



LANDMARK REGISTRATION FORM

PART I: PROPERTY INFORMATION

1. Name of Property

historic name: RONNEI-RAUM HOUSE

other names/site number:

2. Location

street address: 4310 - 337th Place SE, Fall City, WA

parcel no(s): 247590-0700

legal description(s):

3. Classification

Ownership of Property:

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property:

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

Name of related multiple property listing:

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

Properties Associated with the "Plat of the Town of Falls City"

4. Property Owner(s)

name: Historic Seattle

street: 1117 Minor Avenue

city: Seattle

state: WA

zip: 98101

5. Form Prepared By

name/title: Sarah J. Martin, SJM Cultural Resource Services

Florence K. Lentz, consulting historian

organization: Contracted consultants on behalf of Historic Seattle date: July 11, 2019

6. Nomination Checklist

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include an index</i> | <input type="checkbox"/> Other (please indicate): |
| <input type="checkbox"/> Last Deed of Title: <i>this document can usually be obtained for little or no cost from a title company</i> | |

PART II: PHYSICAL DESCRIPTION

7. Alterations

Check the appropriate box if there have been changes to plan, cladding, windows, interior features or other significant elements. These changes should be described specifically in the narrative section below.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plan (i.e. no additions to footprint, relocation of walls, or roof plan)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Interior features (woodwork, finishes, flooring, fixtures)
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Cladding	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Other elements
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Windows			

Narrative Description

Use the space below to describe the present and original (if known) physical appearance, condition, architectural characteristics, and the above-noted alterations (use continuation sheet if necessary).

The following narratives draw upon a recent visit to the property by the author and examination of property records and historic photographs. Additional and confirming information from primary period sources, including property, tax, and census records, newspaper accounts, and carefully selected published histories, has been used to further clarify details of the property's history and those associated with it. The author wishes to thank Ruth Pickering of the Fall City Historical Society for her research and guidance.

Introduction

The Ronnei-Raum House is among the oldest surviving residential structures in the King County community of Fall City.¹ It was built ca. 1904 at the heart of the original town plat, just a block from the banks of the Snoqualmie River, and adjacent to the imposing 1887 Masonic Hall. In its original form, the house was a modest middle-class cottage, nicely detailed with turned and jig-sawn millwork. Despite some alterations that occurred in the mid-20th century, its scale, simplicity, and some of its detail still echo the earliest stock of vernacular housing in this mill-oriented river town.

The house meets the registration requirements and standards of integrity for residential properties that are set forth in the King County Landmarks Multiple Property Document (MPD) *Properties Associated with the "Plat of the Town of Falls City."*²

Setting

The property occupies Lots 4 through 7 of Block 9, placing it in the northeast portion of the 1887 plat (figures A1-A2, A6). This is just a short distance from two important commercial thoroughfares, the Redmond-Fall City Road and the Preston-Fall City Road. The house itself faces west onto 337th Place SE (formerly Main Street). Four open lots of lawn surround the house, with no perimeter fencing or

¹ The town name of Fall City originated with the opening of the first post office in 1872. The town was subsequently platted under the same name in 1885, but it was often mis-recorded on maps and elsewhere as Falls City. Both uses are found throughout this document, in keeping with the sources being referenced.

² Florence K. Lentz, "Properties Associated with the 'Plat of the Town of Falls City,'" (King County Landmarks Multiple Property Documentation Form. Adopted 2003), 9-13.

outbuildings.³ Several deciduous trees and overgrown shrubs block views of the house from the south and east when in leaf. A narrow concrete path leads to the front porch from the sidewalk along the street.

The surrounding historic neighborhood still consists primarily of turn-of-the century and early 20th century wood-frame residences, with some more recent construction in the mix. In general, early residential properties have spacious, wide open lots with carefully tended gardens. The entire original plat (originally 15 uniform square blocks) has a rural village feel, with wide streets; few sidewalks, curbs and fencing; grassy or graveled alleys; and distant vistas of the fir-clad, lower foothills of the Cascades (figures A3, C1, and C2). One of the strongest visual features of the plat is the sense of continuous open space from property to property, and across whole blocks.

To the north still stands the notably vertical 130-year-old Masonic Hall (listed in the National Register of Historic Places (NRHP) and a designated King County Landmark), with Fall City's low-scale commercial district beyond, fronting the river (figure C3). To the south is a c. 1948 parsonage and the 1899 Fall City Methodist Church (figures C2, C4).⁴ To the east of the Ronnei-Raum House is a view across the unpaved alley to the rear of residences that front 338th Place SE (formerly Orchard Street). Across the street, to the west, is the handsome Neighbor-Bennett House, a pattern-book design built in 1904 that is listed in the NRHP and is a designated King County Landmark (figure C1).

Exterior

The original massing of the Ronnei-Raum House features a one-and-one-half story basic block measuring 19' by 22'. This is capped by an enclosed front gable. A secondary hipped-roof wing of single-story height measuring 10' by 12' extends to the rear and is also part of the original massing (figures C5-C7). A side-gable wing to the north, of lesser pitch, is flush with the street façade (figures C5, C8-C10). This wing measures 10' by 22' and is thought to have been added on ca. 1950.⁵ Together these three blocks give the house roughly an L-shaped footprint. The original sections rest on a post-and-pier foundation that is concealed behind a wood skirt around the perimeter. The ca. 1950 addition rests on a poured concrete foundation.

An offset, hipped roof porch with latticed trimmed 2x4" posts shelters the front entrance. The original front porch had a similar form but featured ornate turned posts and jig-sawn brackets. It also wrapped around to the south side of the house. A bathroom with a slightly hipped roof is tucked into the corner of the L at the rear of the house. This was originally the location of an open back porch measuring 6' by 12' as it appears in 1908 and 1930 Sanborn Fire Insurance Co. maps (figures A8, A9), and in the 1940 King County Assessor record. A modern pre-fab garden shed has been tacked onto the newer north wing (figures C8, C9, C10).

³ A pre-fab shed that appears in aerial imagery (figure A3, A4) and Google Street View imagery was removed in 2018.

⁴ The church was built by the Baptists across the street on Lots 11-12, Block 8), at the northwest corner of 337th Place SE (formerly Main Street) and SE 43rd Place (formerly Third Street). Local Methodists purchased the building in 1919, and in 1929 they moved it to its present location, near the site of the former Valley Hotel that was destroyed by fire in 1910.

⁵ Property Record Card, 1940, updated 1950. King County Tax Assessor. Washington State Archives, Bellevue, WA.

Currently the roof is clad with worn composition shingles. There is a concrete block chimney midway along the main ridge line. The King County Assessor record indicates the house featured a composition shingle roof as early as 1940 and that the chimney was brick through at least 1950 (figures B1-B2).

Lapped wood siding extends around the entire house with corner boards at each corner. Seams in the siding are visible where the ca. 1950 wing was added and where the front porch was enclosed. On the west and east gable ends of the original house, fish-scale shingles that are typical of vernacular Queen Anne styling remain in place.

A good amount of original fenestration is still intact in the form of one-over-one light, double-hung sash with original plank surrounds. By contrast, a 1940-1950s-style picture window with horizontal muntins has been inserted on the street facade. It is unclear if this window occupies the original opening or a slightly enlarged opening. Nevertheless, the current appearance reflects what is shown in the 1950 assessor photo. On the south side of the house, where the original wrap-around porch has been enclosed, and in the dining room, are paired one-over-one sash. These groupings appear to be original. To the rear, all early windows have been changed out for vinyl sliders, double-hung, or greenhouse-style windows. One multi-paned sash in the upper rear gable may be original. On the 1950s north wing, two original double-hung sash were salvaged and re-used.

There appears to be at least one early or possibly original exterior door, with three panels and an upper light, still in use off the rear bathroom/former back porch. The front door is a modern replacement.

