the leaded glass transom windows also pick up the scroll pattern. This is a Spreistersbach house.
55. 614 Warren Built 1911 Contributing  
A bungalow designed and built for A.J. Johnson.
56. 615 Warren Built 1915 Contributing  
This bungalow was built for Dr. Raymond Quigley.
57. 618 Warren Built 1914 Contributing  
A Spreistersbach bungalow.
58. 619 Warren Built 1914 Contributing  
This bungalow, built for Alexander McKellar, maintains its basic character despite the addition of composition siding.
59. 620 Warren Built 1915 Contributing  
A Spreistersbach bungalow.
60. 623 Warren Built 1918 Contributing  
A Spreistersbach bungalow.
61. 626 Warren Built 1919 Noncontributing  
This bungalow has lost integrity because of altered siding and windows. It was built for T.M. Morgan.

**Thirty-third Street**

62. 603 33rd Built c.1911 Contributing  
This Craftsman bungalow is characterized by a gently pitched gable roof, projecting eaves, and exposed and extended rafters with attenuated tails. Of particular note is the bell-cast cross gable. The wide eaves and heavy massing of the form are characteristic of the style. This was the home of contractor Robert McAdam.
63. 605 33rd Built 1953 Non-contributing.  
This house was built outside the period of significance, and does not contribute to the historical character of the district.
64. 609 33rd Built 1947 Noncontributing  
This house was built outside the period of significance and does not contribute to the historical significance of the district.

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65. 615 33rd Built 1922 Noncontributing  
A severely altered bungalow with porch enclosed and altered windows. The house was built for Hayden Hatfield.
66. 619 33rd Built 1926 Contributing  
A Tudor Revival house with leaded glass side lights surrounding the door. The house was built for Harold Britt.
67. 625 33rd Built 1911 Contributing  
One of the finest examples of the bungalow style with a shed roof dormer on steeply pitched gable roof. The inset porch is supported by brick masonry columns. The leaded glass transom window is notable. The house was built for W.J. Britt.
68. 629 33rd Built 1907 Contributing  
The porch of this bungalow has had its supports replaced but the windows and brackets are intact, and the essential characteristics of the house are maintained. The house was built for Tony Stykes.
69. 704 33rd Built 1912 Contributing  
This bungalow was built for R. Gerbert, and is characteristic of the type and period.
70. 705 33rd Built 1920 Contributing  
This largely unaltered Colonial Revival style house has symmetrical double hung windows with multi-light upper sashes, side bays, and a compatible rear facade bay window. Decorative features include a half-moon front entry roof, a fanlight above the front door, and elliptical windows on the side facade. The residence is in need of repairs. The house was the residence of Rev. George T. Gunter.
71. 708 33rd Built 1925 Contributing  
This unaltered Dutch Colonial Revival home has a classical gabled front portico with Roman Doric columns incorporated into Dutch gambrel massing and form. The clustered double hung sash windows further extend the symmetrical lines of the structure. The house was the home of Fred Schoch, district manager of the Northwestern Life Insurance Company.
72. 712 33rd Built 1912 Contributing  
This is a classical bungalow with bracketed gable ends, a shed roof dormer, square side bays, exposed roof rafters, and brick masonry porch columns. The house was constructed in late 1912 by Duff and Gebert, builders. In 1920, it was purchased by Clemens Hausmann, president of C. Hausmann and Sons, the largest retail market in the city.
73. 714 33rd Built 1959 Noncontributing  
This house falls outside the district's period of significance and does not contribute to the historical character of the area.
74. 715 33rd Built 1915 Contributing  
A bungalow built for G.M. Muckey
75. 716 33rd Built 1925 Contributing  
A Tudor Revival cottage built for G. Felder.
76. 717 33rd Built 1914 Contributing  
A characteristic bungalow built for N.B. Challacombe.
77. 720 33rd Built 1923 Contributing  
A characteristic bungalow built for Earle M. Mackey.
78. 727 33rd Built 1915 Contributing  
A fine unaltered example of the bungalow idiom, with bracketed gable ends, decorative shingle and clapboard siding, exposed roof rafters, and wood porch columns atop rusticated stone bases. Built for W.C. Morgan.

