

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

historic name: FAUST - RYAN HOUSE _____

other name/site number: RYAN - PARIS HOUSE _____

=====

2. Location

=====

street & number: 18604 - 104th Avenue NE _____

not for publication: NA_

city/town: Bothell _____

vicinity: NA

state: WA

county: King _____

code: 033

zip code: 98021

=====

3. Classification

=====

Ownership of Property: Private _____

Category of Property: Building _____

Number of Resources within Property:

Contributing

Noncontributing

____ 3

____ 1 buildings

____ sites

____ structures

____ 3

____ objects

____ 1 Total

Number of contributing resources previously listed in the National Register: NA _____

Name of related multiple property listing: Historic Resources of Bothell Washington

=====
4. 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. ____ See continuation sheet.

Signature of certifying official

Date

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): _____

Signature of Keeper

Date
of Action

=====
6. Function or Use
=====

Historic: DOMESTIC _____ Sub: single dwelling _____

Current : DOMESTIC _____ Sub: single dwelling _____

=====

7. Description

=====

Architectural Classification:

Late 19th and Early 20th Century American Movements/Craftsman
Late 19th and Early 20th Century American Movements/Mediterranean Revival

Other Description: NA _____

Materials: foundation: concrete_ roof: asphalt shingle
 walls: stucco___ other: wood___
 brick___ stone

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

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

Applicable National Register Criteria: C___

Criteria Considerations (Exceptions) : NA___

Areas of Significance: Architecture _____

Period(s) of Significance: 1923 - 1924

Significant Dates : 1924

Significant Person(s): NA _____

Cultural Affiliation: NA _____

Architect/Builder: (attr. to) Alfred John Sundholm, Bldr.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

=====

9. Major Bibliographical References

=====

X 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: Mr. and Mrs. Martin Rae, Owners _____

=====

10. Geographical Data

=====

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	10	560040	5290120	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: _____ See continuation sheet.
Tax parcel number 379800-0045 of the Keeney Addition. Map attached.

Boundary Justification: _____ See continuation sheet.
These boundaries coincide with current ownership and represent the sole remaining parcel of the original estate.

=====

11. Form Prepared By

=====

Name/Title: Marilyn Sullivan _____

Organization: Preservation Consultant _____ Date: June 14, 1993 _____

Street & Number: 4004 NE 46th Street _____ Telephone: (206) 522-6686 _____

City or Town: Seattle _____ State: WA ZIP: 98105 _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Faust - Ryan House Page #1

=====

The Faust - Ryan House faces south toward 186th Street and downtown Bothell from an elevated site at the northeast corner of 104th Avenue NE and NE 186th Street. When the house was built in 1923 - 1924, NE 186th Street had not been dedicated and the approximately 20 acre estate was entered by a curved drive from the south. Today, a short drive enters the property from the west and a side door has become the primary entrance to the house.

The Faust - Ryan House is an excellent, intact example of the Craftsman style interpreted with popular period revival features. The house embodies the distinctive characteristics of the style including low-pitched gable roof; wide, open eaves; exposed decorative rafter ends; decorative false beams; knee brace porch supports; cottage doors and windows; polychrome brick and river rock masonry work and stucco cladding. Mediterranean Revival details including a recessed symmetrical entrance porch, the use of arches and stucco cladding further characterize the house.

Craftsman style landscape features and accessory buildings compliment the Faust - Ryan House including an irregular-shaped stone pool with concrete statue of Huckleberry Finn, shingled garage and open picnic house with brick and river rock barbecue pit.

The recessed front entrance is approached across a low elliptical terrace. The entrance has a multipaned door and sidelights and is delineated by polychrome patterned brickwork. The arched, partial width porch roof is supported by knee braces. Full length arched windows enhance the symmetry of the facade and the Mediterranean Revival flavor of the house.

A large gabled dormer with triparte window rises above the entrance. There is a large shed dormer to the rear of the house and another gabled dormer to the east making the attic a useable floor. There is a shallow gable projection to the west which accommodates an impressive asymmetrical brick and river rock chimney and there are three other small stacks of brick and rock. One is built on the east side of the house and the other two rise near the center of the main mass.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 _____ Faust - Ryan House Page #2
=====

The whole house is clad in rough finished stucco and there are decorative brick "medallions" on the projecting gable walls.

Generally, the windows are Craftsman windows with multilight over one, double hung wooden sashes and frames. They are set high under the eaves. Floor length, multipaned arched windows are used liberally in the public areas of the house, three of them opening to tiny balconies on the north and west sides of the house. The balconies have wooden platforms with low Chinese Chippendale-like balustrade.

Inside, the Faust - Ryan House presents as a house intended for social gatherings. It has large public areas including entry parlor, dining room and living room with high coved ceiling. The living room is further characterized by the floor length arched windows and a massive polychrome brick, glazed tile and river rock fireplace and mantel. The masonry was painted white by a previous owner but photographs document the original natural colors.

The public rooms are connected by generous double and single multilight doors to match the windows. Other millwork includes molded frames and baseboards and hardwood floors.

Particularly interesting features of the interior include a large first floor bathroom with partial height gray marble walls, said by a previous owner to be Alaskan marble. There is also an interesting raised breakfast nook off the kitchen which takes advantage of the high windows.

The kitchen was completely remodeled in the early 1960s and again by the current owners who are in the process of carefully restoring the house.

