



Sunset Hill Community Hall
3003 NW 66th Street, Ballard

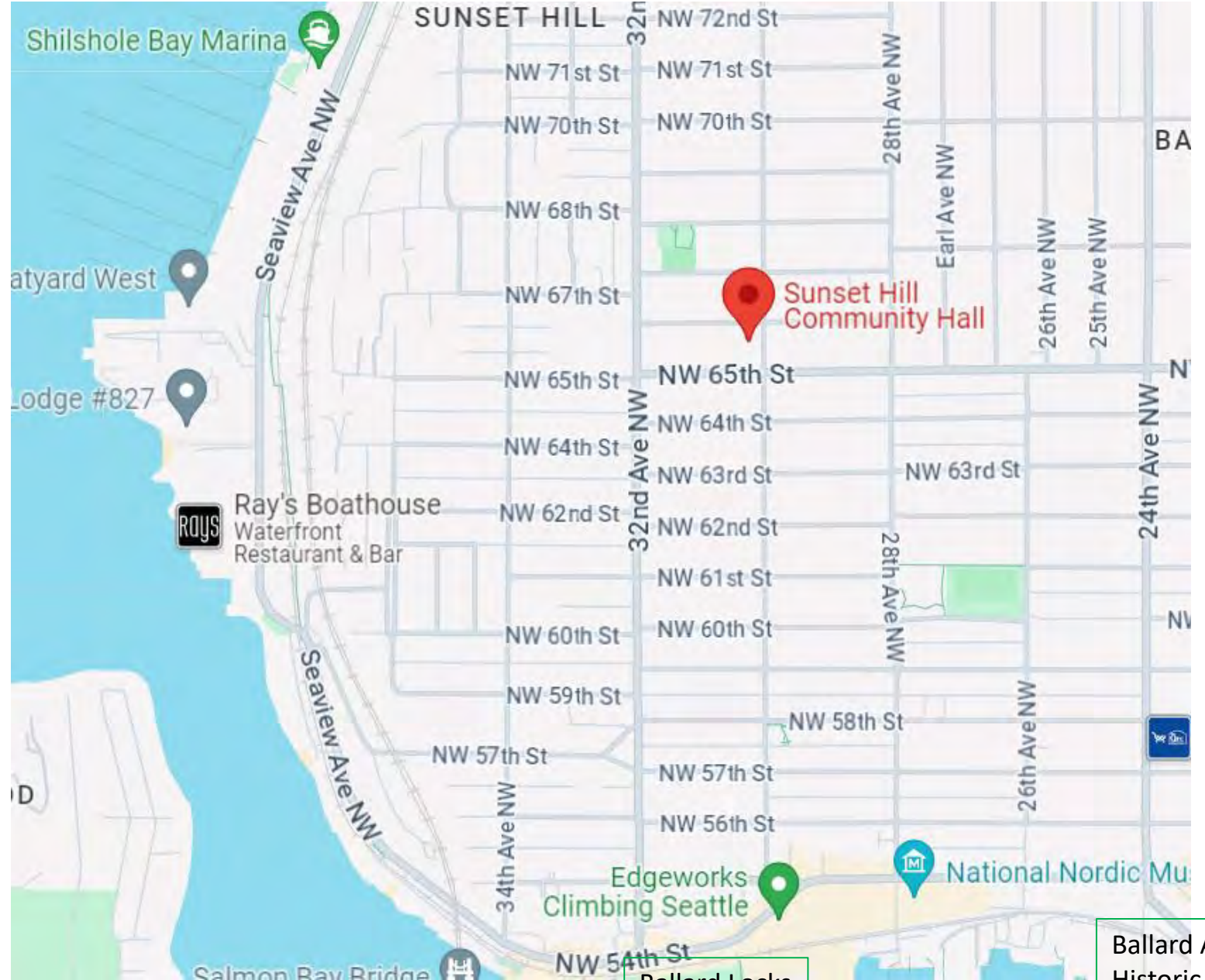
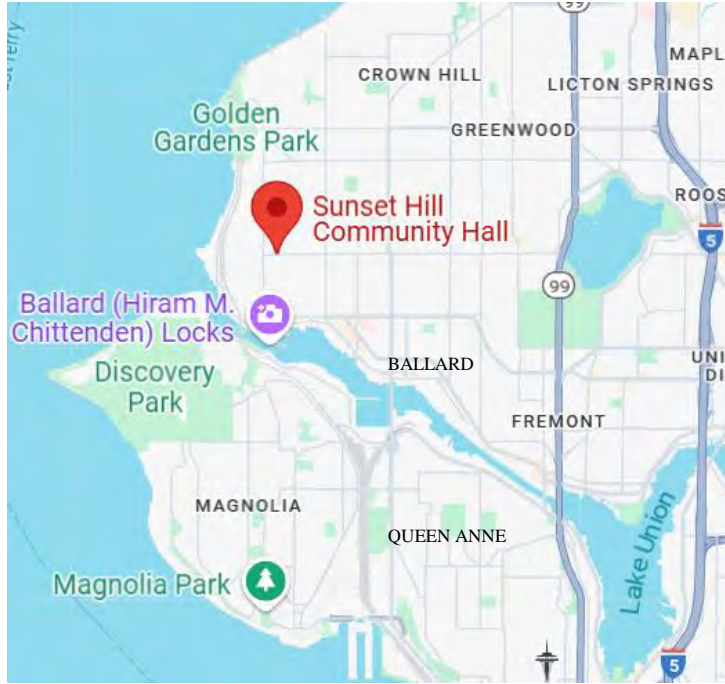
City of Seattle Landmark
Nomination Meeting

