

DEC 11 1989

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 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 Redelsheimer-Ostrander House  
other names/site number Ostrander House

2. Location

street & number 200 40th Ave. E.  not for publication  
city, town Seattle  vicinity  
state Washington code WA county King code 033 zip code 98112

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>          </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>          </u>	<u>          </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>          </u>	<u>          </u> structures
	<input type="checkbox"/> object	<u>          </u>	<u>          </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

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.

*Justin G. Johnson* Signature of certifying official  
Washington State Office of Archaeology and Historic Preservation State or Federal agency and bureau  
Dec 4, 1989 Date

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:)

Mark J. Baker Entered in the National Register 12 Jan. 1990  
\_\_\_\_\_  
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)

Georgian Revival

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Materials (enter categories from instructions)

foundation brickwalls brick

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roof asphaltother woodTerra Cotta

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**Describe present and historic physical appearance.**

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The Redelsheimer-Ostrander House is Georgian Revival mansion which was built in 1913-1914. The house was designed by Seattle architect, Julian F. Everett and adapted for the second owner by Abraham H. Albertson. It is situated on a large curvilinear lot at the northeast corner of 40th Avenue East and Denny-Blaine Park in the Denny-Blaine Lake Park Addition of the City of Seattle, Washington. The house faces southwest with a strong eastward orientation toward Lake Washington to the rear of the estate. The formal dwelling rests comfortably on terraced grounds in a natural setting designed by the Olmsted Brothers in 1917.

The Redelsheimer-Ostrander House embodies those characteristics most representative of the Georgian Revival style including formality of arrangement, strict symmetry, shallow projecting central facade, cornice modillioned with small scroll brackets, a Palladianesque window above the entrance, flat arched windows with pronounced keystones and a small classically detailed entry porch. The house is brick with glazed terra cotta details which are carried over to the garden wall balusters and coping. The house is composed of a rectangular mass approximately 92 by 32 feet and has two projecting rear wings which give the whole plan a U-shape. The shuttered windows are generally six-over-one double hung sashes although the rear of the house features French windows and doors which address the lake view. The small hipped roof entry porch is supported by two clusters of three Tuscan columns. The porch cornice is embellished with simple dentil molding. The double door entry is defined by square pilasters and a simple leaded glass transom. The front doors are solid two panel doors and the porch floor is diagonally set tile. Old photographs indicate that there was originally baluster cresting at the cornice line on at least the rear of the house. What appears to be that baluster, which matches the garden wall, is stored on the property.

The exterior of the Redelsheimer-Ostrander House is in need of routine maintenance but retains its integrity of style, material, craftsmanship and setting and its identity as one of the finest examples of the Georgian Revival style in Seattle.

The interior of the house suffered smoke and water damage in a 1965 fire which began in the kitchen. The room arrangement of the house was unchanged in the restoration after the fire and it appears that a faithful attempt was made to reconstruct the interior true to the original. The interior has approximately 26 rooms including an 18 by 24 foot dining room, an 18 by 23 foot library, an 18 by 32 foot living room, two sunporches and a 12 by 15 foot den on the first floor. On the second floor, there are seven to nine bed and/or sitting rooms, five baths and two servant's rooms. Notable features of the interior include the marble floored entrance foyer with curved mahogany stair, floriform brass door hardware, sweeping views from most rooms and an extraordinary master bathroom complete with translucent blue tile walls, white tile crown molding and white tile ceiling with blue frieze. Original

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ventilator grates for the oil heating system are incorporated in the paneled wainscoting throughout the house.

Although the integrity of the interior of the Redelsheimer-Ostrander House was compromised by the fire, the interior retains its identity because the spatial arrangement and certain decorative and functional features were carefully restored after the fire.

