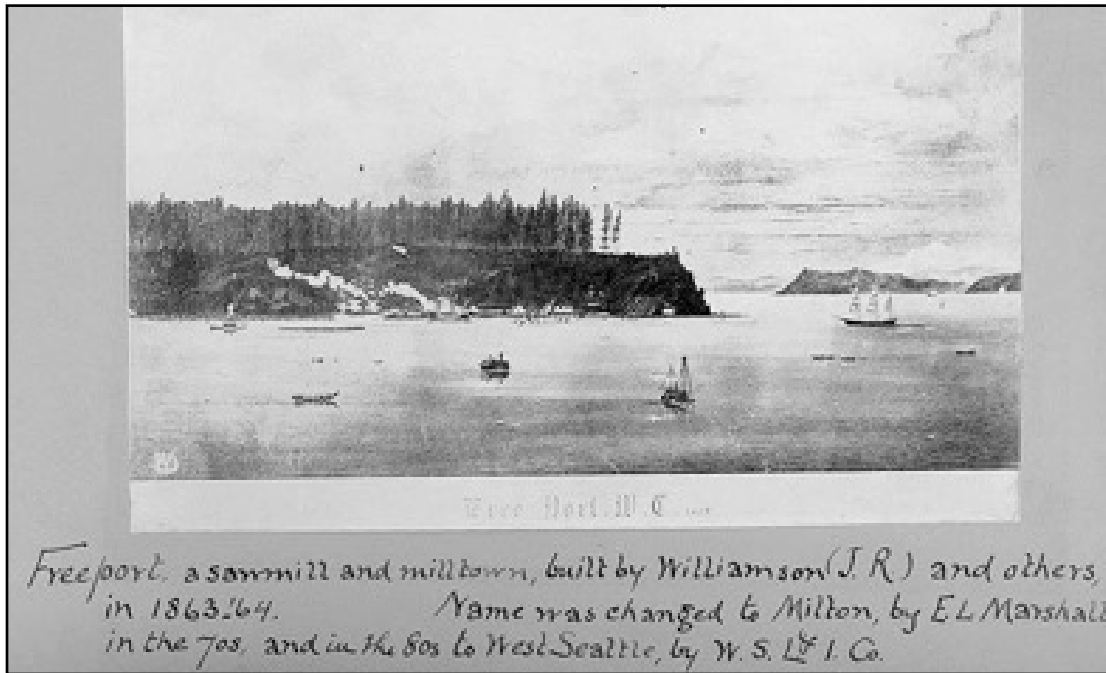


FIGURES (MAPS, DRAWINGS, AND PHOTOGRAPHS)



Ca. 1863 drawing of Freeport, a sawmill and milltown. Source: University of Washington Special Collections, PSE009



1902. Duwamish Head. Source: Asahel Curtis, photographer. University of Washington Special Collections, SEA0377



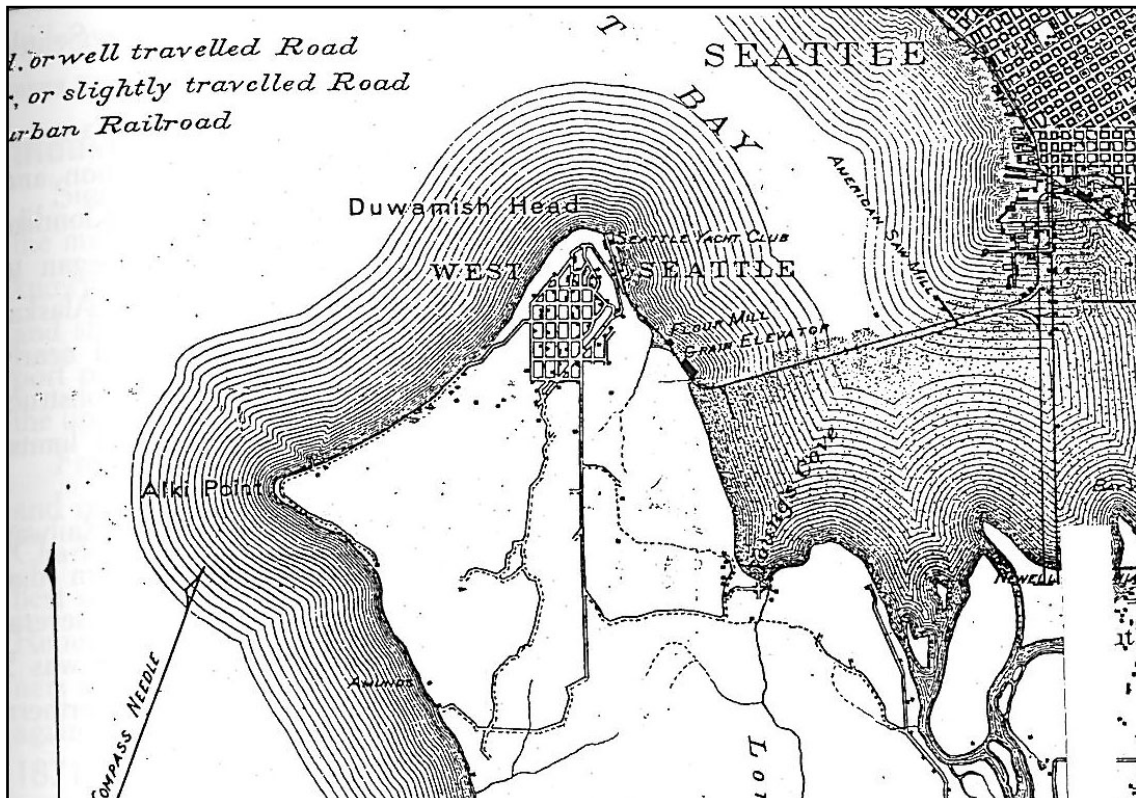
No date but pre-1913 because the steamship "City of Seattle" was sold to Martinez and Benicia Ferry Co. in California in 1913. This was the first double-ended ferry used in Puget Sound between Seattle and West Seattle. Source: University of Washington Special Collections, WAR0580



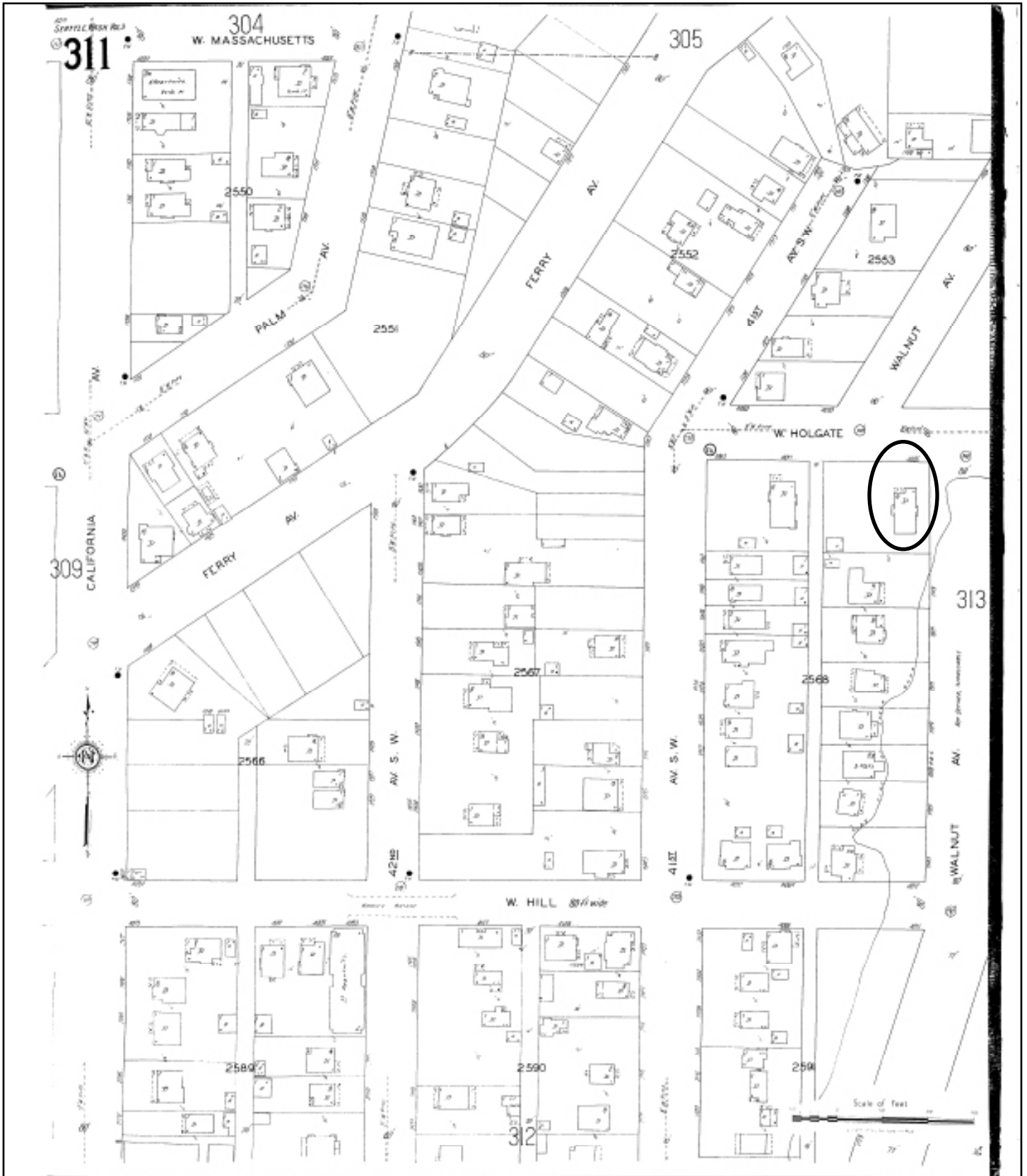
Ca. 1910. Waterfront showing the West Seattle ferry dock leading up to the Admiral District. Source: Post-card image by photographer Otto Frasn. University of Washington Special Collections, SEA2158



