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apartments with retail uses in front, are also found. The most notable group is the outstanding apartment buildings near Woodland Park, which are more ornate in design than those found in other outlying areas. These include Hawthorne Square, a unique development of 24 townhouses arranged around a landscaped garden.

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F. ASSOCIATED PROPERTY TYPES

This MPD includes two property types and three subtypes associated with Seattle apartment buildings:

- Apartment blocks
 - Low-Rise
 - Mid-Rise
 - High-rise
- Courtyard/townhouse apartments

Exclusions

Some property types that are commonly thought of as apartments are excluded from this MPD.

- Apartment/commercial buildings with one or more stories of commercial use are (buildings with less than 33 percent of the ground floor in commercial use are not excluded; also included are buildings in which the original dining room has been converted to a restaurant);
- Cottage groups, including true bungalow courts with several 1- or 2-unit buildings;
- Small buildings with two, three or four units; and,
- Multifamily buildings converted from other building types, including single family homes.

These exclusions do not imply in any way that these property types are not eligible for National Register listing, but only that they would not meet the registration requirements of this MPD.

DESCRIPTION

The purpose-built apartment buildings of Seattle are buildings that are designed and constructed specifically as multiple dwellings. As defined in this document, they contain at least five living units,

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each with kitchen and bath facilities, and were constructed between 1900 and 1957. They have only incidental commercial use, with less than 25 percent of one floor dedicated to commercial use.

Construction Type: Seattle apartment buildings, other than High-Rise Apartment Blocks, are typically of wood frame construction. Some (predominately pre-World War I) examples of smaller apartment blocks are of brick masonry construction, but by the building boom of the 1920s, balloon frame was generally used in the smaller buildings. Mid-rise buildings (3-6 stories) are often of reinforced concrete, as are virtually all larger buildings.

Plan: The great majority of Seattle's apartment buildings have relatively simple plans (usually a rectangular or U-shape) that reflect cost-effective use of the land and an efficient apartment layout. Narrow light wells on the rear or sides sometimes larger buildings an L-, T-, E- or H-shaped plan. A relatively small number of properties have a triangular or irregular shape reflecting the topography or the shape of the parcel. Many pre-World War I buildings are distinguished by multistory three-sided bay windows, a feature that was not seen on later buildings. Another common early feature was a prominent central entry bay with open balconies on the upper floors.

Materials: The majority of Seattle apartment buildings are faced with brick veneer. Stucco is also seen, especially on Mediterranean Revival buildings. Terra cotta trim is ubiquitous in older buildings, and in an elegant building may extend to terra cotta cladding on the first one or two stories, with brick above. Stone is seen only occasionally, in earlier buildings. Many of these early buildings (pre-World War I) were clad with wood siding or shingles, especially those in the Craftsman style. Wood siding is also

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common in smaller Modernistic buildings of the 1950s, as well as Roman brick and stone (often manufactured stone).

Style and ornamentation: Most Seattle buildings of the pre-World War II period have no intrinsic style, but have applied terra cotta or cast stone ornament that can exhibit a wide variety of stylistic influences. Most common are a variety of Neoclassical, English Tudor or Gothic-inspired elements such as shields, cartouches, medallions, columns, entablatures or lancet or Palladian windows. Ceramic tile, art glass and decorative brickwork, and clinker brick are often found in more ornate examples. Deep cornices with entablatures and brackets or curvilinear parapets are sometimes seen. A decorative frieze is often found around the parapet, and coping, belt courses, water tables and window sills are sometimes of decorative material (usually terra cotta). Older buildings sometimes use terra cotta extensively, cladding the entire first story. Although balconies and porches are not an important part of Seattle apartments as they might be in warmer climates, small recessed or projecting balconies are sometimes found, usually above the main entry. Modernistic apartments of the 1950s saw increasing use of balconies, usually with metal railings.

By the latter years of the 1920s Art Deco and Modernist influences were clearly apparent. The most common manifestation is the use of Art Deco ornament (usually cast stone), applied much as the Tudor elements had been used previously. Modernist buildings are distinguished by their clean lines and lack of ornament, usually retaining the simple block form. Only a small number of these buildings expressed their style through form or massing. The most notable example is the Bel Roy Apartments by Bain and Pries, although they do exist.

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In the 1950s, the basic form changed considerably, with apartment units often opening directly off of exterior corridors, with a prominent entry bay or stair tower. These modern buildings typically had little or no ornamentation, relying on more complex forms, large expanses of glass and newer materials such as Roman brick, manufactured stone, Marblecrete or decorative concrete for visual interest.

An important sub-set of apartment buildings exhibit Spanish Eclectic, Mission or other Mediterranean-influenced styles. Although these are relatively few in number, their distinctive style and detailing make them stand out, and many examples have become important neighborhood landmarks because of their contrast with surrounding buildings. They typically have white stucco cladding (sometimes brick), red barrel tile roofs and arched windows and doors, with varied ornament including twisted columns, brightly-colored ceramic tiles, art glass and wrought iron. Some notable examples are L'Amourita and El Cerrito in Eastlake; El Monterey in the University District; La Quinta and La Flor on Capitol Hill; and the Alexander Hamilton, Villa Costella and Barcelona Court on Queen Anne.

Entries and Common Areas: Apartment blocks typically have a single primary entry with a sheltered vestibule and a lobby. The lobby was often small, accommodating only the mailboxes and the main staircase or, in larger buildings, an elevator. In both modest and elegant buildings the materials and detailing of the entry and lobby were important. Before World War II, most buildings had an ornate entry, often with a surround of terra cotta or cast stone, oak doors, a transom and sidelights (sometimes of leaded glass) and a vestibule and stairs clad with marble, terrazzo or tile.

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Even a simple building would usually have wainscoting or wood trim in the lobby. Columned porticoes are sometimes featured. Larger buildings, especially those surrounding a courtyard, often have more than one entry. The large U-shaped Victoria, for example, has a small, elegant elevator lobby in each of the three wings. More elaborate buildings have a larger lobby, or a series of rooms containing the mailboxes, main staircase or elevator doors, and a lounge area. Larger buildings often had additional common spaces that were originally used as ballrooms, tearooms or dining rooms; most of these have now been converted to living units. The most common alteration of entry areas is the replacement of the original wood door and sidelights with modern steel-frame doors and windows. In general, however, entries and lobby areas seem to be largely intact.

The typical apartment block has most of its units arranged along both sides of a central corridor on each floor. Wood floors were probably common in the corridors, but many are now carpeted. Common decorative elements include wainscoting, wall paper, crown molding and other wood trim. Wood doors are most common, sometimes with attractive knockers or peepholes.

Dwelling Units: Historically, most Seattle apartment buildings have had predominantly small apartments, either studio or one-bedroom units. Sometimes the layout included some two-bedroom units as well; often the resident owner or manager would have a larger unit. A typical configuration for a 1920s building is a living room, a dining area or alcove, a separate compact kitchen, a bathroom and either a bedroom or a large alcove to be used either for a bed or as a dressing room with clothes storage. Those with only an alcove/ dressing room are sometimes referred to as "efficiency" apartments, and often had a Murphy bed that folded into the wall.

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Larger units are more likely to be found outside of the downtown/Belltown area. Not surprisingly, buildings catering to higher income residents were more spacious and elaborate, as they were competing with single-family homes. These usually had two bedrooms, sometimes supplemented by additional rooms such as separate dining rooms, sunrooms, dens, and a sleeping room for a maid (often on the basement level). They also featured fireplaces and more elegant woodwork and tilework, as well as technical advances such central refrigeration and radios. The buildings themselves sometimes had children's' playrooms, entertaining rooms, gardens or recreational facilities. In the early years, building management sometimes provided services, such as meal preparation, but these decreased as wages increased.

Advertisements reveal that even simple apartment buildings with small units often had elegant details, such as leaded glass doors, oak floors and tile baths and kitchens. Amenities such as central refrigeration, radios and telephones were also advertised, especially for larger buildings. Regardless of the size of the units, features and finishes were important selling points to attract renters.

Windows: Windows are a major character-defining feature, and are the feature that is most often altered, for maintenance and energy efficiency reasons. Fenestration patterns typically reflect the interior arrangement of living areas, kitchens, stairwells and public spaces. Older Seattle apartment houses typically have one-over-one wood sash, sometimes in a three-part arrangement flanking a fixed picture window. Six- or eight-over-one configurations are also often found, sometimes with leaded muntins. Tudor, French or Mediterranean-inspired designs often have casement windows, and sometimes accent windows with diamond-paned or bottle glass. Beginning in the late 1920s, the small number of buildings

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(mostly Modernistic in style) had steel sash, often casements. By the 1950s, larger windows (including picture windows), often in aluminum frames, became common. In recent years, wood sash have often been replaced with aluminum or vinyl sash (sometimes with false muntins) that varies greatly in the degree of compatibility with the original design.

Garages: By the early 1920s many apartment buildings incorporated garages for tenants' automobiles, in spite of the fact that virtually all such buildings were close to streetcar lines. The presence of garages depended on the size and luxury of the intended market and on the building's location. Garages are seldom found in downtown buildings of this era, but even in the high density areas of Capitol Hill and First Hill, garages were common. At first they were in separate structures at the rear or, by the mid-1920s, typically incorporated into the basement. Although no systematic study has been made of the number of garage spaces, the typical building fell far short one space per unit. After World War II, garages became a larger and more prominent, even before code changes required parking. Garage doors or open car ports beneath the building are often a primary feature.

Landscaping: The typical apartment block has only foundation plantings, if that, and the landscape is of minor importance. However, in most courtyard apartments (including U-shaped apartment blocks) the landscape was originally a major feature that was carefully designed and maintained. Developer Frederick Anhalt placed great emphasis on landscaped courtyards as a refuge, a pleasant view from the interiors, and a separation between the public street and individual units. Other quality developers of the era followed his example. The degree to which these landscapes have been maintained varies. The best

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examples include features such as ponds or fountains, specimen trees and a variety of shrubs, flowers and groundcovers.

SIGNIFICANCE

The purpose-built apartment building is significant to the history of Seattle both for the expanded residential choices it brought to Seattleites and for its impact on the urban fabric and form of the city. The availability of apartment dwellings in the early 20th century made it possible for people of many income levels to move to the city and live comfortably and independently from their families. They provided an affordable and socially-acceptable housing alternative for teachers, store clerks, office workers and others who either could not afford to purchase a house, or were not ready to do so. More elegant buildings provided extensive amenities to wealthier people who preferred not to maintain a household, primarily single men, widows or childless couples.

The buildings themselves changed urban form significantly. They initially developed in proximity to streetcar lines, and the increased density, in turn, made the continuation of public transportation viable. Apartment buildings of this era also make significant aesthetic contributions to the streetscape, with landscaping and ornamentation that can be enjoyed by everyone.

Apartment buildings are significant primarily in the area of ARCHITECTURE. However, specific buildings may also be significant under other areas. For example, a building with elaborate and intact gardens could also be significant in LANDSCAPE ARCHITECTURE. An apartment complex that transformed a neighborhood and engendered further development could be significant under

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COMMUNITY PLANNING AND DEVELOPMENT. Other buildings could potentially be important for their association with the history of a specific ethnic group (ETHNIC HERITAGE) or social movement or event (SOCIAL HISTORY).

Apartment buildings would typically be listed under National Register Criterion C: *Buildings that embody the distinctive characteristics of an architectural type, period or method of construction, or representing the work of a master or possessing high artistic value.* This criterion would be used most often, as many apartment buildings are good examples of their type or are the work of a master architect or builder. Outstanding detailing or use of terra cotta and other materials are often seen as well.

However, other National Register criteria could potentially apply to specific buildings. For example, a building significantly associated with an important event such as the Alaska-Yukon-Pacific Exposition could be eligible under Criterion A. A building associated with an important individual who was significant to our history could be eligible under Criterion B. This criterion would be used infrequently for apartment buildings, because apartments are typically transitory residences, and this criterion relies on a lengthy connection. However, a building may have been, for example, the home and workplace of an important person at the time that he or she created a significant work of art or literature.

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REGISTRATION REQUIREMENTS

Applicable to all Building Types

To be eligible for listing in the National Register, the criteria described below must be sufficiently expressed to support the building's specific contribution to the historic context. In addition, the building must have sufficient integrity that it retains its architectural character. Aspects of integrity to be considered include location, design, setting, workmanship, materials, association, and feeling. However, not all of these aspects are necessary. For example, a building in a transitional area where the setting is no longer residential would not necessarily lose its integrity.

Integrity of design and of materials is the most important consideration in apartment buildings. This typically means that a building retains its original character, including its architectural composition and plan, its original materials and the architectural detail on the primary elevation. Each building must be evaluated individually to insure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register. In doing this, consideration would be given to the defining characteristics of the building.