Interior

The interior of the house has been fairly thoroughly remodeled over the years. The floor plan consists of a front living room (enlarged by the absorption of the side porch at its south end), a dining room, a kitchen, a bath/utility room on the former back porch, and two bedrooms and a stairwell in the 1950s north wing (figures A10, C11-C13). The stairway leads to a single bedroom upstairs and closed-off attic space (figure C15).

All wall surfaces are covered with wall board. There is a mix of more narrow, original trim with lipped sills around all original windows and a flat approximately 6" trim that appears consistent with the 1950s addition and later updates. Floors are covered with carpet in the living and bedrooms. The dining room and kitchen have synthetic or vinyl flooring. There is a mix of door types throughout the house.

The living room shows a partially exposed chimney, painted over, where a stove was once connected. The passage to the dining room has been converted to an archway. The kitchen contains a mix of 1950s-1980s fixtures and features. A frame and multi-panel back door with a single light may be original to the house and leads to the utility/bathroom (figure C14). The bathroom is updated.

Evidence of Physical Change Over Time

The Ronnei-Raum House has always functioned as a single-family residence. The exterior reflects two periods of construction – the original Queen Anne cottage and the modest mid-century alterations that expanded the footprint and functionality of the home. The known changes are documented below:

- The side-gable wing to the north, measuring 10' x 22' was built ca. 1950.
- The original front porch that wrapped around to the south side was enclosed and the ornate turned posts and jig-sawn brackets were replaced with the current porch posts, ca. 1950.
- The rear porch was enclosed and converted to a bathroom, after 1940 / date unknown.
- The brick chimney was rebuilt with concrete block, after 1950 / date unknown.
- Interior was “extensively renovated” during repair projects in 1986.⁶
- Front door replaced and rear windows replaced, date unknown.
- A free-standing, pre-fab shed located behind the house along the alley was removed, 2018.

The MPD identifies common alterations to early 20th century residences in Fall City, and the Ronnei-Raum House reflects some of these types of changes. Typical changes include porch removals and alterations, window alterations, and rear additions.

Integrity

The Ronnei-Raum clearly illustrates its historic use as residence. The property's integrity of location and setting remain strong given its placement within the original town plat and its surrounding neighborhood of single-family dwellings and community institutions. Little has changed along this block of what was originally platted as Main Street, resulting in strong integrity of feeling and association. Its exterior massing and arrangement continue to reflect its historically modest residential function. The property's integrity of design, materials, and craftsmanship are good, particularly on the exterior where original and ca. 1950 historic fabric remains intact. Interior integrity of design, materials, and craftsmanship are weak due to renovations throughout the property's history that have left little historic fabric intact.

⁶ Edwin A. Opstad, *One Hundred Years of Masonry in Fall City: A Centennial History of Falls City Lodge, No. 66, Free and Accepted Masons of Washington*, (Federal Way, WA: E.A. Opstad for Falls City Lodge, No. 66, F. & A.M., 1990), 58.

PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE

8. Evaluation Criteria

Designation Criteria:

- ☒ A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- ☐ A2 Property is associated with the lives of persons significant in national, state, or local history.
- ☒ A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ A4 Property has yielded, or is likely to yield, information important in prehistory or history.
- ☐ A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Criteria Considerations:

Property is

- ☐ a cemetery, birthplace, or grave or property owned by a religious institution/used for religious purposes
- ☐ moved from its original location
- ☐ a reconstructed historic building
- ☐ a commemorative property
- ☐ less than 40 years old or achieving significance within the last 40 years

Historical Data (if known)

Date(s) of Construction: ca. 1904	Other Date(s) of Significance: ca. 1950; 1965	
Architect: Unknown	Builder: George L. Hamlin	Engineer: N/A

Statement of Significance

Describe in detail the chronological history of the property and how it meets the landmark designation criteria. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Introduction

The Ronnei-Raum House stands within the original townsite of Fall City, an unincorporated community situated along the banks of the Snoqualmie River where it converges with the Raging River in central King County. Built in ca. 1904 fronting Main Street (337th Place SE), the modest Victorian-era cottage is one of the oldest surviving residences in Fall City and serves as a reflection of the community's

formative settlement period. It was built by George L. Hamlin for property owner William Pulver and is named for early and longtime owners – Andrew and Karen Ronnei and their nephew Christ Raum.⁷

The property meets the registration requirements for residential properties that are set forth in the King County Landmarks Multiple Property Document (MPD) *Properties Associated with the “Plat of the Town of Falls City.”* The property is associated with the historic context “Settlement and Early Development in the Fall City Plat: 1887-1940,” as presented in the MPD. Specifically, the Ronnei-Raum House was built within the original boundaries of the 1887 Fall City Plat; was constructed during and is linked thematically to the formative period of development (1887-1914); and retains its early 20th century architectural character and aspects of its historic setting.⁸

The house is significant under King County Landmark **Criterion A1** for its association with the early history and development of Fall City. This residence reflects an important chapter in the community’s history, the post-pioneer years from 1887 to 1914, when the town took shape as a mill town and an agricultural service center served by steamboats, wagon roads, and the railroad. The modest cottage has functioned as a single-family residence since it was constructed, with most if not all its years as a rental property. It is also significant under **Criterion A3** as a relatively intact example of a vernacular gable-front house type (with a later wing addition) that exhibits modest elements of the Queen Anne style. This common house type was built as inexpensive worker housing in rural areas, small towns, and cities throughout the United States from 1870 to 1920.

Local Historic Context

The Snoqualmie River Valley has long been an important place to Native Americans. Members of the Snoqualmie Indian Tribe were early inhabitants of this area along the Snoqualmie River and where the three forks of the river converge to form the stunning falls that now bear their name. Tribal members were signatories of the Treaty of Point Elliott of 1855, which reserved Native American tribes in the Puget Sound area, including Snoqualmie, the right to hunt, fish, and live in the places they had done so for thousands of years. At that time, there were approximately 4,000 Snoqualmie living in the valley.

The earliest European-American activity in the Fall City area is traced back to the mid-19th century when surveyor Washington Hall and explorer Samuel Hancock visited Snoqualmie Falls in 1848 and 1851, respectively. Both men were aided and accompanied by members of the Snoqualmie Tribe. The 1855 treaty opened this area to white settlement, though many years would pass before the communities of Fall City, Snoqualmie Falls, North Bend, and others developed.

⁷ The house has had many owners, but the name assigned to the house reflects two early and longtime owners – Andrew and Karen Ronnei and their nephew Christ Raum. Previous historic resource documents have used this name and the author found no compelling reason to change it.

⁸ Florence K. Lentz, “Properties Associated with the ‘Plat of the Town of Falls City,’” (King County Landmarks Multiple Property Documentation Form. Adopted 2003), 9-13.

Several histories credit Jeremiah Borst as the valley's first permanent white settler, who arrived in 1858.⁹ His work to build the wagon road over the Snoqualmie Pass in 1867 earned him the nickname "father of the Snoqualmie Valley." In 1875, Borst purchased land along the Snoqualmie River from brothers Edward and George Boham, who had operated a trading post and post office there in the early 1870s (figure A5). Borst cleared part of the land along the river. Another early settler was James Taylor who arrived with the Bohams and built a cabin on land that is now Lot 3, Block 1 in Peterson's Addition.¹⁰ His brother David Taylor soon followed, as did others. Small farms growing fruit, vegetables, and hops, raising chickens, and producing dairy products developed around Fall City, turning the settlement into an agricultural center. In 1887, in anticipation of the coming of the Seattle, Lake Shore & Eastern Railway, Borst and his wife Kate filed the 15-block Plat of Fall City (figure A6).¹¹

The plat was oriented to the river and thus situated at an angle. It featured street names reflective of the developing settlement, including River Street (now the Redmond-Fall City Road / SR 202), Taylor Street (now the Preston-Fall City Road), Main Street (now 337th Place SE) that was platted with narrow 25-foot lots for future business development, and Mill Street (now 335th Place SE) that terminated in a saw mill at the river.¹² The railroad developed through the valley in 1888, but it passed nearly two miles south of Fall City in order to make the inclining grade to the upper valley. A network of rudimentary roads developed connecting the settlement with points north – Tolt, Novelty, and Duvall – and south – Preston and Issaquah. A bridge spanning the Snoqualmie River at the foot of Taylor Street was constructed in 1888.