February 5, 2025

Prepared by Holly Taylor,
Past Forward NW Cultural Services

On Behalf of the Sunset Hill
Community Hall, a 501(c)3 organization



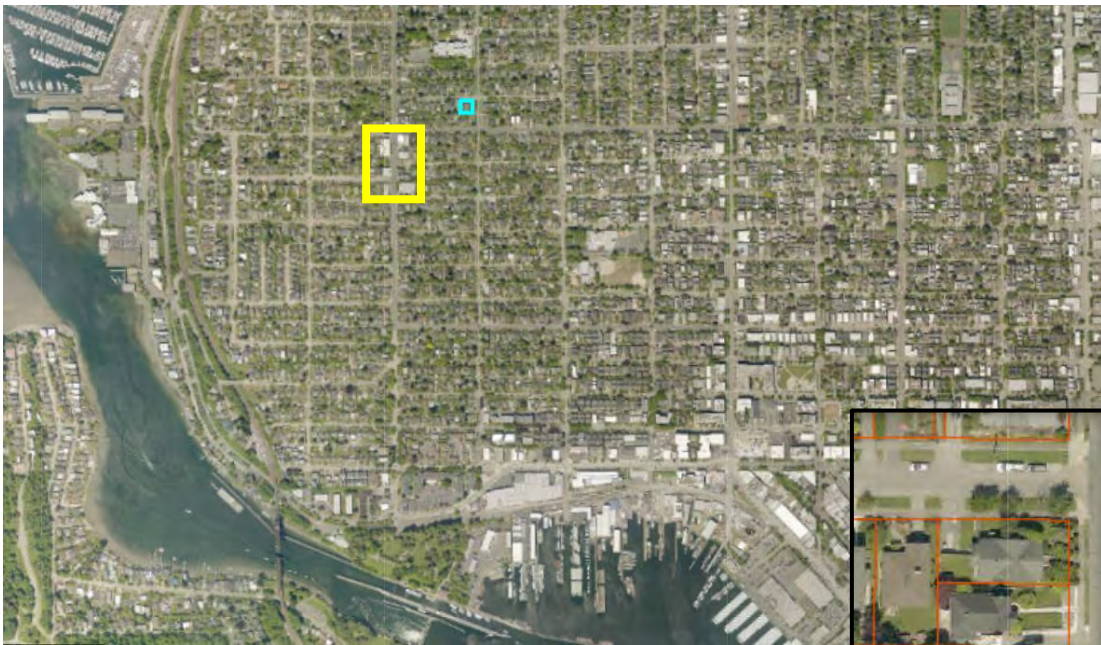


Locator map
& neighborhood map



Ballard Locks

Ballard Avenue
Historic District



Current aerial views of Ballard:

Sunset Hill Community Hall
in light blue box

Sunset Hill commercial
district in yellow box





1936 aerial views:

Ballard (above)
and Sunset Hill (right)

