



The City of Seattle

## Landmarks Preservation Board

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

### REPORT ON DESIGNATION

LPB 263/09

Name and Address of Property: George Washington Carmack House  
1522 E. Jefferson Street

Legal Description: Squire Park Addition, Block 5, Lot 22, as recorded in Volume 8 of plats, Page 6, records of King County, Washington.

At the public meeting held on May 6, 2009, the City of Seattle's Landmarks Preservation Board voted to approve designation of the George Washington Carmack House at 1522 East Jefferson Street as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

*B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation; and,*

*D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction; and*

### **ARCHITECTURAL DESCRIPTION**

#### **Setting**

The Carmack House is located on a 4,800 square foot lot on the northwest corner of E. Jefferson Street and 16th Avenue in the Squire Park neighborhood. The block is primarily institutional, with large parking structures adjoining the house on the west and north. Farther north on the block are two medical buildings. Across the street to the east is the large Swedish/Cherry Hill medical complex, with the historic Providence Hospital a block farther east. The area to the south, across E. Jefferson Street, is primarily residential, with a mixture of older single family residences (mostly altered) and an increasing number of newer and multifamily residences. The Carmack house is surrounded by large trees and shrubs that buffer it from the nearby garages. The lot is surrounded by an older chain link fence, partially covered with flowering vines; there are gates at the front and the southeast and at the driveway.

## Exterior Description

The George Washington Carmack house is a wood-frame, two-story, side-gambrel residence with predominantly Dutch Colonial design elements. The house is rectangular in plan with first-story window bays on the east and west facades. The house has clapboard siding on the first story with rectangular wood shingles on the second story. The foundation is of red brick, which is relatively unusual for Seattle houses; a wide wooden water table separates the foundation from the siding. The windows all have multilight double-hung sash, in a variety of sizes that adds to the visual interest. The roof has wide, bracketed eaves and is clad with composition shingles.

The main façade, on the south facing E. Jefferson Street, has a low full-width recessed porch with five slender Tuscan columns supporting the overhanging boxed wooden eaves. The original wood stairs and railing were long ago replaced by temporary wooden stairs and a plain railing, as shown in the 1937 Tax Assessor's photo. The wood-paneled door, toward the west, appears to be original; the date for the obscure glass in the upper panel is not known. East of the door is a three-sided projecting bay with a large double-hung window in a 24/1 configuration flanked by two narrower double-hung sash windows with multiple upper lights. A smaller window is to the west of the door.

The house's main visual feature is the striking dormer on the second story above this bay. It is a large curved dormer with a 10/1 center window flanked by two 16/1 windows. The dormer has a hipped roof but the original modillions that originally supported the overhanging eaves have been removed. A small shed dormer with a single 12/1 window is to the west.

On the east façade, facing 16<sup>th</sup> Avenue, the flared eaves of the sloping gambrel roof are very apparent. The second story, which is defined by a course of saw-tooth edged wood shingles along the bottom, overhangs the first story; below this is a plain wide wood cornice. At the center of the first story is a three-sided bay with a large 24/1 double-hung sash window flanked by two narrower 20/1 double-hung sash windows. A fixed-light small rectangular window at the southeast has leaded glass with purple and gold stained glass elements in a decorative, curvilinear pattern. The second story features a V-shaped oriel window with two narrow 16/1 double-hung sash windows. The oriel is supported on a central curvilinear bracket and sheltered by a flat roof with a modillioned cornice. This central feature is flanked by two 20/1 double-hung sash windows. A double course of wood shingles set perpendicular to the rest of the siding follows the curve and line of the gambrel roof edge, creating a decorative cornice. There is a central rectangular 8/1 double-hung sash window at the attic level. A corbelled brick chimney rises from the southeast roof slope near the gable ridge. There are foundation windows in window wells on both the east and west sides of the building.

The rear (north) elevation faces a narrow backyard with a small garage. At the east side is a 20/1 double-hung sash window, with a smaller 9/1 window near the center. At the northwest corner is a small enclosed porch with newer temporary wooden steps with a wooden hand rail. The recessed porch is enclosed with horizontal lapped wood siding and lighted by a newer metal frame window. The rear door to the porch is an older 6-panel door with most of the paint worn away. The gambrel roof slope on the second story has two shed roof dormers with 12/1 double-hung sash windows. The upper sash of the east dormer is missing. The belt course at foundation level, plain wide wooden cornice and boxed overhanging eaves are continued on this elevation.