The abundance of timber provided an ample supply of building materials for the developing town. Fall City's first shingle mill – the Parker-Voorhees mill – opened in the late 1800s near the intersection of Mill and River streets. It burned before 1900. Another early shingle mill was the Fall City Mill Company, located at the mouth of the Raging River. According to local historian Jack Kelley, "it was a fairly large mill and employed about 10 to 12 men." Andrew McCann and John Nelson purchased the mill and it became known as McCann's Mill. It burned in 1907 and was never rebuilt.¹³

The town took shape in the 1890s as businesses and social and religious institutions were established. The business district – with stores, a livery, a restaurant, and a saloon – developed along River Street. Nearby developed a Lyceum Hall, a school, and an Oddfellows Hall.¹⁴ Development along Main Street in the two blocks south of River Street picked up. The Masonic Lodge was built in 1895 at the southeast corner of Cedar Avenue (now SE 43rd Street) and Main Street (now 337th Place SE); the Valley Hotel was built in the same block (Block 9) soon thereafter; and the Baptists built the Fall City Community

⁹ Clarence B. Bagley, *History of King County, vol. 1* (Chicago: S.J. Clarke Publishing Co, 1929), 781- 787; "Fall City, Washington," (The Coast, vol. XVII, no. 6 (June, 1909): 411-13; "Father of Fall City," *Seattle Post-Intelligencer*, August 12, 1890, p. 3; Alan J. Stein, "Snoqualmie – Thumbnail History," *HistoryLink.org Online Encyclopedia of Washington State History*, Essay #292, 1998; Jack E. Kelley, *Jack's History of Fall City, King County, Washington*. Fall City, WA: [Jack E. Kelley], 2006.

¹⁰ Kelley, 16.

¹¹ *Plat of Fall City*, King County King County Recorder's Office, filed for record July 20, 1887.

¹² Lentz (2003), 3.

¹³ Kelley, 159.

¹⁴ *Ibid.*, 4.

Church in 1899 across the street (Block 8) at the northwest corner of what was Third and Main streets.¹⁵ At the turn of the century, the small unincorporated settlement included 337 residents.¹⁶

By 1900, Jeremiah Borst's 1887 plat of Fall City had been sporadically developed. The King County tax rolls for 1900 reveal many lots in the original plat were still owned by Borst or the National Bank of Commerce on his behalf. The picture changed by 1905 when the tax rolls show many more properties in others' hands, including Lots 6 and 7 in Block 8, where Emerson Neighbor built his handsome residence on Main Street in 1903, and across the street on Lots 4 and 5 in Block 9, where the Ronnei-Raum House would be built.

Building and Ownership History

The Ronnei-Raum House is one of a several Fall City residences that survive from the first prosperous decade of the 20th century. Among these are the Bonell-Coppers House (1900), the H.E. Ewing House (1903), the Moore House (1905), the Neighbor Bennett House (1904), the David Taylor House (1903), and the Prescott-Harshman House (1904). Like the Ronnei-Raum House, these wood-clad dwellings exhibit styles common to Northwest communities during this period, including Folk Victorian, Queen Anne, and Colonial Revival, and vary in size from small to spacious. These, however, were the homes of Fall City business and professional men and women, whereas the Ronnei-Raum House functioned as a rental home. The following illustrates the initial purchase of the property, its development, and its transition in ownership over the years.

In 1902, John S. and Anna E. Ewald purchased Lots 4 and 5 in Block 9 from the National Bank of Commerce and then immediately sold the property to local farmer William Pulver. In 1905, each of Pulver's lots were valued at \$10 and no improvements were noted. George L. Hamlin, a builder, paid that year's tax on behalf of Pulver, suggesting the house may have been under construction when the tax was collected.¹⁷ A later newspaper article credited Hamlin with building the "cottage" situated on those lots (figure B3).¹⁸ Shortly thereafter, Fred and Eleanor Patterson acquired the property.

It seems the house functioned as a rental property early in its history. Longtime Fall City-area resident Silva Redman Hanson recalled living in the house as a young girl as early as 1904, but no traces were found in property records linking her parents, John D. and Emily (or Amelia) C. Redman, to the property.¹⁹ It is not clear how long the Redmans lived in the house, but the 1910 census lists John Redman as a farmer who owned a farm near Fall City.

¹⁵ The Valley Hotel burned in 1910. Local Methodists purchased the church in 1919, and in 1929 they moved it to its present location, near the site of the former Valley Hotel.

¹⁶ Lentz (2003), 4.

¹⁷ The property record card, 1940, assigns a construction date of 1904. King County Tax Assessor. Washington State Archives, Bellevue, WA.

¹⁸ "Fall City Personals," *The Issaquah Press*, February 5, 1909, p. 4.

¹⁹ Hanson's account was recorded in Edwin A. Opstad's *One Hundred Years of Masonry in Fall City: A Centennial History of Falls City Lodge, No. 66, Free and Accepted Masons of Washington*, (Federal Way, WA: E.A. Opstad for Falls City Lodge, No. 66, F. & A.M., 1990), 58. Curiously, one brief newspaper account seems to place the Redman family nearby,

The Pattersons sold the property to Andrew P. Ronnei in 1909.²⁰ Ronnei, a Norwegian immigrant, had been active in Fall City business and real estate circles since at least 1903 when he and his new wife Karen partnered with C. F. Nelson to purchase the two-story Taylor Hotel at the southeast corner of River Street (Redmond-Fall City Road/SR 202) and Main Street (337th Place SE). They changed the name to Hotel Fall City. King County property records from the early 1900s reveal that Andrew and Karen Ronnei regularly bought and sold small parcels of land in Fall City and elsewhere in King County. The 1910 census suggests the Ronneis lived at the hotel, as they are listed with two female servants, two hired men, and eight single male boarders.²¹

The Ronneis died rather suddenly and within a week of one another in December 1918 as a result of the influenza pandemic.²² The King County Superior Court appointed Andrew's brother Christ Ronnei, a resident of nearby Novelty, to be administrator of the couple's estate and guardian of their young son Peder Ronnei.²³ Among the eight parcels he was charged with selling on behalf of the estate was the subject house at 4310 337th Place SE. Hans O. Raum, a young nephew of Karen Ronnei and recent immigrant from Norway, purchased the house from the estate for \$600 in August 1919 and sold it to his older brother, Christ O. Raum, for \$500 in December.²⁴ Ten years later, Raum purchased the adjacent Lots 6 and 7 from Jennie Sturtevant, bringing Lots 4 through 7 under one ownership.²⁵

None of the available census, directory, or public records suggest Christ Raum ever lived in the house. The 1920 and 1930 censuses note Raum living in the Warren precinct of King County. His 1942 draft registration card lists his address as 76 Battery Street, Seattle, and his 1969 obituary gives his address as 707 Union Street, Seattle.²⁶ Further, there is only sporadic documentation of the house during Raum's ownership. Records documenting his sale of the house to Hans and Leta Christensen could not be found, but it could have occurred around the time the house was remodeled in the early 1950s. The Christensens ultimately sold the house and Lots 4 through 7, Block 9 on July 26, 1965 to Falls City Lodge, No. 66, F. & A. M.²⁷

According to Edwin Opstad's history of the Masonic Lodge, the group bought the property for \$6,000 with a \$2,000 down payment, with the assistance of Bro. Alex Palola of Unity Lodge, who advanced the

saying: "A concrete foundation is being placed under the Masonic building. J. D. Redman has the contract." Source: "Fall City Personals," *The Issaquah Press*, September 4, 1908, p. 3.