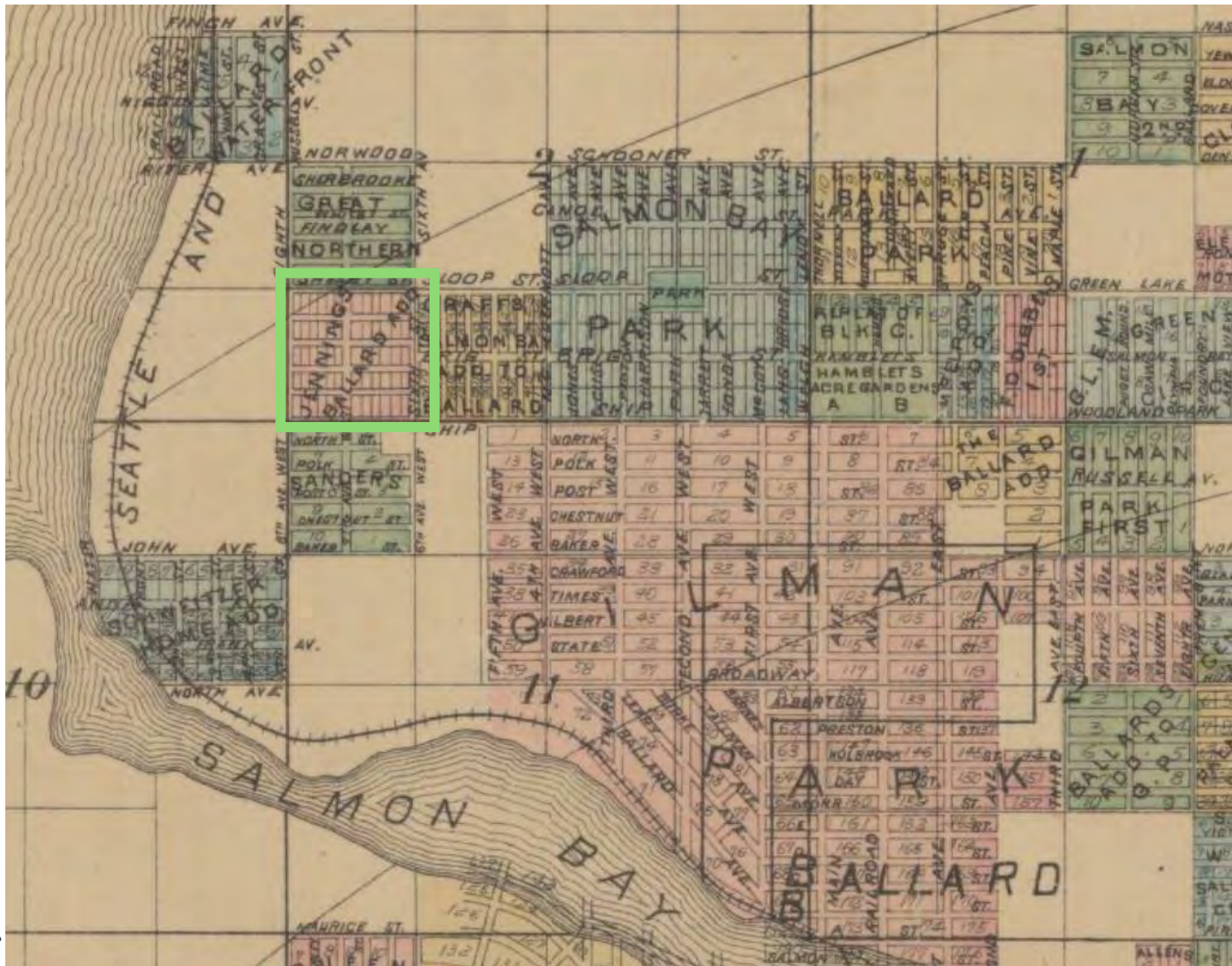




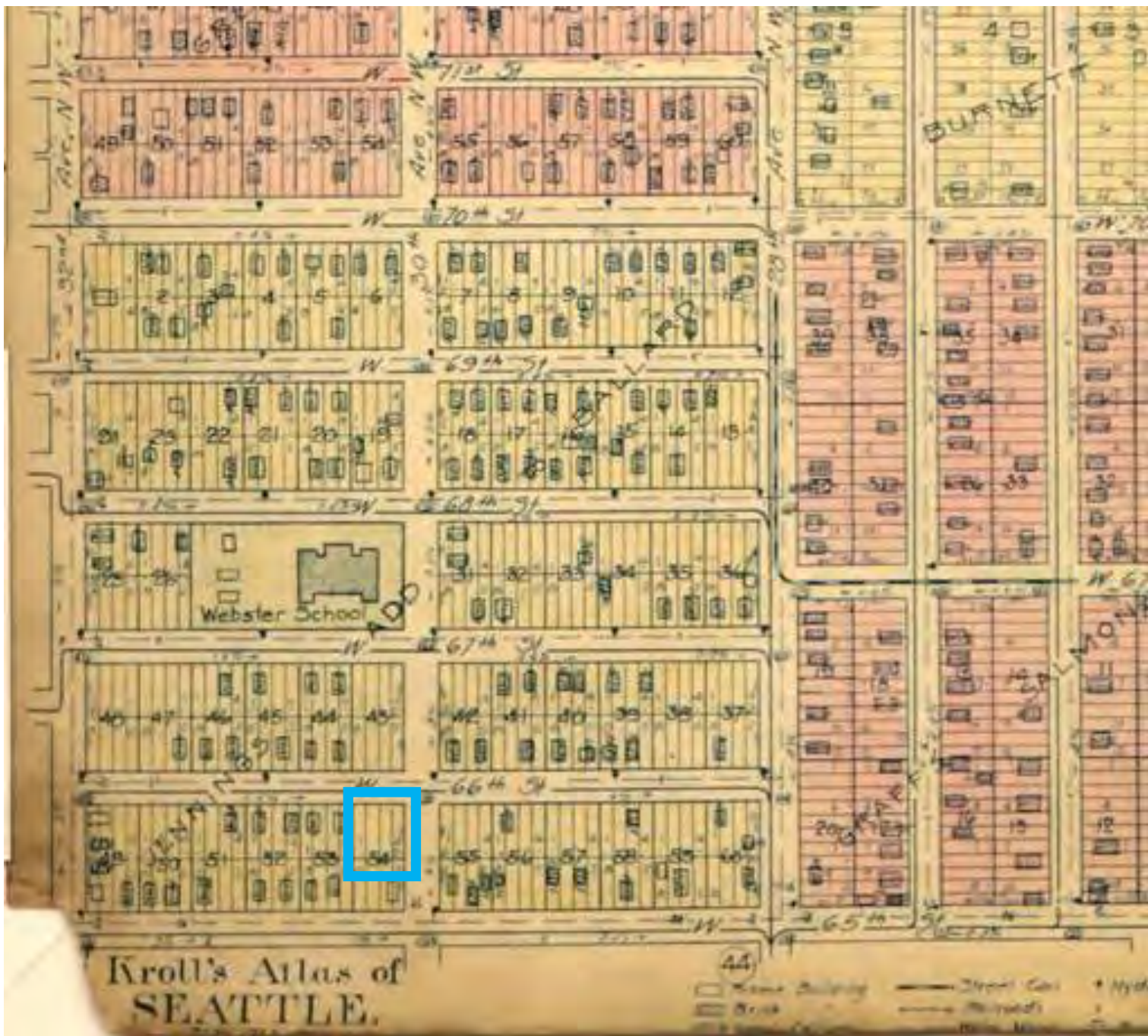
1936 aerial views, with plat of Jennings Ballard Addition outlined in green

Jennings Ballard Addition Platted in 1890





1895 Map of Ballard



1920 Kroll Map of Seattle





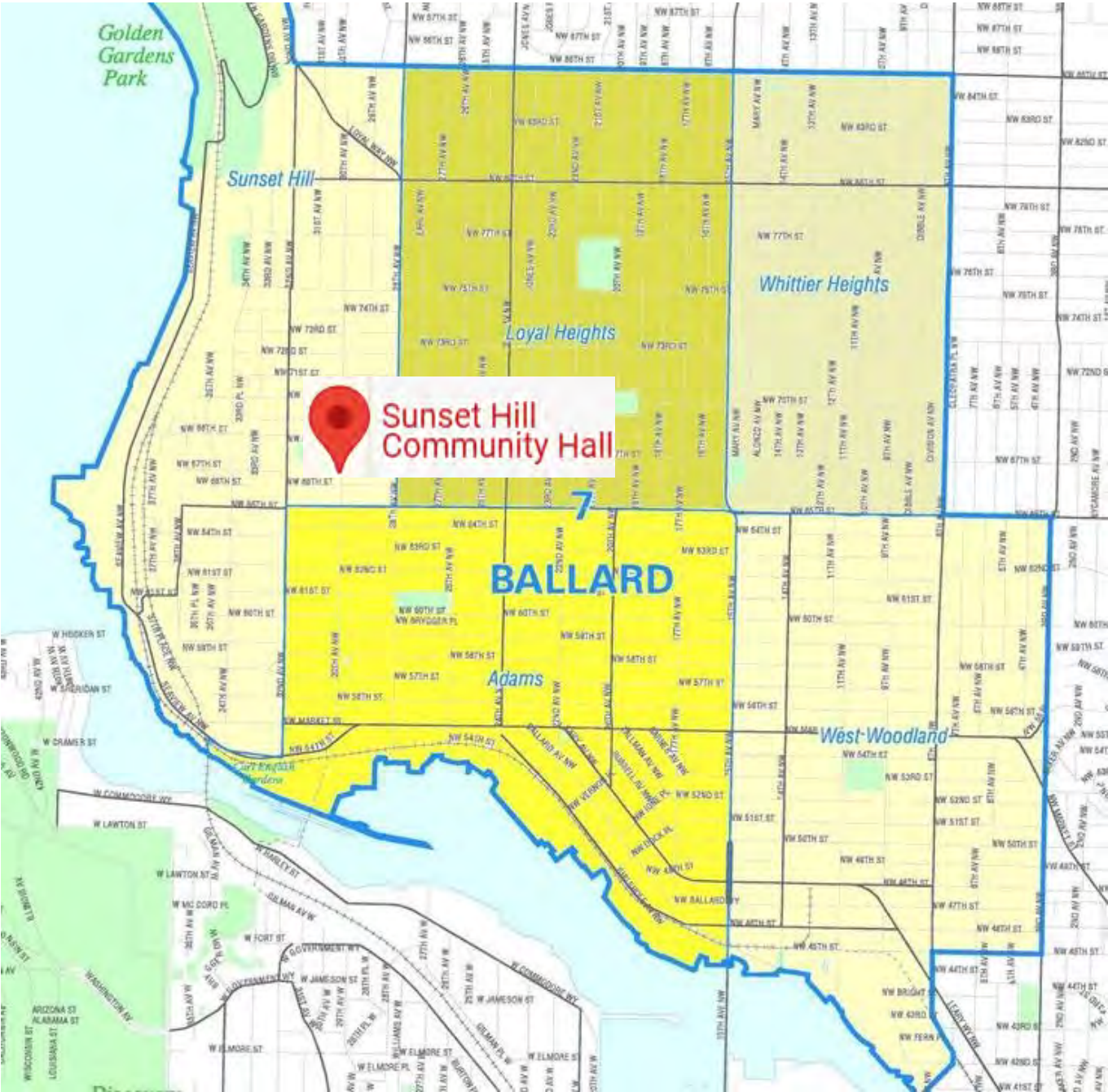
1929 Sanborn Maps



City of Seattle Atlas

Five sub-areas of Ballard:

Adams, West Woodland,
Whittier Heights, Loyal Heights,
and Sunset Hill



Sunset Hill neighborhood includes the Ballard Locks, Shilshole Marina, and Golden Gardens Park along the western shore; it is bounded on the east by 28th Ave NW and 32nd Ave NW.