Easily reversible alterations, such as the addition of an awning at the entry or replacement of doors or windows are common and do not necessarily diminish a building's contribution to the historic context. However, such alterations should be evaluated in terms of the extent to which the building's original design and character are affected. For example, on a large building with extensive terra cotta ornamentation, a modern front entry or newer one-over-one vinyl window sash may have little effect on

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the building's character and style. In contrast, steel sash in a Modernist building would be an important defining characteristic and its in appropriate replacement may significantly affect the building's style and character. Integrity of interior characteristics is also a consideration. An eligible building would have its original interior configuration of primary public spaces (such as lobbies and corridors) with few changes. Although changes within in units may occur, the original appearance of corridors and lobbies should be largely original, with original or compatible materials.

The following requirements must be met by any building qualifying under this MPD:

- Constructed between 1900 and 1957;
- Located within the city of Seattle corporate limits as of October 1, 2008 (as described in Section G below).
- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities.

Apartment Block

The apartment block is by far the most common apartment form in Seattle. They are divided into three subtypes, based primarily on height:

- **Low-Rise**

Two-to-four story "walk-up" buildings are the most common apartment buildings in the city, found in high densities in the First Hill, Capitol Hill and University neighborhoods and primarily along arterials in other pre-World War II neighborhoods.

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- **Mid-Rise**

Five-to-seven story mid-rise apartments are concentrated in denser areas such as First Hill, Capitol Hill and the University District.

- **High-Rise**

Buildings with eight or more stories are typically found close to downtown in First Hill and Capitol Hill, as well as the University District. Zoning changes in 1957 encouraged such development in Queen Anne and Madison Park as well.

Apartment blocks are typically rectangular in plan, but light wells on the rear or side often give a building an E- or H-shaped plan that is not apparent from the front. Other examples are triangular or L-shaped to accommodate specific site conditions. U-shaped blocks with landscaped courtyards are a common variation. The courtyard may be as narrow as a light well or as large as a city block.

Apartment blocks usually have one primary building entry, although larger buildings sometimes have a separate entry to each wing. Entries to individual units are off of interior hallways. The main entry is typically the most ornate part of the building, often with an elaborate surround of terra cotta or cast stone. Stairs and vestibules of marble, tile or terrazzo and wood doors with leaded or art glass are often seen. The lobby may only be large enough for the mailboxes and stair landing, or may be a large multi-roomed space with lounge areas and other amenities. Rich materials such as marble, terrazzo and plasterwork are often used, even in modest buildings.

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SUB-TYPES

1. LOW-RISE APARTMENT BLOCK

Description

The Low-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- Is one to four stories in height;
- May or may not have an elevator;
- Has a single main public entry;
- Has a typical floor plan with corridors leading to most of the individual units;

In order to be listed under this property type, a building must meet the requirements of geography and construction date. The building's integrity and the degree to which it expresses its style and design, especially materials and ornamentation, are the critical factors.

Characteristics found in the best examples include:

- Retention of the building's plan and original materials, including window sash;
- Ornamentation appropriate to its period and overall character and style, typically including terra cotta or cast stone ornamentation;
- A distinctive primary entry and lobby with a high degree of integrity.

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Significance

This sub-type is the most numerous and is found in all neighborhoods of the city. Accordingly, it has had the greatest significance both in terms of providing affordable housing and in its effect on the streetscape and neighborhood character.

Registration requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on the primary façade, and substantial retention of original materials on minor facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

2. MID-RISE APARTMENT BLOCK

Description

The Mid-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Is five to seven stories in height;
- Has one or more elevators;

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- Has a single main public entry door and an elevator lobby; and,
- Has a typical floor plan with corridors leading to most of the individual units.

Significance

This sub-type is less common than the low-rise apartment block and is concentrated in a few neighborhoods. Because of its larger size, it has had a significant effect on the character of these neighborhoods, and has been a major contributor to the city's housing supply.

Registration Requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

3. HIGH-RISE APARTMENT BLOCK

Description

The High-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

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- Has at least eight self-sufficient dwelling units, each with private kitchen and bath facilities;
 - Is more than eight stories in height;
 - Has one or more elevators and an elevator lobby;
 - Has a single main public entry door and lobby; and,
 - Has a typical floor plan with corridors leading to most of the individual units.

Significance

This sub-type is the least common of the apartment blocks and is concentrated primarily in the First Hill and Capitol Hill neighborhoods and the University District. Because of their size, these buildings are a very important component of neighborhood character and comprise a significant portion of the housing stock. They are more likely to feature luxury units and a wider range of amenities than are the smaller buildings.

Registration Requirements

These buildings are generally highly intact, and minor changes such as newer window sash do not affect their overall character significantly. To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear or a small roof addition would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;

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- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
 - Window sash, whether original or replacements, that are compatible with the building's character and style.

IV. COURTYARD/TOWNHOUSE APARTMENTS

Courtyard/townhouse apartments are Seattle's second most common apartment building form. They consist of one or more buildings arranged around a useable courtyard. The key feature differentiating these from the U-shaped apartment block is the presence of an individual entry to each dwelling unit (or small vestibules each accessing 2-4 units); most units are not accessed through interior corridors. Each entrance is marked in some way, usually with a stoop and hood, which emphasizes the individuality of the units.

Courtyard apartment buildings are typically U-shaped in plan with the courtyard in front. However, they may have other configurations (such as L-, E- or H-shape, or irregular), and the courtyard may be in the rear or to the side. The most common configuration has only one building. However, common variations include two or three buildings arranged around a courtyard, linear buildings (the double bar form) with a courtyard in between, or individual cottages around a courtyard. Townhouse units may also have a linear arrangement, without an enclosed courtyard. If there is a garage, it may be separate or integrated into the building(s). A minor commercial use is sometimes found, such as the conversion of one unit to an office.

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In Seattle, examples are commonly found in the Craftsman style and in the Tudor, French and Mediterranean Revival styles. They may be clad with brick, stucco, wood siding or wood shingles, as appropriate. Decorative features appropriate to each style are generally found, including balconies, turrets, art glass, tile or decorative brickwork.

Description

The Courtyard/Townhouse Apartment Building was designed and built specifically as a multi-family dwelling. Characteristics found in the best examples include:

- At least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- One to three stories in height; and
- A distinct individual entrance for each unit or for small groups of units.
- Detailing appropriate to its period and overall character and style;
- Distinctive landscaping in the courtyard; and,
- Original window sash, although appropriate replacements are allowable if the building's overall character is not significantly altered.

Since this type includes townhouse, it is not necessary that there actually be a courtyard. Some examples have a linear plan without an enclosed courtyard.

Significance

This is the most distinctive apartment sub-type. The largest number is found in Capitol Hill, but good examples are also seen in Eastlake, Queen Anne, and the University District, with a scattering of examples in the other older neighborhoods. The typical small scale allows these buildings to be compatible with

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either residential or small commercial neighborhood contexts, while adding variety to the streetscape. Their style, detailing and landscaping are significant aesthetic features of many neighborhoods. These buildings are also significant for their history of providing features similar to a single-family home, with individual front and rear entrances, at a more affordable price. The best examples of courtyard apartments are among the largest, most luxurious and highly-detailed apartment units in the city.

Registration Requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the overall plan of the complex (a small shed or similar addition at the rear would be allowable);
- Retention of original materials on primary facades;
- Substantially intact ornamentation; and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

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G. GEOGRAPHICAL DATA

The Multiple Property group included in this listing is limited to apartment buildings located within the legal limits of the City of Seattle, King County, Washington, as of January 1, 2007. This area is bounded by 145th Street on the north, Puget Sound and Elliott Bay on the west, Lake Washington on the east and a southern boundary generally defined as Seola Beach Drive SW/30th Avenue SW, SW Roxbury Street, S. Barton Street, S. Juniper Street, 59th Avenue S. and S. 112th Street.

H. SUMMARY OF IDENTIFICATION METHODS

This context statement is based on a combination of field data, archival data and literature review. In 2005-2006 four Seattle neighborhoods with the richest apartment heritage were comprehensively surveyed: Capitol Hill (including Pike/Pine), First Hill, Eastlake, and portions of the Central Area and Phinney Ridge communities. This information was combined with that from inventories of the University District, Queen Anne, Cascade, Wallingford and North Beacon Hill/Rainier Valley neighborhoods, all conducted between 2000 and 2005.

Archival resources used to identify apartment buildings included historical address directories and maps, supplemented by historic real estate materials and newspaper and magazine articles. King County Tax Assessor records from 1937 provided photos of both existing and demolished buildings. City of Seattle building permit files, which often include original architectural plans, were used to identify architects, owners and building details.

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APPENDIX

A SAMPLE OF SEATTLE APARTMENT HOUSES, 1900-1957

This is a *partial* list that gives an indication of the apartment buildings that could be considered under this MPD. Inclusion on the list does not indicate whether the building is or is not eligible for either National Register listing or local landmark designation. Buildings that are currently listed in the National Register or are located in historic districts are excluded.

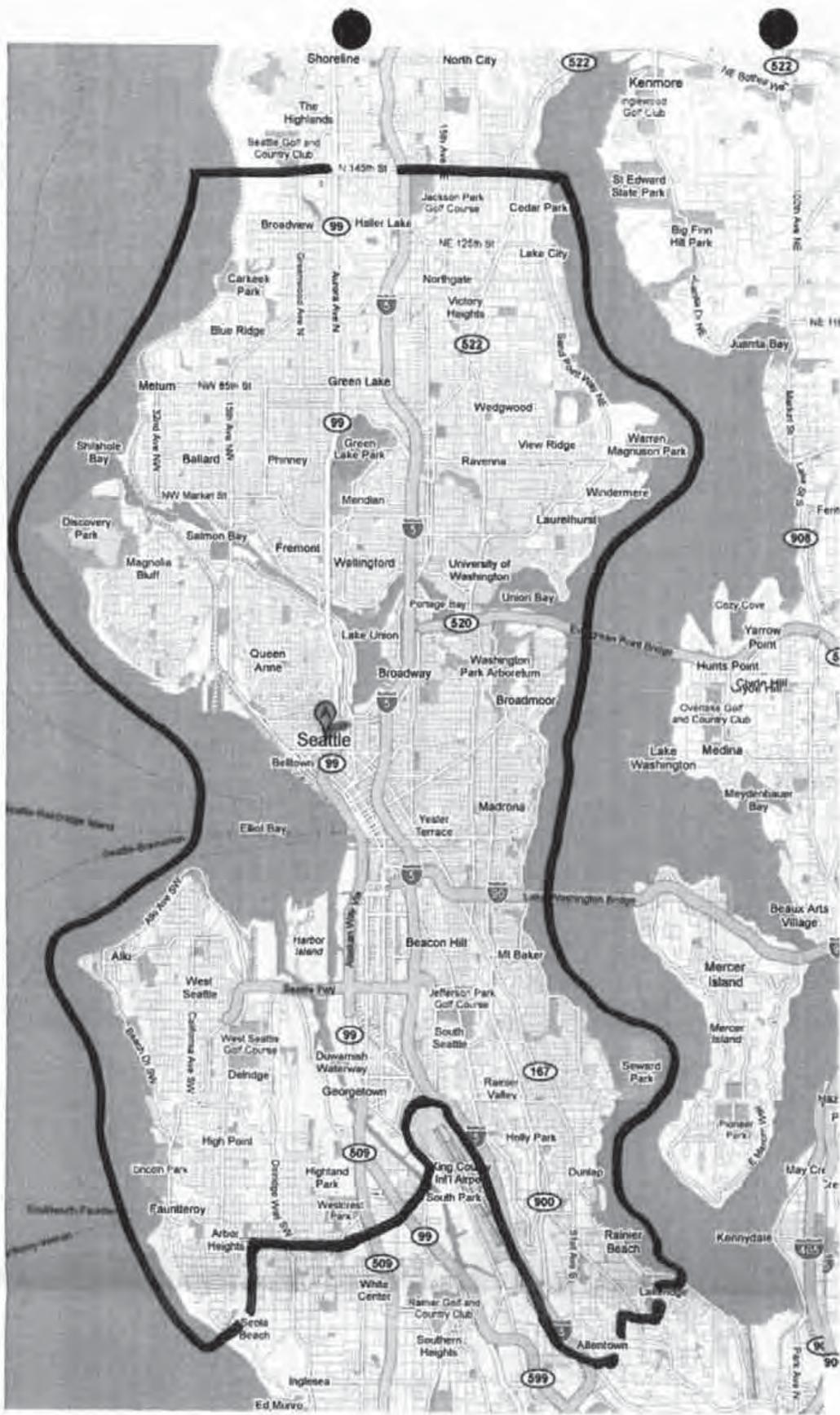
CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
1000 8 th Avenue (Nettleton)	1000 8 th Ave.	1949	Earl Morrison (Nettleton, Baldwin & Anderson)
1005 E. Roy	1005 E. Roy St.	1930	Edwin Dofsen (Anhalt Co.)
1014 E. Roy	1014 E. Roy St.	1930	Edwin Dofsen (Anhalt Co.)
1201 John	1201 E. John St.	1929	Edwin Dofsen (Borchert Co.)
1320 Queen Anne Ave.	1320 Queen Anne Ave. N.	1927	(Western Bldg & Leasing)
2003 Boylston Ave. E.	2003 Boylston Ave. E.	1925	
2345 Franklin Ave. E.	2345 Franklin Ave. E.	1925	Everett J. Beardsley
405 Prospect (Prospect Terrace)	405 Prospect St.	1929	N. Torbitt (A.P. Merrill)
417 Harvard East	417 Harvard Ave. E.	1929	Edwin Dofsen (Borchert Co.)
5 th Avenue Court	2132 5 th Ave.	1922	Lawton & Moldenhour (W. Carroll)
Adams	304-308 Bell St.	1915	Victor Voorhees (E.V. Adams)
Admiral	2203 California Ave. SW	1927	Harry H. James
Aladdin	1906 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Alexander Hamilton	1127 Olympic Way W.	1929	William Whiteley (Victor Sandberg)
Aloha (Stoddard Terrace)	902 E. Aloha St.	1944	G. W. Stoddard
Aloha Terrace	212 Aloha St.	1947	Stuart & Durham
Alta Casa	1645 10 th Ave. E.	1923	Frank Fowler (J. C. Buie)
Ambassador	505 E. Denny Way	1923	Earl Roberts
Amherst	1902 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Anhalt Arms (Berkeley Court)	1405 E. John St.	1928	Edwin Dofsen (Western Bldg & Leasing)
Arcadia	1222 Summit Ave.	1916	Isham Johnson
Arkona (Pauleze)	107 1 st Ave. N.	1908	
Astor Court	1450 E. Republican St.	1926	(Gardner Gwinn)
Auditorium	605 5 th Ave. N.	1926	
Avalon Cooperative	22 John St.	1908	
Bamberg	416 E. Roy St.	1910	John Corrigan (C. Bamberg)
Barbara Frietchie	1102 17 th Ave.	1929	Samuel Anderson
Barcelona Court	2205 Bigelow Ave. N.	1928	William Whiteley (Western Bldg. & Leasing)
Baroness	1005 Spring St.	1931	Schack & Young
Bel Roy	703 Bellevue Ave. E.	1931	Bain & Pries
Ben Lomond	1027 Bellevue Ct. E.	1910	Elmer E. Green
Bering	233 14 th Ave. E.	1930	Max Van House (Ideal Investment Co.)
Betsy Ross	1120 17 th Ave.	1928	Samuel Anderson
Beverly Rac	303 Harvard Ave. N.	1949	Stuart & Durham (Beverly Rae Corp.)
Biltmore	418 E. Loretta Pl.	1924	Stuart & Wheatley (Stephen Berg)
Briar Crest	1103 E. Republican St.	1928	William Whiteley
Broadway Court	425-432 10 th Ave. E.	1925	
Buckley	201 17 th Ave. E.	1928	Edward L. Merritt
Cambridge (Cambridge Apt. Hotel)	903 Union St.	1922	Sherwood Ford (Real Estate Improvements)
Camellia Manor	322-334 Summit Ave. E.	1952	William Whiteley