²⁰ King County Archives, Recorded Documents, Deed, Vol. 667, Book D, page 436, filed for record July 7, 1909.

²¹ Additionally, local author and historian Jack E. Kelley suggests the Ronneis built a residence in 1905 at 33208 SE 44th Place, but current King County Assessor records suggest it was built in 1916. The house was later moved to 4354 335th Place SE and is still extant.

²² "Death of A. P. Ronnei," *The Issaquah Press*, December 13, 1918, p. 5.

²³ Andrew and Karen Ronnei Probate Records, No. 24425, Superior Court for the State of Washington for King County, 1918-19. Washington State Archives, Puget Sound Branch, Bellevue.

²⁴ Ibid. King County Archives, Recorded Documents, Warranty Deed, Vol. 1089, Book D, page 4-7, filed for record December 26, 1919.

²⁵ King County Archives, Recorded Documents, Deed, Vol. 1423, Book D, page 481, filed for record March 7, 1929.

²⁶ "Raum, Christ O.," *The Seattle Times*, July 29, 1969, p. 14.

²⁷ King County Archives, Recorded Documents, Deed, Vol. 4683, Book D, page 175, filed for record August 2, 1965.

necessary funds and held the note for the amount financed.²⁸ Opstad said the house was “refurbished” and repairs to the roof and plumbing were made before it was rented to a tenant for \$50 a month. Rent continued at that rate until 1984 when it was raised to \$100. In 1985, the house was “overhauled” at a cost of \$1,800, which likely included updates to the kitchen, bathroom, and interior. By 1990, the house was renting for \$325/month, providing a steady income for the lodge.²⁹

The Lodge owned the property nearly 54 years and sold it on May 9, 2019, to Historic Seattle Preservation and Development Authority, which plans to renovate the structure for continued residential use.³⁰

The Original Owner, Builder, and House Type

Census and property records suggest the home’s original owner, William W. Pulver (1839-1915), moved to western Washington sometime in the late 1890s and began purchasing land in the Fall City area. He and his wife Eunice managed a small farm on land just south of Fall City that he purchased from the Northern Pacific Railway Co. in 1901 (figure A7).³¹ The Pulvers regularly bought and sold small parcels of land in and around Fall City, including the subject property along Main Street.

Pulver hired builder George L. Hamlin to develop the property. The 1905 King County tax rolls link Pulver with Hamlin, who paid the property tax on Pulver’s behalf. A brief mention in *The Issaquah Press* is the only other documentation linking Hamlin to this residence or to Fall City (figure B3). No census, vital or other records were found placing Hamlin in Fall City, suggesting he may have been in Fall City for only a short time. It is not known if he constructed other buildings in Fall City. Additionally, a search of the Washington Department of Archaeology and Historic Preservation’s WISAARD database found no buildings in Washington attributed to Hamlin.³²

Pulver and Hamlin teamed up to build the house during the first early wave of residential development in Fall City. Only the decade of the 1920s resulted in more residential construction in the small town.³³ Fall City’s surviving architectural fabric from the earlier formative period includes styles and forms typical of the late Victorian era, with residences reflecting Queen Anne, Folk Victorian, and Colonial Revival styles. Extant examples include the Queen Anne-style Neighbor-Bennett House (4317 337th Place SE), the Colonial Revival-style McKibben-Corliss House (33509 SE 43rd Place), and the vernacular Moore House (4338 338th Place SE).

There are several physical features identifying the Ronnei-Raum House as a product of the early 20th century, including its form, materials, and stylistic references. Perhaps most distinctive is its original

²⁸ Opstad, 58.

²⁹ Ibid.

³⁰ King County Recorder’s Office, Bargain and Sales Deed, Recording No. 20190520000174, May 9, 2019.

³¹ “Real Estate Transfers,” *The Seattle Times*, September 6, 1901, p. 7.

³² Washington Information System for Architectural & Archaeological Records Data (WISAARD), State of Washington, Department of Archaeology & Historic Preservation (DAHP). Subscription database accessed online June 21, 2019. <https://dahp.wa.gov/project-review/wisaard-system>

³³ Kelley, 172-73.

narrow gable-front form, wood-clad exterior, and closed gable with fishscale shingle detailing. This house type – the gable-front cottage – was built as inexpensive worker housing in rural areas, small towns, and cities from 1870 to 1920 throughout Washington and the United States.³⁴

Architectural historians Herbert Gottfried and Jan Jennings call the gable roof “a traditional, vernacular organizing element” that gave builders like Hamlin the freedom to add popular stylistic features, such as the shingle wall cladding and porch detailing.³⁵ The gable-front form was well suited for narrow lots, particularly in rapidly expanding urban areas. While Fall City was decidedly rural in character, this house was built on a single 25-foot-wide lot, only later expanding onto a second lot. The exterior form was a direct consequence of the interior organization, which likely was built with only three or four rooms.

Summary

The Ronnei-Raum House is an important surviving remnant of early-day Fall City from when optimism about the town’s future growth was high. The cottage, which functioned as a rental property for most if not all its history, reflects the community’s formative years as it grew into a mill town and an agricultural center served by steamboats, wagon roads, and the railroad. Its physical characteristics illustrate how its owners adapted it for continued and long-term use as a single-family residence while maintaining its late Victorian-era character as a vernacular gable-front cottage.

³⁴ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2017), 135-38.

³⁵ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors 1870-1960*, (New York: W.W. Norton & Co., Inc., 2009), 137, 149-51.

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- Figure C14. Ronnei-Raum House, interior, rear / kitchen door.
- Figure C15. Ronnei-Raum House, interior, staircase to second floor.

Section A – Maps, Aerial Images, and Site Plans

Figure A1. Current map of region, with Fall City circled at right. King County iMap.