The west elevation faces another parking structure. The gable end has a central three-sided bay with a single 15/1 double-hung sash window. The bay is adjoined to the north by a 21/1 double-hung sash. The second story has two 16/1 double-hung sash windows, with a 15/1 double-hung window at attic level. There is also a smaller, fixed light window just east of this, which may have been added later.

On the north property line is a detached hipped roof, single-car garage. The double 6-panel wooden doors are on the east gable end of the building, opening toward 16th Avenue. On the south side, facing the house, are a wood panel door and a single window. The garage is clad in the same horizontal wood siding as the house and has a boxed wooden cornice, with eaves supported by heavy wooden modillions. The garage had an attached flat-roofed open shed on the south side, sided with wooden lattice. The roof of this structure is caving in.

### **Interior Description**

The first floor interior has an open floor plan, with a curving staircase, a front foyer, a parlor, a dining room and a kitchen at the rear. The walls are plastered, covered with deteriorated wallpaper and worn paint. The woodwork is painted dark brown. The second floor is divided into four bedrooms that open onto the stair landing, and one bathroom. The staircase is original and in good condition despite wearing of most paint down to bare wood. The basement contains the original wood-burning furnace along with assorted tools and materials that date to the early years of the property. **NOTE: Interior features not included in designation.**

### **Exterior Alterations**

The dwelling has been little changed for decades and consequently retains most of its original architectural features. It has also not been maintained and its features are in poor condition. It appears that the only major alteration has been reversed. About 1980 the recessed porch on the main façade was enclosed with fiberglass siding, but this enclosure was removed in 2007 and its original appearance restored without destruction of original features. Also in 2007 an open carport over the driveway was removed. The construction date for the carport is not known, but it may have dated to the same period as the porch enclosure, as it was composed of metal poles supported flat wooden rafters and corrugated fiberglass sheets. The small recessed porch at the northwest (rear) corner was enclosed at an unknown date.

The stairs on both the front and rear porches have deteriorated and have been replaced with temporary wooden stairs and handrails; this appears to have first taken place prior to 1937, although the elements have been replaced more recently. A small window (not easily visible) appears to have been replaced at the northwest corner.

## **STATEMENT OF SIGNIFICANCE**

The residence at 1522 E. Jefferson Street is associated with George Washington Carmack, as it was his primary residence for approximately 13 years. Carmack is generally credited as the “official discoverer of Klondike gold,” who initiated the gold rush that enabled Seattle's first major economic boom and gave it a place on the national and international stage.

The house is also an excellent and relatively early example of the Dutch Colonial Revival style in a neighborhood where few such residences remain. It features a gambrel roof, a full-width columned porch and a prominent three-sided hip-roofed dormer. Despite its deteriorated condition, its exterior retains a high degree of integrity and is largely unaltered from the time when Carmack was in residence.

### **Neighborhood Context: Squire Park**

The Carmack House is located in the western portion of the Central Area in the Squire Park neighborhood. The official Squire Park neighborhood boundaries extend from 12<sup>th</sup> Avenue E. to 23<sup>rd</sup> Avenue E., between E. Jackson and E. Union streets. These boundaries are somewhat larger than the original Squire Park plat, which comprises sixteen blocks of the C. D. Boren Donation Claim, extending from 12<sup>th</sup> Avenue eight blocks east to 20<sup>th</sup> Avenue, between Cherry and Alder streets.

Squire Park was platted on November 11, 1890 by the property owners, Watson Carvasso Squire (1838-1926) and his wife, Ida Remington Squire. Squire was one of the state's most prominent citizens and property owners. Born in New York, he studied law before distinguishing himself in the Union Army in the Civil War. He went to work for the Remington Arms Company, marrying Ida Remington, the granddaughter of the company founder. He spent some years touring the world, apparently selling arms during the upheavals that formed modern Europe in the 1870s.

It was at this time that he invested, sight unseen, in extensive property in Seattle, in the White River Valley and along the Black River south of Renton. He was very well connected with prominent East Coast business leaders (including Henry Villard of the Northern Pacific Railroad) and, shortly after moving here, in 1884, was appointed governor of Washington Territory by President Chester Arthur. In 1889 he became president of the statehood convention and was selected as one of the state's first two senators. Squire retired from the U. S. Senate in 1897 and turned to managing his real estate investments through the Union Trust Company (later the Squire Investment Company).

