

2703 East Yesler Way
Seattle Landmark Nomination



BOLA Architecture + Planning
Seattle

May 30, 2017

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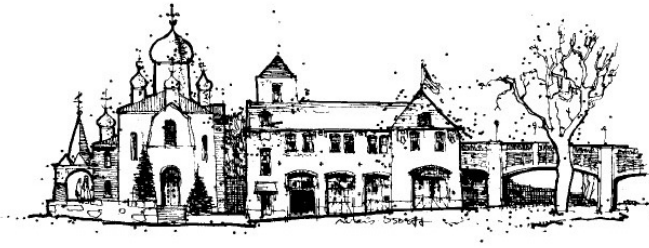
May 30, 2017

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Cover: Tax Record Photo, 1937 (Puget Sound Regional Archives); Current view (BOLA Architecture + Planning).

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The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Landmark NOMINATION Application

Name (common, present, or historic):

Year built: 1900

Street and number: 2703 East Yesler Way

Assessor's file no.: 3796000106

Legal description: Beginning on the South line of Sarah B. Yesler Donation Claim at a point 30 feet East of the center line of Market Street (now 27th Avenue South) as shown on the plat of Kaufman's Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 221, records of King County, Washington; Thence Easterly 50 feet along the South boundary line of Sarah B. Yesler Donation Claim; Thence North parallel with the center line of Market Street (now 27th Avenue South) produced Northerly to the South marginal line of Mill Street (now Yesler Way); Thence at right angles Westerly 50 feet along said marginal line; Thence Southerly in a straight line to the Point of Beginning; (Also being known as the West half of Tract 9, Sarah B. Yesler Tract, according to the unrecorded Plat thereof); AND

The North 2 feet of the West half of Lot 1, Block 4, Kaufman's Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 221, records of King County, Wa

Plat name:

Present owner: HAWKS LLC
Owner's address: 505 5th Avenue South, Suite 650
Seattle, WA 98104

Present use: Vacant

Original owner: William H. Rogers
Original Use: Single-family residence

Architect: Unknown
Builder: James A. Bunce

SEE ATTACHED for physical description, statement of significance, and photographs

Submitted by: Curt Altig, Builders Capital
Address: 505 5th Avenue South, Suite 650
Seattle, WA 98104
Phone: (206) 267-2655

Date: May 30, 2017

Reviewed (historic preservation officer): _____

Date: _____

2703 East Yesler Way

Seattle Landmark Nomination

BOLA Architecture + Planning
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1. INTRODUCTION

Background

This landmark nomination report on 2703 East Yesler Way has been prepared at the request of the current owner as part of required SEPA review. The property is located in the Central Area, on the southeast corner of the intersection of East Yesler Way and 27th Avenue South. The original single-family residence on the site dates from 1900.

This nomination was prepared to determine the building's local landmark status through a review by the Seattle Landmarks Preservation Board. The report provides a description of the building's history and architecture, comparable Queen Anne style residences in the city, and development of the surrounding neighborhood. A bibliography is provided at the end of the text, followed by historic and contemporary images.

Research

Research and report development were undertaken in February and March 2017. The report was prepared by BOLA Principal Susan Boyle and Associate Sonja Molchany. Research included the acquisition and review of historic documents and site visits to photo document the neighborhood context, site, and building. Sources included the following:

- Seattle Department of Construction and Inspections (SDCI) permit records and side sewer card
- City of Seattle Department of Neighborhoods (DON) Historic Property Inventory (HPI) forms and the historic context statement for Queen Anne Hill, and Washington State Department of Archaeology and Historic Preservation (DAHP) WISAARD Historic Property Inventory forms
- King County i-Map property documentation and vicinity map, and tax assessor's property record cards from Puget Sound Regional Archives
- Historic photographs from digital collections of the Seattle Municipal Archives (SMA), University of Washington Libraries Special Collections (UWLSC), and the Museum of History and Industry (MOHAI)
- Baist, Kroll and Sanborn maps; Polk Directories; and historical Federal Census data
- *Seattle Daily Times* and *Seattle Times* archival articles available from the Seattle Public Library
- Publications about residential building styles, and the history and demographics of Seattle's Central Area

Local and National Landmarks

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

- 1) submission of a nomination and its review and approval by the 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 landmarks process is approval of the designation by an ordinance passed by the City Council. All of these steps occur with public hearings to allow input from the property owner, applicant, the public, and other interested parties. Seattle's landmarks process is quasi-judicial, with the Board ruling rather than serving as an advisory body to another commission, department, or agency.

The process does not include consideration of future changes to a building, the merits of a development proposal, or continuance of any specific occupancy, as these are separate land use issues. The evaluation process does not allow for consideration of any anticipated upgrade, or future project costs. Designated landmark properties in Seattle include individual buildings and structures, building assemblies, landscapes, and objects. Under this ordinance, more than 450 individual properties have become designated landmarks in the City of Seattle.

Seattle's Landmarks Designation Process

The City of Seattle's Landmarks Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old. It also must have "*significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state, or nation, if it has integrity or the ability to convey its significance.*" Age and integrity are considered threshold standards in evaluating a property.

Seattle's ordinance also requires a property meet one or more of six designation criteria:

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

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.*

2. PROPERTY DATA

Address:	2703 East Yesler Way Seattle, Washington 98122
Location:	Southeast corner of the intersection of East Yesler Way and 27 th Avenue South
Tax Parcel Number:	3796000106
Legal Description:	Beginning on the South line of Sarah B. Yesler Donation Claim at a point 30 feet East of the center line of Market Street (now 27 th Avenue South) as shown on the plat of Kaufman's Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 221, records of King County, Washington; Thence Easterly 50 feet along the South boundary line of Sarah B. Yesler Donation Claim; Thence North parallel with the center line of Market Street (now 27 th Avenue South) produced Northerly to the South marginal line of Mill Street (now Yesler Way); Thence at right angles Westerly 50 feet along said marginal line; Thence Southerly in a straight line to the Point of Beginning; (Also being known as the West half of Tract 9, Sarah B. Yesler Tract, according to the unrecorded Plat thereof); AND The North 2 feet of the West half of Lot 1, Block 4, Kaufman's Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 221, records of King County, Washington
Original Construction:	1900
Original and Present Use:	Single-family residence / vacant
Original Designer:	Unknown
Original Builder:	James A. Bunce
Site and Building Areas:	1,690 square foot building and 6,400 square foot / 0.15 acre site (King County Parcel Viewer)
Original Owner:	William H. Rogers (1900-1907?)
Later Owner:	Morris Levy/Levy family (1919-1960) Robert B. Johnson (1961-) Ulysses and Darlene Phillips (1980-2016)
Present Owner:	HAWKS LLC 505 5 th Avenue South, Suite 650 Seattle, WA 98104
Owner's Representative:	Curt Altig Builders Capital 505 5 th Avenue South, Suite 650 Seattle, WA 98104

3. HISTORICAL CONTEXT

Development of the Central Area

The subject property is located in Seattle's Central Area (*Figures 1-10*). Known also as the Central District, this area in the city is quite large, making up an estimated four square miles. It extends generally south from Madison Street to the I-90 corridor and east from 12th and Rainier Avenues South to the ridge along the west edge of the Madrona and Leschi neighborhoods. Unlike some neighborhoods, such as Ballard, Fremont or Georgetown, the Central Area never existed as an independent town, and it did not develop systematically through real estate planning and public improvements. Instead, the character of the neighborhood that emerged over the 20th century was shaped by its residents and changing urban conditions (Nyberg and Steinbrueck).

Early development centered on logging, with logs slid down Yesler Way (Skid Road) to sawmills near Elliott Bay. In 1870 a large area was platted to make up approximately 40 blocks between Cherry and Union Streets and 10th to 20th Avenues. By 1884, a hack wagon line ran daily on Jackson Street to Lake Washington, providing transportation between the neighborhood and the downtown. By 1889 the city's first cable car line was set along Yesler Way to the lake, returning back on Jackson Street. Development during this period was closely linked to these transportation routes. The area rapidly grew to a working and middle class residential neighborhood, with its own religious institutions, hospitals, schools, fire stations, and public library.