Sunset Hill
neighborhood context:

Mixed residential





Sunset Hill Community Hall

- Sunset Hill Improvement Club formed 1922
- Property purchased 1924
- Hall completed in 1929





Primary (north) elevation facing
NW 66th Street

- Main entrance to upper hall
- Secondary entrance at street level to lower hall

Notable architectural features

- Shingles
- Cottage windows
- Corner returns
- Porch hoods





Architectural details





Secondary (east) elevation
facing 30th Avenue NW

- Cottage windows
- Porch hood
- Shingles



Tertiary (west and south)
elevations adjacent to
residential neighbors





Main hall

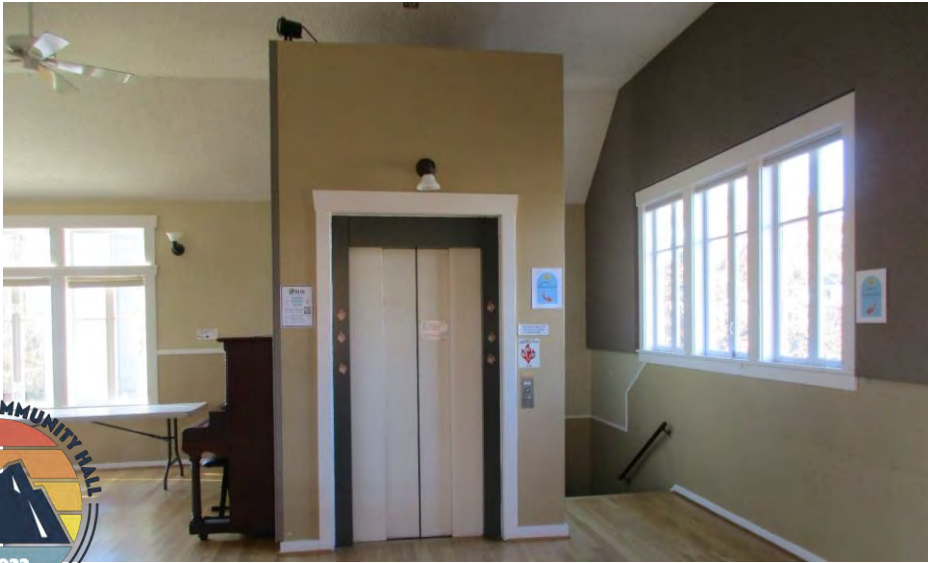


Main hall





Main hall





Lower hall





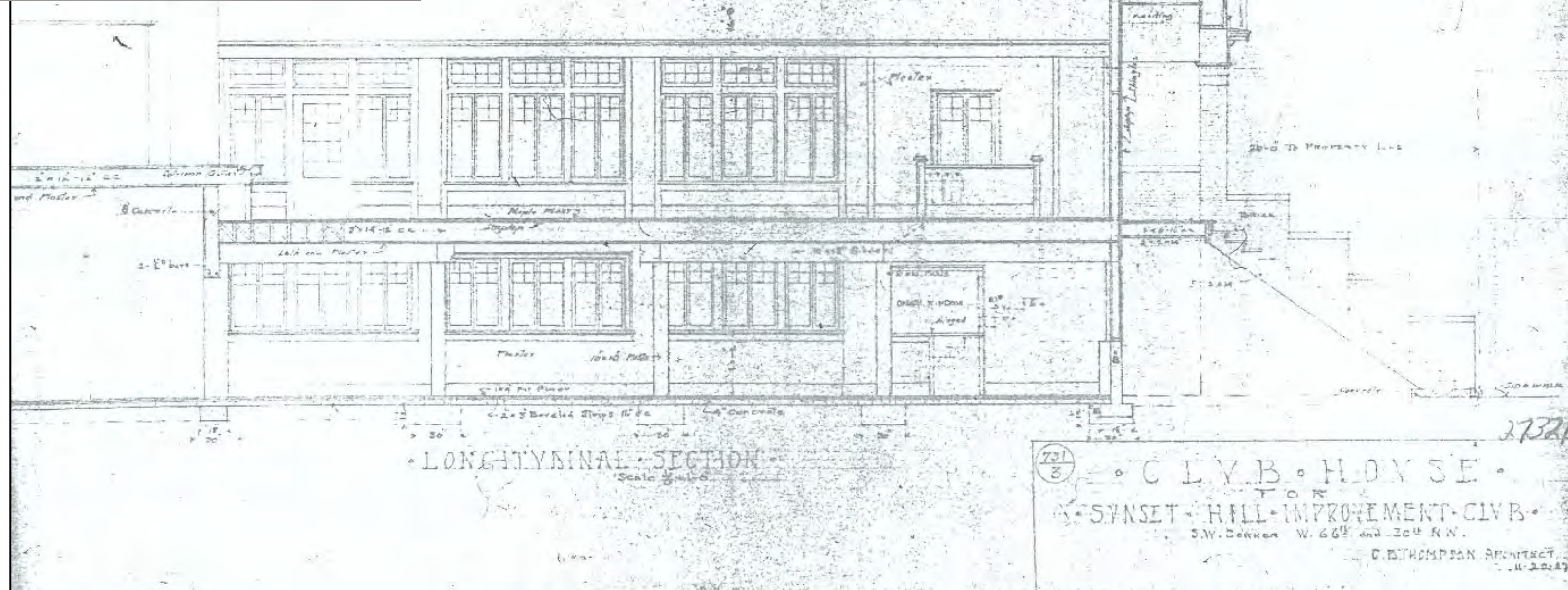
Lower hall



Construction History



1925 Concept Drawing



1927 Permit Drawing

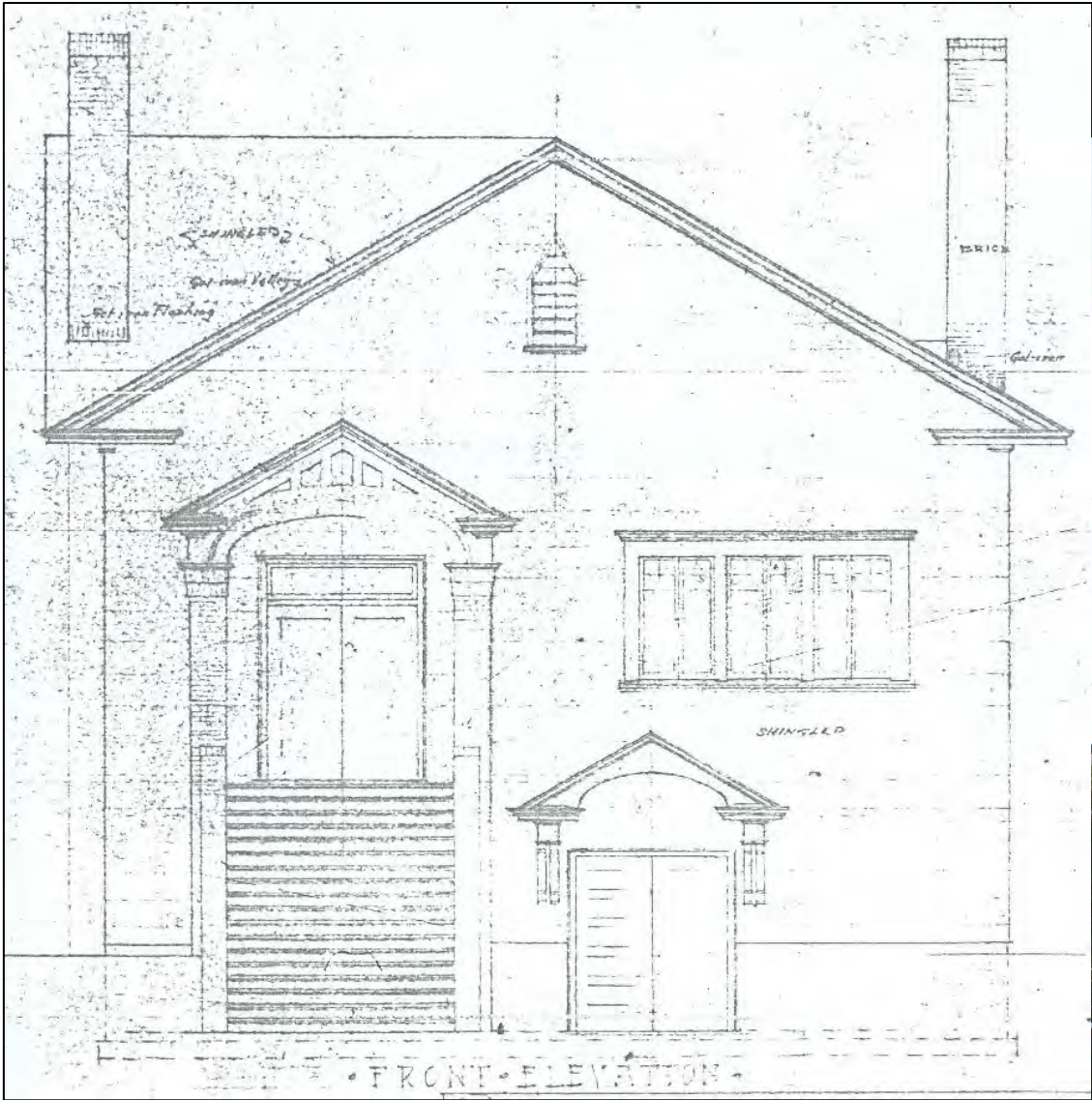


Construction History

1927 Permit Drawing



Construction History



1927 Permit Drawing and 2024 photo



The drawing is a detailed architectural floor plan of the first floor of the Clive B. House. The central feature is a large rectangular hall labeled "AUDITORIUM" with "SEATING 250". To the left of the hall is a