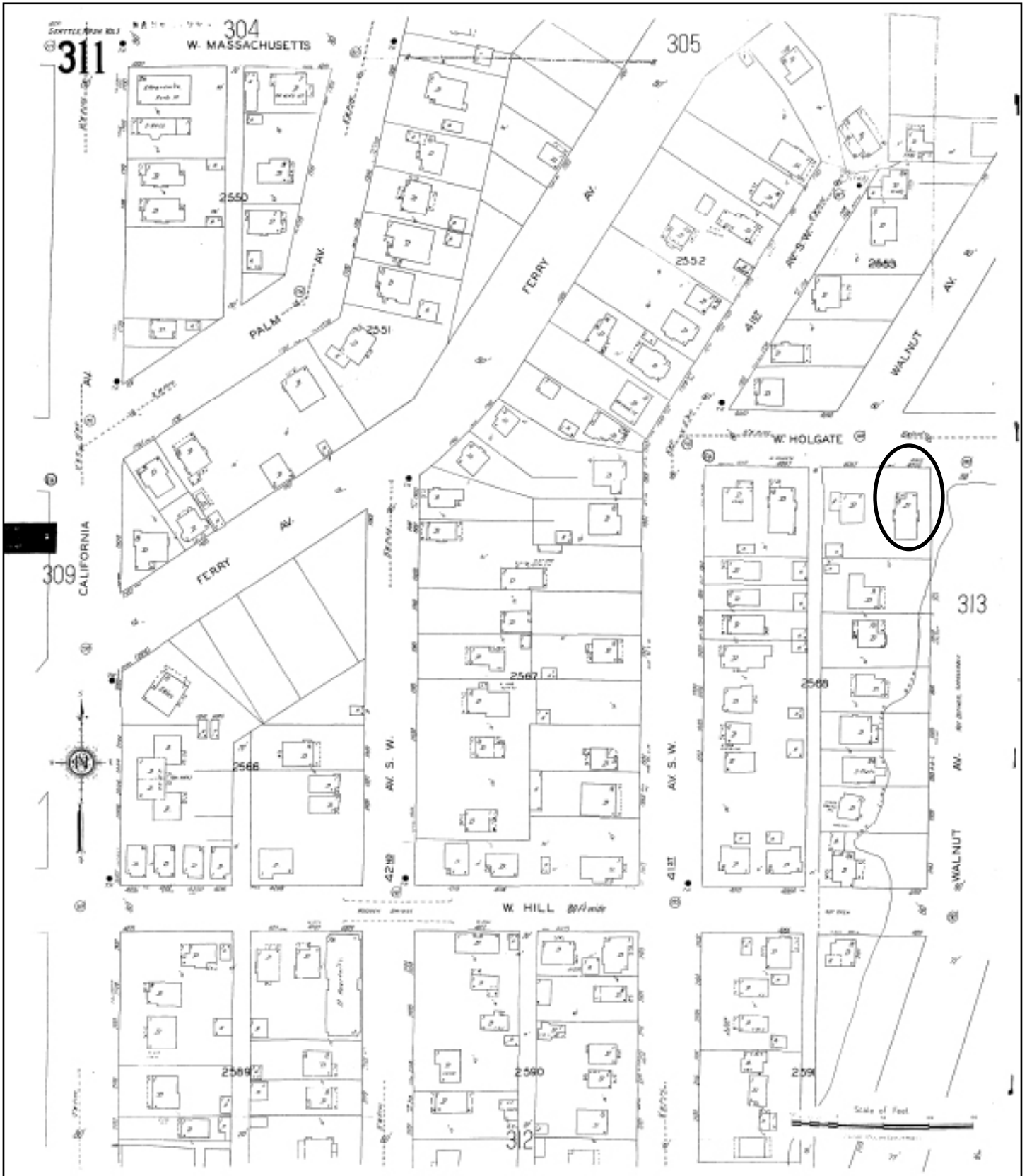
No date. Historic photo view of Luna Park at Duwamish Head. Source: University of Washington Special Collections, SEA0974



1894 McKee's Correct Road Map of Seattle and Vicinity. Admiral district's street grid is shown at top near Duwamish Head. Source: University of Washington Libraries.



1929 Sanborn Fire Insurance Co. Map. Bloss House in oval.



1950 Sanborn Fire Insurance Co. Map. Bloss House in oval.



Ca. 1920s. Earliest known photograph of the Bloss House. Unpainted cedar shingles visible. Source: Ruth Ward (photo given to Ruth by the Copernoll family)

1. DISTRICT **3014**
 2. ADDITION **WALNUT TERRACE TO W.S.**
 SECTION TRP N. RANGE E.W.M. BLOCK **1** TRACT OR LOT NO. **8-2-801**
 DESCRIPTION **E. 60' of lots 1, 2 & 3**

3. ADDRESS OF PROPERTY **4055 W Holgate St**
 4. PERMIT NO. **2**
 5. PER OWNER **F.H. Coperwell**
 6. ARCHITECT _____ CONTRACTOR _____
 7. CONDITION OF EXTERIOR **Good** INTERIOR **Good** FOUNDATION **Good** FLOOR PLAN **Good**

8. BLDG. **1 fully dvl** FILE WORK **None**
1 story & Attic PORCHES **3-story**
7 rooms **1 unroofed**
5 1st fl EXTRA FEATURES **1 over hang 2nd**
2 attic **2 beam ceiling**

9. CORNER JOINTS **Mitered** DOWN SPOUTS SEWER CONNECTED **Yes**
 10. FIRST FLOOR JOIST SIZE **2 x 10** AND **18** INCH CENTERS BRIDGED **Yes**
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE **8 x 6**
 12. CLASS OR GRADE NO. **3** SHAPES NO. _____
 13. BUILDING FINISHED OR UNFINISHED **Finished**

14. DEPRECIATION: CONDITION **77.50** OR ELSE **REMOVED** A TOTAL **46.80**
 DATE BUILT **1915** EFFECTIVE AGE **27 4/10** FUTURE LIFE **24** YEARS

LAND INFORMATION
 1. SIZE **X** TOPOGRAPHY **Sloping** GRADE **On grade** FEET _____
 2. STREET ROAD **Graded** SURFACE **Paved** ALLEY **No**
 3. SIDEWALK **Good** SEWERAGE **SEWER** WELL _____ ELECT. PUMP _____
 4. LANDSCAPING **Lawns, shrubs rocky** COND. **Good**
 5. TREND **Static** VALUE OF LAND _____
 6. USE OF DISTRICT **Res** VIEW **Good of Sound, City**
 7. RESIDENTIAL **Med old** ZONED _____

REMARKS _____

INTERIOR WALLS **5 Plaster**
2 Plaster brd

FLOORS **2 hardwood**
5 fir

FIRE PLACE **Brick**
brk. face & H

INTERIOR TRIM **2 Mah.**
5 fir

PLUMBING **6 fixtures**
1 tub leg
1 toilet
1 basin
1 sink
1 hot water tr
1 ldrv tray
Average

BASEMENT **Full**
1.8' to 1st fl.
joist frame 3'
Conc 5'
Conc fl.