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Continuation SheetSection number 7 Page 11**Bell Street**

106. 3407 Bell Built 1919 Contributing  
A characteristic American Foursquare built for F.O. Johnson.
79. 3409 Bell Built 1918 Contributing  
A characteristic bungalow built for F.O. Johnson.
80. 3412 Bell Built c.1986 Noncontributing  
A contemporary Northwest style house that does not contribute to the historical character of the district.
81. 3415 Bell Built 1929 Noncontributing  
A completely altered residence, originally built for F. Gulbrandson.
82. 3416 Bell Built 1986 Noncontributing  
A contemporary four story dwelling that does not contribute to the character of the district.
83. 3419 Bell Built 1928 Noncontributing  
A completely altered residence, originally built for H. Gulbrandson.
84. 3420 Bell Built 1955 Noncontributing  
A noncontributing house built outside the district's period of significance.
85. 3423 Bell Built 1963 Noncontributing  
A structure built outside the district's period of significance.
86. 3427 Bell Built 1939 NonContributing  
This Norwegian style cottage has carved porch supports, decorative shutters and window trim. It was built as a replica of an old Scandinavian cottage. The builder of the home was Nora Berglund, a prominent children's author. It falls outside the period of significance but may be eligible for National Register listing on its own merits because of its associations with a prominent author. Further research is required.
87. 3426-3428 Bell Built 1928 Noncontributing  
A completely remodelled duplex originally built by H. Gulbrandson and his son.

**Snohomish**

88. 3407 Snohomish Built 1922 Contributing  
A vernacular adaptation of the Craftsman style with Colonial Revival influences. The bracketed gable ends, exposed rafters, and low pitched roof line define the style. The Colonial Revival style front entry with wood columns and sidelights are a formal addition. The front facade windows have been altered to fixed sash windows. The house was originally built by G.W. Murrow.
89. 3410 Snohomish Built 1911 Noncontributing  
This house has been completely gutted and is presently unoccupied and boarded. If sensitively remodelled it could make an important contribution to the district. The home was originally the residence of Dr. H.P. Howard, and once was a showplace on Rucker Hill.
90. 3414 Snohomish Built 1951 Noncontributing  
This house was built outside the period of the significance.
91. 3415 Snohomish Built 1918 Contributing  
This unique bungalow has a series of complex, low pitched cross-gables supported by angle brackets. The heavy massing and form is accentuated by battered stucco front porch columns. Multi-light windows enclose the rear porch. This bungalow was built by Spreistersbach.

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92. 3418 Snohomish Built 1911 Contributing  
A fine, large unaltered American Foursquare, embellished with hip roof dormers, leaded glass windows, and a distinguished front entry, originally built for H. Dillaway.
93. 3419 Snohomish Built 1954 Noncontributing  
This house was built outside the district's period of significance.
94. 3420 Snohomish Built 1962 Noncontributing  
This house was built outside the district's period of significance.
95. 3425 Snohomish Built 1940 Noncontributing  
Although not built during the period of significance of the district, this is a fine example of an Art-Deco--International Style residence, and should be evaluated for eligibility at a later date.
96. 3435 Snohomish Built 1924 Contributing  
This is a characteristic bungalow, built by H. French, with some alterations to the windows and porch.

**Thirty-Fourth Street**

97. 604 34th Built 1926 Contributing  
This unaltered house has the attributes of the Federal and Colonial Revival styles, with a gable roof, symmetrical double hung windows, pedimented porch, and trabeated doorway. Originally built for the Bennington family.
98. 612 34th Built 1965 Noncontributing  
This house was built outside the district's period of significance.
99. 620 34th Built 1929 Contributing  
A well preserved Tudor Revival cottage with a compatible addition. Originally built for H. Gulbrandson.
100. 702 34th Built 1914 Contributing  
A Spreistersbach bungalow.
101. 716 34th Built 1914 Contributing  
A Spreistersbach bungalow.
102. 718 34th Built 1912 Contributing  
A well preserved bungalow, despite some alterations to the porch and entry. Originally built for R.E. Duff.

**Tulalip**

103. 3324 Tulalip Built 1939 Noncontributing  
A rambler style residence that is not in character with the rest of the district and outside the period of significance.
104. 3402 Tulalip Built 1913 Contributing  
Although the windows have been altered and the house needs repair, the basic structure retains integrity and conveys the characteristics of the Craftsman style. Originally built for E.A. Jones.
105. 3410 Tulalip Built 1911 Noncontributing  
A recently remodelled house with composition siding and altered windows. Originally built for G.W. Mumaw.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1905-1930

N/A

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Charles Spreistersbach, and others

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Rucker Hill Historic District is a well-preserved and cohesive residential area significantly associated with the early 20th century development of Everett. Constructed mostly between 1905 and the Great Depression, Rucker Hill includes an important collection of domestic architecture from the period, including outstanding examples of the Colonial Revival, American Foursquare, Craftsman, and Bungalow styles. Moreover, the district is a discrete suburban enclave, richly landscaped and characterized by large lots, steep topography, a central curvilinear street that winds up the hill, and dramatic vistas of the industrial port and Puget Sound. Historically, Rucker Hill was an early neighborhood for the city's economic and social elite, and home of some of Everett's leading businessmen and professionals. The contrast between the suburban character of Rucker Hill and the industrial districts which it overlooks is a graphic reflection of the social stratification of Everett in the early 20th century. Today, the district retains its historic character.