staircase labeled "DOWN" and a small room labeled "DANCE". To the right of the hall is a staircase labeled "UP" and a room labeled "WOOD PLATE" with "NUM. 18" and "RUC. 6". The plan includes various dimensions, such as "14'-0\"/>

Instruction History

Permit Drawing – main hall

2

CLIVE B. HOUSE

SUNSET HILL IMPROVEMENT CLUB

The drawing is a detailed architectural floor plan of the first floor of the Clive B. House. The central feature is a large rectangular hall labeled "AUDITORIUM" with "SEATING 250". To the left of the hall is a staircase labeled "DOWN" and a small room labeled "DANCE". To the right of the hall is a staircase labeled "UP" and a room labeled "WOOD PLATE" with "NUM. 18" and "RUC. 6". The plan includes various dimensions, such as "14'-0\"/>

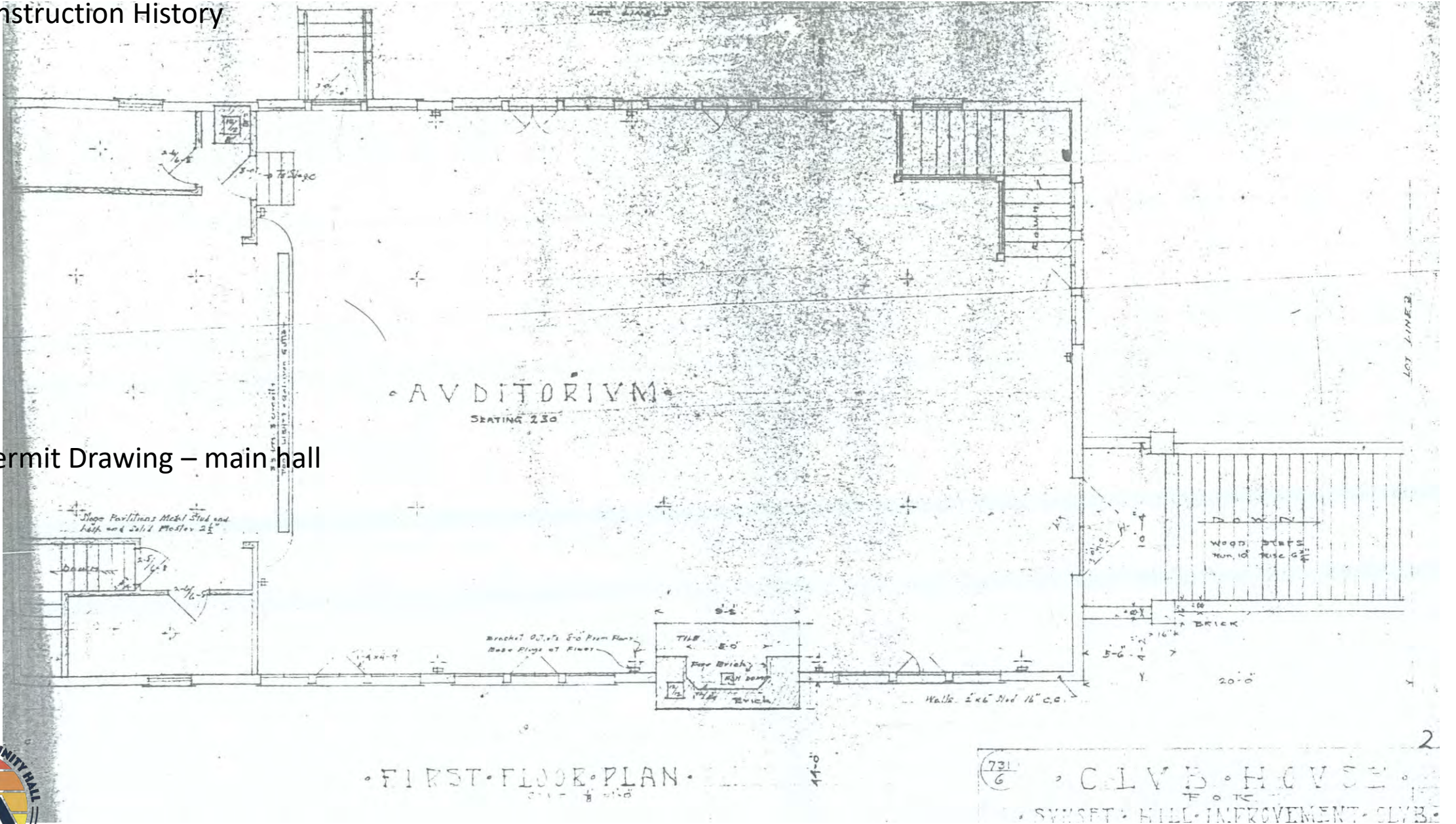
Instruction History

Permit Drawing – main hall

2

CLIVE B. HOUSE

SUNSET HILL IMPROVEMENT CLUB



BOLCOM-CANAL LUMBER COMPANY

MANUFACTURERS OF
FIR LUMBER FOR EVERY PURPOSE

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ESTABLISHED 1912
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PHONE SUNSET 8518

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SERVICE LUMBER CO.