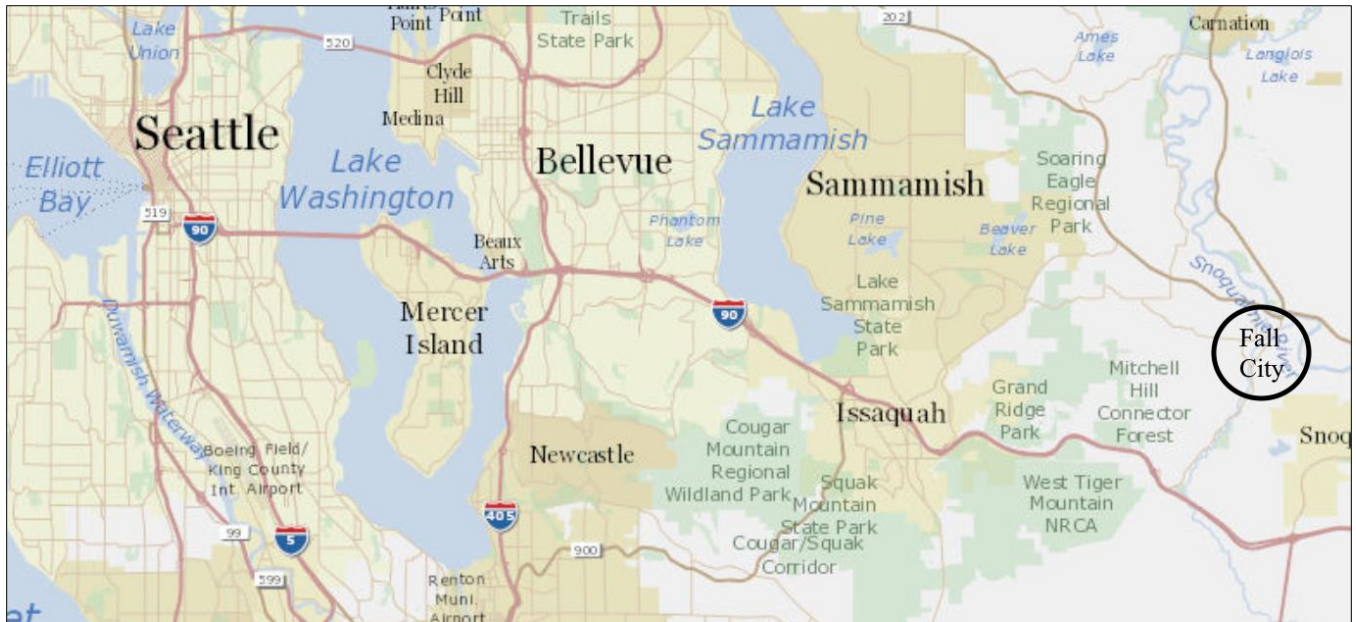


Figure A2. Current map of Fall City. Ronnei-Raum House is represented by black circle. King County iMap, 2019.

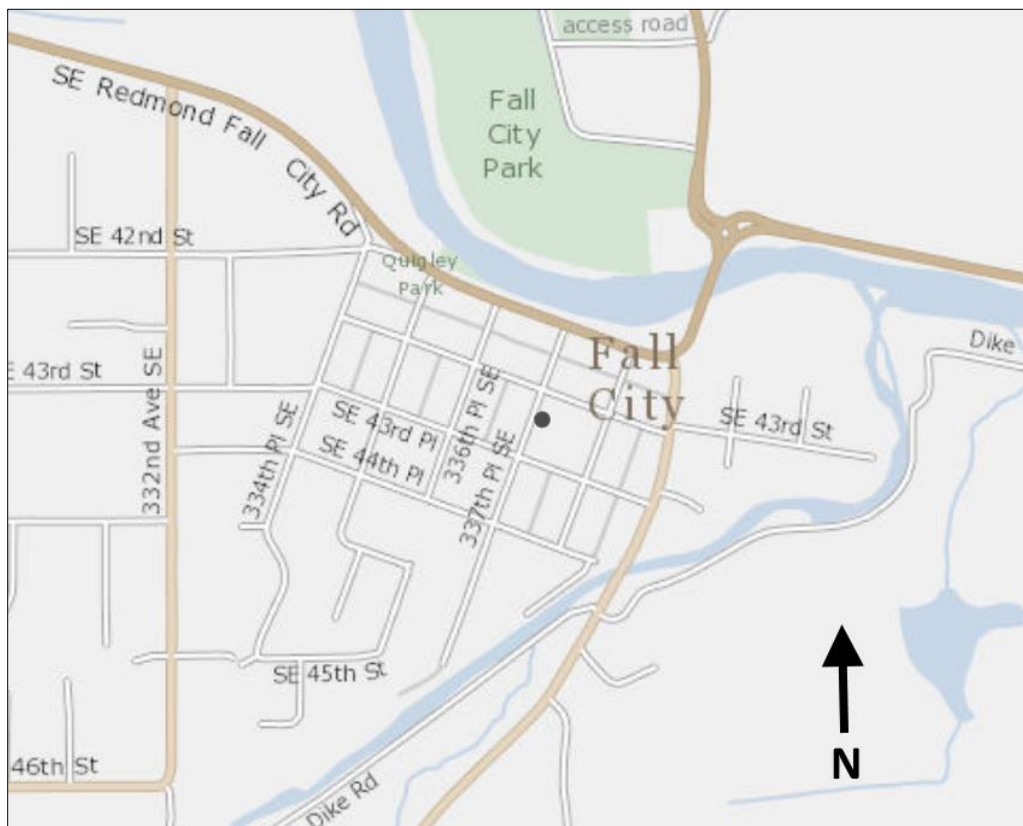


Figure A3. Current aerial image of Ronnei-Raum House and neighborhood. King County iMap, 2019.



Figure A4. Current site plan, Ronnei-Raum House. The shed behind the house is no longer extant.



Figure A5. Partial image of Land Survey Map of Township 24N, Range 7E.
General Land Office, Bureau of Land Management. Recorded December 1, 1873. Fall City would be
platted in Lot 3 in the NE quarter of Section 15 in 1887.



Figure A6. Plat of Fall City, filed July 20, 1887. King County Recorder's Office.
The Ronnei-Raum House would be built on Lots 4 and 5 in Block 9, noted by the red star.

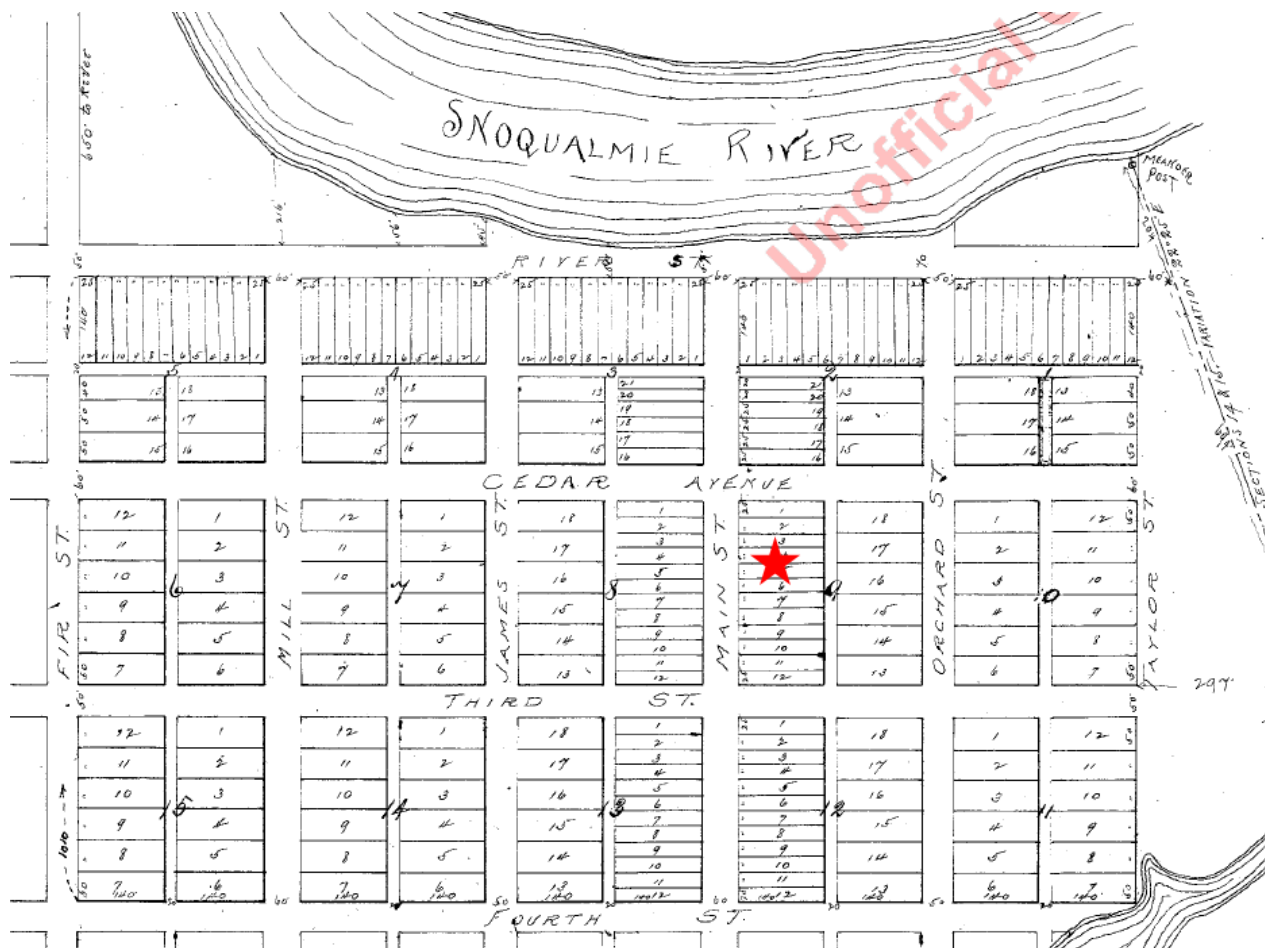


Figure A7. Partial image of Map of Township 24N, Range 7E. King County Atlas, 1912, Kroll Map Co.
Source: historicmapworks.com.