One of his first ventures in local real estate was the construction, in 1879, of the city's first real theater, Squire's Opera House, located on the east side of Commercial Street (1<sup>st</sup> Avenue S.) between Washington and Main streets. His best-known downtown property today is the Squire-Latimer Building, now better known as the Grand Central Hotel on First Avenue S. It is very unlikely that Squire or his wife ever lived in Squire Park, as the family lived in a succession of luxury hotels—the Otis Hotel on First Hill, later moving to the Washington Hotel until it was demolished in 1906 for the Denny Regrade, and then to the prestigious

Sorrento Hotel. However, their son Remington had a real estate office on 12<sup>th</sup> Avenue, so the family was probably involved in selling the lots long after the initial platting. In 1909 Squire commissioned the architects Daniel Huntington and Carl Gould to design the Squire Apartments (now the Mohawk Apartments at 13<sup>th</sup> Avenue and E. Jefferson Street); this was Gould's first built design. Gould went on to do several other buildings for Squire's firm. Squire died in 1926 at the age of 88.

Squire Park is just south of one of the city's earliest large plats, the 40-block Edes and Knight Addition of 1870. Squire Park was one of an estimated 400 plats filed outside of downtown in the two years following the Great Fire of 1889. New regulations required downtown buildings to be of fire-proof construction, driving housing out of downtown. Banks and investors were quick to make loans to rebuild and people flocked to Seattle in search of construction jobs. At the same time, cable car and streetcar lines proliferated, providing transportation to the new streetcar suburbs. Many of the new plats were laid out in conjunction with car lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888 going to Lake Washington; within 12 months, builders constructed about 1,569 homes within about three blocks of the cable car line. By 1890, street car lines were running to South Seattle, Madison Park, Fremont, Phinney Ridge, Green Lake and Ballard. The following year lines were running along Rainier Avenue past Columbia City, to Broadway, First Hill, and Beacon Hill. In 1892, lines were running to Brooklyn (University District), Ravenna, Madrona Park, and Duwamish (Georgetown). In 1893, a line to Rainier Heights was completed.

The construction boom ended abruptly with the Panic of 1893, which dried up the East Coast capital that funded most of the city's expansion. Construction declined precipitously and most of the streetcar lines went bankrupt. The 1896 discovery of gold in the Klondike quickly ended the recession locally, as thousands of prospectors flooded to Seattle to purchase supplies. By the mid-1890s, houses were being built in Squire Park, as people took advantage of its proximity to downtown, its view properties available and its good transportation. By 1896 a car line ran from downtown on James and Jefferson streets, connecting via Cherry Street to Madrona Beach. Other nearby lines ran on Broadway, Madison Street and Yesler Way.

Census figures reveal that as early as the 1890s Squire Park and the larger Central Area was home to many racial and ethnic minorities. Nearby institutions (discussed below) reflect the large Jewish and Japanese populations. There was also a concentrated Russian population, including the Jewdoschenkos, the last owners of the property. Since the mid-20<sup>th</sup> century the Central Area has been particularly connected with the African-American community. Pioneer William Grose (1835 - 1898) acquired a large tract of land at the northern edge of today's Central Area, near Madison Street between 21st and 23rd avenues. He was one of the first local African American business owners and operated a hotel and restaurant downtown. Other African-American families moved nearby and by 1940 their residences and businesses had spread south along 23rd Avenue between Yesler Way and East Roy Street. Their numbers were small, however; the 1940 census showed fewer than 4,000 African-Americans in the city. The great demand for military-industrial workers during World War II attracted many workers from the East and South, including African Americans. Most of those who

came to Seattle settled in the Central Area, one of the few locations where they could feel welcome and could purchase property.

Although Squire Park became a solid residential neighborhood, it always had a considerable institutional presence. The first was Pacific School, which opened in 1893 across 12<sup>th</sup> Avenue between Jefferson and John streets, at the western edge of Squire Park. By 1901 the school had more than 700 students, attesting to the rapid growth. The school was expanded in 1912, 1940 and 1954, becoming the Seattle School District's primary prevocational secondary school to serve mentally handicapped students. The building was determined to be unsafe and was closed in 1976. It was eventually purchased by Seattle University, which demolished the building for an athletic field.