FOUNDATION **Conc**
pch. conc.

ROOF **Shingle**

EXTERIOR WALLS **Cedar siding**
4" to W

CEILING HEIGHT **Base. 8'**
1st fl. 9'2"
Attic 6'6"

CEILING HEIGHT **Base. 8'**
1st fl. 9'2"
Attic 6'6"

MAIN BUILDING
 DIMENSION **28 x 60** SQ. FT. AREA **1680**
 Pch. **8 x 18** Rec
 Pch. **4 x 5** R
 Pch. **6 x 8** 48

IMPROVEMENT VALUE
 MAIN BUILDING **2800**
 OTHER BUILDINGS **120**
 TOTAL **2920**
 ASSESSED VALUE FOR **10/21/39** **7400**
 DATE **1971-2800**

OTHER BUILDINGS

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE	STRIPED	WS			14 x 18	252	37
					X		
					X		
					X		
					X		

OWNER OR CONTRACT PURCHASER **F.H. Coperwell** DATE **8-47-71** FILE NO. **152923** PRICE **26500** NTGE. _____ STAMP _____

REMARKS **Front 60' of area E 60' of Walnut Terrace Add to W.S.**

FLOOR PLAN **50-2011**

FRONT

1938 King County Assessor Property Record for 4055 SW Holgate. Source: Washington State Archives, Puget Sound Branch.



1938 King County Assessor photo for 4055 SW Holgate. Source: Washington State Archives, Puget Sound Branch.

Bloss House



2010. View of SW Holgate Street looking east. Bloss House on right. Source: Historic Seattle



2010. View looking south from SW Holgate Street toward unimproved Walnut Avenue (where dense vegetation is located). The current owner of 4055 SW Holgate (Bloss House) has an easement on this right-of-way for use as a continuation of the east sideyard. Bloss House is not visible in this photo, but it is on the right behind trees. Source: Historic Seattle



2010. North (front) facade of Bloss House, facing south. Source: Historic Seattle



2010. North (front) facade of Bloss House, facing south. Source: Historic Seattle



2010. View of partial north (front) and west (side) facades of Bloss House, facing southeast. Source: Historic Seattle



2010. View of west (side) and south (rear) facades, facing northeast. Note rafter ends on south facade and rear porch at southeast corner. Source: Historic Seattle



2009. View of east facade, facing northwest. Square window bay features a cluster of three, original, double-hung-wood sash windows (with contemporary storm windows). Bay has a shed roof with notched vergeboard end and rafter ends. Original casement windows provide light into the upper half-story.
Source: Historic Seattle



2009. View of backyard (south facade of house on right), facing west. Source: Historic Seattle



2010. Detail view of textured stucco and half-timbering at double-gable ends of north (front) facade, facing south. Original, eight-over-one, double-hung, wood sash windows and contemporary storm windows. Source: Historic Seattle



2010. Historic wood railing on front porch, facing northeast. Source: Historic Seattle



Left photo: Detail view of original, square wood pier on front porch, facing west. Right photo: original wood stairs leading up to front porch from front yard, facing south. Original cedar shingle siding at the base of the house is intact and in good condition. Source: Historic Seattle



2010. Original Craftsman style front door with bevel lights and dentil course. Source: Historic Seattle



2010. Original escutcheon and door handle on front door. Source: Historic Seattle



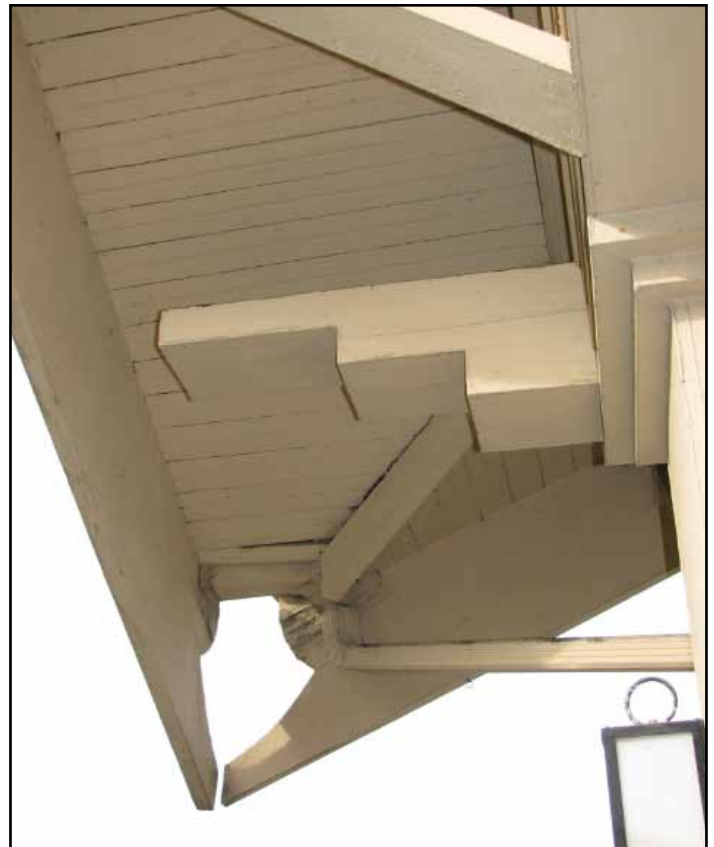
View looking northeast toward Elliot Bay and the Seattle skyline from the Bloss House front porch. Source: Historic Seattle



2009. View of rear (south) facade, facing northwest. Note rafter ends under eave and original one-over-one, double-hung, wood sash windows (with wood storm windows). Source: Historic Seattle



2009. Detail view of original clapboard cladding. Source: Historic Seattle



2010. Detail view of original notched vergeboard corners. Source: Historic Seattle

Comparable Projects by Steinhart Theriault & Anderson



Left: 2010. View of rear (south) porch and back entrance, facing north. Original door behind contemporary screen door. Right: 2010. View of west side entrance (exterior access to basement), facing north-east. Contemporary door replaced original door. Source: Historic Seattle



Left: 2010. Detail view of of triangular knee brace under eave. Right: 2010. View of notched ends of vergeboards at northeast corner of house. Note original pointed square block detail at end of triangular knee brace in both photos. Source: Historic Seattle



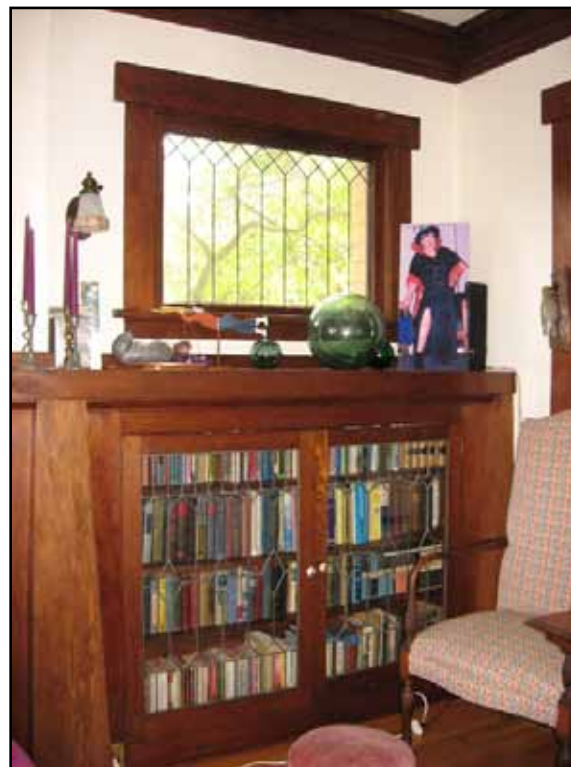
2009. View from living room looking west into dining room. Original features intact include: box beams, built-in bookcase, buffet, wainscot, molding, oak floor, picture rail, baseboards, plaster walls and ceiling, and ceiling lights in dining room. Woodwork is mahogany. Bloss House owner Ruth Ward in center sitting with friends Jim and Sharon Price. Source: Historic Seattle