Originally a multiacre estate, the Faust - Ryan House is said to have included "a tennis court, stone fish pool, smokehouse, picnic house, grazing sheep, caretaker's cottage and orchard." Subdivided about 1950, the smokehouse and garage, picnic house and fish pool are intact. The garage and smokehouse, however were damaged in the January 1993 windstorm when a large tree fell on it.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 _____

Faust - Ryan House

Page #3

=====
The picnic house reinforces the idea that this estate was planned for entertaining. The smokehouse and the large meat locker (in the basement of the house) are accessories to the three-sided picnic pavilion which has a brick and river rock barbecue pit and a picnic table built around a tree.

Although subdivision of the Faust - Ryan property has detracted from the original rural setting of the house, it retains integrity of location, design, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 _____

Faust - Ryan House

Page #1

Criterion C: Architecture

The Faust - Ryan House (1923-24) is an excellent, intact example of the Craftsman style interpreted with popular period revival features. The house embodies the distinctive characteristics of the style including low-pitched gable roof; wide, open eaves; exposed decorative rafter ends; decorative false beams; knee brace porch supports; cottage doors and windows; polychrome brick and river rock masonry work and stucco cladding. Mediterranean Revival details including a recessed symmetrical entrance porch, the use of arches and stucco cladding further characterize the house.

Craftsman style landscape features and accessory buildings compliment the Faust - Ryan House including an irregular-shaped stone pool with concrete statue of Huckleberry Finn, shingled garage and open picnic house with brick and river rock barbecue pit.

This house is an ambitious representative of the housing styles that characterized Bothell's residential construction in the 1920s. It was built for a Seattle stockbroker who chose to build in the newly available "suburb" of Bothell following the opening of the improved Bothell to Seattle highway in 1922.

The house is a good example of the residential architecture identified in Bothell's Multiple Property Documentation and meets the registration requirements for residential property-types outlined in that document.

NPS Form 10-900-a
(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Faust - Ryan House Page #2

=====
The Historic Resources of Bothell Washington Multiple Resources
Property Documentation Form states that the completion of the early 20th Century roadway from Seattle to Bothell became "increasingly important to Bothell's future , particularly after 1917 when the completion of the Lake Washington Ship Canal resulted in a lower lake level and prevented steamboats from reaching Bothell's landing." Contemporary newspapers speak with pride of Bothell's civic mindedness in cooperating with lowering the lake's level but with elation regarding the opening of the improved highway in September of 1922.

It was then that Bothell became attractive as a "suburb" of Seattle and the local Commercial Club began advertising in Seattle papers about the advantages of living in Bothell. They touted Bothell as being both "city and rural" and as having "everything for the comfort of life available."

Lloyd B. and Mabel Faust must have agreed for the newly completed "palatial home" of Mr. and Mrs. Faust was pictured in the Bothell Sentinel on March 1, 1924. The caption further states that the house was "erected at a cost of approximately \$30,000."

Faust was manager of Logan and Bryan Stock Brokers of Seattle and a member of the Arctic Club, Seattle Yacht Club and the Chamber of Commerce. According to City Directories, the Fausts lived in Seattle at 1428 - 16th Avenue prior to moving to Bothell, although they apparently had connections in the Bothell community before their move. The Bothell Sentinel reported in 1922 that "L. B. Faust is tempting the appetites of some of his Southern California friends by shipping 35 pounds of nice juicy cherries...from O. M. Moore's orchard."

Sadly, the highway that made suburban living possible for the Fausts also took his life in an accident reported on May 3, 1924. Returning from work in late afternoon of the previous day, Faust was injured in an accident in Kenmore and died less than a week later.

Faust's May 10 obituary told of his life and then added "the Faust home is the finest in the country outside Seattle, a home that was the pride of the owner."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 _____ Faust - Ryan House Page #3
=====

Mabel Faust sold their house to L.A. Harte in June and moved to a house on North Broadway in Seattle. The Sentinel reported that the Harte's "have a large family and are enthused over the big house and spacious grounds."

The Faust - Ryan House had a series of owners after the Fausts but is perhaps most remembered as the home of Joe Ryan, Bothell's notorious mayor who was elected in 1944 but was recalled before he could serve.

Ryan owned Pacific Highway Transport and Cloverleaf Tank Farm and he distributed gas and oil for Standard Oil.

Most accounts of Ryan are filled with outrageous stories of his antics, jokes and consumption of alcohol. One biographer called him an "eccentric, blustering and unpredictable but loveable oddball" and went on to speak of Ryan's generosity to children's causes such as providing baseball uniforms and giving to orphanages.

Under Ryan's ownership, the estate was called "Cloverleaf Farm." It was apparently subdivided shortly after his death from a fall.

From 1957 until 1970, the Faust - Ryan House on its smaller lot belonged to Marshall and Nancy Paris. They kept photographic records of changes they made to the property including the new driveway and side entrance, kitchen renovation and orchard. The Paris' papers attribute construction of the Faust - Ryan House to well-known Bothell builder Alfred John Sundholm, who advertised in 1924 that "I handle any kind of building from private garages to mansions."

Changing hands several times between 1970 and the present, the house was in great need of maintenance and repair when purchased in 1992 by the current owners.

The Faust - Ryan House is a good example of the residential architecture described in the Bothell Multiple Property Documentation (for residential property types) and it meets the registration requirements outlined in that document.