



The City of Seattle

## Landmarks Preservation Board

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

Mittelstadt Mortuary, Mittelstadt Funeral Parlor,  
Ballard Blossom  
Name \_\_\_\_\_ Year Built 1906  
(Common, present or historic)

Street and Number 1766 NW Market Street

Assessor's File No. 2767700855

Legal Description see below

Plat Name: Gilman Park Block 56 Lot 27, 28, 29

Lots 27, 28, and the east 43 feet of lot 29, Block 56, Gilman Park, according to the plat thereof recorded in volume 3 of Plats, Pages 40 and 41, Records of King County, Washington; except the north 5 feet thereof condemned in King County Superior Court Cause No. 67008 for alley purposes as provided by ordinance No. 19668 of the City of Seattle, situated in the County of King, State of Washington.

Present Owner: MK Martin LLC Present Use: florist shop

Address: 1766 NW Market St. Seattle WA, 98107

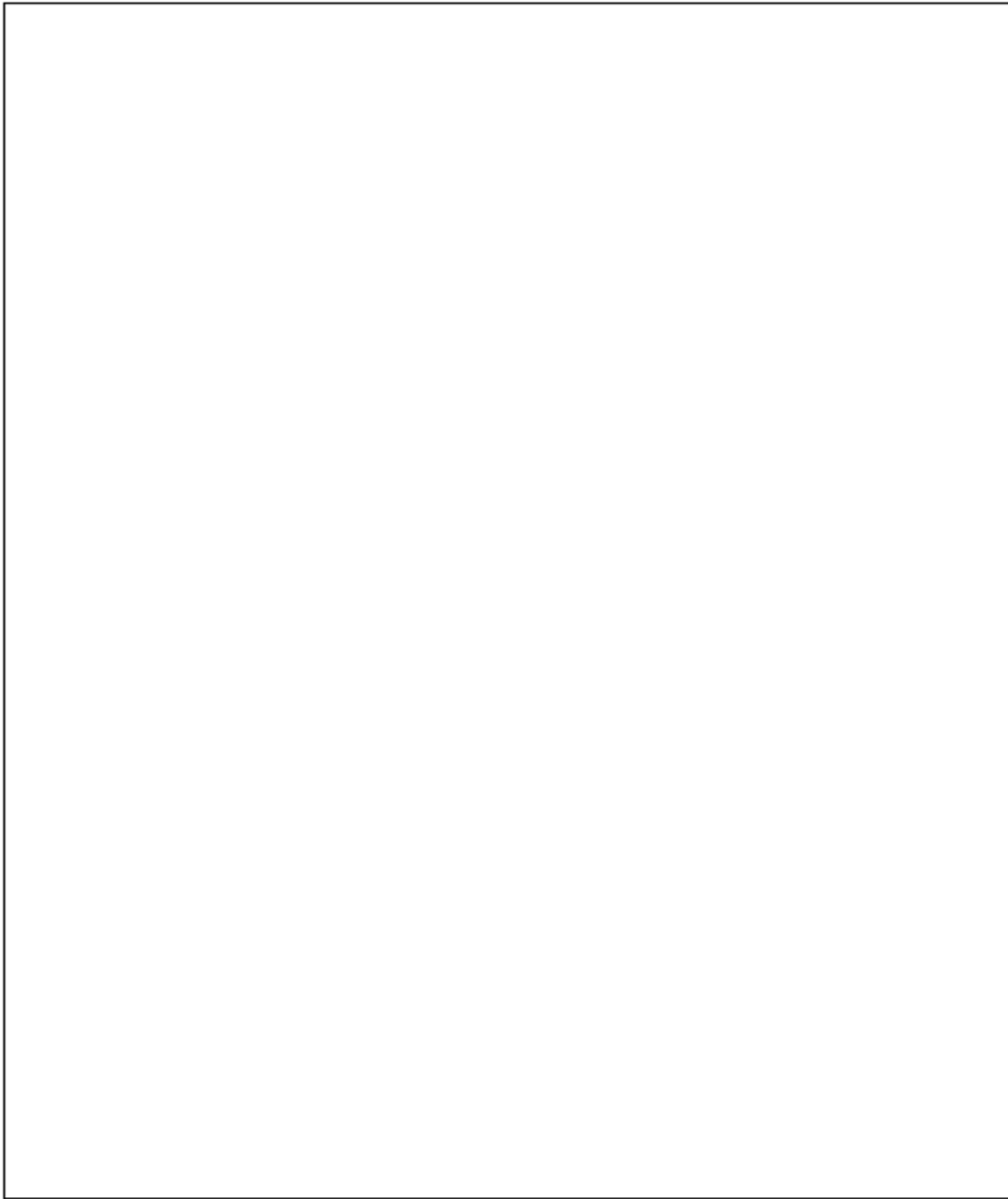
Original Owner: E. E. Mittlestadt

Original Use: Mortuary

Architect: unknown

Builder: unknown

Photographs



Submitted by: Rachel Martin

Address: 1766 NW Market St. Seattle WA, 98107

Phone: (206) 782-4213 Date February 2017

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer

# Mittelstadt Mortuary/Ballard Blossom

Landmark Nomination Report  
1766 NW Market Street  
February 2017

Prepared by:  
The Johnson Partnership  
1212 NE 65th Street  
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# Mittelstadt Funeral Parlor/Ballard Blossom Landmark Nomination Report

FEBRUARY 2017

## 1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the former Mittelstadt Mortuary, now called Ballard Blossom. The building is located at 1766 NW Market Street in the Ballard neighborhood in Seattle, Washington. The building was constructed in 1906 and was being used as a mortuary by 1908 at least. It was significantly remodeled in 1957 and again in 1984. The Johnson Partnership prepared this report at the request of the owners of the property.

### 1.1 Background

The City of Seattle's Department of Construction and Development (DCI)—formerly the Department of Planning and Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from DPD, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property's status.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- 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.