2009. View of living room east wall looking southeast. Dining room on right. Original fireplace and built-in bookcase with leaded glass doors share a wood mantelshelf. Leaded glass window is above the bookcase. Bloss House owner Ruth Ward on right sitting with friend Jim Price. Source: Historic Seattle



2010. View of original window seat along north wall of living room. Source: Historic Seattle



2010. View of original bookcase with leaded glass windows on east wall of living room. Note original leaded glass doors and wall sconce. Source: Historic Seattle



2010. View of original built-in buffet with leaded glass doors on west wall of dining room. Note original ceiling light at corner of box beam, wainscot, and plate rail. Buffet features pointed square block detail similar to exterior detail on vergeboard. Source: Historic Seattle



2010. View of doorway between dining room and hallway. Built-in buffet in dining room on left. Source: Historic Seattle



2010. View of hallway, looking north in bedroom. Linen closet on right. Doors leading to basement stairs and upper half story on left. Source: Historic Seattle



2010. View of original, wood door from hallway, looking north. Door opens into bedroom. Source: Historic Seattle



2010. View of original, wood kitchen cabinets including cooler (narrow cupboard above counter next to back door). Facing southeast. Existing countertop and vinyl floor installed in the 1970s. Source: Historic Seattle



2010. View of original, wood kitchen cabinets, facing northwest. Original ironing board hidden between countertop and lower cabinets. Countertop and vinyl floor installed in the 1970s. Source: Historic Seattle



2010. View of first floor bathroom with original door and linen closet. Facing east. Source: Historic Seattle



2010. Original wood stairs from hallway to upper-half story, facing west. Note metal, corner dust catchers. Source: Historic Seattle



2010. Original wood stairs, view from hall of upper-half story, looking down facing west. Source: Historic Seattle

The following pages show a sampling of the work of Elmer E. Green throughout Seattle.



2009. Elmer E. Green-designed house at 2100 45th Ave SW (1911) in West Seattle. House has been altered: added dormer. Source: Historic Seattle.



2009. Elmer E. Green-designed house at 2646 47th Ave SW (1911) in West Seattle. House has been altered: replacement cladding. Source: Historic Seattle.



2009. Elmer E. Green-designed house at 5264 45th Ave SW (1911) in West Seattle. House has been altered: picture windows added; new addition on rear. Source: Historic Seattle.



2009. Elmer E. Green-designed house at 2225 1st Ave N (1915) on Queen Anne. Note notched ends on vergeboards and pointed square blocks (the blocks are the same ones on the Bloss House). Source: Historic Seattle.



2009. Elmer E. Green-designed house at 2609 Broadway E. (1912) in the Roanoke Park National Register Historic District. Stone cladding painted. Source: Historic Seattle.



2009. Elmer E. Green-designed Ben Lomond Apartments (1910) at 1017 Bellevue Court on Capitol Hill. The building overlooks I-5 on the west. Green designed several apartment buildings in Seattle, this one being his finest multi-family design. Source: Historic Seattle.



2010. Elmer E. Green-designed house at 2330 34th Ave S in Mount Baker. Built in 1912 for Anna and Lloyd Hillman. Property is included in DON's Historic Sites Inventory database. Source: Historic Seattle.



2010. Elmer E. Green-designed house at 2540 34th Ave S in Mount Baker. Garage added. Built in 1912, the property is included in DON's Historic Sites Inventory database. Source: Historic Seattle.



2010. Elmer E. Green-designed house at 6308 18th Ave NE (1911) in Ravenna. Some alterations. Source: Historic Seattle.



2010. Elmer E. Green-designed double house at 2315 Boylston Ave E (1909) in Eastlake. Source: Historic Seattle.



2010. Elmer E. Green-designed house at 5045 16th Ave NE (1911) in the University District. This house appeared in Green's *Practical Planbook*, see below. Source: Historic Seattle.

Architectural drawing showing a perspective view of house No. 449 and its first and second floor plans. The perspective view shows a two-story house with a prominent front porch and a chimney. The floor plans are detailed, showing rooms such as the living room, dining room, kitchen, and bedrooms. The first floor plan is labeled 'FIRST FLOOR PLAN' and the second floor plan is labeled 'SECOND FLOOR PLAN'. Both plans include the number '449' and the name 'Elmer E. Green'.



449

No. 449. A very attractive and convenient seven-room house. The first story is veneered with clinker brick and the second story is cement plaster. The exterior could be finished with siding or shingles with a pleasing effect.

Cost to build, about \$4,000.00. Price of plans \$12.00.



Elmer E. Green included plans for this house at 5045 16th Ave NE (1911) in his 1912 *Practical Planbook*. One could purchase these drawings for \$12 and build the house for \$4,000. Source: *Practical Planbook* by Elmer E. Green. Courtesy of Colin Barr.



2010. Elmer E. Green-designed house at 1533 25th Ave (1908) in Madison Valley/Central Area. Replacement windows. This house appeared in Green's *Practical Planbook*, see below. Source: Historic Seattle.

230

No. 230. A very complete seven-room house, with one Bedroom on the first floor. Can be built for about \$2,800.00 with hot air heat. Price of plans \$12.00.

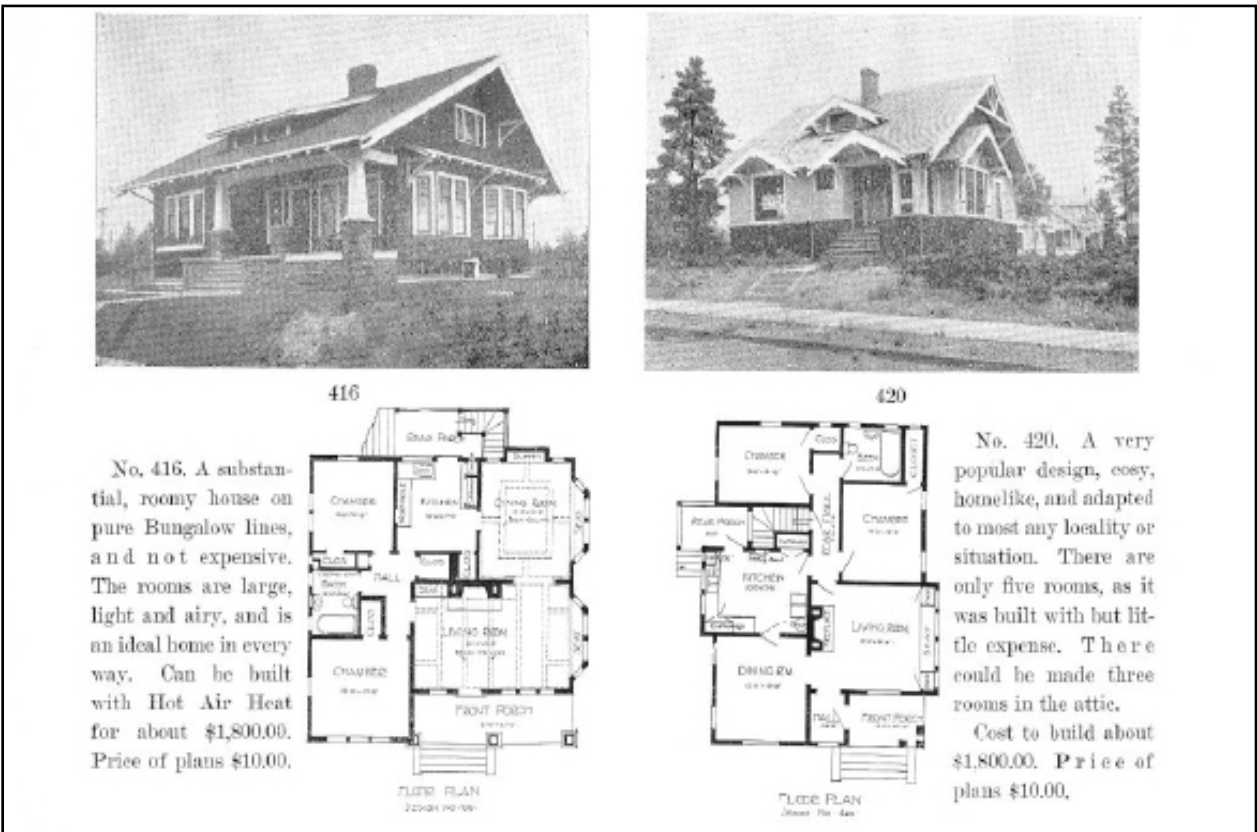
SECOND FLOOR PLAN
DESIGN: HE 230
230

FIRST FLOOR PLAN
DESIGN: HE 230
230

Elmer E. Green included plans for this house at 1533 25th Ave (1908) in his 1912 *Practical Planbook*. One could purchase these drawings for \$12 and build the house for \$2,800. Source: *Practical Planbook* by Elmer E. Green. Courtesy of Colin Barr.