A legacy of the Scandinavian presence remains the area is the St. Johannes Dansk Evangelisk Lutherske Kirke on 24th and East Spruce, which became in the Eritrean Community Center and Church in 2001. The first Danish community was established by ca. 1890, and in 1914, 40 Danes met at the Danish Brotherhood Hall (Washington Hall) at 14th Avenue and East Fir Street for the purpose of formerly organizing a congregation.

Japanese immigrants, who began arriving in Seattle late 1880s, settled initially in the International District. Their number grew dramatically between 1890 and 1920, and gradually their community spread east and into the Central Area where they operated grocery stores, barbershops, gas stations, dry cleaners, and other shops along Yesler Way. The blocks between 14th and 18th Avenues South, and Yesler Way and Jackson Street still retain a strong Japanese presence with the Buddhist Church, Seattle Koyasan Church, Konko, Wisteria Park Japanese Congregational Church, Keiro Nursing Home, and the Kawabe Memorial House (Veith).

Census data from as early as the 1890s indicates that the Central District was the early home to other immigrants, and racial and religious minorities. Large synagogues established by Ashkenazi Jews attest to the city's early Jewish residents, who comprised about ten percent of the city's population in 1910. German and later Polish-speaking, many lived on 15th to 19th avenues and in the blocks surrounding the Temple de Hirsch Sinai. Located at East Pike Street and 15th Avenue, the congregation was founded in 1899 and built the synagogue in 1907-1908. Sephardic Jews migrated to the U.S. later than the Ashkenazi, many residing initially in New York City, which still holds the largest number. By 1900 they were moving to other cities, including Seattle which led it to become the home to the largest Sephardic community outside of New York. By 1914 this community had established three synagogues: Bikjur Holim Congregation, founded by those from islands near Turkey; Ezra Bessaroth Congregation, established by immigrants from Rhodes; and Ahavath Achun Congregation, founded by Balkan immigrants. By the 1920s, when immigration restrictions were put in place, Seattle's Sephardic community numbered 3,000 residents (Harris). Later synagogues in the Central Area also include the Herzl Congregation, at 172 20th Avenue, built in 1925.

The Immaculate Conception Catholic Church was built on 18th Avenue, near East Marion Street, in 1904. By the 1900s, the Judkins neighborhood had become the home for many German and Italian immigrants, and by 1940, the Central Area held Seattle's most concentrated Russian immigrant population.

Early African American settlement in the Central Area is attributed to William Grose (1835–1898), a pioneer businessman, landowner and a leader in the community. In 1890 Grose acquired a large tract of land on "Madison Hill" between 21st and 23rd Avenues near Madison Street, where he opened and operated a hotel and restaurant. At that time most of the city's African Americans lived near the city center between 5th and 14th Avenues. Between 1900 and 1910 their numbers grew from 406 to 2,296. In the 1920s two important churches relocated, with the African Methodist Church moving from 5th and Pike to 14th and Pine, and the Mt. Zion Baptist Church purchasing property at 19th Avenue and Madison Street (Schmid, pp. 137-140).

By 1910 Seattle's housing market began to be segregated. Early African Americans tended to reside in two distinct neighborhoods – East Madison and Yesler-Jackson. With more settlement, these areas gradually grew together to form an L-shaped section that ran from E Madison south along 23rd Avenue and west along Jackson and Yesler to the edge of downtown. By the 1930s the residential make-up of this area grew more distinct as restrictions and covenants in other parts of Seattle prevented leases and home purchases by blacks, Jews, and Asian Americans (Taylor, pp. 82-85). As a result the Central Area became demographically diverse while the balance of the city remained largely homogeneous. In 1940 over 96 percent of Seattle's 368,302 residents were white and of European descent, while its 3,789 African American residents made up approximately one percent; its 6,975 Japanese about two percent; and its 1,781 Chinese and 1,392 Filipino approximately one-half percent each (Taylor, citing the 1940 *Sixteenth Census of the U.S.*, p. 108). By this date, the city's African American residential neighborhood was well established, along with businesses concentrated along 23rd Avenue between Yesler Way and East Roy Street (Mumford, pp. 90-116).

In his 1944 analysis of census data from 1900 and 1940, Seattle sociologist Calvin Schmid noted that by far most Seattle dwellings were single-family structures built between 1900 and 1930. Fewer than four percent of all new dwelling units constructed between 1930 and 1940 were built in the Central Area. The Depression impacted residents throughout the city, but particularly those in its center where housing conditions continued to deteriorate. In the census tract in which 2703 East Yesler is located, only 25-49 percent of houses only were owner-occupied in 1940. By that date an estimated 23 percent of the dwelling units in the area south of Yesler Way between 12th and 23rd Avenues South needed major repairs (Schmid, pp. 216-255).. With the delayed maintenance that accompanied the dire economic conditions of the 1930s housing blight, as it was called, continued and neighborhood conditions deteriorated. (In the context of this historic period the subject house appears typical: While the mean rent for tenant-occupied dwellings in Seattle was \$22.25/month, the 1937 property tax record estimated its rent at \$20/month. The house was fitted with a hot-air furnace with oil burner, and as such it was among the 40 to 48 percent in its census tract with central heating.)

World War II saw the internment of all Japanese and Japanese Americans living in Pacific Coast States and their relocation to concentration camps in California and Idaho. Their forced removal from Seattle coincided with an increased demand for military-industrial workers, and the rise in migration of many African Americans from the East and Southeast to the North and West Coast cities. Most of these new working residents settled in the Central Area.

In the post-war era, new outlying suburbs drew the middle class away from the Central Area, leaving it an enclave of the working class and lower-income families, and the elderly. Family wealth, as represented by home ownership, moved out of the city center along with middle-class residents, leaving more of the

remaining housing stock as rental units. By this time many in the neighborhood's Jewish community had moved south to Seward Park and east to Mercer Island and Bellevue, leaving several synagogues to Black Christian congregations and public institutions.

As disinvestment in the form of redlining continued, poverty in the Central Area increased. In response, the 1950s and 1960s saw community planning efforts to improve living conditions in the neighborhood. These included urban renewal plans, beginning in 1958. In 1964 the Yesler/Atlantic Urban Renewal Project began removing substandard housing from a 46-acre area in anticipation of new, higher-density subsidized housing ("Yesler-Atlantic Neighborhood Improvement Project, July 1967). Prior to this an estimated 2,400 people lived in 1,000 units in the L-shaped project area between South Charles Street and East Yesler Way, and 14th to 25th Avenues. However, as the city's housing programs changed and federal funds were eliminated, development slowed, leaving many empty lots interspersed throughout the area, and an estimated loss of 1,000 residents and 300 dwellings (McDermott, n.p.).

In 1968, improvements to local social and economic conditions were initiated by the Model Cities Program and community groups. While these did not focus on the physical environment, they helped to bring about some renewed development, accompanied by passage of the first fair housing ordinance by the Seattle City Council. By this date the black population of the Central Area peaked to 79% (Thomas, n.p.). Later new construction resulted in Washington Junior High School, at 2101 South Jackson Street, along with a vocational retraining center and nearby park recreation field. Other projects included Bryant Manor, an assembly of 58 federally-funded townhouses at 1801 East Yesler Way, and the 162-unit Kawabe House for low-income elderly residents at 18th Avenue and South Main Street. Most of the subsequent new housing built in the 1980s and 1990s resulted from public-private partnerships, such as the Sixteenth Avenue Townhomes, which were built by the Central Area PDA in 1984.