The major local institution, a block east of the Carmack house, was Providence Hospital. The Sisters of Providence, who had outgrown their downtown hospital, purchased a full block in 1906, only a few years after the house was constructed. The large new hospital opened in 1910, about the time that Carmack moved into the house. The hospital campus was expanded in 1920, 1927 and several times between the 1960s and the 1990s. The hospital and associated medical buildings and parking now cover more than four blocks from 16th to 18th avenues, between E. Cherry and E. Jefferson streets. The hospital was operated by the Sisters of Providence until 2000, when it became part of Swedish Medical Center. It is now known as Swedish/Cherry Hill.

A smaller Catholic institution was located at 16<sup>th</sup> Avenue and E. Jefferson Street, across from the Carmack house. The Maryknoll sisters founded a day nursery and orphanage in 1920 to serve the children of Japanese Catholics. This became Our Lady Queen of Martyrs parish in 1925, with a church, a school and an orphanage for Japanese and Filipino Catholics. A substantial Japanese community lived nearby and in Japantown several blocks to the southwest. They owned many businesses near Yesler Way and had a number of important institutions, including the Japanese Language School (1414 S. Weller Street) and the Seattle Buddhist Church (1427 S. Main Street). However, following their internment in World War II, relatively few Japanese returned to the area and Our Lady Queen of Martyrs was closed in 1953. The facilities became the St. Peter Claver Center, an interracial center serving the growing African-American population, which was operated by the Sisters of Providence until 1971. This change reflected the increasing number of African Americans in the neighborhood.

Seattle University (then Seattle College) was established by the Jesuits in 1891 near the southeast corner of Broadway and E. Madison Street, several blocks west of Squire Park. Immaculate Conception Church was built on this site in 1894, but moved in 1904 to its present location at 18<sup>th</sup> Avenue and E. Marion Street, just north of Squire Park. The college relocated to Interlaken in 1919 but returned to First Hill in 1930. Enrollment increased greatly during and after World War II. The campus expanded by acquisition of a diverse group of single family residences and apartment, commercial and industrial buildings. Over the next five decades these were converted to college uses and gradually replaced, transforming the area into an integrated campus between Madison and Jefferson streets, from Broadway to 12<sup>th</sup> Avenue. In 1971 the campus expanded into Squire Park with a gymnasium

on the east side of 14<sup>th</sup> Avenue between E. Cherry and E. Jefferson streets. The university has recently expanded to other properties east of 12<sup>th</sup> Avenue.

Much of the Central Area was predominantly Jewish before World War I, and numerous significant buildings from this period remain near Squire Park. These include Congregation Bikur Cholim (17<sup>th</sup> Avenue and Yesler Way, now Langston Hughes Cultural Center); Sephardic Bikur Cholim (now Tolliver Temple, 19<sup>th</sup> Avenue and E. Fir Street); the Herzel Congregation (Odessa Brown Children's Clinic, 20<sup>th</sup> Avenue and E. Spruce Street.) and a Jewish chapel (12<sup>th</sup> Avenue and E. Spruce Street). One remains a Jewish institution today, Temple de Hirsch (in a newer building) at E. Pike Street and 15th Avenue. After World War II, most of the Jewish community moved outside the city and established new synagogues in Seward Park, Mercer Island and Bellevue.

One block has never been fully developed. The block between E. Jefferson and E. Cherry streets (13<sup>th</sup> to 14<sup>th</sup> avenues) was long the site of the Parker Lumber Company yard. Before the streets were graded, there was also a YMCA bicycle track with grandstands in this area. The block later had a streetcar barn, which became a Metro bus base. It is now used by Seattle University as athletic fields and tennis courts. Other large presences in the neighborhood were a streetcar garage south of Columbia Street between 13<sup>th</sup> and 14<sup>th</sup> avenues and a large YMCA field near 14<sup>th</sup> Avenue and E. Jefferson Street.

Along with this extensive residential and institutional development, a commercial district grew along 12<sup>th</sup> Avenue and E. Cherry Street. This district is thriving today due to the dramatic growth of Seattle University in recent years. Two large mixed use buildings have recently been constructed at 12<sup>th</sup> Avenue and E. Columbia Street. On the northwest corner of 13<sup>th</sup> Avenue and E. Jefferson Street are the former Squire Apartments, designed by Carl Gould for Watson Squire in 1909. The area also had light industrial uses, including Canada Dry and Coca Cola bottling plants, numerous warehouses and a streetcar barn; most of these properties are now owned by Seattle University.