Cover for Elmer E. Green's *Practical Planbook* published in 1912. Source: *Practical Planbook* by Elmer E. Green. Courtesy of Colin Barr.

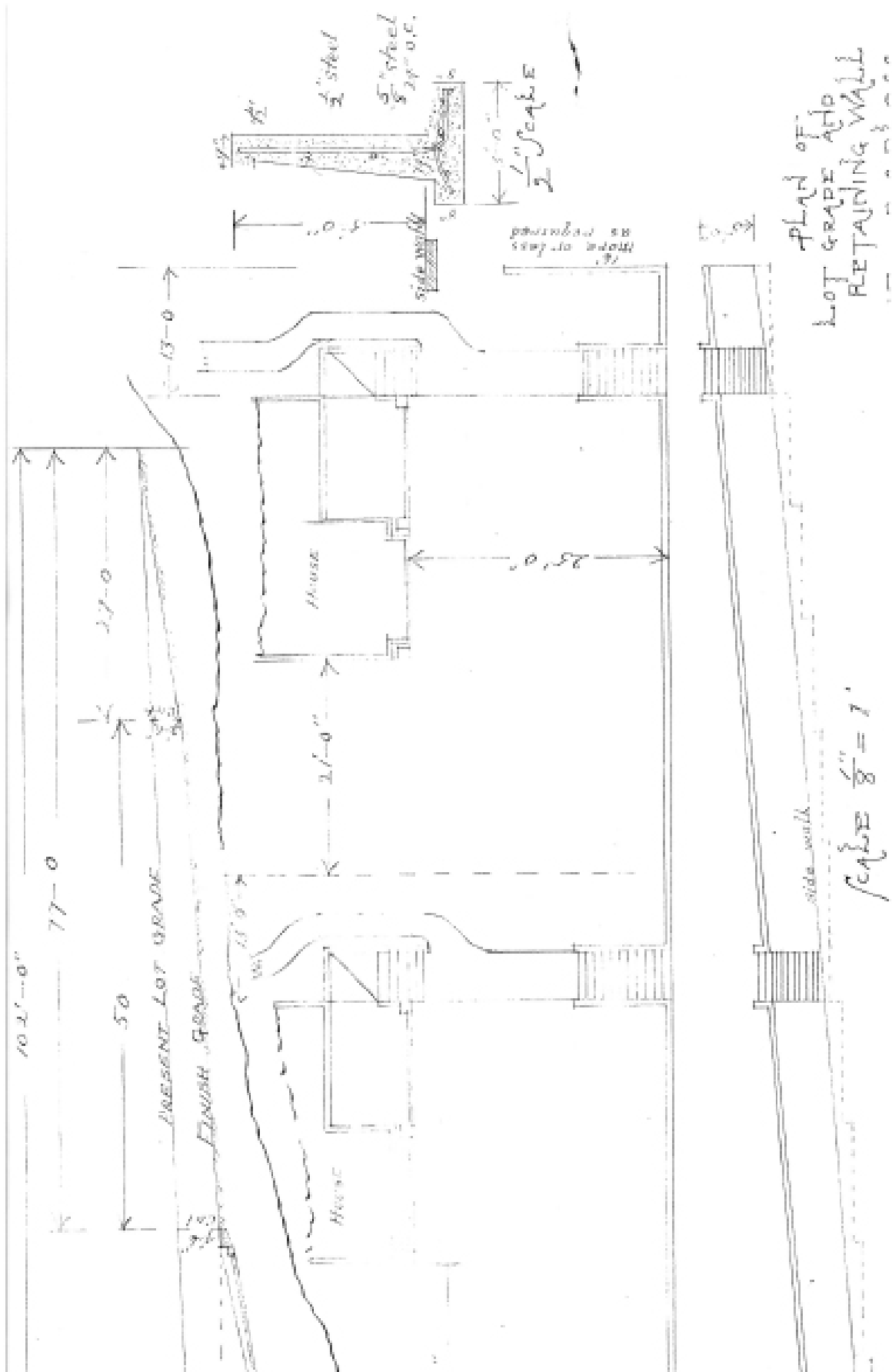


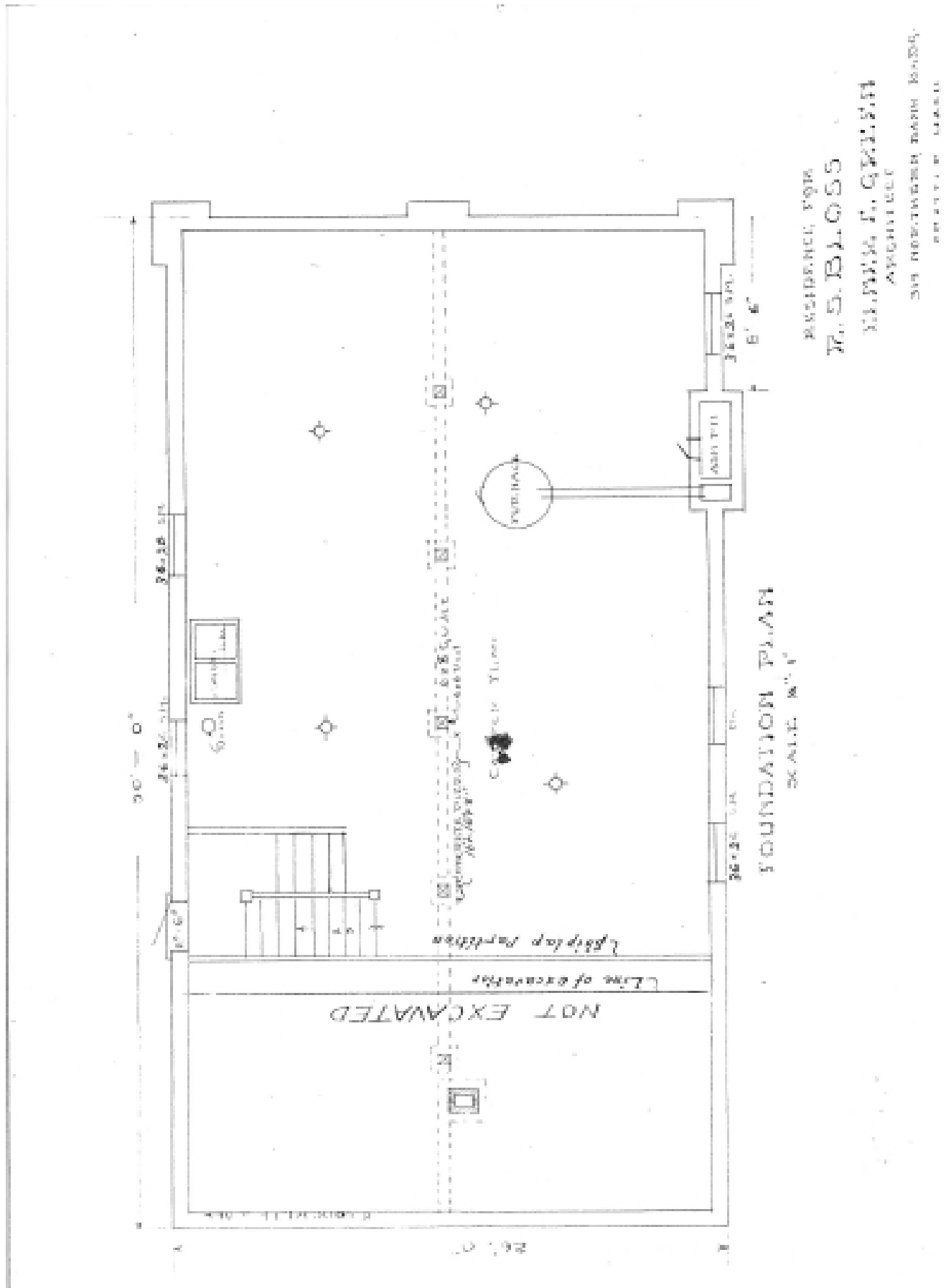
Typical plans in Elmer E. Green's *Practical Planbook*. Source: *Practical Planbook* by Elmer E. Green. Courtesy of Colin Barr.