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5311 Ballard Ave.

Phone SUNset 0082

BOWIE ELECTRIC COMPANY

5346 Ballard Ave.

SUNset-0474

J. C. Johnson

PAINTING CONTRACTOR

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Heistrup, the Plumber

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Merrill & Ring Lumber Co.

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PHONE SUNSET 0368

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SEATTLE LIGHTING CO.,

Klingborg Sash and Door Co., Inc.

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5309 22nd Avenue N. W.

SEATTLE

Phone SUNset 7120

Salmon Bay Sand & Gravel Co.

Sand, Gravel, Cement and Lime

20th Ave. N. W. & Shilshole

Phone SUNset 0034

LOUIE ENGELHART CONCRETE CONTRACTOR

STEPS, WALKS, FLOORS, BASEMENTS, BULKHEADS



CALIFORNIA STUCCO COMPANY OF WASHINGTON

Construction History



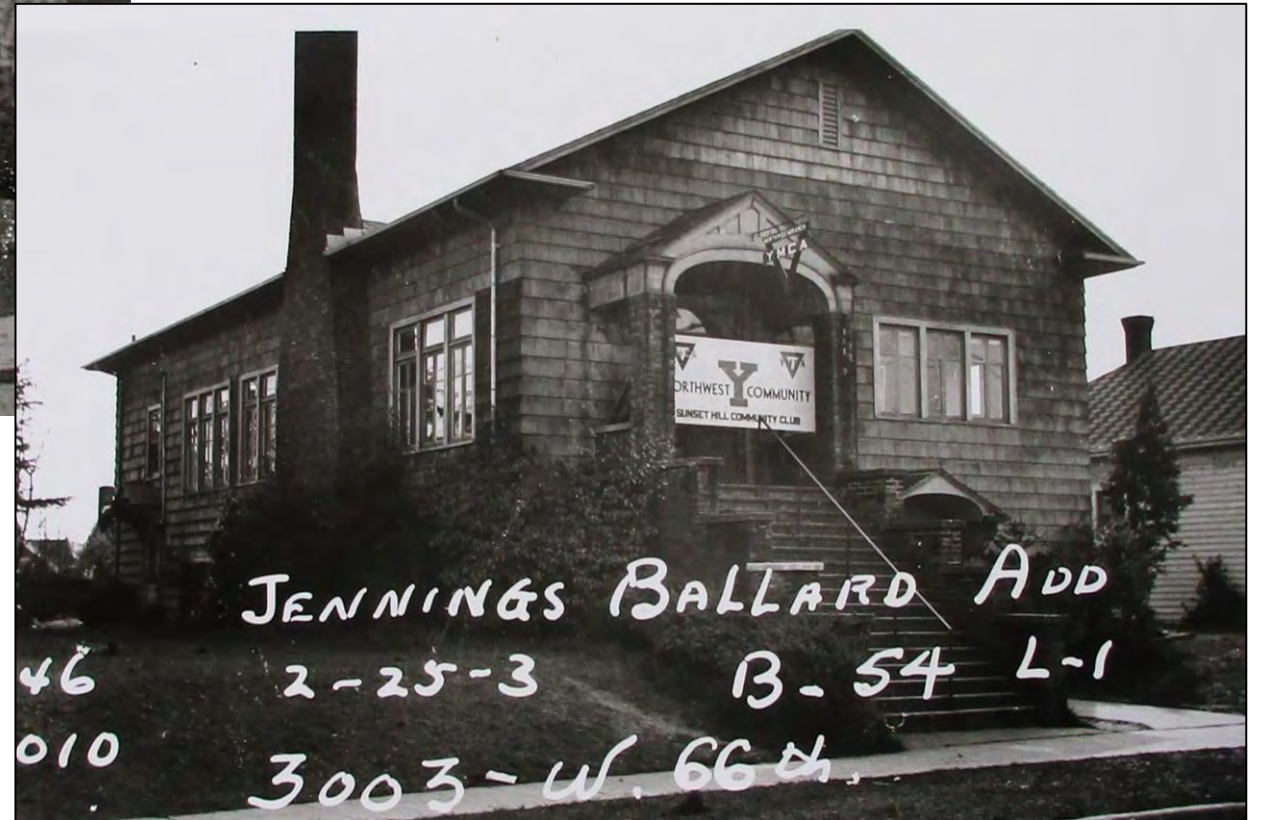
1929 Earliest Photo



Changes Over Time



1938 Assessor Photo,
Side gable present



1946 Assessor Photo
Roof rebuilt after fire
No side gable





1927 Permit Drawing and 2024 photo

Changes Over Time



1999 Renovation:

New main entrance stairs

North elevation (left)

East elevation (below)