HISTORICAL BACKGROUND AND SIGNIFICANCE

American settlers took up homesteads around Port Gardner Bay in the 1850s, but Everett's birth as an industrial city did not come until the fall of 1891, when regional and Eastern speculators (including John D. Rockefeller) incorporated the Everett Land Company and purchased large tracts for the development of an industrial townsite. Within months, the boom was on.

The Eastern capitalists, anticipating the terminus of the Great Northern transcontinental line and aware of the potential of the harbor, planned for a diverse industrial base that initially included a paper mill, nailworks, bargeworks and smelter to refine ores from the Monte Cristo mines. Soon, however, the lumber and shingle mills that would later dominate the economy began filling in at waterfront sites. But development was scarcely underway when the boom was curtailed by the Depression of 1893.

A new boom in 1900, fueled by Great Northern tycoon James J. Hill, reinforced Everett's industrial character. Hill's Everett Improvement Company offered free industrial sites to manufacturers. Within ten years, the city's population tripled, infused with immigrants who came to work in the mills. The working class was employed in dangerous work for little pay. Worker unrest and increasingly strong union activity led to some of the most bitter disputes between labor and management in the state's history. See continuation sheet

**9. Major Bibliographical References**

Dilgard, D. & Riddle, M. "A Survey of Everett's Historical Properties," 1976.  
Chronicles & Design, "Historic Resource Survey Everett, Washington, 1986".  
Everett Utility Department, Everett Water Records.  
Whitfield, William, History of Snohomish County, Washington (2 Volumes, Chicago: Pioneer Historical Co., 1926).

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 Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 23.27  
Quadrangle Name: Everett Quadrangle Scale: 1:24,000

UTM References

A	<u>1,0</u>	<u>5,5,7,9,2,5</u>	<u>5,3,1,3,6,5,8</u>	B	<u>1,0</u>	<u>5,5,8,4,3,7</u>	<u>5,3,1,3,6,5,8</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1,0</u>	<u>5,5,8,4,3,7</u>	<u>5,3,1,3,0,8,0</u>	D	<u>1,0</u>	<u>5,5,7,9,2,5</u>	<u>5,3,1,3,0,8,0</u>

See continuation sheet

Verbal Boundary Description

The boundaries of the Rucker Hill Historic District are shown on the accompanying map, drawn to a scale of 1" = 80'.

See continuation sheet

Boundary Justification

See "boundary justification", Item 7, page 3.

See continuation sheet

**11. Form Prepared By**

name/title Kristin Ravetz, edited by Leonard Garfield (OAHP)  
organization Everett Planning Department date July 15, 1988; revised Nov. 1988  
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The wide class gap that existed between the wealthy and the workers was reflected in the city's residential communities. Most of Everett's neighborhoods were characterized by modest cottages, with the notable exception of some dramatic homes on Grand and Rucker Avenues. But in 1905, the pioneering Rucker family moved to a hill overlooking Port Gardner Bay, and an elite residential community slowly developed around the family mansion. It was the first such suburban retreat in the city.

The Rucker family was instrumental in the growth of Everett well before they moved to their new home. Jane Morris Rucker and her sons Wyatt and Bethel were among the first to invest in Port Gardner, having purchased a bayfront homestead in the winter of 1889-1890. Although they sold some of their holdings to the Everett Land Company, the Rucker brothers put the first platted section of the new City of Everett on the market in September, 1891, several months before Land Company lots were ready for sale.

The Rucker family prospered in the late 19th century through their investments and banking interests, and by 1900 Wyatt became treasurer of the Everett Improvement Company. In 1904, the brothers began construction of a family mansion on what the newspapers reported was "the most beautiful site in the city." The house reflected an eclectic design that included elements of the Colonial Revival and Queen Anne styles of the period and cost over \$40,000.

During the next decade, the Rucker Park Addition was platted, and a small group of substantial houses were constructed along Laurel, the main drive to the Rucker house. The residents included Everett Land Company officer Schuyler Duryee, Judge Charles Denney, and several other influential businessmen and professionals. The homes they built were large Colonial Revival, Craftsman, and Foursquare structures.

From World War I until 1922, however, an economic downturn slowed building. Recovery began in 1922 and the Japanese earthquakes of 1923 created a huge demand for building materials that spurred a boom throughout the city. This boom precipitated renewed building on Rucker Hill. With the choicest parcels developed, new construction concentrated on the smaller, less scenic lots at the base of the hill. Here, comfortable Craftsman bungalows were built by members of the professional and managerial classes, and residents of the period included several doctors and attorneys. Real estate developer Charles Spreistersbach built his own English Cottage style house in 1923 and was responsible for the construction of several other modest homes in the district.