The western edge of Squire Park (blocks 7 through 10), just east of 12<sup>th</sup> Avenue, were replatted long ago to form smaller blocks. The northern part of this area is now a dense residential neighborhood, with commercial uses along the edges. These reflect some of the original street names used on Squire's plat documents—Remington Court and Barclay Court. The southern section now contains the King County Youth Service Center, which dates to 1951. It has been expanded several times and now has seven buildings on a six-acre site between 12<sup>th</sup> and 14<sup>th</sup> avenues at E. Alder Street. A small park at the northeast corner of the site is one of the neighborhood's few green spaces.

In the post-World War II era, new outlying suburbs drew the middle class away from the Central Area, leaving it an enclave of the working class, low-income families and the elderly. Disinvestment in the form of redlining, housing blight, and general decay of the social and environmental condition followed. In the 1990s, a renaissance in the Central Area began, created by general economic prosperity, community efforts, and greater investment in housing and businesses in the area. Recent demographic studies suggest the Central Area is again undergoing a transformation. The area traditionally has been diverse, with African-

Americans, Caucasians, Asian/Pacific Islanders, Hispanics, Native Americans and others. Dramatic declines in African American residents occurred from 1980 to 2000, with the black residential population changing from more than 90 percent to less than 25 percent in some portions of the neighborhood. Median income and median housing prices have increased significantly and homeownership and the number of children under high-school age have increased. These changes are seen in the number of newer homes replacing older ones around the Carmack house.

### **Klondike Gold Rush Context: George Washington Carmack (1860-1922)**

The residence is associated with the life of George Washington Carmack, a person important in the history of Seattle. The discovery of gold in the Klondike in 1896 touched off the last great gold rush of the nineteenth century. Carmack filed the first major claim of the gold rush and spread the word that led to an international gold fever. The discovery had a direct effect on Seattle's growth and development with a great influx of miners staging through to the Klondike and later returning from the gold fields. As Seattle prospered, so did the state of Washington and what would become the State of Alaska as rail and water transport boomed. The Klondike Gold Rush was an event that profoundly affected Seattle and, to a lesser extent, the nation and captured the imagination of people around the world. About 100,000 people left their homes to head for the gold fields. Especially for the city of Seattle, where about seventy percent of the stampeders bought their supplies, the gold rush brought the end of an economic depression.

Born September 24, 1860 on a cattle ranch near Port Costa, California, Carmack was the son of an 1849 California Gold Rush miner. Both parents died by the time Carmack was 11 and he moved in with his sister Rose and her husband James Watson. Carmack left school and worked for Watson for the next 10 years as a shepherd. When Carmack was twelve James Watson allowed him to hold some gold nuggets. This experience ignited an interest in gold that would guide Carmack's later life.

When he turned 21, Carmack joined the U.S. Marine Corps. His unit spent much of 1882 stationed in Sitka, Alaska. While there, Carmack learned Chinook, the trade language used by the Canadian natives to trade with the white men. When his ship returned to California, Carmack received a letter from Watson telling him that his sister was ill. Denied permission to leave the ship, Carmack deserted. Rose recovered quickly from her illness, but Carmack did not return to the Marines. He had heard from Alaskan natives of gold in the Yukon, so he worked as a shepherd in California for the next two years, saving money for a prospecting trip.

He returned to Alaska in April 1885, prospecting in the Yukon when weather allowed and returning to Juneau or other towns for provisions during the winter. He worked with two natives, known as "Tagish Charlie" and "Skookum Jim," and lived with a Tagish Indian woman named Kate as his common-law wife. He worked in the Yukon and Alaska for more than ten years before making his big gold strike in 1896. There was considerable talk of gold finds among the natives and other prospectors, and word was out that Rabbit Creek was a promising site. After locating his strike on Rabbit Creek, he traveled to the nearest settlement, Fortymile, to file his claim, the first claim of the Klondike Gold Rush, and to buy supplies. While there, Carmack visited McPhee's Saloon and delivered the news that set off the gold rush. By the next morning, there were no boats available in Fortymile because prospectors headed for Rabbit Creek, (thereafter called Bonanza Creek) had taken them all. During 1897-98, thousands of would-be prospectors from across the United States headed



for the Klondike to seek their fortunes. Those who were able to stake their claims first were able to benefit the most; a Canadian prospector, Bob Henderson, also made gold finds in the area but health problems prevented him from filing his claims quickly enough. Most of the fortunes that came out of the Klondike belonged to those who were already in the area when Carmack made his announcement in McPhee's Saloon.