By the 1990s a renaissance in the Central Area had begun, generated by a combination of general economic prosperity, community efforts, and increased investment in housing and businesses and historic preservation. Acquired by the City of Seattle in 1970, the former Herzl Congregation (1925) was transformed into the Odessa Brown Neighborhood Health Center with funds from the Model Cities Program. The historic landmark Bikur Cholim Congregation (1914), at 17th and Yesler, was rehabilitated and adapted as the Langston Hughes Performing Arts Center in 1971. The City of Seattle constructed a new Central Neighborhood Service Center at 23rd Avenue East and South Jackson Street in 1996, and expanded and renovated the Yesler Library/Douglass Truth Library (1914), at 2300 East Yesler Way. Community non-profit organizations, such as the Northwest African American Museum housed in the old Colman School, and the Central Area Development Association, have continued to sustain the neighborhood's history and growth.

The decades between 1980 and 2000 also saw dramatic declines in African American residents, with the population changing from more than 90 percent to less than 25 percent in some parts of the neighborhood, particularly near Garfield High School and around East Union and 23rd. In some way anti-housing discrimination legislation in the late 1970s encouraged this movement by opening housing choices for blacks moving into the suburbs (McGee, n.p.). As a result suburban communities including Bellevue, Renton, and Kent and other areas in south King County experienced increased residential diversity in the past two decades (Thomas).

Reinvestment in the neighborhood has increased property values in the Central Area, as it has throughout the city, which has unfortunately resulted in the displacement of many long-term residents. Between 1986 and 2000 when this shift occurred, median housing prices in the Central Area increased from \$62,000 to \$286,000 (*Seattle Times*, July 22, 2001), while current indexes for the city at large note an increase of nearly 13% in the last year to over \$650,000 (*Seattle Times*, May 30, 2017).

The shift in the Central District's demographics appears to be part of an overall metropolitan economic change from the city's earlier trade and manufacturing-based economy to a service and technology economy. "This process has seen the transformation of what was once a predominately African American community into an area of high income dwellers made largely up by white, Asian American and African American professionals" (McGee, n.p.)

The Building's Construction, Ownership and Occupancy History

The two-story, single-family residence was built in 1900, and has had at least five owners since that time as well as some tenant occupants. While King County Assessor's 1937 property records and the current assessor's report cite 1902 as the construction date, several other sources confirm the earlier date of 1900. The permit record card and side sewer card, both available through Seattle's Department of Construction and Inspections, cite construction in 1900. A brief newspaper notice also corroborates this date: "W. Rogers will build a \$1500 frame residence at 2703 Yesler Way, to consist of two stories, the superficial dimensions of which will be 26x28 feet" (*Seattle Times*, August 4, 1900). A single-story portion at the south side (rear) of the house appears to have been added later, by 1937 when it is noted on the property record card. The record card also indicates that an enclosed rear porch, 6' x 17', was added in 1938.

The side sewer card identifies J.A. Bunce as the original contractor. James A. Bunce is listed in the 1901 *Polk Directory* as a contractor and builder, residing at the northwest corner of Mercer Street and 1st Avenue North in Lower Queen Anne. Raised in Minnesota, Bunce moved to Spokane in 1888 and Seattle in 1895. He established himself as builder and in 1899 was appointed city inspector of streets and sewers. In 1901, Bunce formed the B & J Contracting Company with his son-in-law, Walter H. Johnston. ("James A. Bunce," n.p.)

The original owner, William H. Rogers, was listed in the 1901 city directory as superintendent of construction for the Seattle City Railway Company. According to the 1900 U.S. Federal Census, Rogers lived in his new house with his wife, three children, and two boarders. All had been born in England, with the exception of the youngest child, born in 1895 in Washington State. By 1907, the Rogers family no longer occupied the house, and it was listed in the classifieds under "houses to let." The property continued to appear for rent periodically in the *Seattle Times* classifieds in 1910, 1911, 1914, and 1916. For example, the house was listed for rent in 1910 – unfurnished, \$30 a month, "7 rooms, modern, newly papered" (*Seattle Times*, January 5, 1910).

In 1919, Morris Levy purchased the property, according to the archival tax record. The 1920 U.S. Federal Census indicates that Levy was a self-employed tailor, who lived in the house with his wife and two young daughters, as well as his parents and sister. The whole family had emigrated from Turkey, with the two girls subsequently born in Washington State. The Levy family lived in the house through 1960, at which time the city directory identified Morris Levy's widow there.

A snapshot of the block from 1956 gives a sense of the middle class nature of the neighborhood. The reverse directory address listings show the following neighbors: Frank Neville, a welder for National Steel Construction at 2707 East Yesler; widow Lena Welch next door; Boeing employee James Geyen at 2710; Samuel Mezistrano, a clerk at the Twenty-Fourth Avenue Market located at 24th and Yesler, lived at 2711; Herman and Pearl Kemp, owners of the Hi-Lite Nursing Home at nearby 2753 South Washington Street, lived at 2716; Louis Kaminoff lived at 2717; and Myer Grashin, owner of Economy Drug at 728 Pine, lived at 2721.

The property record card notes a sale of the subject property in 1961, to Robert B. Johnson, for \$9,600. This was apparently an investment purchase, as city directories identify Hilra Preston, a barber, as a resident from 1961 until 1980. Preston may have purchased the house in the interim. Ulysses and

Darlene Phillips purchased the house ca. 1980, and Darlene Phillips subsequently sold to the current owner, HAWKS LLC, in 2016.

The King County property tax record also cites the three-bay detached garage, noting a construction date of 1915. However, further research indicates the garage was constructed ca. 1917. A review of available Sanborn Maps, dated 1904-05, 1916, and 1916-50, indicates that the original parcel was approximately 40' wider than it is today, for an overall width of approximately 90' along Yesler Way. Ca. 1917, two smaller dwellings were constructed side-by-side east of the subject building, also facing north onto Yesler Way. According to the 1916-50 Sanborn Map, the property was not subdivided for construction of these dwellings; rather they were apparently built as rental dwellings. The garage appears to have been constructed at the same time, and would have provided a single bay for each of the three houses on the property. A search of the *Seattle Times* archival database did not reveal any further construction or ownership history or permit information. At some later date, the neighboring property with the two smaller dwellings was divided into a separate parcel or parcels.

The Queen Anne Free Classic Style

The Queen Anne Style was very popular for domestic architecture, and was the dominant residential style in the United States from about 1880 until 1900 (McAlester and McAlester, p. 266). Its use continued through the first decade of the 20th century. Identifying features of Queen Anne houses include steeply pitched, irregular roof shapes, usually with a dominant front gable; elements such as patterned shingles, cutaway bays, and other decorative features to eliminate any appearance of smooth-walls; and an asymmetrical facade with a partial or full-width, single-story porch, often extended along one or both side walls. There are two principal subtypes of Queen Anne houses, based on decorative detailing: spindlework, with delicate turned porch supports and spindlework ornamentation at the front porch, gables, and wall overhangs; and free classic, with classical columns as porch supports and other classical details such as cornice-line dentils. (Half-timbered and patterned masonry are additional subtypes, but neither of these is common in the Northwest. Queen Anne half-timbered houses were built primarily in the northeast, and patterned masonry houses in large cities such as New York, Chicago, and Washington D.C. [McAlester and McAlester, p. 264.]

The house at 2703 East Yesler Way (*Figures 14-15*) incorporates the following features, which are typical of a Queen Anne Free Classic style dwelling:

- steeply-pitched, front-gabled roof with lower cross gables, and cornice returns at the primary facade gable end
- full-width front porch with simple Tuscan columns supporting the hipped porch roof
- asymmetrical facades
- three-sided bay on the primary north facade
- three-sided, cutaway bay on the west facade
- clapboard cladding, with coursed shingles above window heads in the gable ends, and diamond shingles in the primary, north facade gable end
- patterned bargeboards along the gable ends

By comparison to these and other examples of Queen Anne houses from the early 20th-century in Seattle, the subject building is a relatively simple, vernacular example. The massing, roof shape, full-width front porch, and bays identify it as a Queen Anne style house. This was a common type of dwelling in Seattle that persisted in many older neighborhoods throughout the 20th century. Other examples, including noteworthy representatives of Queen Anne residences, remain in Seattle.