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Camelot	515 N. 50 th St.	1928	Earl Morrison (Andrew Smith)
Campus	4210 Brooklyn NE	1923	John Creutzer
Canterbury Court	4225 Brooklyn Ave. NE	1929	Henry H. Hodgson
Carmona	1121 17 th Ave.	1929	Samuel Anderson
Carol	1119 NE 43 rd St.	1929	Eric C. Rising
Carolina Court	521 Eastlake Ave. E.	1916	John Creutzer (Claude Ramsay)
Carroll	305 Bellevue Ave. E.	1913	A. W. Gould (T. A. Loake)
Cassel Crag	1218 Terry Ave.	1925	H. G. Hammond (A. W. Cassels)
Castle	2132 2 nd Ave.	1918	Lawton & Moldenhour (E. E. Uden)
Castlewood	2717 Franklin Ave. E.	1929	Paul Thiry (Wood & Milner)
Catalina	509 Bellevue Ave. E.	1930	William Whiteley (H. B. Pettijohn)
Chandler Hall (Westport)	119 W. Roy St.	1924	
Charbern	1705 Belmont Ave.	1925	John Creutzer (C. F. Tregoning)
Chardonnay (Bellevue)	203 Bellevue Ave. E.	1906	F. H. Perkins
Charlesgate	2230 4 th Ave.	1922	E.T. Osborn (Investors Corporation)
Charmaine	627 4 th Ave. W.	1929	
Chasselton	1017 Boren Ave.	1928	(John Hudson)
Chateau Margaux (Leeds)	1052 E. Thomas St.	1909	
Chelan	616 4 th Ave. W.	1930	
Commodore-Duchess	4009 15 th Ave. NE	1925	Earl Roberts
Conrad	1631 Belmont Ave.	1928	Howard Riley (Conrad Johnson)
Consulate	1619 Belmont Ave.	????	
Cornelius	306 Blanchard St.	1926	Frank Fowler (Carroll Cornelius)
Cornell	531 Malden Ave. E.	1928	Frank Fowler
Coryell Court	1820 E. Thomas St.	1928	
Creswick	1305 E. Republican St.	1928	(Western Bldg & Leasing)
Davenport	420 Vine St.	1925	Henry Bittman
David II	741 Federal Ave. E.	1927	(Gardner J. Gwinn)
Del Masse	26 W. Harrison St.	1950	
Del Roy	25 E. Roy St.	1925	
DeLorges	325 Harvard Ave. E.	1928	
Devonshire	420 Blanchard St.	1925	Henry Bittman
Donaphilita	1707 Taylor Ave. N.	1927	Oscar F. Nelson (Loleta Smith)
Dover (Highland/Layeta)	901 6 th Ave.	1903/ 1912	Thompson & Thompson; Blackwell & Baker
Edgar Court	2704 Eastlake Ave. E.	1925	Albert A. Geiser (C. O. Montague)
Edgewater	2411 42 nd Ave. E.	1938	John Graham Jr.
El Capitan (North)	1617 Yale Ave.	1925	Emil Guenther (Josephine North)
El Cerrito	608 E. Lynn St.	1930	Everett J. Beardsley
El Monterey	4200 11 th Ave. NE	1928	Everett J. Beardsley
Elektra (Town House)	1400 Hubbell Pl.	1957	
Ellenbert	915 E. Harrison St.	1928	Max Van House
Embassy	1420 Boren Ave.	1925	William Bain, Sr.
Emerald Arms (Dunlap)	1741 Belmont Ave.	1926	(Mrs. A. C. Dunlap)
Envoy	821 9 th Ave.	1929	William Bain, Sr.
Exeter House	720 Seneca St.	1927	Stuart & Wheatley
Fairmont	941 11 th Ave. E.	1920	J. G. Scott (Charles Young)
Faneuil Hall	1562 E. Olive Way	1928	Harry Hudson (John Hudson)
Fionia	109 John St.	1922	
Fleming	2321 4 th Ave.	1916	Warren Milner (Meade & Forrestal)
Fleur de Lis	1114 17 th Ave.	1928	Samuel Anderson
Four Hundred Blaine	400 Blaine St.	1909	Unknown
Franca Villa	1108 9 th Ave. W.	1930	William Whiteley (Sandberg/Anhalt Co.)
Franconia	401 W. Mercer St.	1930	

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Franklin	2302 4 th Ave.	1918	George W. Lawton (F. M. Jordan)
Frederick	4737 Brooklyn Ave. NE	1924	Charles White (Mrs. E. M. Wood)
Gainsborough	1017 Minor Ave.	1930	Earl Morrison
Garden Court	1631 16 th Ave.	1929	
Gaylord	331 Bellevue Ave. E.	1923	(Gardner Gwinn)
Gellesley	4207 Brooklyn Ave. NE	1925	H. W. Rogers (G & D Investment Co.)
Glen Arms	512 Boylston Ave. E.	1928	
Glen Eden	921 1 st Ave. W.	1929	(Gardner Gwinn)
Glencoe	1511 Boylston Ave.	1907	
Granada	1736 Belmont Ave.	1923	John Creutzer (L. C. Troughton)
Grandview (Grand View)	409 Eastlake Ave. E.	1907	Henderson Ryan (K. Kalseth & Co.)
Greenwich	1305 Queen Anne Ave. N.	1928	(Gardner Gwinn)
Haines	1415 E. Olive Way	1905	
Hallmark	705 2 nd Ave. W.	1946	
Hamrick	702 2 nd Ave. W.	1947	
Harrison	800-810 E. Harrison St.	1911	F. H. Perkins (United Cities Trust Co.)
Harvard Crest	135 Harvard Ave. E.	1927	William Aitken (Emil Pohf)
Hawthorne Square	4800 Fremont Ave. N.	1924	Lawton & Moldenhour (Goodwin Real Estate Co.)
Heather Court	114 12 th Ave. E.	1953	William Whiteley (S & S Investors)
Heights Court	768 Bellevue Ave. E.	1909	Lewis Palmer (H.A. Conn)
Helen V (Algonquin)	1319 E. Union St.	1907	Graham & Myers
Highland	925-931 11 th Ave. E.	1924	Stuart & Wheatley (W. C. Malaney)
Highland Arms	1206 Queen Anne Ave. N.	1948	
Highland Crest	1205 Queen Ann Ave. N.	1948	
Hudson Arms	1111 Boren Ave.	1923	D. W. Dwyer (John Hudson)
Inn at Queen Anne (Wedgewood Inn/Grex)	505 1 st Ave. N.	1930	George Rasque (British-American Realty)
Ireland	100 W. Olympic Pl.	1927	
Iris	415 W. Roy St.	1931	
Jefferson Park	1756 S. Spokane St.	1925	J. M. Bard (West Coast Construction Co.)
John Alden	1019 Terry Ave.	1924	Harry Hudson (John Hudson)
John Wallace	417 E. Union St.	1930	Earl Morrison
John Winthrop	1020 Seneca St.	1925	Harry Hudson (John Hudson)
Kenneth	307 Queen Anne Ave. N.	1925	
Kingsbury	1914 Bigelow Ave. N.	1928	Albert Geiser (H. A. Bakenhus)
Kinnear	905 Olympic Way	1908	W. P. White (Foutz & Williams)
L'Amourita	2901 Franklin Ave. E.	1909	(Adolph & Edith Jarmuth)
La Charme	637 3 rd Ave. W.	1930	
La Crosse	302 Malden Ave. E.	1907	Frank H. Perkins (W. & G. Bergman)
La Flor	323 16 th Ave. E.	1929	Samuel Anderson
La Quinta	1710 E. Denny	1927	William Whiteley (Western Bldg & Leasing)
Lake Court Apts. (Lakecrest/Shoremont)	2020 43 rd Ave. E.	1922; 1926; 1929; 1953	William Bain; Bain & Pries; Taylor & Thiry; Frederick Anhalt (Harold Heathman)
Lake View (C & K Apartments)	1555 Lakeview Blvd. E.	1949	Chiarelli & Kirk
Lanai	3240 Fuhrman Ave. E.	1955	Ted LaCourt (Orville Cohen)
Laurabell	1112 N. Broadway	1922	
Laurel Crest	Terrace Dr. NE	1950	Stuart & Durham
Laurelton	1820 16 th Ave.	1927	Baker, Vogel & Roush (Denny Way Holding Co.)
Lauren Renee (El Dora)	312 E. Olive Pl.	1914	John Creutzer (August Johnson)
Lenawee	1629 Harvard Ave.	1918	John Creutzer (Bradner Co.)