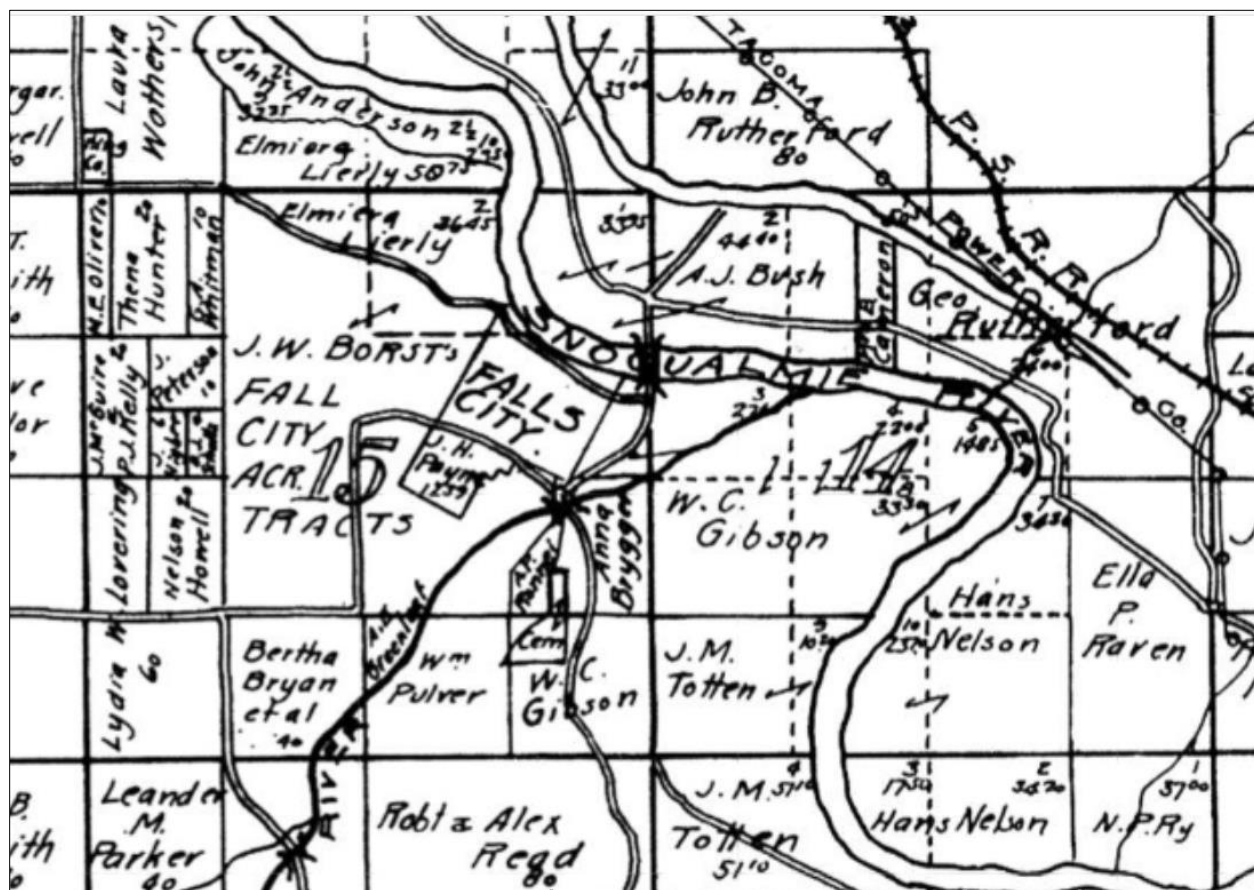


Figure A8. Sanborn Company, Fire Insurance Map (partial & close-up), June 1908.

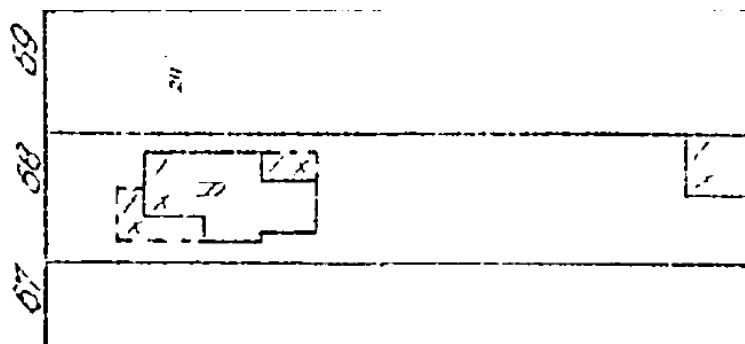
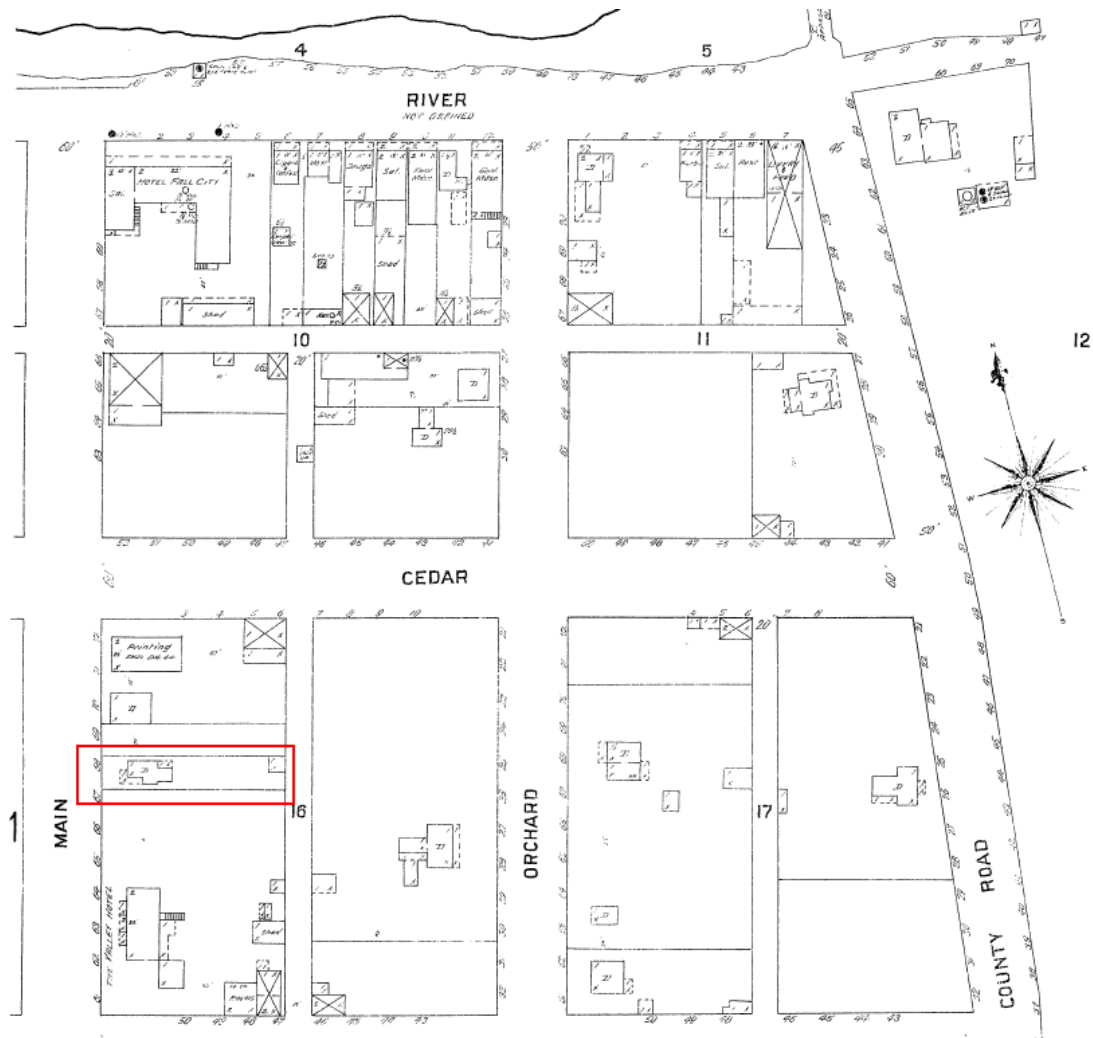