In the Central Area as well as in other residential neighborhoods, examples of notable Victorian-era residences include the following (*Figures 31-40*):

- Marble House (1890), 520 West Kinnear Place
- Kensley House (1891), 1613 4th Avenue North
- Nelson/Steinbrueck House (ca. 1891), 2622 Franklin Avenue East; designated Seattle Landmark
- Six houses that make up the 23rd Avenue Row House Group (1892-93, Victorian-era Carpenter Gothic), 818-828 23rd Avenue; designated Seattle Landmark
- Three Yesler Houses (1899-1902), 103, 107, 109 23rd Avenue; designated Seattle Landmark
- Five houses that make up the 14th Avenue West Group (1890-1910), 2000-2016 14th Avenue West; designated Seattle Landmark
- The William H. Thompson House (1894), 3119 South Day Street; designated Seattle Landmark and National Register property
- 808 East Shelby Street (1900)
- Fitch/Nutt House (ca. 1900-02), 4401 Phinney Avenue North; designated Seattle Landmark
- 6420 Carleton Avenue (ca. 1902)

A search for Queen Anne style properties in the City of Seattle Department of Neighborhoods Historical Sites database yields 391 results. Most of these are single-family residences. Limiting those results to the Central Area, 145 properties are identified. The City's database contains 80 properties that are in the Central Area and categorized as Queen Anne Free Classic. These include the following dwellings, which are pictured in *Figures 41-57*:

- 2629 East Aloha Street (1881)
- 1421 20th Avenue (1900)
- 217 24th Avenue (1900)
- 117 24th Avenue (1901)
- 2909 South Washington Street (1902)
- 823 24th Avenue (1902)
- 111 24th Avenue (1903)
- 925 25th Avenue (1904)
- 342 17th Avenue (1904)
- 825 30th Avenue (1904)
- 821 30th Avenue (1904)
- 817 30th Avenue (1904)
- 1639 South King Street (1904)
- 1612 23rd Avenue (1904)
- 452 27th Avenue (1906)

4. ARCHITECTURAL DESCRIPTION

Neighborhood Context

The property is situated on the southeast corner of the intersection of East Yesler Way and 27th Avenue South (*Figures 11-16*). Yesler Way had been established as a major east-west link from Lake Washington to downtown Seattle and the waterfront early in the city's history. Martin Luther King, Jr. Way South lies one block east of the property. Portions of the Martin Luther King, Jr. Way arterial, originally known as Empire Way (and renamed in 1983), were changed in the mid-20th century. When the house was constructed in 1900, Temple Place ran north-south between 27th and 28th Avenues. A comparison of aerial maps dating from 1936 and today show the expansion and realignment of Empire Way South as north-south arterial in the 1950s and 1960s. (*Figures 1-5*)

The location of the house places it geographically near the east edge of the Central Area. To the north there is the Mann neighborhood. The property is at the northeast corner of what is known as the Atlantic neighborhood, which extends to the south as a triangle between Martin Luther King, Jr. Way South and Rainier Avenue South, to South Mount Baker Boulevard. The Atlantic area is known also as Yesler/Atlantic and to some as Judkins Park neighborhood, named for the park near Interstate 90 and 20th Avenue South, seven blocks southwest of the subject property. Topographically, the Atlantic area is the northernmost part of Rainier Valley. The Leschi neighborhood sits along the 310' ridge to the east of it and makes up and the east-facing slope down to Lake Washington, with Martin Luther King Jr. Way South along its western edge.

Nearby institutions include a number of schools, parks and community facilities. These include Flo Ware Park, two blocks east at 330 28th Avenue South (1969), and Olmsted-designed Frink Park near East Yesler Way and 31st Avenue South (ca. 1903). Nearby is Garfield High School (1923, originally East High School) at 400 23rd Avenue, seven blocks to the northwest; Washington Middle School (1963) at 2101 South Jackson Street, six blocks southwest; the private Seattle Girls School at 2706 South Jackson Street, three blocks south; and Seattle Central's Wood Technology Center (2012) at 2310 South Lane Street, five blocks southwest. The Atlantic Street Center (established 1910 as a settlement house for Italian immigrants) at 2103 South Atlantic Street, is situated south of the I-90 corridor, close to the former Colman School/Northwest African American Museum at 2300 South Massachusetts Street. The historic Langston Hughes Art Center (1914) at 104 17th Avenue South is ten blocks to the west.

While predominantly residential, the Central Area contains a wide range of building eras, styles and types. A 1975 urban inventory of the neighborhood, led by architects Folke Nyberg and Victor Steinbrueck, identified the subject building as one of 318 that were cited as "significant to the community". Forty-four other buildings were noted in the inventory map as potential landmarks having greater "significant to the city." They include the following within four blocks of the subject property:

- Classical Revival residence (ca. 1902, Thompson & Thompson), 2755 East Yesler Way
- Storefront (ca. 1890), 2601 East Yesler Way
- Residence (1902), 118 24th Avenue
- Residence (ca. 1890), 526 28th Avenue South
- Fire Station No. 6 (1931, George Stewart), 101 23rd Avenue South; a Seattle Landmark
- Seventh Day Adventist Church (1953), 2400 East Spruce Street
- Garfield High School (1923, F.J. Naramore), 23rd Avenue and East Alder Street
- Douglass Truth Branch, Seattle Public Library (1914, Marbury, Somervell & Thomas), 2300 East Yesler Way; a Seattle Landmark

The Site and Garage

The property consists of a 6,400-square-foot parcel, measuring 50' by 128'. It is bounded by 6'-wide concrete sidewalks and planting strips along the north and west sides. The planting strip to the north, along 27th Avenue South, contains three mature maple trees. Landscaping on the property is minimal, with a grassy yard and a few small shrubs along the east side of the house. There is a mature conifer at the northwest corner of the property and a deciduous tree in the back yard, approximately 10' south of the house. Neighboring residential properties, at 2707 East Yesler Way and 118 27th Avenue South, are located to the east and south.

The house faces north onto East Yesler Way. It is set back approximately 15' from the north and west property lines, 10' from the east, and 56' from the south. A concrete path leads from the sidewalk along Yesler to the main entry. On the west side, a concrete stair provides access from the sidewalk level on 27th to the backyard, and leads to the enclosed sun porch on the south side of the house.

The site is sloped, with a grade change of approximately 10' from the northeast corner down to the southwest corner of the parcel, while the property slopes more steeply down along the west side to the sidewalk level. The building site and yard are near-level with the north side. A garage is built into the slope along the west side, with its flat roof providing a patio level with the backyard. Near the back of the lot, along the south property line and south side of the garage, the elevation change is an estimated 6'.

A three-bay, poured-in-place concrete garage is located at the southwest corner of the site where it faces west onto 27th Avenue South. Measuring 31' wide by 19' deep, it is built into the excavated slope a curb cut and paved apron at the street. Its only exposed façade faces west toward the street, and the concrete roof is set approximately at the level of the backyard grade. The utilitarian building has a slight center gabled parapet on the west facade, and three decorative tile inlays. Original paired garage doors, visible in the 1937 tax record photo, were wood paneled with glazed upper sash. These have been replaced with pairs of outward swinging doors made with hinged plywood panels with 1x panel edge trim. The concrete frame and doors appear significantly deteriorated. (*Figures 17-18*)

The House – Exterior

The house (*Figures 14-22*) is a two-story, wood-framed, single-family dwelling that contains a total of 1,690 square feet, with 1,010 on the first floor and 680 on the second floor. The 26'-wide building was framed with 2x8 joists set at 22" bridged centers and 6x6 posts, on a poured concrete foundation with a partial basement. Massing forms two sections with an original, front-gabled portion on the north consisting of two stories, and a single-story, hip-roofed addition on the south. A shallow shed roof extends over a 6' by 21' porch addition on the south. (The assessor's record indicates this porch was enclosed in early 1938.) The original wood shingle roofing has been replaced with asphalt composition shingles. Soffits are enclosed and there are cornice returns at the gable ends. An unpainted brick chimney with decorative banding is located near the west edge of the west roof slope.