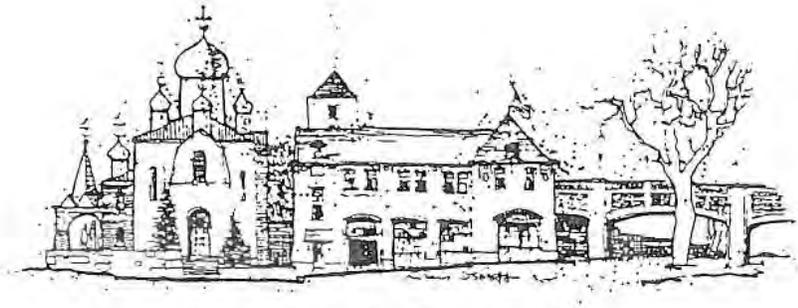
CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Leonard	715 1 st Ave. W.	1930	(Horace Leonard)
Levere	4105 Brooklyn Ave. NE	1927	
Lexington-Concord	2402 2 nd Ave.	1923	Harry Hudson (John Lorentz)
Lincoln Court	1020 E. Denny Way	1907	(John H. Starbird)
Linda Vista	92 E. Lynn St.	1930	
Lisa Carol	4405 Corliss Ave. N.	1926	William Whiteley (Frank & Jean Davidson)
Lock Vista (Ballard)	NW Market St./ 30-32 nd Ave. NW	1949	Thomas, Grainger & Thomas
Lola	326 W. Mercer St.	1929	
Lomita Vista (Rosita Villa)	1208 10 th Ave. W.	1913	
Los Angeles	214 Summit Ave. E.	1917	
Lowell -Emerson	1100 8 th Ave.	1928	Harry Hudson (Gibbs & Hudson)
Madison Court	1635 42 nd E.	1930	
Malloy	4337 15 th NE	1928	Earl Roberts (Angus P. Malloy)
Margola	1109 17 th Ave.	1928	Schack & Young
Marianne	633 4 th Ave. W.	1929	Stuart & Wheatley (C. Sandland)
Marine	203 W. Republican St.	1947	
Marlborough	1220 Boren Ave.	1926	Earl Morrison
Martha Anne	1115 17 th Ave.	1928	Schack & Young (Mackintosh & Owsley)
Martha Lee	427 Bellevue Pl. E.	1930	William Whiteley (H. B. Pettijohn)
Maxmillian	1414 Seneca St.	1918	Victor Voorhees
Mayfair Manor	1101 17 th Ave.	1928	E. A. Gabryel Co.
McKean	1404 Olympic Way W.	1929	
Melrose	1520 Melrose Ave.	1916	W.W. Noyes (Sutherland McLean)
Mercedes	613 3 rd Ave. W.	1030	
Mission Inn	1743 Boylston Ave.	1926	Max Van House (Marion Investment Co.)
Montrachet	956 18 th Ave. E.	1922	
Montrose Court	205 W. Lee St.	1927	William Whiteley (Jerome Hardcastle)
Morris	1743 Summit Ave.	1916	E. J. Beardsley
Naoma	1733 Boylston Ave.	c. 1904	Charles Bliss (Porter & Bert Ehle)
Naomi	625 4 th Ave. W.	1930	
Narada	25 W. Highland Dr.	1926	Charles Haynes (Western Lime Co.)
New McDermott (McDermott)	1514 Bellevue Ave.	1926	Gerald C. Field (J. F. & R. J. McDermott)
Northgate Plaza	NE Northgate Way/ 1 st -3 rd Ave. NE	1951	John Graham, Jr.
Old Colony	615 Boren Ave.	1909	
Olive Tower	1624 Boren Ave.	1928	Earl Morrison (Paul D. Ford)
Olympian	1605 E. Madison St.	1913	William P. White
Olympus Manor	220 W. Olympic Pl.	1930	William Whiteley (Horace Leonard)
Oxford Crest	1400 Boren Ave.	1924	
Park Court	921 11 th Ave. E.	1922	G. W. Stoddard
Park Lane	400 Boylston Ave. E.	1931	Albert A. Geiser (Emil Pohl)
Park Vista	5810 Cowen PL. NE	1928	John Creutzer
Parkhurst	505 14 th Ave. E.	1928	(Gardner J. Gwinn)
Parkridge (Leona)	916 Queen Anne Ave. N.	1909	V. P. von Erlich (St. Louis-Seattle Investment Co.)
Paul Revere	1018 9 th Ave.	1924	Harry Hudson (John Hudson)
Pittsburgh (#1)	125 Warren Ave. N.	1907	
Pittsburgh (#2)	117-123 John St.	1907	
Portage Bay Plaza	3261 Fuhrman Ave. E.	1952	S. G. Morrison (Archie Iverson)
Qualman	1421 15 th Ave.	1907	
Queen Anne	900 Queen Anne Ave. N.	1929	
Queen View	621 W. Galer St.	1917	William P. White

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
(Sagamore)			
Queen Vista	1321 Queen Anne Ave. N.	1949	Stuart & Durham
Queen's Court	124 Warren Ave. N.	1930	
Queensborough	101 W. Olympic Pl.	1950	
Randolph	1833 13 th Ave.	1928	Stuart & Wheatley
Ranice (Minerva)	4217 Brooklyn Ave. NE	1908	
Rhodes Arms	315-19 12 th E.	1928	(John Hudson)
Ridgeview	315 N. 50 th St.	1931	W. G. Brust
Roberta	1119 NE 43 rd St.	1929	Eric C. Rising
Rosina Court	1101-1107 18 th Ave.	1928	William Whiteley
Roundcliffe	845 Bellevue Pl. E.	1925	Stuart & Wheatley (E. J. Rounds)
Roxbury	1511 E. Mercer St.	1908	
Roy Vue	615 Bellevue Ave. E.	1924	Charles A. Haynes (W. & G. Bergman)
Roycroft	317 Harvard Ave. E.	1906	Henderson Ryan (E. B. Roy)
Russell	909 9 th Ave.	1906	Saunders & Lawton (Emmett Russell)
Ruth Court	133 18 th Ave. E.	1927	(John Hudson)
San Marco	1205-09 Spring St.	1905	Saunders & Lawton (Bert Farrar)
San Remo	606 E. Thomas St.	1907	W. D. Van Sclen
Seaview	519 W. Roy	1932	Michael Leder (Lewis Realty/ Cooper Mortgage)
Sergent	1908 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Seville Court	906 1 st Ave. N.	1927	William Whiteley (Western Bldg. & Leasing)
Shannon (Buckingham)	1220 Boylston Ave	1905	
Sheffield	200 17 th Ave. E.	1929	
Sheridan (Perkins)	2011 5 th Ave.	1914	David Dow (W. D. Perkins)
Sherwood	1633 Melrose Ave.	1916	George Lawton (Goodwin Real Estate Co.)
Sir Galahad	903 Bellevue Pl. E.	1926	
Skyline House	600 W. Olympic Pl.	1956	Durham, Anderson, Freed (Ellsworth Lovell)
Sovereign	1317 Boren Ave.	1925	J. Lister Holmes
Spring	1223 Spring St.	1929	Earl Morrison
St. Florence	504 E. Denny Way	1914	Frank Fowler (Daniel O. Boyd)
St. Ingbert	309 E. Harrison St.	1928	(Ludwig Hellenthal)
St. Paul	1206 Summit Ave.	1902	(E. C. Burke)
Stanford	404 E. Harrison St.	1927	Earl Morrison (Paul Ford)
Stanford (Smart)	1304 NE 42 nd St.	1924	Earl Roberts (Mrs. J. E. Smart)
Sterling Court	1722 Belmont Ave.	1926	Stuart & Wheatley (H. M. Smith)
Stockbridge	1330 Boren Ave.	1925	Henry Bittman
Stonecliff (Tramontin)	2602 4 th Ave.	1923	S. E. Sonnichsen (P. A. Tramontin)
Stratford (Nesika)	2021 4 th Ave.	1915	Blackwell & Baker (Gardner & Lessey)
Strathmore	7 Harrison St.	1908	
Summit Arms	1512 Summit Ave.	1908	
Summit Terrace	406 Summit Ave. E.	1924	
Sunset Heights	455 N. 44 th St.	1929	W. G. Brust (J. Knutsen)
Terrace View	1821 11 th Ave. W.	1907	
Thomas	510 E. Thomas St.	1956	Blaine McCool (Kay Corp.)
Thomas Park (Althea)	419 E. Thomas St.	1921	
Thomas Park View (Thomas)	411 E. Thomas St.	1909	
Tudor Court	1719 2 nd Ave. N.	1929	
Tudor Manor	111 14 th Ave. E.	1929	
Tulane	408 Bellevue Ave. E.	1929	
Tuscany (Piedmont Apt. Hotel)	1215 Seneca St.	1928	Huntington & Torbitt
Twin Gables	1516 E. Republican St.	1929	Edwin Dofsen (Borchert Co.)



SEATTLE APARTMENT BUILDINGS, 1900-1957 MPD
 Approx. GEOGRAPHICAL AREA

**Landmark Preservation Board Report
on Designation: L'Amourita Apartment
Building**



The City of Seattle

Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

Landmark Nomination Form

Name L'Amourita Apartment Building Year Built 1909
(Common, present or historic)

Street and Number 2901 - 2917 Franklin Avenue East

Assessor's File No. 195970-2630

Legal Description Plat Name Denny Fuhrman Addition Block 34 Lot 11, 12 & 13

see attached

Present Owner L'Amourita Coop Association, Inc. Present Use Cooperative Apt. Building

Address 2905A Franklin Avenue East, Seattle, WA 98102

Original Owner Adolph J. and Edith De Long Jarmuth Original Use Apt. Bldge - Townhouse

Architect NA Builder NA

Description: Present and original (if known) physical appearance and characteristics

see attached

Statement of significance

see attached

Photographs:

see attached

Submitted by: BOLA Architecture + Planning

Address 320 Terry Avenue North Phone (206) 447-4749

Date _____

Reviewed _____ Date _____
Historic Preservation Officer

L'Amourita Apartment Building

2901 - 2917 Franklin Avenue North

Landmark Nomination Report

December 2004

1. Introduction

Background

This landmark nomination report for the L'Amourita Cooperative Apartment Building has been undertaken at the request of the building's cooperative ownership group. The owners of the L'Amourita Apartments are proud of the building, and have been its active stewards. They are proposing landmark designation of the property as a way of recognizing its unique Mission Revival architecture character and its historic contribution to the Eastlake neighborhood.

This report includes the attached City of Seattle Landmark Nomination form, and descriptive text on the historic and architectural significance of the building, illustrated by historic and contemporary maps, photos and drawings, and accompanied by a bibliography. The report was developed by Susan Boyle of BOLA Architecture + Planning with assistance from Sonja Sokol Fürész and Angela Cassidy.

Susan Boyle undertook research in September and October 2004. Tasks included several site tours and review meetings at the building with co-op owners, and reviews of the co-op's documents and web site. Documents came from the following sources:

- City of Seattle Department of Planning and Development (DPD, formerly DCLU) permit list, and drawings for a 1985 renovation project and the 1998 retaining wall project
- Drawings by the Brown Associates/Architects of Seattle for exterior renovation project, dated July 15, 1985, and March 27, 1997
- UW Architecture and Urban Planning Library, and Special Collections digital photo collection
- City of Seattle Clerk's Municipal Archives digital historic photo collection
- The Dept. of Neighborhoods and Eastlake Community Council, for neighborhood history and data
- Seattle's Historic Preservation Program files for inventory and survey forms for this building and several nearby Mission Revival style apartment buildings
- The Museum of History and Industry (MOHAI) for an early photograph of the building
- History.Link.org, on-line essays on historic subjects, including the Eastlake neighborhood, Seward School, Roanoke Park, Rogers Playfield, Adelphi College, and Boeing Airplane Company
- Architectural publications and web site references on the Mission Revival architectural style and its design features, including the web site of the Everett Public Library, and other publications about the apartment building type, and its emergence in the late nineteenth century
- Kroll Map Company, historic insurance real estate maps
- The Seattle Public Library collections, including *Polk Directories*, publications and newspaper articles on the building and its neighborhood
- Information about cooperative organizations from the USDA and the National Cooperative Bank

Field research included several tours of the building and the Eastlake neighborhood to document the presence or loss of the building's character-providing design features, changes through time, and current conditions. Its physical context and exterior and interior were documented with photographs.

2. Property Data

Historic Building Name: L'Amourita Apartment Building
Common Building Name: / L'Amourita Cooperative Building

Address: 2901 - 2917 Franklin Avenue East, Seattle, Washington 98102

Location: West side of Franklin Avenue East, north of Shelby Street and west of the Interstate 5, and one block east of Eastlake Avenue East.