The incongruity of the formal Redelsheimer-Ostrander House with its forest setting is rectified by the Olmsted landscape plan which employs rectangular terraces, reminiscent of the formality of the house, to recognize the natural contours of the hillside. A curvilinear drive, brick and terra cotta wall and planting beds relate the house and grounds to the sloping lot and adjacent curved streets and park. The curving brick garden wall with an inviting arched opening and lush tree canopy separates the private gardens from Denny-Blaine Park to the south of the house. The arched opening is secured by an ornate cast and wrought iron gate which is on axis with the large swimming pool and original garden bench and glazed terra cotta urns. A tile lined "bird" pool with a tile fountain mounted in the terrace wall above provides a focal point for the rear gardens. Additionally there are curved paths, a bird bath and unstructured plantings that soften the overall formality of the estate.

Although in need of routine maintenance, the Olmsted designed gardens retain their integrity through the existence of original plantings, walls, paths, terraces and fountains as well as some garden furniture.

**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)

Architecture

Landscape Architecture

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1913-1914; 1917-1920

\_\_\_\_\_

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Significant Dates

N/A

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Everett, Julian F.; Albertson, A.H.

Olmsted Brothers

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

Designed by Seattle architect Julian F. Everett and adapted for the second owner by Abraham H. Albertson, the Redelsheimer-Ostrander House located at 200 40th Avenue East, Seattle, is a significant example of an early 20th century Georgian Revival style residence. Sited on the west side of Lake Washington, the house was built in 1913-1914 for Seattle merchant Julius Redelsheimer as one of the earliest suburban estates in the newly platted Denny-Blaine Lake Park Addition. The house is complimented by a 1917 naturalistic landscape design by the Olmsted Brothers firm and retains its identity as one of the finest examples of the Georgian Revival style in Seattle.

Historical Background:

Sadly, Julius Redelsheimer suffered a fatal stroke and died on February 6, 1914, without ever having lived in his dream house. Newspaper articles following his death spoke of his financial success as a clothier on First Avenue at Columbia, his quiet philanthropies in the community and his new home that was nearing completion on Lake Washington.<sup>1</sup>

Interviewed shortly before his death, Redelsheimer took journalist K.C. Beaton on a tour of the house which was apparently only weeks away from completion. "I don't know why I built so big a house," he told Beaton, "but now that I've drifted into it so far, I'm going to make it as complete as possible." "After it is finished," he continued, "I'm going to round up all of my friends and it is going to be as much theirs as it is mine."<sup>2</sup> According to correspondence dated October 19, 1917, Redelsheimer's house was "planned by Mr. Everett, an architect" and had cost \$50,000.00 to build.<sup>3</sup>

Curiously, there is little said in contemporary publications about the construction of Redelsheimer's estate. Situated on a large corner lot adjacent to one of the parks that characterize the area, the mansion was one of the earliest houses built in the Denny-Blaine

<sup>1</sup>Seattle P-I, February 6, 1914, p. 1, col. 7; and February 9, 1914, p. 2, col. 1.

<sup>2</sup>Ibid.

<sup>3</sup>Interview with Charles Kelly.

See continuation sheet

**9. Major Bibliographical References**

Albertson, A.H. File. Special Collections, Suzzallo Library, University of Washington.  
Bagley, Clarence. History of Seattle. S.J. Clark Publishing Company, 1916.  
Everett and Baker File. Special Collections, Suzzallo Library, University of Washington.  
Geiser, Albert. 1941 basement plan, Sullivan file.  
Beveridge and Hoffman. Guide to the Master List of Design Projects of the Olmsted Firm 1857-1950. Massachusetts Association for Olmsted Parks, Boston.  
Interview by phone with Charles Kelly, Manuscript Division of Library of Congress regarding Olmsted projects numbered 6619-10 and 6619-13.  
Olmsted Plans Index File, F.L. Olmsted National Historic Site, Brookline, Massachusetts.  
Pacific Builder and Engineer, January 29, 1910, pp. 34-37.  
Seattle City Directories for 1902-1924, 1940-45, 1951, 1953, 1955, 1960, 1965, 1970, 1975, 1980.  
Seattle Post Intelligencer, February 6, 1914, p. 1; February 9, 1914, p. 2. col. 1; February 7, 1979, p. A10, col. 5.