The building footprint is roughly rectangular, with a 3' projection toward the south end of the east facade, corresponding with a cross gable above. The house is clad with painted cedar clapboard siding, with approximately 2-3/4" exposure, except at the gable ends, which are clad with painted cedar shingles. Wood trim consists of 4" flat stock at openings and corners, and crown molding at first-story window heads. The north and west gable ends includes cornice returns, a mix of diamond-pattern and square-cut cedar wall shingles, and decorative bargeboards. At the west cross gable, the second story projects slightly over a cutaway bay window below. Exterior wood siding and trim is consistent in appearance with the historic photographic records dating from the mid-1930s.

The composition of the primary north facade is slightly asymmetrical, with the entry door on the eastern portion and a three-sided bay window on the western portion at the first story. A full-width, hip-roofed, 6' by 17' front porch features Tuscan wood columns set on tall square plinths. The original porch balustrades, which are visible in the 1937 tax assessor's record photo, have been removed. The east facade is more utilitarian, with single window openings and lacking decorative details.

Windows are either paired or single units, and bay windows are provided on the north and west facades. The original one-over-one-light, double-hung wood windows have been replaced with vinyl windows set into original openings, but noticeable largely for their color and sash details. The windows at the south enclosed porch addition appear to be single-glazed multi-light fixed wood windows. Exterior doors are wood or wood and glazed panel types, with non-original decorative screen/security doors. (Because of recent vandalism, window openings are currently covered with plywood panels.)

The House – Interior

The interior layout appears consistent with modest-sized, early 20th-century dwellings with a clear separation of semi-public and private spaces (*Figures 23-27*). The first floor is arranged with an entry hall at the northeast corner and a stair along the east wall leading to the second floor. Along the west side of the house are the living room, dining room and kitchen (in sequence from the entry, north to south). The living and dining rooms are separated from the entry hall by multi-light, glazed wood doors, and the living and dining rooms by an arched opening between them. A single bedroom is situated to the east of the dining room. The first floor-to-ceiling height was noted in the property record card is 9'-6". The record cards cites built-ins as "usual to type" and the construction of the exterior and interior was noted as "fair" while the foundation was noted as "good." (The floor plan was noted as "poor.")

A full bathroom and kitchen (*Figures 28-29*) are located in the single-story portion of the house, to the south of the main mass. The kitchen appears to have been remodeled with a partition added to create an alcove in the east part of the room, and this appearance is confirmed by 1997 permit records. To the south of the kitchen there is an enclosed sun porch, with windows on three sides and a door to the back side yard on the west side. The sun porch also contains an interior stair to the basement.

The second floor contains three bedrooms, one in each of the gables, which are accessed from the stair at the central east side. A larger bedroom, situated along the front (north) side, contains a small sitting room in the northeast corner, above the entry hall. The property record card cites ceiling height at the second floor as 7'-9". (The only bathroom is the one situated on the first floor.)

The basement is unfinished, with concrete walls and floor, and exposed framing. It is a functional space that serves as a utility/laundry room, and it houses the furnace. The property record card cites its ceiling height as 7'. (The area beneath the sun porch and front porch appear to be crawlspaces, which were originally constructed with posts and piers, as noted in the 1937 tax record photo, but later supported on concrete foundations.)

Finishes throughout are typically rough-textured, painted plaster on walls and ceilings, except at the sun porch and bathroom, which have painted gypsum wall board. The bedrooms, hall, stair, living and dining room are presently carpeted. (The historic assessor's property record card indicates fir and hardwood floors.) The kitchen, bathroom, and enclosed sun porch are finished with engineered wood flooring. The floor base is painted wood, typically 7"-tall with a top cap, and doors and windows are cased with shaped 5"-wide wood trim. Typical interior doors are wood, five-panel types and have been painted. The plumbing fixtures and fittings and appliances are a variety of styles are dates, and have clearly been replaced over time.

Changes to the Original Building

Some modifications have been made to the building since its construction. SDCI permit records are very limited for this property. Observed alterations include removal of front porch balustrades, replacement of original wood windows, and non-original interior floor finishes and fixtures. As noted, the single-story portion of the house, which contains kitchen and bathroom, was added in the 1930s, as was a back porch (later enclosed to create a sunroom).

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6. MAPS, PHOTOGRAPHS AND DRAWINGS

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Aerials & Maps

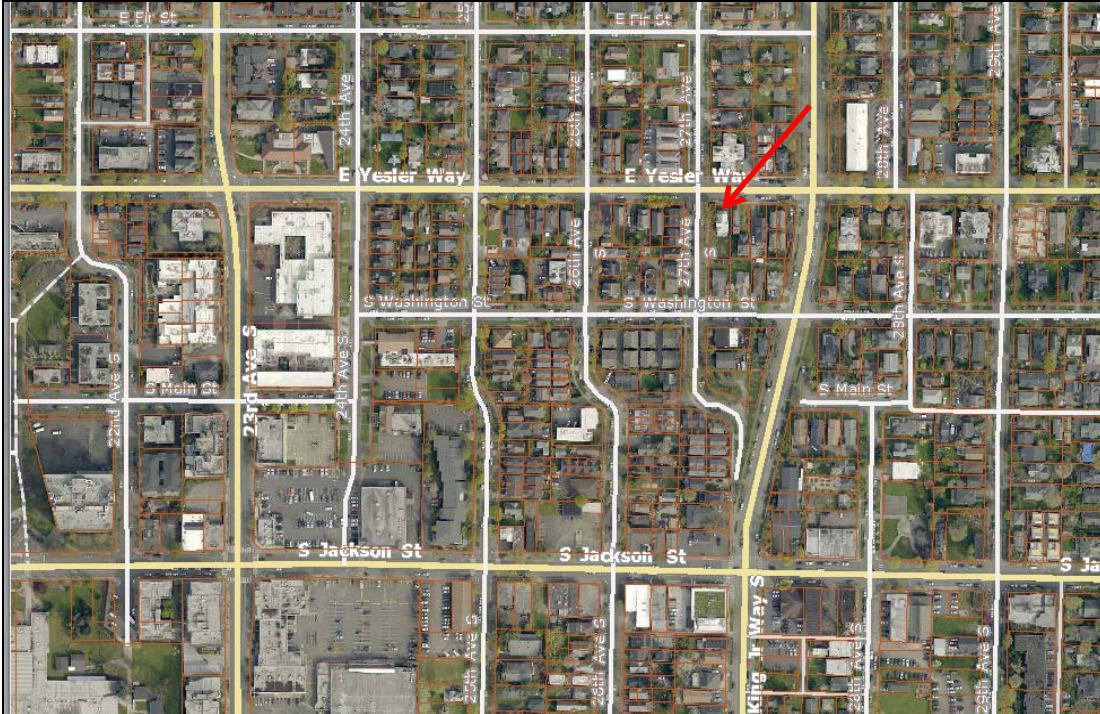


Fig. 1 Above, a 2015 aerial view show the property and its neighborhood context. Note the angle of Martin Luther King Jr. Way South, originally Empire Way, which runs north-south a block east of the subject property. North is up; a red arrow indicates the subject site. (King County iMap)

Fig. 2 Below, a 1936 aerial view of the property and surrounding neighborhood shows the street pattern prior to the construction of Empire Way. North is up; a red arrow indicates the subject site. (King County iMap)