Tax ID No.: 195970-2630

Legal Description: Lots 11, 12 and 13 and the south 5' of Lot 14, Block 34, Denny Fuhrman Addition to the City of Seattle, King County (Section SE 17, Township 25, Range 4)

Original Date of Construction: 1909

Original Designer: Unknown

Later Designers: Brown Associates/Architects, Seattle and Freeland, Washington, architects for the 1985 renovation project

Original Contractor: Unknown

Later Contractors: Authentic Construction (Jim Clayton, Owner), contractor for the 1985 renovation project
Integral Construction (Frank Russell, Contact), contractor for the 1998 retaining wall project

Original Use: Apartment Building - Townhouse Type
Present Use: Cooperative Apartment Building

Original Owner: Adolph J. Jarmuth and Edith De Long Jarmuth
Later Owners: John R. Walthew (or Waltherr, I. C. II), Dec. 15, 1922 - Dec. 17, 1936
Carl Rubenstein, January 19, 1942
C.H. Moy, April 5, 1945
Edward H. Hamlin, February 19, 1946
Jos. E. Flory, July 8, 1947
Cooperative Ownership since 1950

Present Owner: L'Amourita Coop Association, Inc.
2905A Franklin Avenue East
Seattle, WA 98102
James Keblas, President, tel. (206) 206.669.7625
Margaret Papadakis, Treasurer, tel. (206) 331-1887
Richard Morhous, Co-op Member, No. 2915A, tel. (206) 323-6089

Property Size, Site: 17,050 gross square feet (0.39 acres)
Building Size: 24,330 gross square feet (21,786 net square feet), per King County Property Tax Records

3. Architectural Description

The Site and Urban Context

The 17,050-square-foot parcel is 150' wide and 110' deep, and follows the steep, slope of North Capitol Hill. The building is placed on the eastern two-thirds, setback 17.5' from the property line and an estimated 30' from the west edge of the paved sidewalk. Setbacks on the north and south are only 5', but there appears to be more property as the northern retaining wall is several feet farther north, and there is no sidewalk to identify the southern property edge.

The site slopes from downward toward the northwest, from a datum elevation of 100' at the southeast corner to approximately 92' at the northeast corner, and to 85' at the southwest and 85' at the northwest. Along the north property line this results in a drop of 11', and along the south a drop of 15'.

A three-stall paved parking lot is located at the northwest corner of the site, accessible by a narrow driveway along the north side of the building. The elevation of this 35' by 35' lot is approximately 10' below that of Franklin Avenue East. Until 1997, a second parking garage structure was located to the south of the north parking lot, and a concrete retaining wall was provided along the west property line. The grade then dropped 6' to 10' from the parking lot level to the grade on the west side of the wall. A portion of the lower area is a 15' wide City of Seattle right-of-way, which was platted originally as an alley. To the north there is a small retaining wall and to the northwest, the parking lot for the adjacent Pauline Apartments. Presently there is a concrete block and wood frame garage building on site. This 29' by 20', 580 square foot, three-car building is set back 36.5' from the south property line and 5.5' from the building's western face. The garage is accessed via a narrow driveway off East Shelby Street.

The front of the building is clearly the street-facing east facade. It is treated with projecting porches, window bays, and cast concrete steps and walkways that lead from the street and sidewalk, along with sloped lawns, to concrete steps at the three porches. Landscaping is carefully tended on all sides of the building, and includes grass turf, low-maintenance perennials, and tall, deciduous street trees in the parking strip along Franklin Avenue East.

The neighborhood that surrounds the station primarily contains wood-frame, single-family residences, and multi-family apartments of varied sizes. Along Eastlake Avenue East, to the west, there are also commercial buildings that house offices and retail businesses. Apartment buildings of a variety of ages and sizes and a few single-family houses are located along Franklin Avenue to the south of the building. To the north there are two small, brick apartment buildings.

Due east across Franklin Avenue is the right-of-way and Interstate 5. Because of the grades at this location, the freeway appears as a 15-to 30-foot-tall concrete wall, interspersed with lanes of busy traffic. The structure opens to the north to reveal eight lanes of traffic at the main level and reverse express lanes at a lower level.

The Building Structure and Exterior Features

Reinforced concrete foundations and stucco-clad, reinforced concrete exterior walls of up to 22" thick, make up the three-story building structure. 6x6 heavy timber posts serving as columns and 2x10 floor and roof joists are set at 16" on center. The building has overall dimensions of 57' by 142' with three 8'-wide and 27'-deep, west facing lightwells, which contain fire escapes and secondary entries. Primary entries are provided on the east facade, accessed below three hip-roofed porches supported on stucco-clad concrete walls with arched openings. Due to the topography, the lowest occupied floor is partially below grade with the two upper floors and the penthouse visible on the primary east façade.

Hips and gables make up approximately 60% of the total building roof, and these shapes are prominent on the east or primary side of the building. (When the building was re-roofed, the original red roof tiles were salvaged and reinstalled.) Approximately 40% of the building's roof, on the west side, is flat and clad with built-up roofing. The tile-clad sloped roofs are further emphasized by decorative wood rafter tails, which project beyond the gutters to punctuate the front roof edge.

On the exterior, the L'Amourita Apartment Building is embellished many Mission-style decorative elements and details. The east facade features three projecting porches, each with open arched openings. The porches are characterized by hip roofs (at the outer two porches) or a flat roof (at the center), and by prominent curvilinear parapets, which rise above the northeast and southeast corners. The two outer corners are distinguished by tall battered pilasters, which terminate as small decorative towers surmounted by column-supported hip roofs. The façade is symmetrically composed around the center and subdivided by three porches and projecting roof features into three sections. Each of the three sections is also symmetrical.

The tallest center section on the east side reads as a tower. The tower features a hip roof mass, with the stucco walls punctuated by narrow, arched-head window openings (six frontal and one on each side) and a row of corbelling at the floor level. The tower element encloses a small penthouse made up by rooms in two of the current upper-floor dwellings. A U-shaped roof terrace at the second floor wraps this center tower section. Low, stucco-clad parapet walls and wood decking characterize the terrace. The second floor also features projecting window bays with either stacked bracket or oriel details below the windows, and tile-clad hip roofs over the entry porches below.

Windows are typically double-hung or casement, wood-frame types with vertical proportions and flat and arched heads, with the exception of the windows in the bays and those at the center tower section. The 1985 drawings indicate five different types of windows, all composed with two sash, with overall sizes that range from 1'5" by 5.5" to 3.3" by 4.5". Originally many of the upper sash units featured multiple lights, with diamond pattern glazing held by a tracery of wood sash members. Windows at the lower level feature upper sash with vertical glazing patterns.

Secondary north and south facades are composed with the raised parapet sections on the east and flat roof profiles on the west. Windows on the south façade vary also, with those toward the east resembling windows on the primary facade. In contrast to the primary facade, the west or back facade is very simple, with a simple rhythm of rectangular window openings set into the planar stucco wall.

The Plan and Interior Features

The exterior of the L'Amourita provides only a sense of its unusual and inventive layout. The building is symmetrically organized, with four separate front entry porches providing access on the facade. According to cooperative members, the original layout featured eight townhouse units, each accessed from the porch, with an exterior door leading through an archway into the living room of each unit, with a straight stair leading to the second floor which contained bedrooms. The southernmost unit had a dining room call button for servants, and a staircase that led to the servants quarters in the lower southwest corner of the building.

At some time in the early history of the building it was subdivided from two-story townhouses into smaller flats. The *Polk Directory* noted 18 apartment units in 1922, and the 1932 issue of *Heiden's House and Street Directory of Seattle* noted 18 units for listings at 2901 -2917 Franklin Avenue North (presently Franklin Avenue East).

Presently there are 21 units in the building, eight on each of the upper two floors and five in the lower floor. At the main level (second floor) there are four recessed entries at the three separate porches. They each lead to two entry doors, each of which leads to small vestibules that access a lower and an upper unit, thus giving each apartment a sense of privacy and individuality. Separate side entries are provided also to the outer second floor apartments, and direct entries to those at the lower level.

The unit layout at both the main and upper floor provides for two outer dwellings, which are wider, and six interior ones. Straight runs of stairs lead to the upper floor apartments. These units have projecting window bays in front rooms, facing east, and also north or south. Access is provided from the four center upper floor units to the second floor roof deck above the center porch, and from the six interior units to back porches and fire escapes within the lightwells. The southern and northern upper units access fire escapes on the outer walls.

The original building owner, the Jarmuth family, lived in the southernmost dwelling. Up through 1936, this unit remained a seven-room townhouse, according to the tax assessment records of that year. Presently it, like the others, has been subdivided into two flats, each with one bedroom. There are also four one bedroom and one smaller studio apartments at the lower level.

Dwellings range in size from a studio of approximately 300 square feet to one-bedroom units of approximately 440 to over 970 square feet. The largest units are located on the main level which have large basement storage rooms accessed by private internal stairs. The two apartments at the northwest and southwest corners appear larger too, because of their side wall bay windows. The other upper floor interior units also have projecting bays and the interior four access a roof terrace on the east side. A third-floor dwelling room, enclosed by the central tower, is provided in the central two, upper-floor units.

As a residual aspect of the original townhouse layout, the east and west rooms in the upper level flats have almost equivalent sized bedrooms and living/dining rooms. Other original interior features provide residents with a strong sense of the building's history. These include spatial qualities, such as enclosed entry vestibules and relatively tall ceiling heights (recorded as 9'-4" at the first floor, 9'-2" at the second floor, and 8'-9" at the third floor). The layout at the upper floor features larger rooms at the ends, and kitchens and baths accessed off stair halls. There are butler pantries in several apartments at the main level.

A sense of the building's history is reinforced by the presence of original finishes: painted plaster on lath and plaster on concrete walls, and wood trim including coffered ceilings, picture rails, tall wood base, framed windows and doors, and inlaid wood oak flooring at the first floor. Remaining original stairwells have turned wood balustrades and there are deep window bays in front-facing second and third-floor units.

Gas fired fireplaces are provided in many of the units and typically they each retain distinctive, original tile surrounds. These surrounds include inset tiles with relief patterns and geometric and figurative motifs and several feature mantelpieces. While one is painted, others retain the original tile finishes.

Original interior doors were typically panel types, with transom windows. Ample light enters each of the one-bedroom units from windows on three or four walls in the upper units, including the west-facing lightwells. Many of the various-sized windows, which have deep surrounds, feature casement or single-hung operation.

Construction History

No records of original permit or construction drawings are on file at the city's Department of Planning and Development. According to one of the current owners, the architect who worked on the 1985 rehabilitation project does not recall having original drawings. Tax records and historic photos cite an original construction completion date of 1909. A 1917 Sanborn insurance map indicates there were then 19 apartment units in the building. The number was cited in the 1936 era tax assessor's records as 19, and subsequently changed on the form to 21 apartments.

The original designer and contractor remain unknown. However, there were several architects practicing in Seattle in the first two decades of the twentieth century who worked in the Mission Revival style. Further description follows in the section on the Building Style.

Documented Changes to the Building and Current Conditions

The following changes to the building are indicated in historic photos or are cited in DPD permit records, or have been observed at the building:

- 1923, 1924, 1927, 1934 Unidentified permits for unknown work
- 1951 Stairway alterations; addition of exterior metal stairway and ladder
- 1952, 1959 Unidentified alterations
- 1973 Installation of gas-fired water heater
- 1974 Replacement of electrical service
- 1986 Renovation (including window replacement, insulation, and other repairs)
- 1998 Construction of retaining wall, removal of garage, construction of back terrace (Response to Director Ruling of March 20, 1997, and Geotechnical Report of October 28, 1997)
- 1999 Removal of the central steam heat system and replacement by electric baseboard heaters in each unit

The building has been repainted over its history. A record from the USGS, regarding a benchmark placed on the building roof in 1915, cites it as a yellow building in the 1920s and gray in the 1950s. Presently it is a warm off-white with deep red windows and doors, with the terra cotta roof tiles. Historic cooperative records suggest that a new boiler was provided in 1959, repainting occurred that year and again in 1973, and major roof repairs and reroofing occurred in 1973.

In 1997 the Cooperative hired a local geotechnical engineering firm, Shannon and Wilson, to study existing site conditions. The resulting geotechnical report cited a major landslide that occurred after heavy rains in the previous winter. It recommended construction of a soldier pile wall, with wide flange steel beams, concrete and tiebacks, and continuous subsurface drains inside a preexisting concrete wall to retain the grade and improve drainage. (This description is an overview and is provided for reference only. Readers of this report should not rely on this report to represent actual conditions or the intent of the geotechnical study, and should refer to the actual report for information.)

The project to address geotechnical issues was undertaken in 1998 at an estimated construction cost of \$150,000, according to the city's permit records. The project also resulted in removal of one of the two garages and creation of a garden terrace with trellises and new planting beds at the center back of the site. Meanwhile a recent development to the west has resulted in tall foundation / retaining walls as part of a new four to five story mixed-use apartment building. According to cooperative members, existing tiebacks were used during its construction until the foundation construction was completed.

Current conditions reflect a variety of interior changes to the individual dwellings, including larger kitchens and opening of partitioned spaces. Finishes vary, with several units retaining original coffer treatments and others finished with smooth gypsum wallboard or plaster ceilings. Bathroom and kitchen plumbing fixtures, built-in cabinetry, light fixtures and appliances vary. Many of the rooms are relatively small but they seem luminous with ample daylight. There is an evident sense of care and house pride throughout.