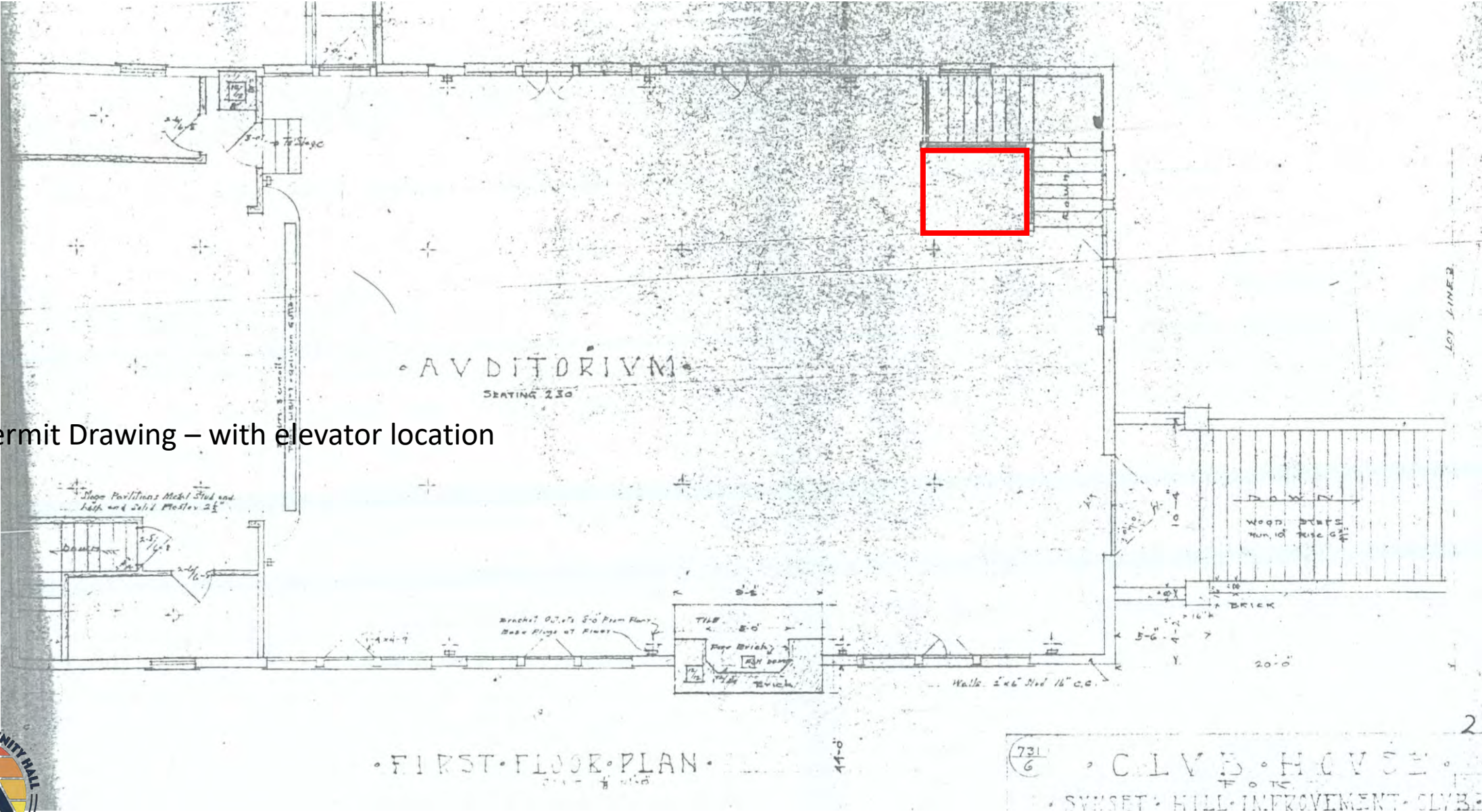
Changes Over Time



1999 Renovation:
New artwork



Changes Over Time



Dual Mission: Social Gatherings & Political Activism



**Sunset Hill Plans
Potluck Dinner
Tuesday Evening**

**Leap Year Dance
Scheduled Saturday
At Sunset Hill Club**

**Sunset Hill Ladies'
Auxiliary Invites
Neighbors To Lunch**

**Sunset Hill Club
Welcomes New
Residents Mar. 23**

**Motion Picture
To Be Shown To
Club Members**

**Sunset Hill Club
To Have League
Speaker At Meet**

Sunset Hill Improvement Club 1922-1940

Sunset Hill Community Club 1940-1998

Sunset Hill Community Association 1998-2024

Sunset Hill Community Hall 2024-

**'Improvements'
Sunset Hill's
middle name**

**Sanitation To
Be Discussed At
Sunset Hill Meeting**

**Seaview Ave. Extension
And Other Improvements In
Golden Gardens To Start**

**Fight is On to Bring Suquamish
Ferry Terminal Back to Ballard**

**Market Street
Extension Assured**

**Sunset Hill opposes
scope of new building**



Dual Mission: Social Gatherings & Political Activism



Girls' Drill Team, 1950 (above)

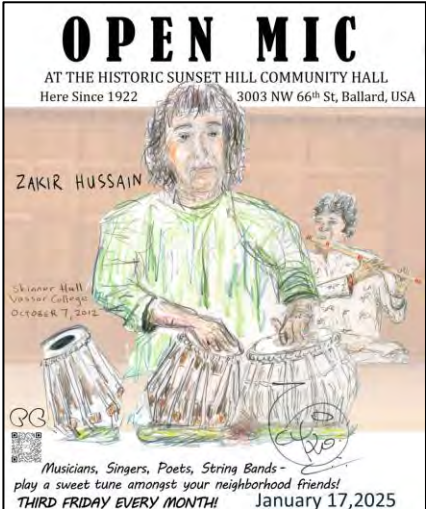
Sunset Hill Community Club marks 50 years of service to North End



50th Anniversary Banquet, 1972 (right)



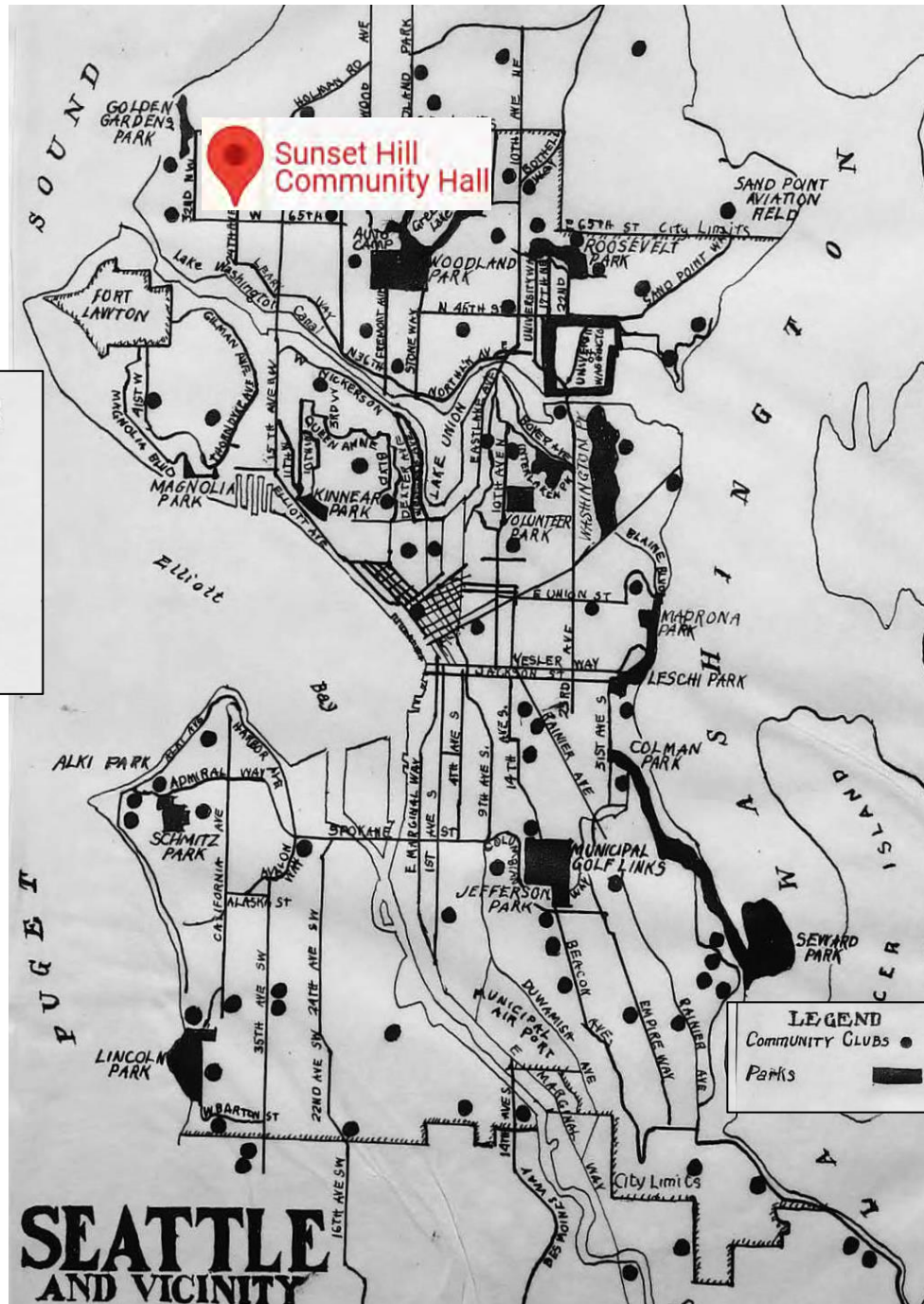
Current Emphasis: Recreation & Stewardship