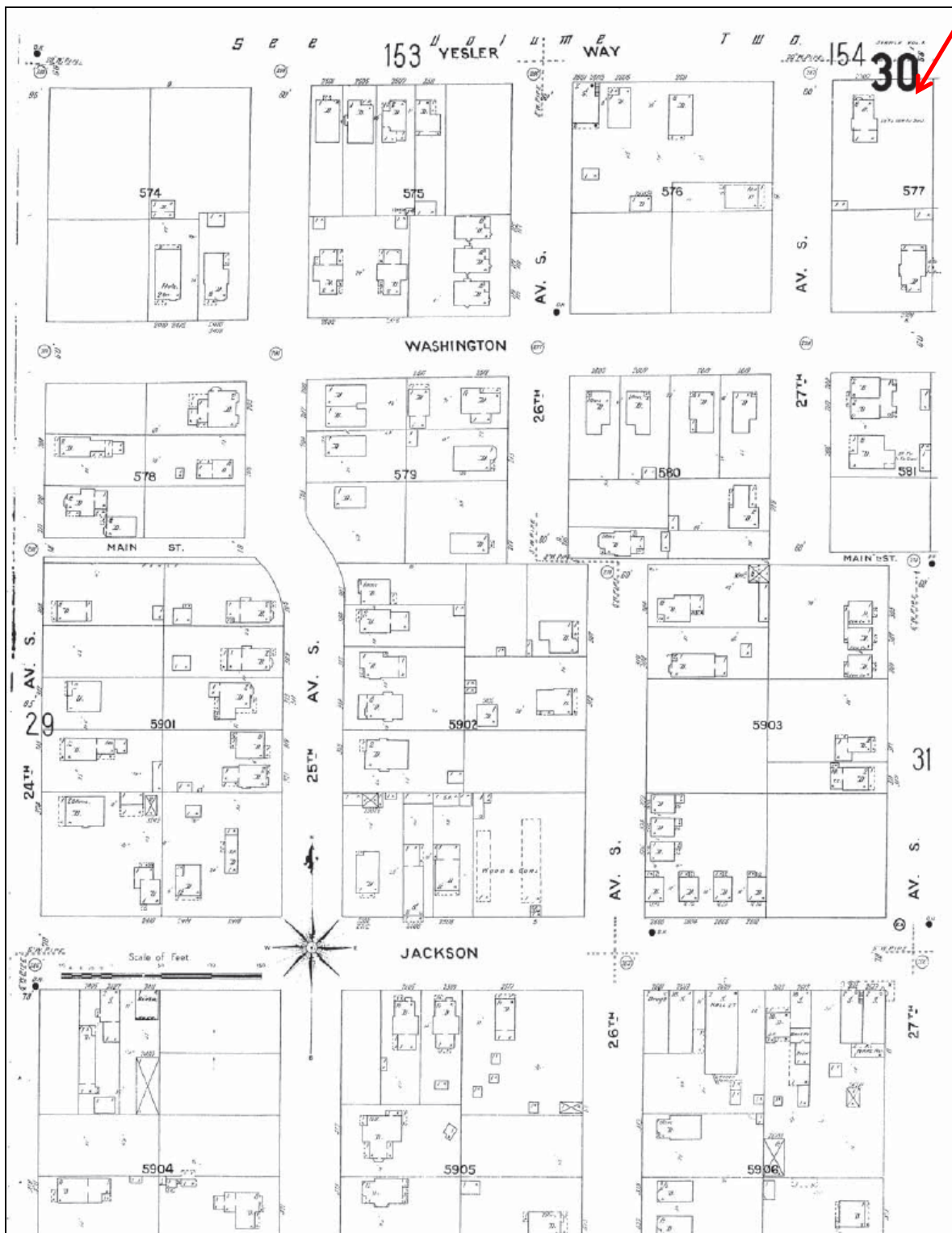


Fig. 3a An excerpt from a 1904-05 Sanborn Map shows the property soon after construction of the house, along with numerous dwellings in the area. A small shed is shown at the southwest corner of the property. The map appears to indicate that the property was subsequently subdivided, with the eastern portion separated into additional lots with frontage on Yesler Way. (Sanborn Map Company)



Fig. 3b An excerpt from a 1916 Sanborn Map also shows the street pattern prior to the construction of Empire Way. The small shed on the 1904-05 map is no longer shown, and a similarly-sized structure is now indicated immediately behind the house. The existing three-bay garage, which according to tax records dates from 1915, is not on this map. (Sanborn Map Company)

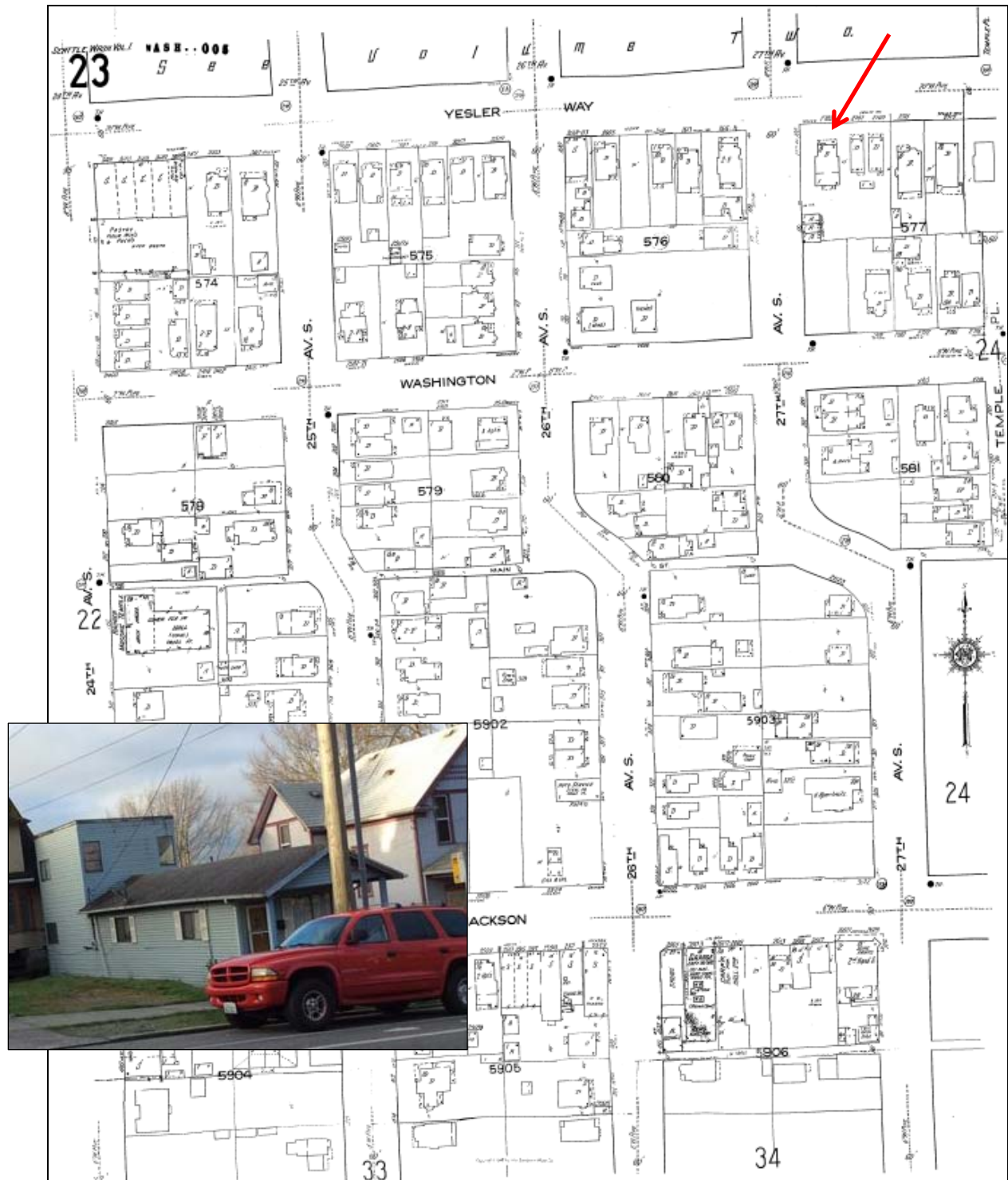


Fig. 3c An excerpt from a 1916-1950 Sanborn Map indicates the existing three-bay garage at the southeast corner of the property. It also shows that two smaller dwellings were constructed on the eastern portion of the property, which was still a single parcel. (Sanborn Map Company) The inset photo shows the dwelling at 2707 East Yesler Way, one of the two constructed on the original parcel (now a separate parcel). (King County Parcel Viewer)