4. Historic Context

Historic Development of the Eastlake Neighborhood

Eastlake is an elongated, hillside community on Lake Union. When Interstate 5 was constructed in 1962, it cut Eastlake off from Capitol Hill, of which it was once a part. The L'Amourita Apartment Building property is located very close to the west side of Interstate 5, and has been impacted by the freeway's audible and visual presence. The building shares its historic, economic, and social development with the neighborhood of Eastlake, as well as with North Capitol Hill and the nearby Roanoke Park area.

As defined by the lake and Interstate highway, the Eastlake neighborhood is only five blocks wide, but stretches over twelve blocks (one and one-half miles) in length from the intersection of Fairview and Eastlake Avenues on the south to the University Bridge on the North. The neighborhood emerged in the early 1880s as a group of small farmhouses, homes and small businesses along the street that linked the city's downtown to communities along the north end of Lake Union, such as Latona and Portage Bay. Travel through the area became common, with establishment of a streetcar line and the draw of the University after the current campus was established in the 1890s and the Alaska Yukon Pacific Exposition was held in 1909.

When the University Bridge was constructed in 1919, travel along Eastlake Avenue increased. Buses replaced the streetcars in the early 1940s, but Eastlake remained one of the city's prominent north-south routes. It connected areas north of the city, such as the University District, Roosevelt, Northgate and Lake City, as well as nearby towns of Kenmore and Bothell via Roosevelt Way Northeast and led to the downtown via Denny Way on the south.

Like many of the city's oldest neighborhoods, Eastlake contains a wide mix of uses and building types. Traditionally it was a blue collar residential and industrial neighborhood with Seattle City Light's earliest electric generating plant (presently Zymogenetics) at its south end, and businesses such as Lake Union Dry Dock, Sound Propeller Company, William Boeing's 1916 airplane facility, and numerous marinas along Fairview Avenue and the lake front. There were cafes and taverns, some fishing boats from the Alaska Fishing Fleet, and the main store of Goodwill Industries was on a pier at the south end. Only a few of these businesses remain, mixed in with present-day offices, specialty retailers and services, taverns, and restaurants and cafes.

The neighborhood retains many other examples of its built history with Victorian farmhouses, Craftsman style bungalows and Mission Revival and Art Deco apartment buildings. Eastlake also contains one of

the city's oldest schools – the original wood-frame Seward Elementary School, which dates from 1893 - 1895.

Houseboats on Lake Union were built in the teens and 1920s, initially as simple small, inexpensive dwellings for seasonal workers, such as loggers and fishermen. During the 1930s, they served as a floating "Hooverville," for occupants, many of whom were unemployed during the Depression. The houseboats were gradually transformed into a low-income residential community of bohemians, poets, students and teachers in the 1950s and 1960s. Permanent sewer connections were installed in the 1970s, and the dwelling sizes of houseboats gradually grew to include multi-story houseboats with decks and roof terraces. The houseboat community changed to provide romantic, water-bound residences for middle and high-income residents.

In the late 1950s and early 1960s Eastlake was physically divorced from the Capitol Hill neighborhood by construction of Interstate 5. Official planning for the freeway began in the 1950s, and envisioned few of the real impacts of traffic, noise or dislocation that have resulted. During construction of the freeway, however, many of the large old homes were removed. Some of these were relocated, but many buildings were demolished, some replaced by surface parking lots. The double-height, eight-lane interstate has remained a defining edge and an open concrete scar on the neighborhood for over four decades. Open space below Interstate 5 provides classical-like columns among some open space.

Eastlake has developed as a vital urban neighborhood characterized by the presence of diverse housing, including apartments, multiplexes, small-scale courtyard housing and single-family residences. It has a large elementary school and a rich mix of office and neighborhood commercial buildings along Eastlake Avenue East. Along Lake Union there are houseboats, marinas and boat repair yards, a few houses and apartments, and commercial buildings.

The physical character of the neighborhood emphasizes its topography, the close relationship to the city's downtown and freeways, the wide variety of buildings, and mix of their scales and uses. There are reminders and remnants of early industries, including the site of William Boeing's first airplane factory at the western foot of Roanoke Street. A number of significant historic buildings are located in the neighborhood. Some of these, noted below, have been recognized by designation as local landmarks or by listing in the National Register of Historic Places:

- Seward School/former Denny-Fuhrman School (1893 - 1895, 1906 and 1918, remodeled and expended in 1997), 2500 Franklin Avenue East (along Boylston Avenue also), a landmark property
- Steinbrueck Residence (1891 - 1893), 2622 Franklin Avenue East, a local landmark
- The Stanley House/Fisher - Howell Residence (1890s), 2819 Franklin Avenue East, a local landmark
- Castlewood Apartment Building (1928 - 1929; Paul Thiry), 2727 Franklin Avenue East
- Lake Union Hydro House and Steam Plant (1909 - 1921), a local landmark

There are many commercial and apartment buildings in the neighborhood that date from the 1950s and 1960s. Recent development has impacted the neighborhood with the construction of many more condominium and apartment buildings, most in three- to five-story structures.

Growth in the neighborhood appears to have occurred in part in response to the Eastlake Neighborhood Plan of September 1998. The plan called for preservation and enhancement of Eastlake's existing and future character as a residential, lakefront community with a mix of elements. The plan's integrated goals included 1) increased density in the complex, mixed-use urban neighborhood, with a diversity of incomes, ethnicity and residential/commercial use; 2) development of Eastlake Avenue as a "main street"; 3) a focus on the Fairview Avenue shoreline; and 4) traffic strategies for safety, pedestrian and bicycle connections, and noise reduction.

The L'Amourita Building is presently zoned L-3, for Low-rise Multifamily uses. Nearby blocks along Eastlake Avenue East are zoned NC-40, for neighborhood commercial/residential development. The NC zoning has encouraged developments, such as the recently constructed mixed-use condominium building to the west.

Neighborhood Demographic Patterns

Census documents from 1940 describe the residential make up of the neighborhood and the types of housing available 50 or more years ago. The patterns that these documents suggest are similar to those embodied by physical structures. Eastlake was then home to many people with varied incomes. It was the end of the Depression and nearly 30% of its occupants were unemployed or seeking work. Residents represented a variety of occupations: professionals, managers and officials, domestic service workers and laborers. In contrast to the relatively high homeownership seen in other areas of Seattle, fewer than 22 % of the residents owned their dwellings. Rents averaged \$24/month. (Schmid, p.155 - 183, and p. 218 - 254.)

When the Eastlake neighborhood was profiled as part of the 1998 Eastlake Neighborhood Plan, nearly sixty years later, it had been physically separated from Capitol Hill. The Plan noted there were 2,437 residential units in the neighborhood, a rise of 261, or 11% growth, between 1990 and 1997. The plan called for a goal of 3,500 residents balanced by 3,000 jobs.

According to the 2000 U.S. Census, Tract 61 which includes the north end of Eastlake and Capitol Hill, was the home to 4,447 residents who lived in 2,595 households. (The city as a whole had a total population of 563,374 people.) The average age of residents in the tract was 35.2 years. Over 31% were family households, with married couple families making up nearly 26%, and single people nearly 69%. Only 9.1% of residents were children under 18 (404 total).

The cost of housing has risen dramatically, as it has throughout the city. The median value of owner occupied housing units was \$455,300, with median mortgage costs of \$2,157 per month vs. an average of \$1,497 city wide; and median rent in renter occupied units of \$741.

The 2000 Census noted that 40.3% of residents in the tract owned their homes, vs. 48.4% of all city residents; 59.7% were renters, vs. 51.6% citywide. (Dwellings include houses, condominiums, and the L'Amourita Co-op.) 54.2% of the housing units in Eastlake were in dwellings with over five units, and 40.6% of the dwelling structures were built before 1939, while 34.3% dated from 1940 to 1970. Most of the residents in the neighborhood were relatively new, with 77.5% having moved into their dwellings between 1995 and March 2000.

The Original Property Owner, Adolph J. Jarmuth and Edith De Long Jarmuth

Adolph J. Jarmuth, the president of Northern Investment Company, has been cited as the original building owner. Little is known about Mr. Jarmuth. His wife, Edith De Long Jarmuth, was a supporter of socialist causes. Apparently she relocated to and died in New York after leaving Seattle around 1912. She was a friend of national feminist and radical, Emma Goldman.

In her autobiography, *My Life*, Goldman described Edith De Long Jarmuth as, "Japanese-looking with her blue-black hair, almond shaped eyes, and marble-white skin, [like] a lotus flower in alien soil. She was a strange and ethereal figure in her wealthy and heavy bourgeoisie home in Seattle. Later her apartment in Riverside Drive in New York became the rendezvous of radicals and intellectual Bohemians. Edith was their magnet, and she felt alive to their ideas and work. Her own interests ...sprang from her

yearning for the exotic and the picturesque. In life as in art Edith was a dreamer who lacked creative strength. One loved her more for what she was than for what she did. Her personality and native charm were her greatest gifts." (Goldman, 1931, Vol. 2. Presumably the home that Goldman referred to was the townhouse in the original L'Amourita Apartment Building)

The *Polk Directory to Seattle*, for years 1900 through 1920 was reviewed as part of the research for this report. The 1909 Directory is the first one that lists Adolph Jarmuth, noting his business office and his residence in the L'Amourita Apartments, at 2901 Franklin Avenue North. The first citing of the L'Amourita was in the *Polk Directory* of that year, which lists it as an apartment building. (This information seems to discredit a long-told romantic story about the original building owner as an Italian or Portuguese immigrant father of many daughters, who built eight dwelling units, one for each child, to keep them close.). The Jarmuths had only two children, both boys (Douglas F. and John A., who were listed as students in the *Polk Directory*).

It appears that the family moved out of the building around 1912. The last listing pertaining to the Jarmuths is that year and only for Mr. Jarmuth's business, which was cited as the Northern Investment Company in 1910, 1911 and 1912, noting it as "Investments - Real Estate and Mining."

Brief genealogical research has resulted in no additional information, with the exception of the deaths recorded of a John Jarmuth in Skokie, Illinois in 1971 and that of Douglas Jarmuth in Kent, Washington, in 1973.

Formation of the Cooperative

The L'Amourita Apartment Building was built initially as an investment by its original owner, and appears to have been a rental property for over four decades. The 1939 *Polk Directory* lists 21 separate units. In ca. 1950 the building ownership was reorganized as a cooperative.

The L'Amourita Co-Operative Association, Inc. was incorporated on April 21, 1950, by the following individuals: S.J. Mondau, Bruno Owen, Mae Hartman, Allen C. Shamek, Virginia B. Wilhite, Robert Reindorf, A. H. Lindblad and A. A. Lizotte. Its goal was to "provide housing for its members and stockholders, their families, relatives and friends, on the cooperative plan and not for profit, by acquiring, operating, maintaining, leasing, conveying or otherwise making available to members and stockholders such apartment housing accommodations as are in the property known as L'Amourita Apartments, 2901-03-05-07-09-11-13-15-17 Franklin Avenue, or other properties to be purchased." (Articles of Incorporation, Section II, April 19, 1950.)

The co-op issued capital stock of 1,210 shares, at \$100 per share for a total of \$120,000. The Cooperative Association purchased the property from Joseph E. and Evalyn O. Flory with a final mortgage payment of \$72,510 in August 1954. The association term was 50 years, and it was renewed in 2000.

The National Co-op Bank is a nationwide, specialized lender that services housing cooperatives. As noted by a bank representative, approximately 80% of housing coops are in New York, with over 6,000 cooperative buildings in New York City. Members of the L'Amourita Co-op has estimated that there are 67 housing co-ops in Washington State, and the NCB has identified 44 in its current database.

Individual units in housing co-ops are typically purchased through share loan mortgages, which are somewhat similar to loans for condominium units. The cooperative association is a non-profit organization that can take out large long-term loans of up to 30 years for long-term repairs and major projects. These finance methods contrast to special assessments by a condominium association, and

condominium improvement loans, which are typically amortized over a much shorter, five to ten year period. Housing cooperatives are not structured typically to limit investment or increases in equity based on the market. A limited equity co-op was a type of entity that HUD developed in the 1960s to address low-income housing needs by limiting resale value and prospective purchasers. (Information about cooperative housing structures comes in part from Mary Alex Dundics, of NCB, during a phone interview on November 23, 2004.)

Early housing co-ops were organized in the teens and 1920s, some with exclusionary goals, in that their memberships were restricted to people of similar wealth and upper-class backgrounds, and/or by ethnicity and religion. One early record of the L'Amourita Cooperative clearly indicated that prospective applicants with families be discouraged. Contemporary housing laws forbid these types of discrimination, but do allow contemporary cooperatives to consider individual applicants.