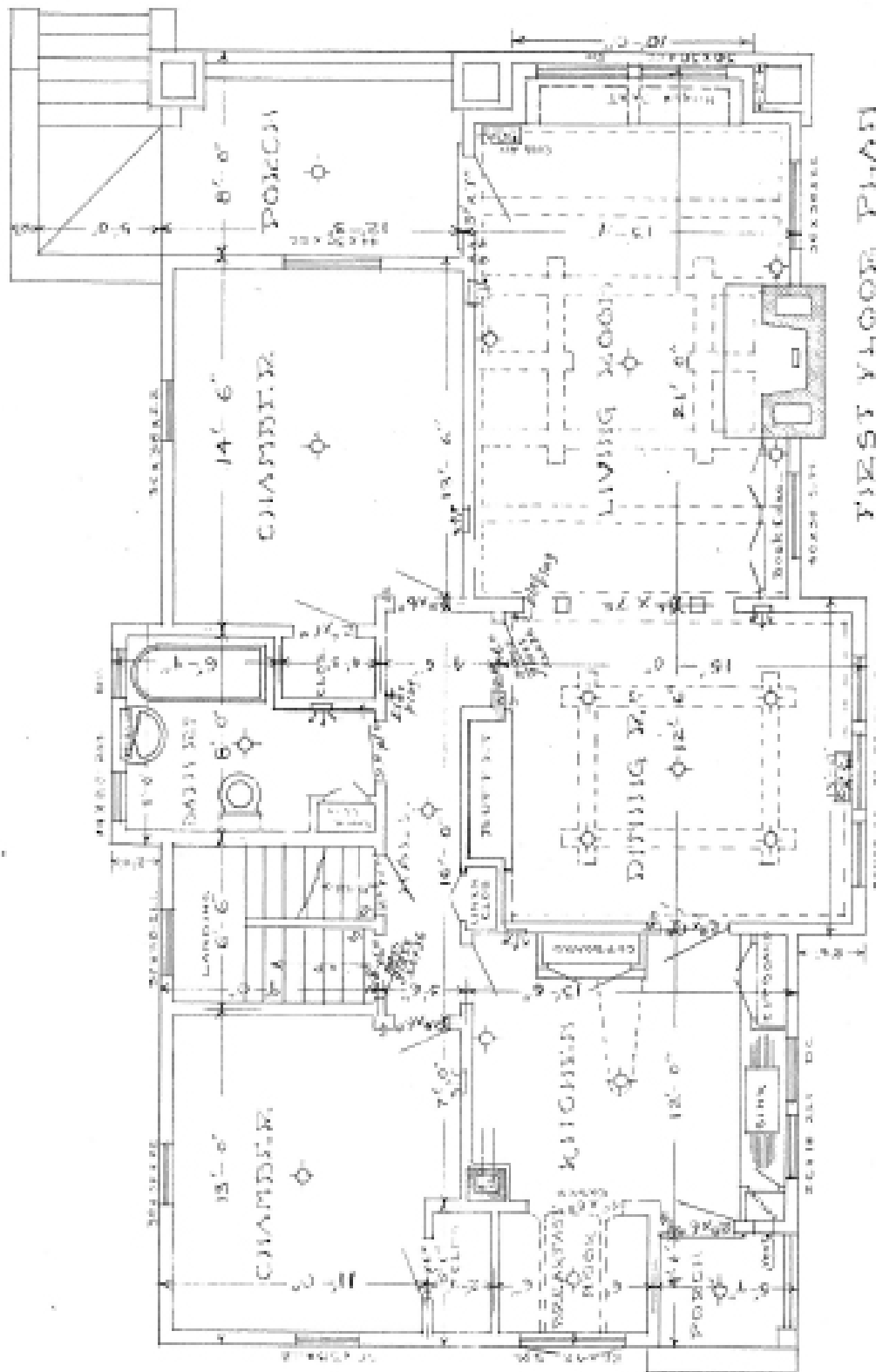
The following pages show the original drawings for the Bloss House, dated 1915, by architect Elmer E. Green. Eight sheets include grading plan, foundation plan, first floor plan, attic/roof plan, and elevations for the north (front), west (right), east (left) and south (rear).

The current owner, Ruth Ward, has copies of the plans.

The Bloss House plans are not from Green's 1912 *Practical Planbook*, but the house exhibits many similar features found on the houses shown in his book.