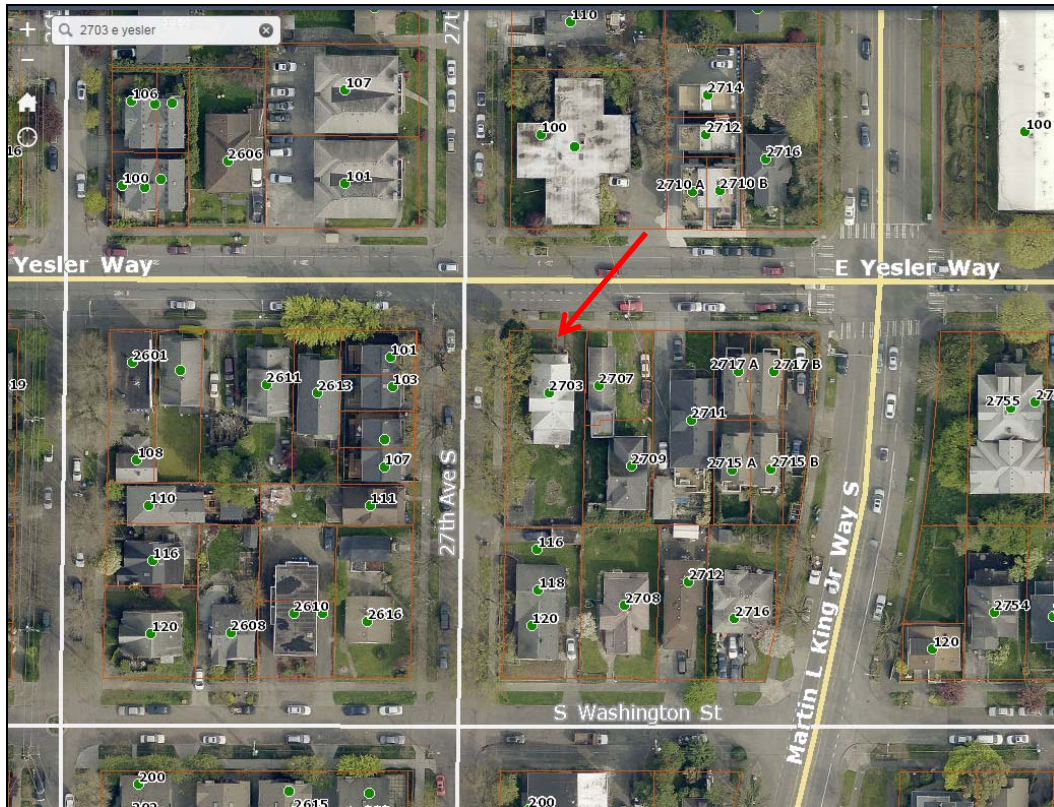


Fig. 4 A detail of the 2015 aerial shows the subject property. North is up; a red arrow indicates the subject site. (King County iMap)

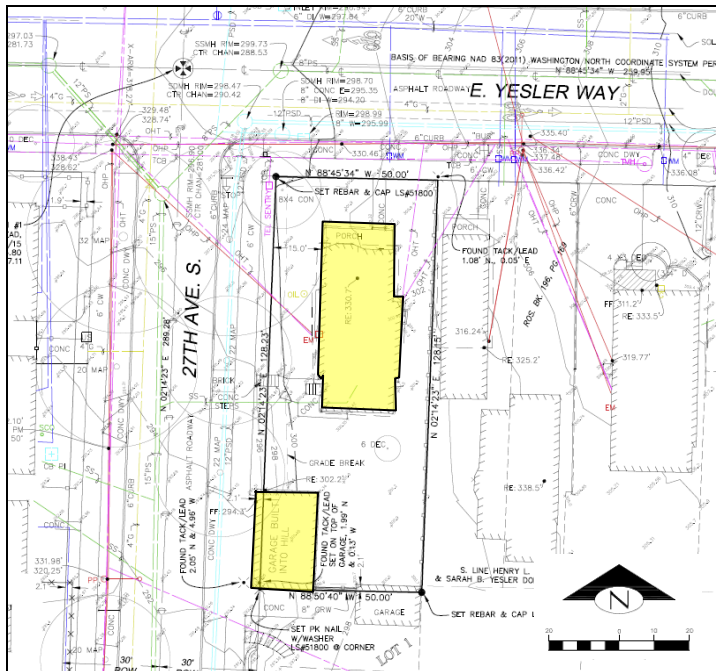


Fig. 5 Excerpt of a site survey, with the property outlined in black and the house and garage footprints in yellow. (GeoDimensions, 2016)

Historic Views



Fig. 6 A 1934 view of the 24th Avenue Market, which was located three blocks west of the subject property. (UW Special Collections, Jewish Archives Collection, JEW0547)

Fig. 7 Below left, A large residence at the northwest corner of East Yesler Way and 29th Avenue, two blocks east of the subject property, 1954. (SPL Special Collections, Werner Lenggenhager collection)





Fig. 8 View at East Alder and Temple Street, approximately four blocks north and east of the subject property, 1957. (SMA, item no. 54182)



Fig. 9 Empire Way north of Yesler, July 1959. (SMA, item no. 57977)



Fig. 10 A 1968 aerial looking south across the neighborhood, with Garfield High School in the mid-ground. The subject property is approximately two blocks diagonally southeast of the school property. (SMA, item no. 77212)

Context Views & Subject Property



Context views of the property:

Fig. 11 Top left, View east along East Yesler Way, with the subject property at the right edge of the photo.

Fig. 12 Middle left, View west along Easy Yesler Way, subject property indicated with the red arrow.

Fig. 13 Bottom left, View northwest from the subject property's backyard, showing housing west across 27th Avenue South. The concrete roof of the garage is visible at the left side of the photo.





Fig. 14 A 1937 tax record photo shows the north and west façades of the house. The single-story portion had already been added at the south end. Original wood windows are in place here, as is the porch balustrade.



Fig. 15 A similar current view, looking southeast toward the north and west façades of the house.



Fig. 16 Above, looking southeast across East Yesler Way, toward the subject property.



Fig. 17 Left, View northeast across 27th Avenue South toward the property, with the garage in the foreground and the house at the left mid-ground.