In a condominium, each owner actually owns his or her unit. In a cooperative the individuals own a share of the corporation, and enter into a proprietary lease to occupy their space. Banks offer share lending to the cooperative members. Monthly maintenance fees are based on the share of ownership, similar to that in a condominium. The L'Amourita Co-op is organized presently by its 21 members with rules for sharing general upkeep and maintenance, and limiting disturbances, such as excess noise.

Overview of Cooperative Organizations in America

There are many forms of cooperative organizations in America, in addition to housing groups. Locally some of the best known are consumer groups and health care organizations, such as REI, PCC and Group Health. Historically the cooperative organizations derived from the early guilds and fraternal organizations, which provided financial aid, life insurance, and old-age benefits to their members, and from early labor unions.

The American Grange, which was founded in 1867, served as the source for what became agricultural and rural cooperatives in America. Based on European precedents and Rochdale principles the Grange set up stores to serve its members, selling groceries and dry goods in addition to clothing as farm supplies, hardware and agricultural implements. Granges were marketing collectives made up by farmers, often by the products they raised, such as cotton, grain, tobacco and wool in different parts of the country. In the Northwest the best known Granges may have been those in Eastern Washington which marketed wheat.

Many Granges went out of business during the Great Depression, but other cooperative businesses were initiated in the late nineteenth century and early twentieth century. By 1920 with an estimated 14,000 farmer cooperatives were operating.

In the 1930s farmer cooperatives developed their own financial institutions through the Farm Credit System. The National Cooperative Bank, and other agencies initiated cooperatives during the New Deal era. At that time some financial assistance was provided also by government agencies. The Rural Electrification Administration (REA) and the National Rural Electric Cooperative Finance Corporation (CFC), for example, were formed to finance and help provide rural electrification. (Information in this section is summarized from Donald Frederick, "U. S. D. A. Cooperative Information Report, No. 55.")

Present-day cooperative services include financial services, such as credit unions, and consumer buying groups, as well as marketing for food and agriculture industries, and purchasing coops for grocery and hardware stores and public institutions, such as state universities.

The Mission Revival Style

With the use of gable and hip roof forms, clay roof tiles, stucco cladding, and arched openings, the L'Amourita is as a fine example of the Mission Revival style. It shares features of this style with several other apartment buildings in Seattle, although most of the other examples are stucco-clad wood frame rather than concrete structures. Examples of the Mission Revival include several nearby buildings and others in the University District and on Capitol and Queen Anne Hills:

- The Hacienda, 1029 Summit Avenue East (1925, 2 buildings with 21 units / 25,047 square feet)
- La Quinta, 1710 East Denny (1926, a 2 story courtyard building with 16 units /14,400 square feet)
- 906 - 1st Avenue West (1927, a 2 story courtyard complex with 16 units and 15,380 square feet)
- Villa Costella, 328 West Olympic Place (1929, 1 - 3 stories, with 20 units / 21,140 square feet)
- Linda Vista, 92 East Lynn Street at Yale East (1930, a 3 story building, with 20 units /18,360)
- El Cerrito Apartments, 608 East Lynn Street at Franklin East (1930, 3 stories, 9 units / 10,458 s.f.)
- El Monterey, 4204 - 11th Avenue Northeast (3 stories, 20 units / 16,240 square feet)

Nearby buildings include the Buena Vista at 2822 Eastlake Avenue East. The two larger buildings in Eastlake -- El Cerrito and Linda Vista -- are blockier than the L'Amourita, and are set on smaller, more urban sites. Dating from 1930, they each gain some of unique identity from exterior brick and decorative ceramic tile insets, painted steel sash windows, and taller, stepped massing. Another nearby example that shares some formal aspects with the L'Amourita, is the 1906, single family house at 2612 Harvard Avenue East, which is just four blocks southeast of the subject building.

Three buildings originally made up the 1925 Hacienda, including a single-family house. It features complex siting and massing, and buildings with exterior wood balconies and stairwells, and multi-level units that feature fireplaces and large arched head windows. It and the El Cerrito was designed by contractor Everett Beardsley (Ochsner, p. 338, and from John Heiderich, owner of the El Cerrito.) The Hacienda complex is set high above Lakeview Boulevard, where its unique presence is somewhat invisible. In the University District the courtyard apartment building, El Monterey, is more prominent at the corner of Northeast 42nd Avenue and 11th Avenue Northeast.

On Queen Anne Hill there is a somewhat similar U-shaped Mediterranean Revival courtyard apartment building of 1930 at 906 - 1st Avenue West, and the 1928 Villa Castello on West Olympic Drive. Two-story courtyard apartments in the Mission Revival style on Capitol Hill include a 1925 era building 914 - 922 East Lynn Street and the 1930 era L'Aquinta Apartments. (L'Aquinta is reported to have been designed and constructed by Fred Anhalt, a well-known local developer, recognized for his fine Tudor styled buildings on Capitol and Queen Anne Hills.)

In comparison to the other apartment buildings, the L'Amourita appears to be a more robust and stylized example of the Mission Revival style because of its complex massing and large gable and hip roof forms, the well detailed entry porch, thick concrete walls with arched openings, varied and highly articulated wood windows, and presence of Mission-style clay roof tiles and stucco cladding.

The Mission Revival style in Seattle appears in single-family houses, apartment buildings and low-scale courtyard multiplex dwellings. Non-residential examples are more unusual in Seattle, but they include school buildings such as the original Cornish College of the Arts on Capitol Hill (1920 - 1921, at 710 East Roy Street), and the Seattle University School of Nursing, at 1130 Madison Street. There are some noteworthy public buildings that utilize the Mission Revival style to enclose varied functions: the Fremont Public Library (1921, at 731 North 35th Street), Fire Station No. 37 (1928, at 7302 - 5th Avenue Southwest) and the original hydro house at the Lake Union Steam Plant (1909, at 1161 Eastlake Avenue East).

A recognized regional example of the Mission Revival style is the 1911 era Snohomish County Courthouse in Everett. The courthouse, with its long tile-clad hip and gable roofed mass and window and bracket detailing, appears similar to the L'Amourita building. The former building was designed by a Seattle / Everett architect, Augustus Heide, of DeNeuf and Heide. Heide had practiced in Los Angeles before coming to the Northwest, and he may have acquired his interest in the Mission Revival style at that time. (Ochsner, p. 341). The Snohomish County Courthouse was constructed the same year as the L'Amourita, in 1909, much earlier than the Hacienda, Monterey, Villa Castello, and El Cerrito Apartment Buildings, which all date from 1925 - 1930. (No records have been discovered that connect either architect Augustus Heide or contractor/designer Everett Beardsley with Adolph Jarmuth or the L'Amourita Building, but it is an engaging coincidence that all three men arrived in Seattle in ca. 1909.)

Mission Revival architecture is somewhat unusual in the Northwest, and is often associated with sunnier climates and romantic or thematic building types, such as theaters, hotels and resorts. Mediterranean and Mission Revival styles flourished in California, particularly before the 1920s, and in other areas of the country during the years 1915 to 1945. In California, Revival designs often "built on an existing popular flavor for regional traditions, using ideas from similar European regions were added to local traditions, and providing material affluence and a connection to venerated traditions. The use of the revival style avoided extensive adaptation of local traditions and provided (and guaranteed) the respectability of their precedents" (Gelernter, p. 235).

In the western United States the most directly related predecessor of the Mediterranean style was the Mission style. In California's 1890s-population boom, an immediate image and identity was needed to market real estate. Local eighteenth and nineteenth century Spanish Colonial Missions, rather than Native American Pueblos, were used to supply the necessary imagery and tradition and exerted strong stylistic influences. Consequently Hispanic elements such as ogee gable ends, bell towers, and shallow tiled roofs were incorporated into the style. As elements were drawn from other geographically similar areas such as Mexico, Italy, Greece, and North Africa, the Mission style developed into what is considered the Mediterranean style (Gelernter, p. 199 - 200).

Characteristics of the Mission style include deeply recessed openings, sometimes fronted by arcades or porches. Roof forms are typically gable or hip, clad with red "Mission Style" (half-vault shaped), glazed or unglazed terra-cotta tiles. Walls are nearly always clad with stucco, and both exterior and interior wall surfaces are typically smooth plastered. The buildings often feature exposed wood framing elements on the interior, and carved rafters and beam-ends. Balconies, terraces, or patios are provided to create a close indoor-outdoor relation. In Mission and Mediterranean Revival styles, decoration may include ornamental ironwork or glazed tiles, with foliate and geometric motifs drawn from Plateresque or Churrigueresque styles in cast terra cotta or plaster friezes and panels. Cast iron or turned-wood window grilles are often present. Balconies are frequent, as are towers and turrets capped by domes or hip roofs.

There are recognized stylistic subtypes which include buildings with symmetrical facades, such as the L'Amourita Apartment Building, and those which feature asymmetrical facades superimposed on a simple square or rectangular plan. Although they are close in appearance, the absence of sculptural ornament is a "negative" characteristic that distinguishes Mission style buildings from those of the Spanish Colonial Revival style.

Architectural historian Marcus Whiffen described the Mission Style as a California counterpart of the earlier Georgian Revival in the East. It represented a distinctly Western interest in history in reaction to popular styles in the East, and disenchantment with architecture present at the turn of the century. Inspiration for the Mission Revival style came from the Spanish Colonial Missions of the seventeenth and eighteenth century, as well as the later California Building at the Columbia Exposition in Chicago (1893, designed by A. Page Brown) and buildings at the 1894 California Midwinter Fair in San Francisco (Whiffen, p. 213 - 216).

Other examples include the Riverside Inn in Riverside, California (1890 - 1901), the Alvarado Hotel in Albuquerque (1901 - 1905), buildings at the Pan Pacific International Exposition in San Diego (1915), romantic style hotels and stations built by the Santa Fe and Southern Pacific Railroads in the west, such as the Boise Train Station (1920s), and buildings at the Presidio in San Francisco, such as the Fort Winfield Scott Barracks, Building No. 1204 (1912).

Later, in the well known Women's Club and Community Center (1913 and 1914, Bernard Maybeck and Irving Gill) in La Jolla, and in Seattle's Fire Stations No. 13, 16, and 38 (1928 - 1930), there is an emphasis on simpler designs, less ornamentation, and more cubist Moderne massing.

5. Preliminary Evaluation

The Landmark Process in Seattle

Designated historic landmarks are those properties that have been recognized locally, regionally, or nationally as important resources to the community, city, state or nation. Recognition may be provided by listing a property in the State Register or National Register of Historic Places. Historic recognition in Seattle is provided by the City's designation of the property as a historic landmark. The City's landmark process is a multi-part proceeding of three sequential steps undertaken by the Board:

- 1) submission of a nomination and its review and approval by the Landmarks Preservation Board
- 2) a designation by the Board
- 3) negotiation of controls and incentives by the property owner and the Board staff

A final step in Seattle's landmark process is approval of the designation by an ordinance passed by the City Council. All of these steps occur with public hearings for input from the owner and/or applicant, members of the public, and other interested parties. Seattle's landmark process is quasi-judicial, with the Board making a ruling, rather than serving as an advisory body to a commission, department, or agency.

Under its ordinance more than 245 individual properties have become designated landmarks in the City of Seattle. Several hundred other properties are designated by their presence within one of the city's special review districts or historic districts, which include the Harvard Belmont, Ballard, Pioneer Square, Columbia City, Pike Place Market, and International Special Review Districts. Designated landmark properties in Seattle include individual buildings and structures, building assemblies, landscapes, and objects. In contrast to the National Register or landmark designation in some other jurisdictions, Seattle's process does not require owner consent.

Seattle's Landmark Preservation Ordinance has threshold requirements that a potential landmark must meet. This requires a property to be more than 25 years old and "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." (In contrast, a property typically must be 50 years old to be listed in the National Register of Historic Places.)

The threshold standard calling for significant character may be described as a standard of integrity. Integrity is a term used to indicate that sufficient original building fabric is present to convey the historic and architectural significance of the property. Seattle's landmark ordinance also requires a property meet one or more of six designation criteria:

- Criterion A. It is associated in a significant way with an historic event, which has had a significant effect on the community, city, state or nation.

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- Criterion B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- Criterion C. It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, city, state or nation.
- Criterion D. It embodies the distinctive visible characteristics of an architectural style, period or method of construction.
- Criterion E. It is an outstanding work of a designer or builder.
- Criterion F. It is an easily identifiable feature of its neighborhood or the city due to the prominence of its spatial location; contrasts of siting, age or scale; and it contributes to the distinctive quality or identity of its neighborhood or the city.