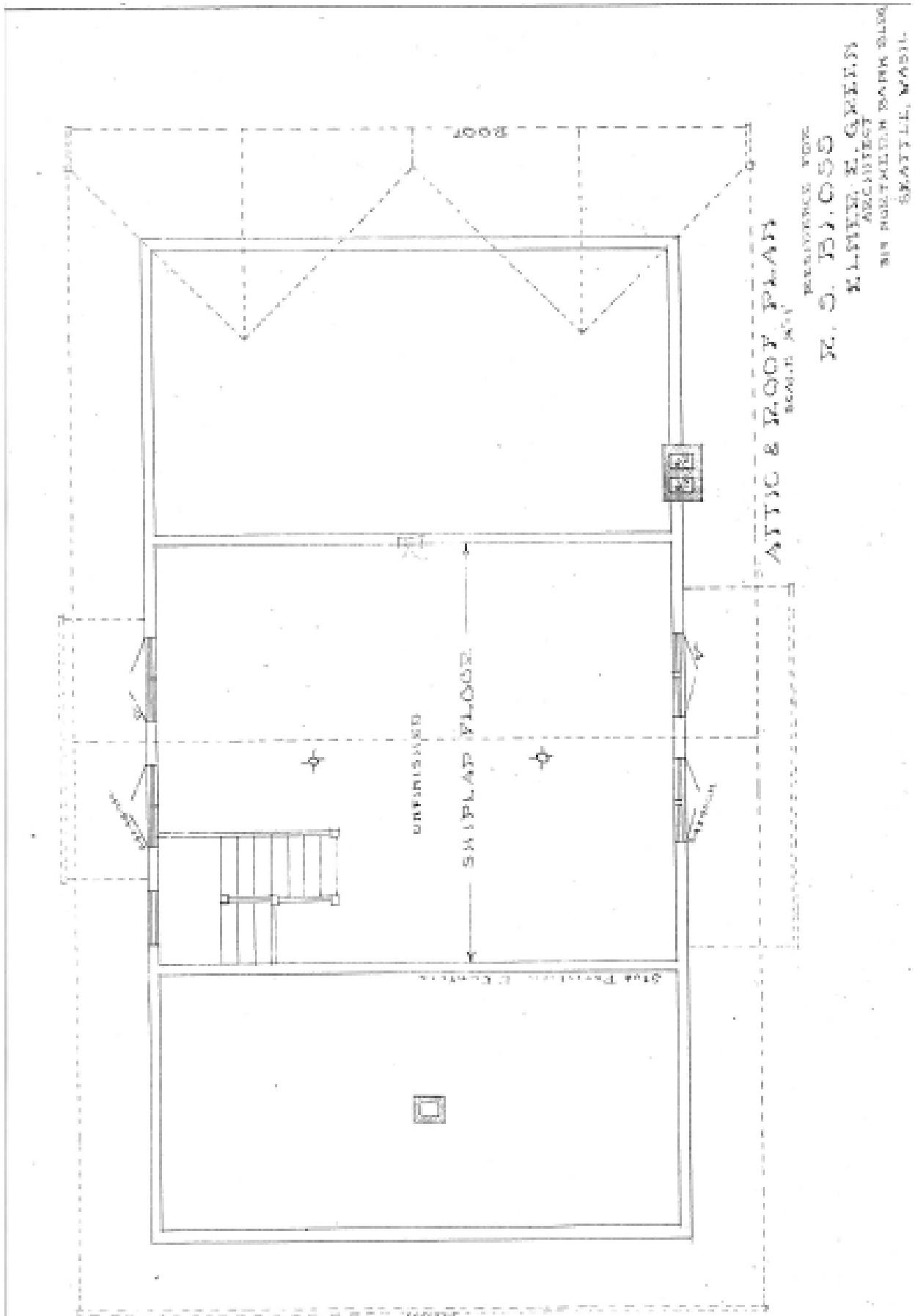


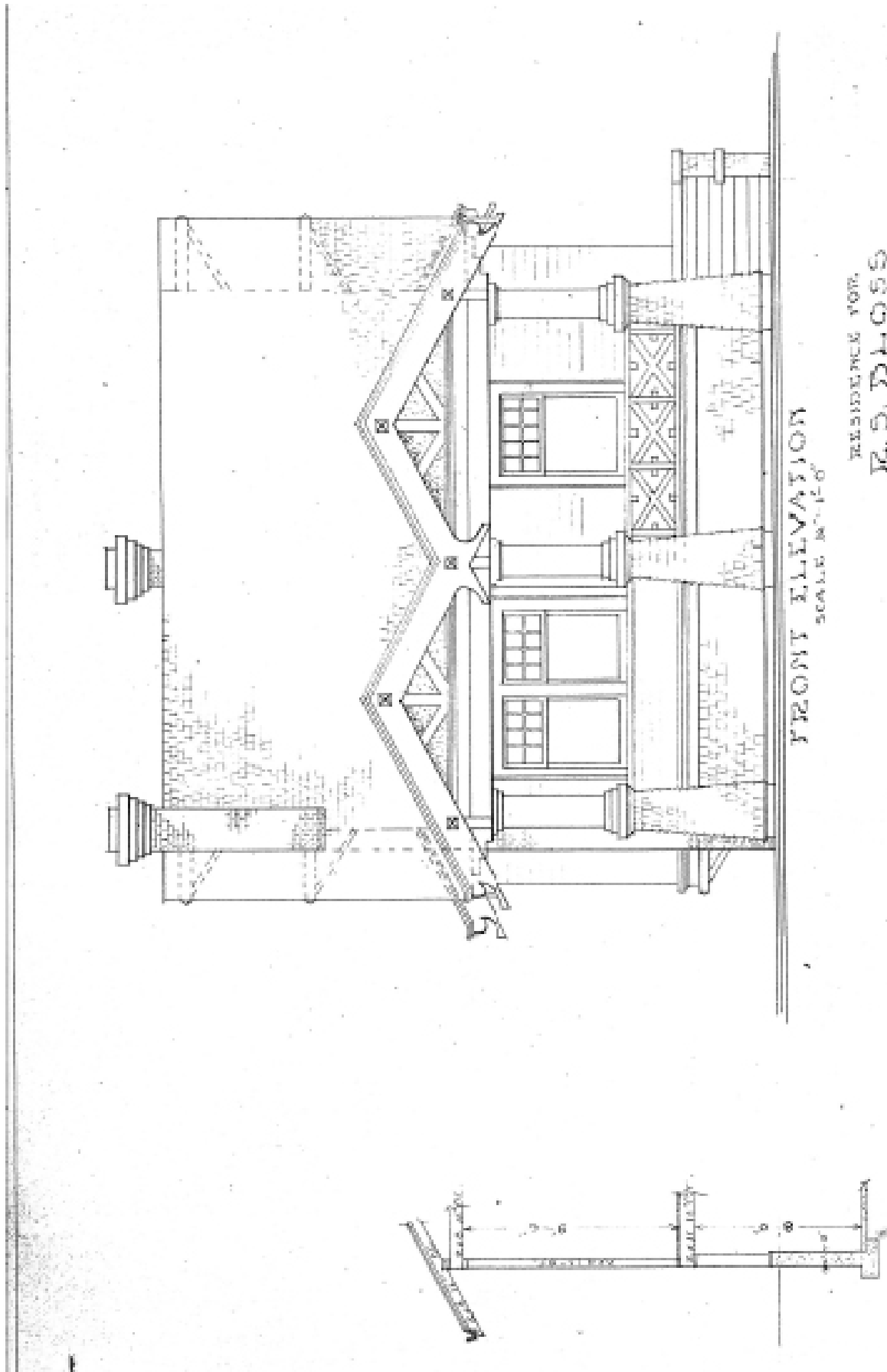


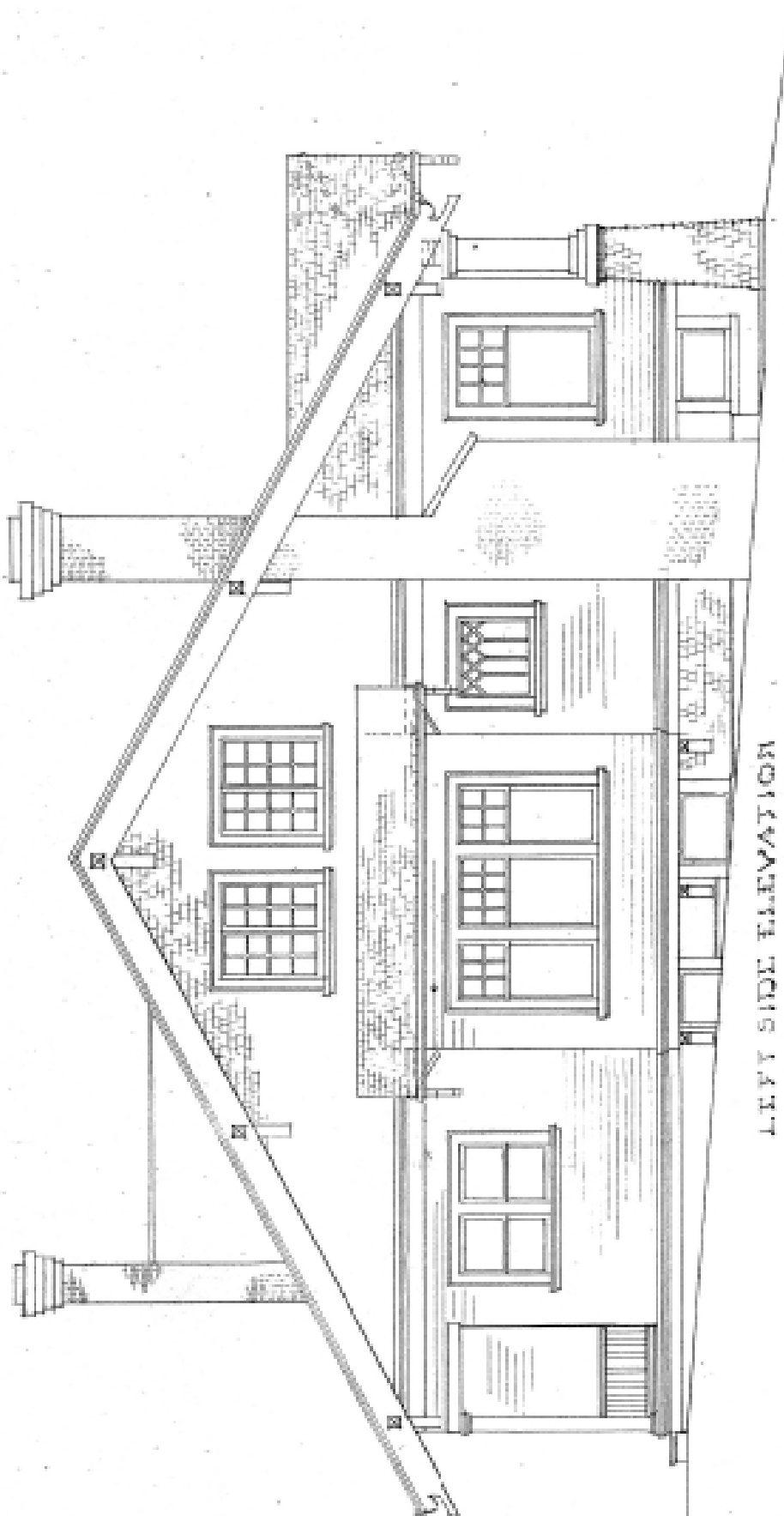


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGNED FOR
R. S. BLOSS
BY
WALTER K. GREEN