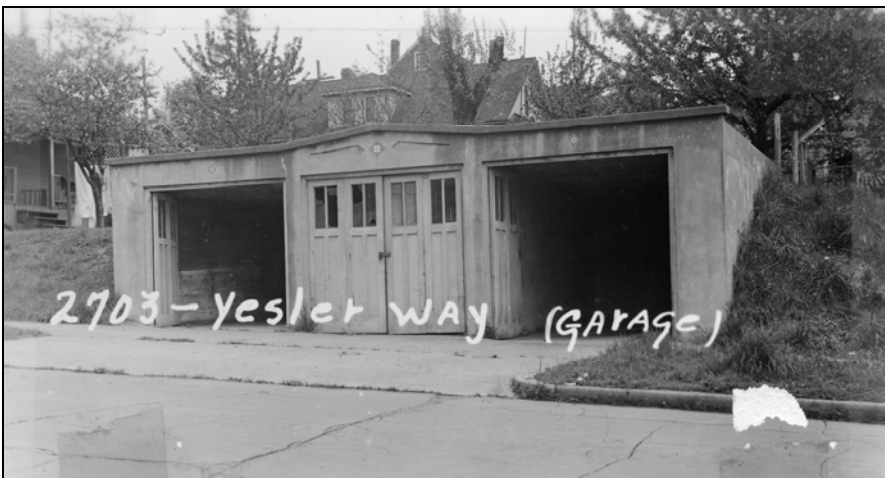


Fig. 18 Bottom left, 1937 tax record photo of the garage; note original paneled wood, bi-folding doors, since replaced. At this time the original poured-in-place concrete south wall was not exposed (Puget Sound Regional Archives).



Fig. 19 Looking east at the west façade.



Fig. 20 Looking southwest at the primary north façade.



Fig. 21 View southwest along the east façade of the house.



Fig. 22 View north/northwest from the backyard showing the south side of the house, which is now an enclosed sunroom.



Fig. 22a View south showing the southwest corner of the backyard, including the north wall and roof of the garage.

Interior Views



Fig. 23 Above left, View in entry hall, looking south.



Fig. 24 Above right, view of the dining room from the living room, looking southwest.



Fig. 25 View looking north in the living room.



Fig. 26 Above left, view of sun porch, looking west. *Fig. 27* Above right, upstairs bedroom.
Fig. 28 Below left, kitchen. *Fig. 29* Below right, bathroom.



Property Record Card

1. DISTRICT: 1
 2. ADDITION: ~~H.L. YESLER D.C. No 47 & 48~~ KAUFMAN'S ADD
 SECTION: NE TWP: 4 N. RANGE: 24 EWM: 4 BLOCK: 4 TRACT OR LOT NO.:
 DESCRIPTION: That Por of W 50' of E 100' of Tr. 9 (Sarah B. Yesler Tracts) Ly S of Yesler Way ~~SAARH B. YESLER TRACTS (H.L. YESLERS D.C. 47 & 48)~~

3. ADDRESS OF PROPERTY: 2703 Yesler Way CONTRACT PURCHASER:
 4. FEE OWNER: MORRIS LEVY 8-9-19 CONTRACTOR:
 5. ARCHITECT: CONTRACTOR:
 6. ORIG. BUILDING COST \$: OCCUPIED BY: Owner RENTAL PER MONTH \$: ESTIMATED RENTAL PER MONTH \$: 20
 7. CONDITION OF EXTERIOR: Fair INTERIOR: Fair FOUNDATION: Good FLOOR PLAN: Poor

8. BUILDING: 1 Fmly Dwl
 2 Stories
 7 Rms
 4 1st Fl
 3 2nd Fl

9. CORNER JOINTS: Bds DOWN SPOUTS SEWER CONNECTED: No
 10. FIRST FLOOR JOIST SIZE: 2 x 8 AND 22 INCH CENTERS BRIDGED: Yes
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE: 6 x 6
 12. CLASS OR GRADE NO.: 2 SHAPE NO.:
 13. BUILDING FINISHED OR UNFINISHED: 1902 Fin.

14. DEPRECIATION: CONDITION: 2266 OBSLSE: % ECON. SUIT: % TOTAL: 59
 DATE BUILT: 1902 REMODELED:
 EFFECTIVE AGE: 29 YEARS FUTURE LIFE: 11 YEARS

LAND INFORMATION
 1. SIZE: x TOPOGRAPHY: Level GRADE: On FEET
 2. STREET ROAD: Graded SURFACE: Paved ALLEY: No
 3. SIDEWALK: Conc SEWERAGE: Sewer WELL: ELECT. PUMP:
 4. LANDSCAPING: Lawn and shrubs COND: Fair
 5. TREND: Static VALUE OF LAND:
 6. USE OF DISTRICT: Res. VIEW: No
 7. RESIDENTIAL: Medium-Old ZONED:

HEATING: Hot Air Furn. oil burner
 CEILING HEIGHT: Basement 7' 1st Fl. 9'6" 2nd Fl. 7'9"
 FOUNDATION: Conc. POH. WP & CB ROOF: Shingle EXTERIOR WALLS: Cedar Siding Shingles-Upper

PLUMBING: 6 Fixtures 1 Tub-leg 1 Toilet 1 Basin 1 Sink 1 HW Tank 1 Ldy Tray Average

REMARKS: Kaufman's add Bl 4 Rm 1
 2703 Yesler Way

MAIN BUILDING		SQ. FT. AREA	
DIMENSION			
12 x 26		680	
16 x 23			
Add 13 x 26		338	
PCH. 6 x 21		126	
PCH. 6 x 17		102	

IMPROVEMENT VALUE	
MAIN BUILDING	540
OTHER BUILDINGS	420
TOTAL	960
ASSESSED VALUE 50%	480
DATE	7-10-37

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE TERR.	COHC	COHC	COHC	1	19 x 31	589	\$ 675
REAR PORCH					6' x 17'		

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
MORRIS LEVY	8-9-19				

REMARKS: Permit # 228400, 8-1-'38, enclosed rear porch added to residence, see new A.V. Reported 3/27/'39. 1050 = 2 stys. etc +350 1 sty. Port +250 +150 No Bldg. CARD 1300 -100 = 1200 -750 = 450

FLOOR PLAN: 17' x 26' 1" FRONT

Fig. 30 The 1937 King County Assessor's property record card. (Puget Sound Regional Archives)

Extant Notable Queen Anne Dwellings (Figs. 31-40)



Marble House (1890), 520 W Kinnear Place
(DON 2003)



Kensley House (1891), 1613 4th Avenue North
(DON, 2004)



Nelson/Steinbrueck House (ca. 1891)
Seattle Landmark
2622 Franklin Avenue E. (King Co. Parcel Vwr)



Three Yesler Houses (1899-1902)
Seattle Landmark
103, 107, 109 23rd Avenue (Joe Mabel, 2007)



23rd Avenue Row House Group (1892-93), Seattle Landmark
818-828 23rd Avenue (Historic Seattle)



14th Avenue West Group (1890-1910), two of five houses;
Seattle Landmark
2000-2016 14th Avenue West (Joe Mabel, 2008)



William H. Thompson House (1894)
Seattle Landmark, National Register listed
3119 South Day Street (oldhouses.com)



808 East Shelby (1900) (King Co. Parcel Viewer)



Fitch/Nutt House (ca. 1900-02)
Seattle Landmark
4401 Phinney Avenue North (Paul Dorpat blog)



6420 Carleton Avenue (ca. 1902) (DON, 2014)

Other Extant Central Area Queen Anne Dwellings (Figs. 41-57)



1421 20th Avenue (1900) (King Co. Parcel Viewer)



217 24th Avenue (1900)



151 22nd Avenue (1900)



117 24th Avenue (1901) (King Co. Parcel Viewer)



2909 S. Washington (1902) (DON, 2008)



823 24th Avenue (1902) (King Co. Parcel Viewer)



111 24th Avenue (1903) (DON, 2007)



342 17th Avenue (1904), shown in the 1937 tax record photo and more recently (King Co. Parcel Viewer)



925 25th Avenue (1904) (King Co. Parcel Viewer)



825 30th Avenue (1904) (DON, 2009)



821 30th Avenue (1904) (DON, 2008)



817 30th Avenue (1904) (DON, 2008)



1639 S. King (1904) (King Co. Parcel Viewer)



1612 23rd Avenue S. (1904) (DON, 2008)



452 27th Avenue S. (1906)(King Co. Parcel Viewer)



152 22nd Avenue (1906)