Historical Significance

COMMUNITY CLUBS IN SEATTLE
by
IRENE SOMERVILLE DURHAM

UNIVERSITY OF WASHINGTON
1929

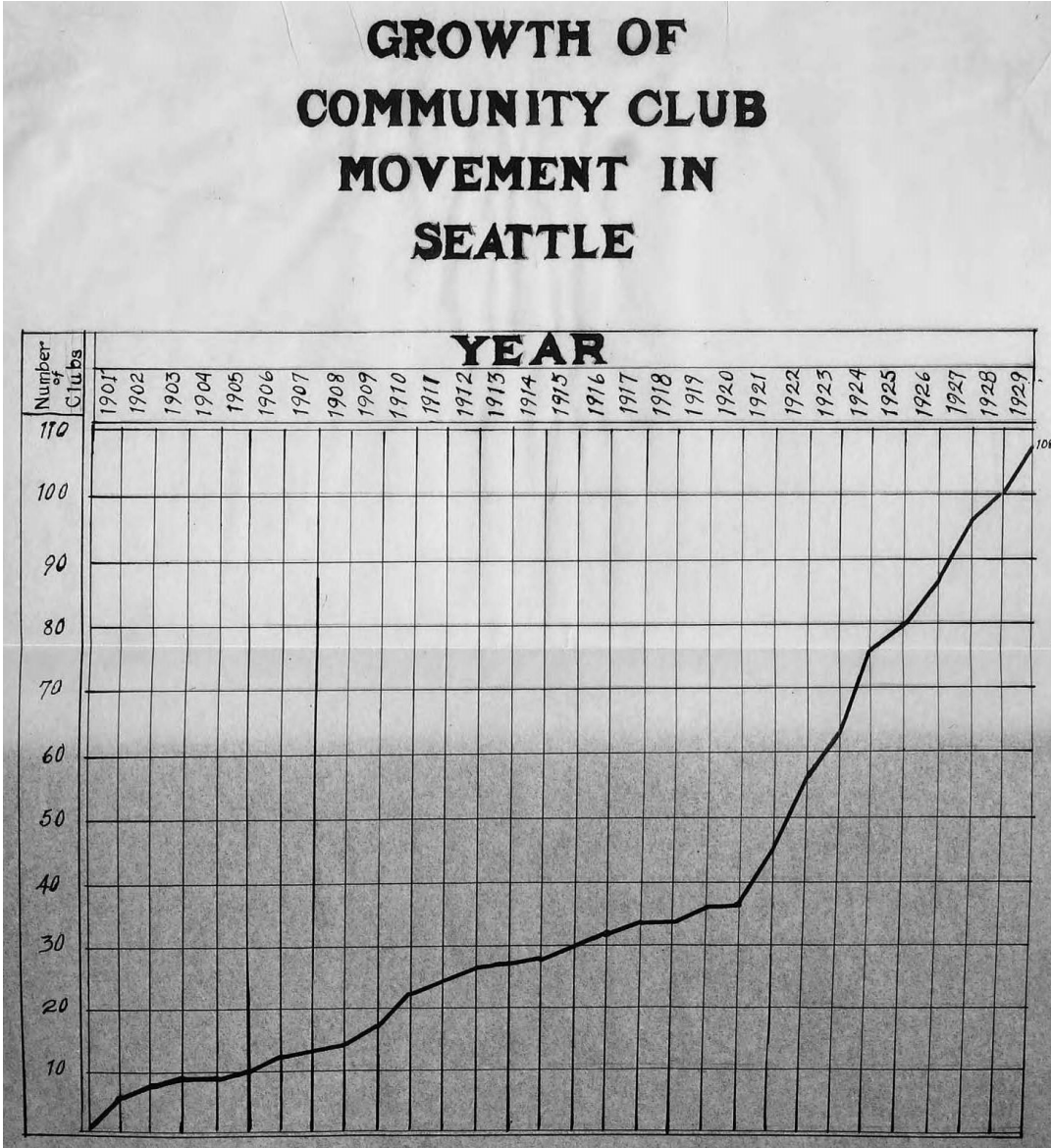


Seattle's Community Club Movement

- Early 20th century
- Improvements in developing communities
- Social activities
- Relationship between “downtown” and neighborhoods

“...All Community Clubs may be said to be political organizations.”
Irene Durham, 1929

Historical Significance



Prior to 1911, only a handful of community clubs existed, in part because the ward system guaranteed representation for all parts of the city. The end of the ward system undermined the geographic foundation of municipal politics and reduced the ability of residents to act – individually or via their councilmen – on behalf of particular districts.

At the same time, the shift to a non-partisan system of municipal elections weakened the role of political party organizations. This political void was filled by community clubs, which greatly increased in number in the 1910s and 1920s. Had citizens been able to exert local influence through their ward councilmen, one of the most powerful incentives for community club organization would have been removed.

Source: 1929
Durham thesis



Extant, intact historic community clubs in Seattle



Lakewood Seward Park Community Club (1914), Haller Lake Community Club (1922), Rainier Beach Community Club (1923)

Mount Baker Community Club (1914), Queen Anne Club (1928), Beacon Hill Garden House (1886, former Jefferson Park Ladies' Imp. Club)



Architect C.B. Thompson



Gaslight Inn / Singerman House 1727 15th Avenue
built 1905, designated 2015



Galbraith House 1729 17th Avenue
built 1904, designated 2005, demolished 2018



Architect C.B. Thompson



C.B. & Adrianna Thompson House, Sunset Hill (1909)



East Kong Yick Building (1910), Chinatown/International District



Sartori/Moses Block (1900), Pioneer Square



Columbia Café (1914), Columbia City



Warrencliff Apartments (1929), Queen Anne



Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance ([SMC 25.12.350](#)):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- 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; or**
- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.



Designation Standards



The place “must possess integrity or the ability to convey its significance”

Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Association ...and Use!

Marguerite David photo



Sunset Hill
Community Hall
thanks



CULTURE

for their support