Figure A9. Sanborn Company, Fire Insurance Map (partial & close-up), June 1930.

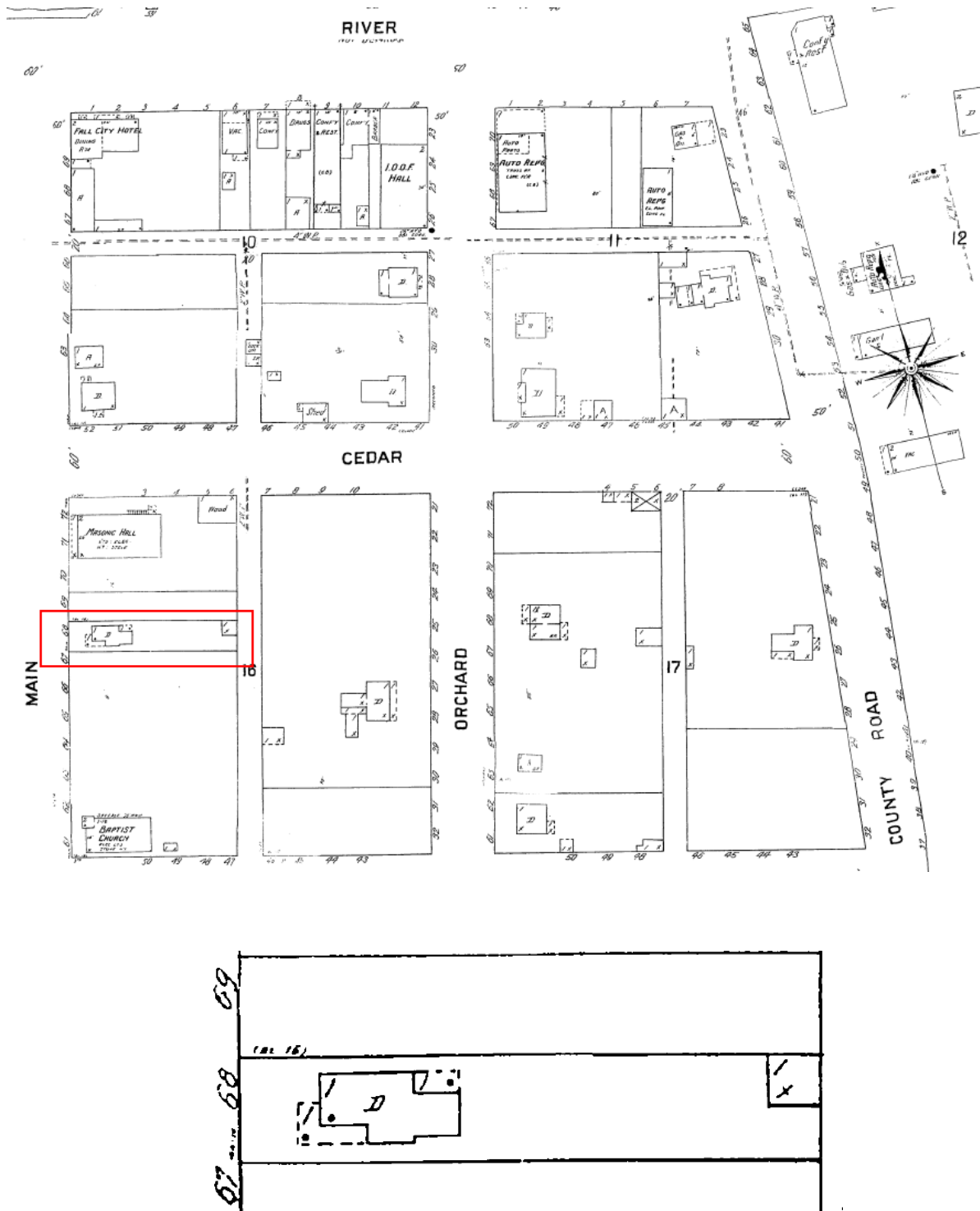
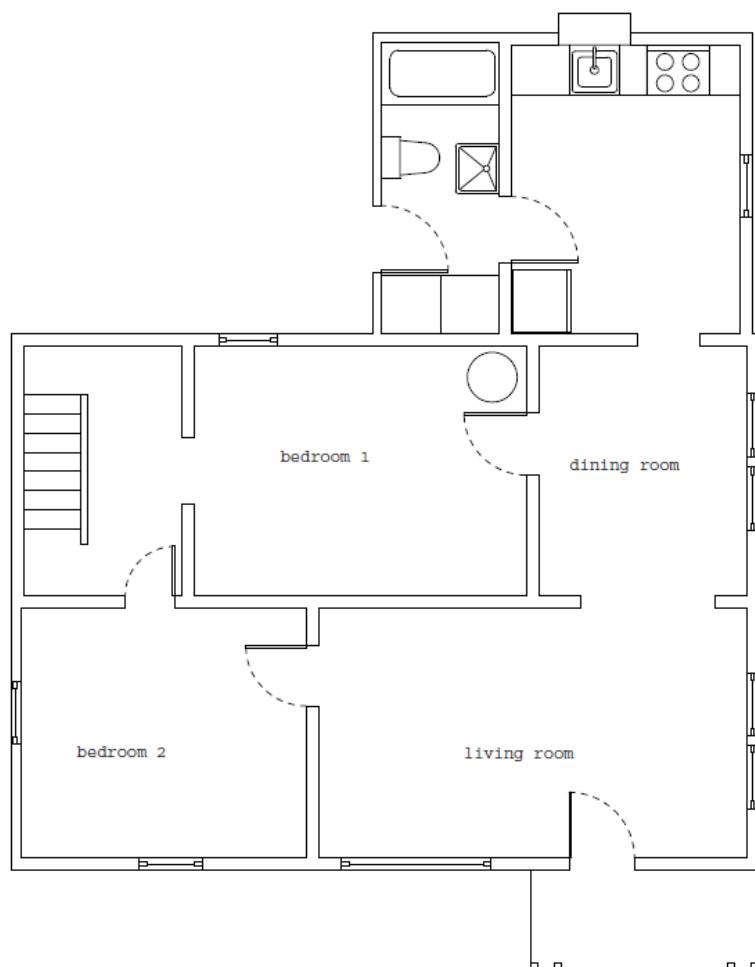


Figure A10. As-built floorplan, July 2019. Drawing courtesy Jeff Murdock, Historic Seattle.