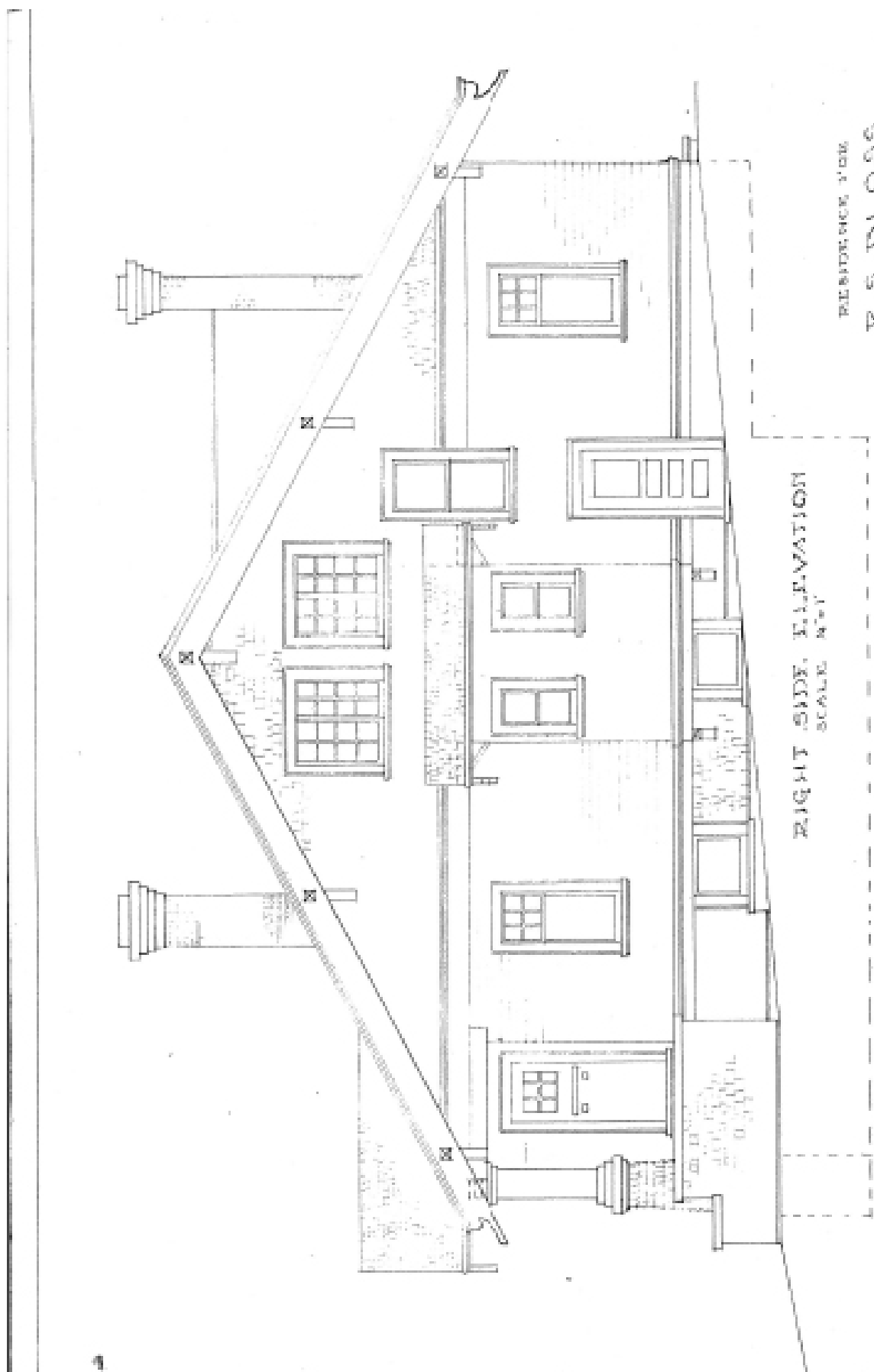






LEFT SIDE ELEVATION
SCALE 3/4" = 1'

DESIGNED FOR
R. S. BLOSS.
CLYDE E. GREEN
ARCHITECT
314 MONROE ST. SEASIDE BLDG.
SEATTLE, WASH.



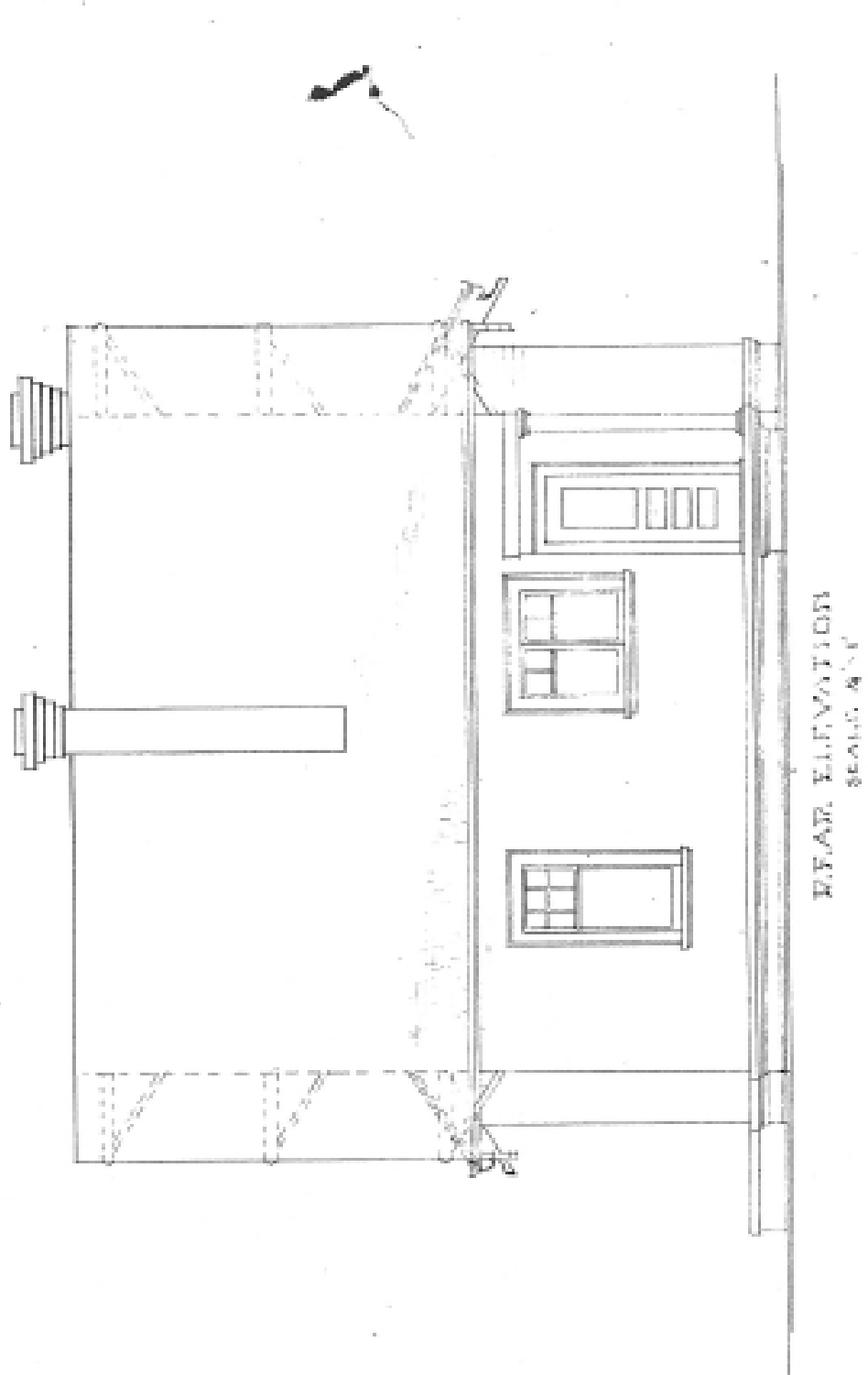
REFERENCE FOR

R. S. BLOSS

H. M. P. E. QUINN
ARCHITECT

315 NORTHERN BAYNE BLDG.

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RESIDENCE FOR
R. S. BLOSS
MURPHY GREEN
314 HOWLAND PARK ROAD

REAR ELEVATION
SCALE 1/4" = 1'-0"