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**

Acres of property less than one

**UTM References**

A 1 0 5 5 4 1 2 0 5 2 7 4 2 0 0  
Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

The nominated property is described thusly: That portion of Tracts 4 and 5, Denny-Blaine Lake Park to the City of Seattle, according to plat thereof recorded in Vol. 9 of plats, p. 85, recorded of King County, lying westerly of the following described line: beginning at a stone monument on the north boundary of said Denny-Blaine Lake Park to the City of

See continuation sheet

**Boundary Justification**

The boundaries of this monimation correspond to the legally recorded property lines of current ownership and represent the majority and remaining portion of the original parcel of the Redelsheimer-Ostrander House.

See continuation sheet

**11. Form Prepared By**

name/title Rose Wong and Marilyn Sullivan, Consultants

organization \_\_\_\_\_ date October 30, 1989

street & number 3923 N.E. 45th St., #209 telephone (206) 522-6686

city or town Seattle state WA zip code 98105

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Land Company development. Contemporary newspapers described the house as "a model of comfort and convenience with its twenty-six rooms" and "one of the most beautiful residences in Seattle."

City directories indicate that Mrs. Redelsheimer lived in their new home for at least part of 1914 and 1915. However, heirs to Redelsheimer's estate advertised the closing of his clothing business in 1916 and correspondence in 1917 indicates that the house had by that time been sold to Harry F. Ostrander.<sup>4</sup>

Shortly after the Ostrandersons purchased the house, they engaged noted Seattle architect, Abraham Horace Albertson. Albertson wrote to the Olmsted Brothers firm that his contract for \$10,000.00 was to alter the house and grounds and that he wished to secure a landscape plan from the Olmsteds on behalf of Mr. Ostrander. Intermittent correspondence over the next three years and the existence of the garden plan document the design origins of the house and grounds as well as Mr. Ostrander's propensity toward nonpayment for services! The correspondence file ends with the Olmsteds' bill being turned over to a local attorney for collection of payment.<sup>5</sup>

The Olmsteds' involvement in landscape planning for this area of Seattle is not surprising. Elbert Blaine, one of the area's founding developers, had built his own home in the Denny-Blaine Park area about 1900. Blaine was President of the Seattle Park Commission from 1902 until 1908. In 1903, the Park Commission hired the Olmsted firm to design a comprehensive park plan for the City which would include recommended locations for boulevards, vistas, open spaces and parks. The Denny-Blaine Park area was an integral part of that plan.<sup>6</sup> Ostrander, in fact, tried to get the Park Commission to pay for the landscaping improvements on the south side of his house, presumably because it was adjacent to the Denny-Blaine Park.<sup>7</sup>

Harry Ostrander was president of Pioneer Sand and Gravel and was a director of the Centennial Mills Company and the Pacific National Bank. He and his wife owned the Lake Washington estate until about 1940. When Ostrander died in 1932, his obituary noted: "the family home and grounds at 200 40th Avenue North, overlooking Lake Washington, and in which Mr. Ostrander took great pride is one of the outstanding beauty spots of the city's residential districts."<sup>8</sup>

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<sup>4</sup>The Jewish Voice, June 16, 1916, Vol. 2 #24, p. 3.

<sup>5</sup>Interview, Kelly and Olmsted Plans Index from Olmsted National Historic Site.

<sup>6</sup>Bagley, History of Seattle and Woodbridge, Guide to Architecture in Washington.

<sup>7</sup>Interview, Kelly.

<sup>8</sup>Seattle Times, March 5, 1932.

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Following her husband's death, Mrs. Ostrander filled "her big lakeshore home during the summers with school friends of her children . . . filling their days with gay, original parties." During the school year, she used the house as a residential hall for girls from Helen Bush School and for charity affairs.<sup>9</sup>

Shortly thereafter, the house was renumbered 4000 Denny Blaine Park and according to City directories remained vacant during 1940 and 1941. It was during 1941 that a basement was excavated under part of the house according to plans by architect Albert Geiser.<sup>10</sup>

From 1942 until 1950, the Ostrander House, as it became commonly called, was occupied by George Gunn, Jr. Gunn, too, engaged the Olmsted firm in 1946 but records are inconclusive about what landscaping was accomplished at that time.<sup>11</sup>

Gunn was a businessman from Tacoma who had begun his career as a "motor truck distributor" and is credited with pioneering the use of trucks in the logging industry. By 1950, he held major offices in the Webster-Brinkley Company, the Kirsten Pipe Company, Engineered Products Company and others. He was also active for many years in the Navy Relief effort.<sup>12</sup>

Gunn sold the house to Louis Dulien a steel and scrap metal magnate,<sup>13</sup> who lived in the mansion for about five years before selling it to longtime occupants, William and Elise Topp, in about 1955.