In Seattle, a landmark nomination may be prepared by a property owner, an interested party or individual, or by the staff of the city's Historic Preservation Division in the Department of Neighborhoods. The ordinance requires that the Landmarks Board consider a nomination if it is adequate in terms of its information and documentation. Seattle's landmark process does *not* include consideration of future changes to a property, the merits of a development proposal, or continuance of any specific uses.

Since July 1995, the Department of Planning and Development has required a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet as part of the Master Use Permit (MUP) process.

Preliminary Evaluation

The L'Amourita Cooperative Apartment Building is associated with the early development of the Eastlake and North Capitol Hill neighborhoods, and serves as a striking and intact example of the Mission Revival style. As previously noted, the Seattle Landmarks Preservation Board is the only group with jurisdiction over official recognition of local landmarks through its nomination and designation process. The following comments are offered, however, as a preliminary evaluation based on the research and information provided in this report.

Criterion C.

The apartment building was constructed nearly a century ago, and has long been associated with the development history of North Capitol Hill and Eastlake. It appears to be associated in a significant way with a significant aspect of the economic development and heritage of the community, and meets Criterion C. Also, the property has been organized as a cooperative, with occupant ownership since 1950.

Criterion D.

L'Amourita is a beautiful Mission Revival style building, constructed of stucco-clad concrete walls with wood-framed floors and roof, and wood doors and windows. As City of Seattle historic property surveyor Mark Peckham noted, in 1979, "this may be one of the most representative examples of the Mission Style in Seattle." The building's exuberant expression and enduring construction methods are clearly visible in its massing, sequence of exterior spaces, and facade features.

A number of historic Mission Revival style buildings in Seattle have been nominated and/or designated as historic landmarks. These include the 1921 Fremont Library, 1909 Lake Union Hydro Plant (a part of

the Lake Union Steam Plant), and recently 1925 Fire Station No. 37. The L'Amourita Apartment Building compares well with these landmarks, and with a number of apartment buildings dating from 1925 to 1930. However, it presents unique stylistic and design features that date from the first decade of the twentieth century. As an apartment building its plan layout was unusual and innovative, featuring spacious well-lit units for middle-class residents and smaller units for domestic and maintenance staff. These original, character-providing qualities have been retained and preserved in the current co-op building. The property clearly meets Criterion D.

Criterion E.

There are no records to attribute the design and construction of the building to a designer or builder, but it is outstanding. In a similar fashion as with a vernacular building, it appears to meet this criteria.

Criterion F.

Although the unfortunate siting of Interstate 5 in the early 1960s impacted the building's visibility in the neighborhood, L'Amourita remains a well-recognized historic element in the Eastlake neighborhood. The building has become an easily identifiable feature in the city. As noted in the 1972 *Guide to Architecture in Washington State*, the building is an "exuberant Mission Revival, which catches the eye even from the (Interstate 5) freeway." (Woodbridge, p. 169). L'Amourita Apartment Building clearly meets Criterion F.

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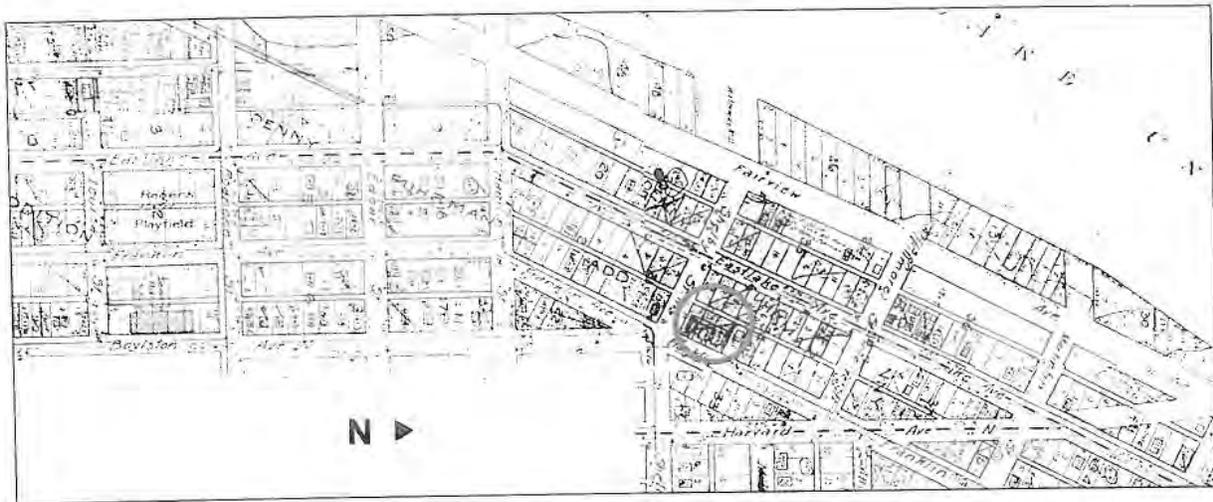
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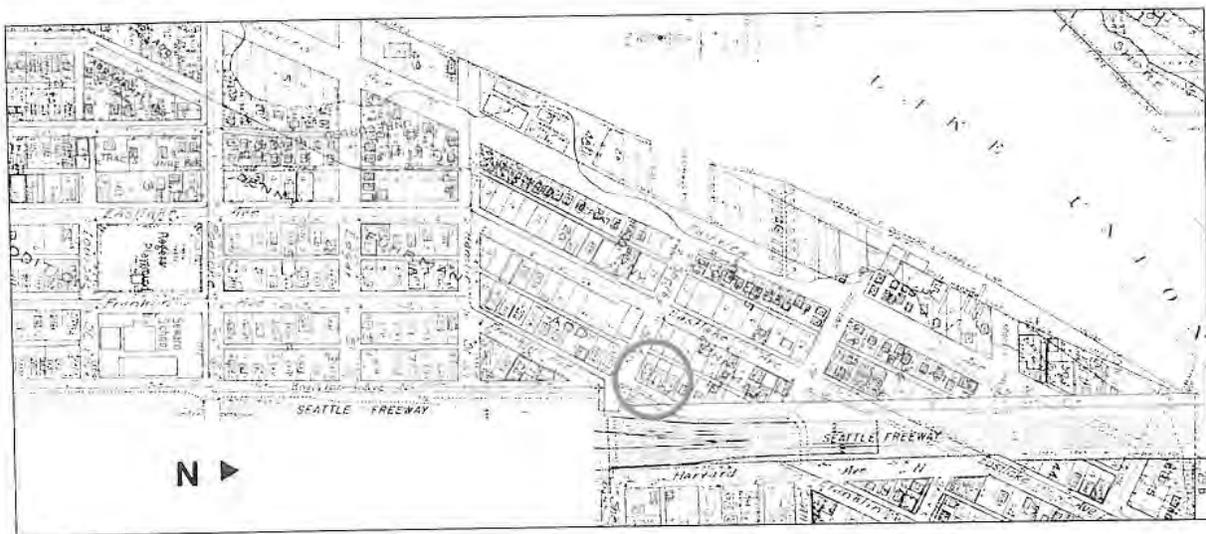
Information for this report came from historic records of the L'Amourita Cooperative, and several of its current members. Apartment building managers or owners of other Mission Revival style apartment buildings -- the Linda Vista, El Cerrito and Hacienda Apartments -- shared information. Coldwell Banker Bain's website provided data on the house at 2612 Harvard Avenue East. Other sources include: City of Seattle Municipal Archives, Photo Collection, <http://clerk.ci.seattle.wa.us> HistoryLink.org, , On-Line Essays, <http://www.historylink.org> Museum of History and Industry, Digital Photo Collection, <http://www.seattlehistory.org> Queen Anne Historical Society web site (Historic Sites): <http://www.qahistory.org> University of Washington Library Digital Photo Collections, <http://content.lib.washington.edu>

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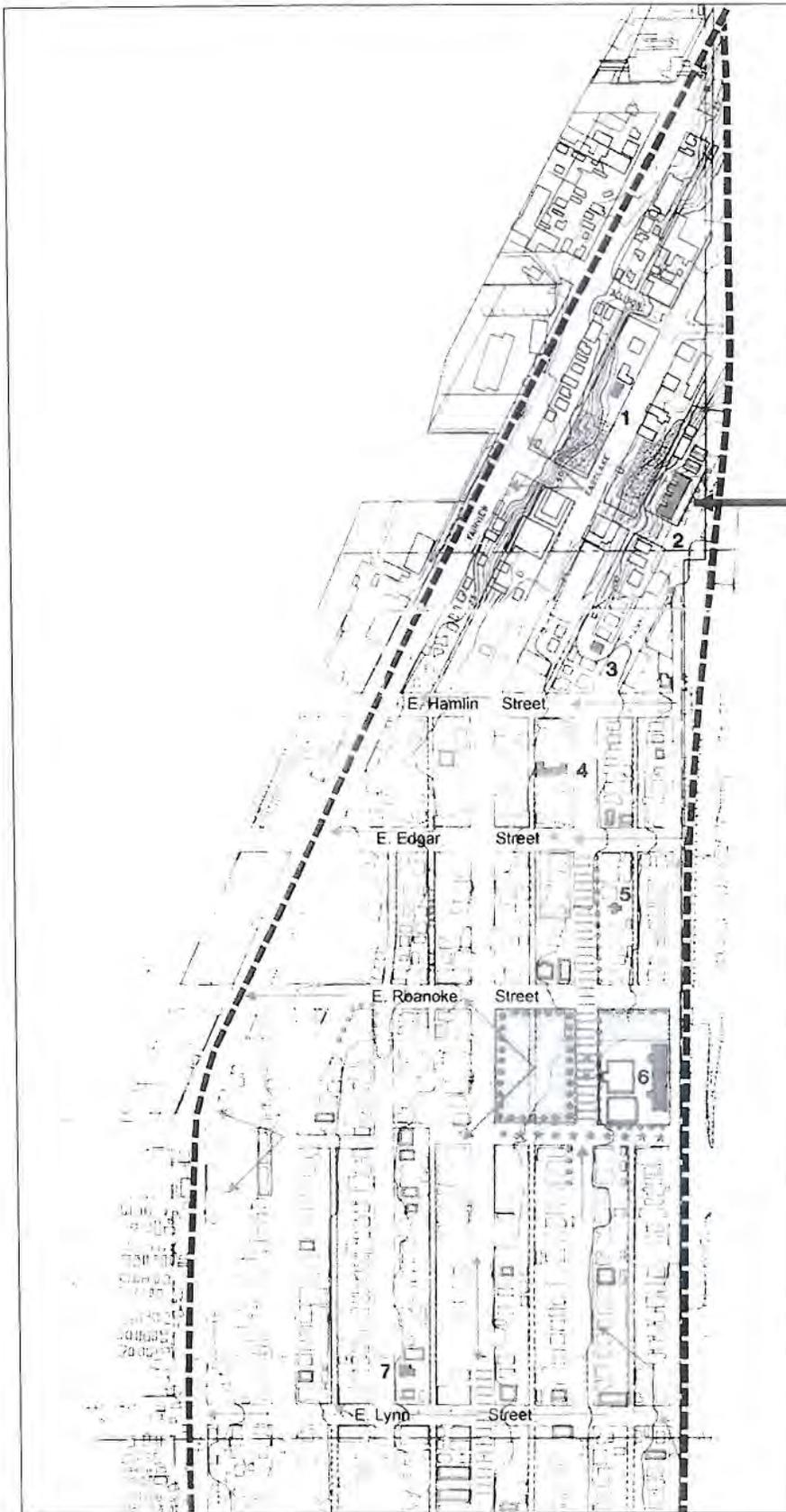
Below, two figure-ground maps of a portion of the Eastlake neighborhood dating from 1912 - 1920 and 1940 - 1960, which show its gradual development and the impact of the construction of Interstate 5. (The Kroll Map Company.)



1912 - 1920 Kroll Map



1940 - 1960 Kroll Map



In 1975, Historic Seattle surveyed urban and historic features in the Eastlake/Cascade neighborhoods in an effort led by architects Victor Steinbrueck and Folke Nyberg. A portion of the inventory map is copied, left. The footprint of the L'Amourita Apartment Building is shown in orange. Buildings that were cited as being "significant to the city" were shown in a solid orange color on the map, while those that were "significant to the community" were outlined in orange. Other historic buildings with city significance, which are in the four blocks south of the L'Amourita, include No. 3, the ca. 1895 Fisher-Howell House; No. 4, the 1929 Art Deco Castlewood Apartment Building; No. 5, the 1891 - 1893 Steinbrueck Residence; and No. 6, the 1895 - 1917 Seward School. This portion of the map shows the narrow north end of Eastlake, a sliver of land isolated from nearby North Capitol Hill by Interstate 5. (Steinbrueck and Nyberg, 1975, n.p.)