Ronnei-Raum House
4310 337th Pl SE
Fall City, WA 98024
10 July 2019

As-built floorplan
<--N

Section B – Historic Photographs & Clippings

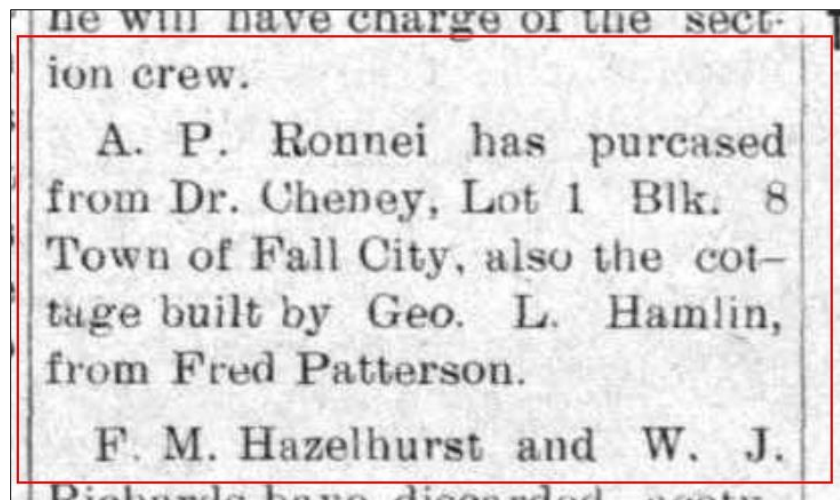
Figure B1. Ronnei-Raum House. Camera facing south. Property Record Card, King County Assessor, 1940. Washington State Archives, Puget Sound Branch, Bellevue, Washington.



Figure B2. Ronnei-Raum House. Camera facing east. Property Record Card, King County Assessor, 1950. Washington State Archives, Puget Sound Branch, Bellevue, Washington.



Figure B3. Clipping from *The Issaquah Press* that identifies the builder of the house as George L. Hamlin. *The Issaquah Press*, February 5, 1909, p. 4.



Section C – Recent & Current Photographs

Figure C1. View of 337th Place SE looking NE toward the Snoqualmie River. The Ronnei-Raum House is pictured mid-block at right; the Neighbor-Bennett House is at left. Photo by Sarah Martin, May 24, 2019.



Figure C2. View of 337th Place SE, facing NE. The Ronnei-Raum House is pictured mid-block.
Photo by Sarah Martin, May 24, 2019.



Figure C3. The Masonic Lodge is pictured at left next door to the Ronnei-Raum House. Camera facing east. Photograph courtesy Historic Seattle, December 10, 2018.



Figure C4. The Ronnei-Raum House is pictured at left. Camera facing south. Photograph by Sarah Martin, May 24, 2019.



Figure C5. Ronnei-Raum House, primary elevation. Camera facing southeast.
Photograph courtesy Historic Seattle, December 10, 2018.



Figure C6. Ronnei-Raum House, side elevation. Camera facing northeast.
Photograph courtesy Historic Seattle, December 10, 2018.



Figure C7. Ronnei-Raum House, side and rear facades. Camera facing north.
Photograph courtesy Historic Seattle, December 10, 2018.



Figure C8. Ronnei-Raum House, rear elevation. Camera facing northwest.
Photograph courtesy Historic Seattle, December 10, 2018.



Figure C9. Ronnei-Raum House, rear and side facades. Camera facing west.
Photograph courtesy Historic Seattle, December 10, 2018.



Figure C10. Ronnei-Raum House, side elevation. Camera facing southwest. Photograph courtesy
Historic Seattle, December 10, 2018.



Figure C11. Ronnei-Raum House, living room. Photograph courtesy Historic Seattle, December 10, 2018.



Figure C12. Ronnei-Raum House, living room. Photograph courtesy Historic Seattle, D 10, 2018.



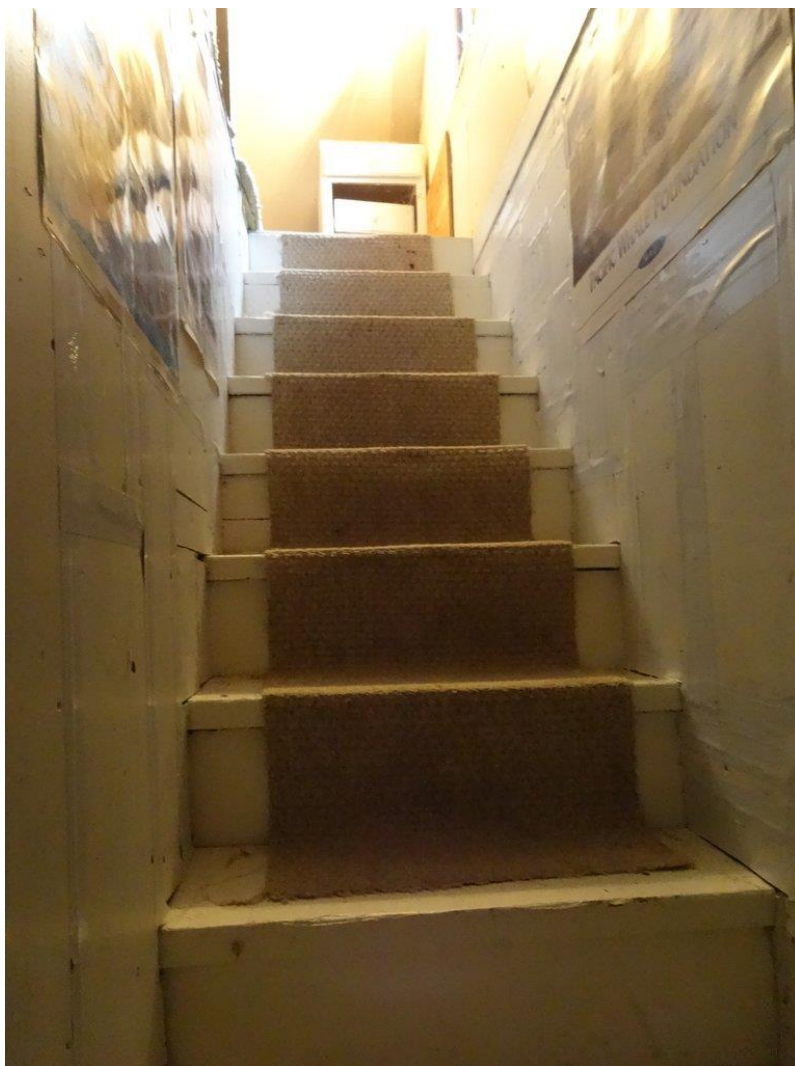
Figure C13. Ronnei-Raum House, interior, dining room. Photograph by Sarah Martin, May 24, 2019.



Figure C14. Ronnei-Raum House, interior, rear door. Photograph by Sarah Martin, May 24, 2019.



Figure C15. Ronnei-Raum House, staircase to 2nd floor. Photograph by Sarah Martin, May 24, 2019.



PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

9. Previous Documentation

Use the space below to cite the books, articles, and other sources used in preparing this form (use continuation sheet if necessary).

Previous documentation on file:

- ☒ included in King County Historic Resource Inventory
- ☐ previously designated a King County Landmark
- ☐ previously designated a Community Landmark
- ☐ listed in Washington State Register of Historic Places
- ☐ 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, Rec. #:

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ King County Historic Preservation Program
- ☐ Local government
- ☐ University
- ☐ Other (specify repository)

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