It was apparently during the Topp's almost 30 year occupancy that the lake frontage of the estate, including the boathouse, was subdivided and sold. Accordingly, the house was then renumbered 200 40th Avenue. (The boathouse was subsequently "remodeled" into a lakeside residence.) It was also during this time that the interior of the Ostrander House suffered damage by fire.

In 1965, a fire which started in the kitchen did major smoke and water damage to the interior of the house. According to the Topp's, every effort was made to restore the house to its original condition.<sup>14</sup>

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<sup>9</sup>Seattle Times, February 28, 1937.

<sup>10</sup>Plans by Albert Geiser.

<sup>11</sup>Olmsted Plans Index.

<sup>12</sup>Who's Who in America 1950-51 and Seattle Times, January 28, 1942.

<sup>13</sup>Seattle Times February 5, 1942, October 15, 1962, February 6, 1979.

<sup>14</sup>Interview, Elise Topp.

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In 1979, the Topps sold the Redelsheimer-Ostrander House to its current owners, the James Demetres.

Architectural and Landscaping Significance:

The Redelsheimer-Ostrander House is characterized by its formality of arrangement and its symmetrical composition which is enriched with classical details. It embodies those characteristics most representative of the Georgian Revival Style including a low pitched hipped roof, symmetrical fenestration, shallow projecting central facade, modillioned cornice, Palladianesque window above the entrance, flat arched window heads with pronounced keystones and a small classically detailed entry porch. Additionally, as an early 20th century interpretation of the style, the house displays Georgian characteristics that have been adapted to popular tastes of the day such as six-over-one lights and exaggerated multipaned windows which address the natural setting and vista to the rear of the house.

Little information is available regarding Julian F. Everett, architect of the Redelsheimer House, but an article in the September 21, 1912, issue of the "Town Crier" perhaps gives clue to the lack of publicity regarding the original architect of such an auspicious home. Mr. Julian F. Everett, the article states, "has probably designed and superintended as many beautiful buildings as any architect in the Northwest. If he knew how to advertise himself and his work (which he does not) his services would be in demand throughout the Northwest; but as he is a modest, quiet fellow, content to let the butchers of his profession get all the advertising and a good many of the fat contracts, he keeps himself fairly busy designing homes for people who are capable of appreciating his splendid talent."<sup>15</sup>

Everett first appears in the Seattle City Directory in 1905. By 1910, he had to his credit the Temple de Hirsch-Sinai, the Pilgrim Congregational Church and the Public Comfort Station (Pergola) in Pioneer Square.<sup>16</sup> The Comfort Station was touted in the January, 1910 issue of the "Pacific Builder and Engineer" as the "first down-town installation in the Greater Northwest." It went on to say that the traveller will find "nowhere in the Eastern [sic] hemisphere a sub-surface public comfort station equal in character to that which has recently been completed in the downtown district of Seattle."<sup>17</sup>

Julian Everett is also credited with the Fire Station #23 and "a hotel for A.A. Schuchard and N. Barrett" as well as the Hotel Hunters in Hot Springs, Montana.<sup>18</sup>

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<sup>15</sup>Town Crier, p. 5.

<sup>16</sup>Everett and Baker File, Special Collections.

<sup>17</sup>Pacific Builder and Engineer, January 29, 1910, pp. 34-37.

<sup>18</sup>Everett and Baker File.



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Everett and his wife, Edith, last appear in the Seattle City Directory in 1922 and no record of his professional activities after this time was discovered. Furthermore, at this writing there is no indication found as to why Ostrander hired Albertson rather than Everett to finish the house and grounds to his satisfaction other than perhaps friendship. Ostrander and Albertson were both residents of Queen Anne Hill before the Ostrander's move. Curiously, the Ostranders are even listed at the Albertson's address in the 1911 City Directory.