In 1900 Carmack met Marguerite Saftig Laimee in Dawson where she ran a cigar store. As he suffered from rheumatism aggravated by cold, he chose not to remain in the Yukon and moved back to Washington, abandoning Kate. He and Marguerite were married in Olympia, Washington on October 30, 1900. For their first few years in Seattle, Carmack was an entrepreneur and the couple lived in a succession of hotels. He briefly ran a jewelry store at 1323-1/2 Second Avenue while they lived at the prestigious Seattle Hotel. By 1902, he was the proprietor of the Carmack Annex Hotel (formerly the Fremont Hotel and today known as the Maud Building) at 311 First Avenue S. He was also president of the Carmack Gold and Copper Mining Company with offices at 124 Pike Street. He purchased six mining claims (120 acres) west of Snoqualmie Pass. Although he built a mining camp there and worked the property for several years, it did not produce much gold or other minerals.

By 1905 the Carmacks had moved well out of downtown, to 3007 E. Denny Way (which has since been demolished). In 1909, the Carmacks purchased the house at 1522 E. Jefferson Street, and resided here until Carmack's death in Vancouver, BC in 1922. Marguerite continued her residence at the Jefferson Street house until 1926 when she relocated to Auburn, California.

Carmack's legacy to Seattle took another form besides real estate. Seattle decided to commemorate the decade since the Klondike Gold Rush with a World's Fair. This celebration, intended for 1907, was delayed until 1909 so that it would not conflict with Jamestown's 300th anniversary celebration on the east coast. Carmack commissioned a telegraph key, encrusted with nuggets from his Bonanza Creek claim, which President Taft used to send the message declaring the Alaska-Yukon-Pacific Exposition officially open on June 9, 1909. President Taft gave the key to the chief White House telegrapher and yet it was later used to send messages opening similar events. The final recorded use was in 1962, when President Kennedy used the key to open the Seattle World's Fair, though in this case the message was delivered via satellite. In the 1980s, the descendants of the former White House telegrapher gave the key back to the White House; it remains in the White House collection, on loan to the Smithsonian Institution.

### **Architectural Context:**

The Carmack house is notable as a transitional style from the Queen Anne/Shingle style to the more modern Dutch Colonial Revival style. While this style was ubiquitous by the mid-1920s, it was relatively unusual in 1902. It prominently features the most notable characteristic a gambrel roof and an oriel window shingled in the sinuous manner indicative of the Shingle Style. The side-gambrel form seen here is most common, although many end gable examples from the 1920s are seen on Seattle's small lots. This example, with its swooping flared gambrel and detailed shingle work contrasts with the rather staid examples typical in Seattle neighborhoods. Since the house was built by a carpenter, it may well have been based on a pattern book design, which was very common at the time.

Early Seattle residences were primarily vernacular in style. More stylish owners selected Italianate or occasionally, Second Empire or Western Stick designs. From the mid-1880s until about 1905 the Queen Anne style was very popular. It was expressed not only in the turreted mansions of First Hill and Queen Anne, but in smaller homes with Queen Anne detailing. The Central Area still has many of these residences because it has experienced less redevelopment than other neighborhoods. However, many have been significantly altered, and many are now being demolished for new construction.

By about 1905, owners and developers sought simpler, more modern styles and forms, notably the Classic Box and the Craftsman bungalow. These dominated local development from 1905 until after World War I. Following the war, traditional house styles became most popular, especially the Colonial Revival, the Classic Revival, and Tudor Revival. Some Colonial Revival houses, such as this one, were built early in the century, but they were relatively unusual.

In the 1890's and thereafter, Seattle's residential fabric was primarily composed of single-family houses on individual residential lots. Wood construction was generally preferred, using a mix of late-Victorian modes, such as the so-called "Queen Anne," and more contemporary approaches such as what was at this time called the "modern colonial." Exterior decoration tended to be minimal in Seattle, even in upper-class residences, with greater emphasis on membranous treatment in shingled and clapboard exterior surfaces. The adaptation of so-called "colonial" details and massings (gambrel rooflines) was important in the development of Seattle's own residential architectural history, as was the emphasis on interior open and flowing floor plans. The conservative design culture in Seattle was on the one hand reluctant to move from established precedents, but on the other hand, spent more time adapting prevailing or waning national modes to new designs. As early as 1891, newspaper reports comment on a major house for Judge Julius Stratton in the colonial style, "quite a new departure in Seattle architecture, which has rather given itself over to the Queen Anne craze." (Seattle Times, 26. June 1891, p. 6).