The depression of the 1930s ended the era of prosperity that had built Everett and Rucker Hill, and ended building on the hill until the 1950s. One house was built in the district in 1940, a rather stark International residence. The next additions were 1950s brick family homes. Today, the hill that once overlooked the mills and businesses of Everett now looks out on a town dependent on Boeing and the new electronics industry.

## ARCHITECTURAL SIGNIFICANCE

The Rucker Park Addition was the first suburban enclave in the city of Everett, reflecting the emerging stratification of housing patterns in the early 20th century. While several of the city's industrialists built large mansions along Grand and Rucker avenues at the



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turn-of-the-century, the desire for a country-style retreat led the Rucker family to locate their estate on a site that was clearly distinct from the rest of the city. Built on a steep hillside, with panoramic views and a curving road, Rucker Hill conveyed a private and secluded character that was in marked contrast to other neighborhoods.

Although the houses in the district were constructed by local builders, perhaps working from standard plans, the houses were impressive examples of the popular styles of the era. The Rucker mansion set the tone. The house was an eclectic but harmonious mix of late Queen Anne and early Colonial Revival influences, with a lavishly finished interior. Less imposing but equally distinguished were several Colonial Revival houses constructed soon after, like the Schuyler Duryee House at 501 Laurel (1908) and the Pritchard House at 615 Laurel, built by a mill manager in 1912. These and others in the district are classic examples of the style, complete with porticoes, pediments, and strict symmetry. The style remained popular through the period, and later examples include the Schoch House at 708 33rd (1925) and the Ebert House at 619 Laurel (1930). Indeed, this cluster of Colonial Revival houses is one of the largest and finest groups of its type in the state.

Built at about the same time as the earliest Colonial Revival houses were several Craftsman and American Foursquare houses. Perhaps the finest example of the Craftsman Style is the Robert McAdams house at 603 33rd Avenue, built in 1911. The house is distinguished by its peaked gable roof, extended eaves, overscaled brackets, and exposed rafter tails. The house at 602 Warren (1906) and the Judge Charles Denney House at 710 Niles (1906) are good examples of the simple, cubic American Foursquare style, in which the excessive ornament and historicism of Victorian architecture was rejected in favor of a straightforward and comfortable design.

The district also includes a significant collection of bungalows from the early 20th century. Examples like the W.C. Morgan house at 727 33rd (1915), or the houses at 611 Warren (1918) or 3415 Snohomish (1918) are characterized by the hallmark features of the style including the low-pitched gable roofs, broadly overhanging eaves, decorative brackets and rafter tails, wide and deep front porches, and the use of "natural" materials like shingles, cut stone, or stucco. Like several of the bungalows in the district, the latter two examples were houses developed by Charles Spreistersbach, a resident of Rucker Hill who sold hundreds of small houses in the city during the period.

Although the integrity of a few individual homes has been diminished, and a few new houses are not compatible with the district's historic character, the neighborhood as a whole retains excellent integrity. With its unmatched topography and some of the finest historic residential architecture in the city, the Rucker Hill Historic District continues to convey its historic associations with the development of Everett.

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Continuation Sheet**

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PHOTOGRAPHIC DOCUMENTATION

Nomination: Rucker Hill District  
Location: Everett, Washington  
Photographer: Kristin Ravetz  
Date: July 1988  
Negatives: Office of Archaeology and Historic Preservation

Photo No. 1 Bayside view from Rucker Hill  
Photographer: Unknown  
Date: 1911 ca.  
Negative: Everett Public Library

2 619 Laurel  
3 604 34th  
4 501 Laurel  
5 501 Laurel  
6 602 Warren  
7 710 Niles  
8 708 33rd  
9 620 Laurel  
10 611 Warren  
11 3415 Snohomish  
12 603 33rd  
13 727 33rd  
14 Tulalip and Laurel. View west  
15 Laurel from Warren. View south  
16 602, 606, & 610 Laurel  
17 Rucker Mansion. 412 Laurel  
18 Rucker Mansion. 412 Laurel  
19 500 Laurel. View east  
20 Laurel Wall. View west  
21 Laurel and Warren. View east  
22 33rd and Laurel. View northeast  
23 710 & 716 Niles  
24 34th Avenue. View east  
25 Bell. View north.  
26 Snohomish and 35th. View west  
27 603 Warren. View west  
28 Tulalip and 35th. View west  
29 Tulalip and 34th. View northwest  
30 Tulalip and 34th. View northeast  
31 Tulalip and 32nd. View north  
32 721 Niles  
33 604 & 606 Warren  
34 605 Laurel  
35 620 34th. View south up Bell  
36 3427 Bell. Nora Berglund cottage