Abraham Albertson was one of Seattle's most famous architects. He came to the City in 1907, representing the New York firm of Howells and Stokes on the development of the University owned "Metropolitan tract," including the design of the White-Henry-Stuart Building. He remained in Seattle, established his own firm and was subsequently responsible for designing many notable buildings including, the Cornish Institute; Condon Hall on the University campus; housing at Bremerton Naval Station and the Northern Life Tower. In a 1962 interview, however, he stated that he had done "little residential architecture" with the exception of the military housing.<sup>19</sup>

According to the Olmsted correspondence, Albertson did, however, oversee the improvements made to the Ostrander House and initiated contact with the Olmsted Brothers firm about preparing landscape plans for the site. Between 1917 and 1920, the landscape firm and the architect corresponded to discuss a number of site improvement issues including total estimated costs, tile and cement colors to be used, supply vendors to be considered, planting materials to be used and logistics of the landscaping design.<sup>20</sup>

On December 21, 1917, two months after being contacted, the Olmsted firm delivered one blueline and one blackline mounted plan of the planting scheme. Olmsted records show that these plans were numbered 6619-10 and 6619-13 respectively.<sup>21</sup>

The plans were apparently implemented since subsequent correspondence indicates that special drainage considerations had to be made for trees on the east side of the house due to the location of the swimming pool. And a local man contacted Olmsted at Ostrander's request asking for permission to supervise the landscape planting. Records also exist showing that the Olmsted firm reviewed drawings by Albertson for the fountain and "bird pool."<sup>22</sup>

Adhering to a "natural" approach to landscaping, the Olmsted design for this house brings order to the incongruity of a formal Georgian mansion in a forest and lakeside setting. The plan for this house embodies those characteristics common to Olmsted landscape designs,

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<sup>19</sup>A.H. Albertson File, Special Collections.

<sup>20</sup>Interview, Kelly and Olmsted Plans Index.

<sup>21</sup>Ibid.

<sup>22</sup>Ibid.

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including respect for the contour of the land, terracing, curvilinear drives, natural unstructured beds, introduction of exotic species and the general blending of the house with its context. Specifically, the plan takes advantage of the natural vistas on the lakeside of the house to the east, addresses the Olmsted designed public park to the south of the house and creates a private entrance on the street side of the house to the west and southwest, fulfilling the Olmsted goal of blending town and country.

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Seattle Times, March 25, 1962; February 28, 1937; March 5, 1932; October 15, 1962;  
February 6, 1979; February 5, 1942.

The Architect, January 1916, vol. 9 #1 p. 13.

The Town Crier, September 21, 1912, p. 5.

Washington Biography Pamphlet File. Special Collections, Suzzallo Library, University of  
Washington.

Who's Who in America 1950-51.

Who's Who in Washington 1932.