The Carmack house is an excellent and early example of these regionally-adapted and evolving design strategies, important as we come to understand the significant transitions that take place between nineteenth and early twentieth century architectural design modes in the Pacific Northwest, and especially in Seattle.

The exterior massing and detail embody both earlier shingle style methods and point to the more formalized and archaeological interpretations of the later colonial revival. The exterior provides us with that architectural "missing link." The interior organization demonstrates the transition from compartmentalized and hierarchically-sequenced spaces. The division between public and private spaces was common in most of the nineteenth century. This transition to open plan is usually attributed to the organization of the classic craftsman bungalow; but the transition happened here first. That this is also a middle-class house is significant for our city because of the dominant culture of that group in Seattle neighborhoods.

## Building History

According to the building permit, the Carmack house was built by Severt Shults, a carpenter. Based on directory listings, Shults appears to have arrived in Seattle shortly before (he is not listed in the 1902 directory) and to have stayed here only a few years. The 1906 directory lists him as living at 2416 Washington Street with three students (Arthur, Bernhardt and Hulda). He may have been a widower with teen-aged children, or may have been supporting his younger siblings. By 1908 none of the family members were listed in the directory.

Both of the earlier owners of the house were involved indirectly in the Klondike Gold Rush, one as a dock manager and the other as an outfitter. The house was one of three in the vicinity that Shults built for Frank Goodhue, who was listed in the 1902 directory as a clerk for the United States Army Quartermaster Corps. However, he soon moved on to become manager of the Arlington Dock, which had just been completed in 1902. Now known as Pier 55, this dock was built by the Northern Pacific Railroad. Its primary tenant was the Arlington Dock Company, which served as ticketing agent for ocean-going steamship companies serving the entire West Coast cities, South America and Europe. It was also the departure point for the Alaska Commercial Company's steamers to Alaska. Goodhue lived in this house when it was completed and then in one of the other nearby house, at 1610 E. Jefferson Street (both of these other houses have been demolished). By 1908 he had moved to the lakefront at the foot of Brandon Street in Hillman City, and entered the real estate business.

The house's second owner was Isaac Himelhoch, from whom the Carmacks purchased it. Himelhoch was a partner with his brother Myer in Himelhoch Brothers, a men's clothing and outfitting store at 625 First Avenue. It appears that he also did not live in the house, but used it as a rental. He and his family lived for many years just west of Squire Park at 220 9<sup>th</sup> Avenue.

Marguerite Carmack retained ownership of the house for many years after she moved to California. She rented it out and visited it while on trips to Seattle, until her death in 1942, in Auburn, California. From 1943 until 1957 the house was owned by Angelo and Ann Constantine. Nothing is known of the Constantines, as no occupation or other information has been found.

In 1958 the house was purchased by Pawlo and Irena Jewdoschenko. Pawlo died c. 2000 and Irena lived in the house until her death in 2006; her estate still owns it. She emigrated from Kiev in the former Soviet Union. As a young woman, Irena had been married to a sailor who did not return from service during World War II. She later worked as a nanny for a doctor, who took her with them when he and his family escaped Stalin. After arriving in Seattle in the 1940s, Irena was employed by the Sisters of Providence as a domestic worker, and then in the dormitory and cafeteria of the Providence Hospital nursing school. Irena lived in the Providence Hospital bell tower for several years.

Irena worked at Boeing during the 1960s and 1970s, doing computations for jet propulsion systems. While working for Boeing, she joined a club of mushroom aficionados and during one of their mushroom excursions she met Pawlo, who lived in Canada. He was Russian and had made a daring barefoot escape from a train in the middle of winter when Stalin was shipping his family to Siberia,

eventually making his way to Canada. She married Pawlo, settled into the Carmack House in 1958, and began accumulating other Seattle properties. She sought the worst properties in the best neighborhoods. Pawlo worked at Bethlehem Steel and was laid off periodically. It is now known when her husband died, but Irena remained in the house until her death. Irena grew frail and sometimes seemed incoherent, but when Sabey Corporation attorneys met with her and her attorney to consider an easement to support the parking garage to the north of her house, they discovered that she could still ask insightful technical questions due to her engineering training

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***The features of the Landmark to be preserved, include:***

- the exterior of the building and the site.

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