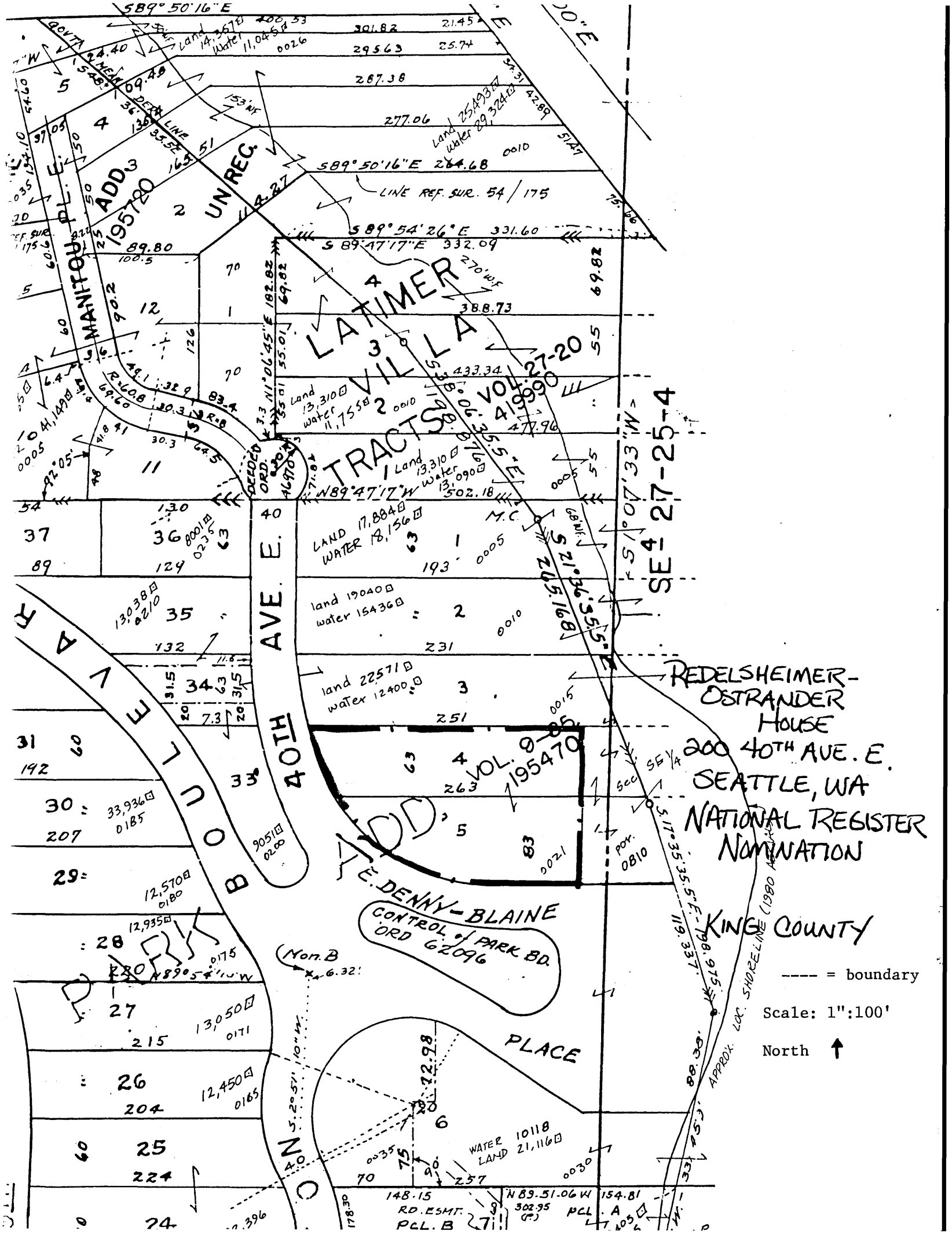
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Seattle, said monument being approximately 24.0 feet east of the westerly margin of 40th Avenue North; the alignment said north boundary south  $89^{\circ}54'17''$  east 274.82 feet; the south  $00^{\circ}05'43''$  west 189.00 feet to the north line of said tract 4, the south  $00^{\circ}12'28''$  west to the south line of said tract 5 and the terminus of said line (see attached map).



SE 4-27-25-4

REDELSHEIMER-OSTRANDER HOUSE  
 200 40TH AVE. E.  
 SEATTLE, WA  
 NATIONAL REGISTER NOMINATION

DENNY-BLAINE CONTROL OF PARK BD. ORD 62096

KING COUNTY

--- = boundary

Scale: 1" : 100'

North ↑

APPROX. LOC. SHORELINE (1980 A.D.)

MANITOWOC PL. ADD 3 195720  
 UNREG. 42-27  
 LATIMER VILLAS TRACTS VOL. 4 19990  
 40TH AVE. E.  
 Denny-Blaine Place  
 4th Ave. E.  
 589° 50' 16" E  
 589° 54' 26" E  
 589° 47' 17" E  
 589° 47' 12" W  
 51° 07' 33" W  
 89° 51' 06" W  
 148.15 RD. ESMT. PCL. B  
 154.81 PCL. A  
 302.95 (P)  
 171.80  
 200 40TH AVE. E.  
 200 40TH AVE. E.