- D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

### 1.2 Methodology

Larry E. Johnson, AIA, Principal, Ellen F. C. Mirro, AIA, and Katherine V. Jaeger of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research on this report between January and February 2017. Research was undertaken at the Puget Sound Regional Archives, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included a review of Internet resources, including HistoryLink.com and the *Seattle Times* digital archive, available through the Seattle Public Library. Thanks to Michael Emmick for sharing his private archive of Seattle mortuary history. The buildings and site were inspected and photographed on January 11, 2017, to document the existing conditions.

## 2. PROPERTY DATA

**Original Building Name:** Mittelstadt Mortuary, Mittelstadt Funeral Parlor.

**Subsequent Building Name:** Ballard Blossom

**Address:** 1766 NW Market Street

**Location:** Ballard Hub Urban Village

**Assessor's File Number:** 2767700855

**Legal Description:** Lots 27, 28, and the east 43 feet of lot 29, Block 56, Gilman Park, according to the plat thereof recorded in volume 3 of Plats, Pages 40 and 41, Records of King County, Washington; except the north 5 feet thereof condemned in King County Superior Court Cause No. 67008 for alley purposes as provided by ordinance No. 19668 of the City of Seattle, situated in the County of King, State of Washington.

**Date of Construction:** 1906; Remodels: 1915, 1924, 1957, 1983-84

**Original/Present Use:** Mortuary and Funeral Parlor/Florist

**Original/Present Owner:** E. E. Mittelstadt/MK Martin LLC

**Original Designer:** unknown

**Subsequent Designers:** 1957: LaMonte Shorett  
1983: Ivory Associates

**Zoning:** NC385

**Property Size:** 13,585 square feet

**Building Size:** 16,128 square feet



### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location & Neighborhood Character

The subject building is located in the Ballard Neighborhood one lot to the east of the northeastern corner of NW Market Street and 20<sup>th</sup> Avenue NW, in the core of Ballard's commercial district. NW Market Street leads east to the Phinney Ridge and Fremont neighborhoods and west to the Hiram M. Chittenden Locks and Shilshole Marina. The Swedish Medical Campus-Ballard is located south of the site. The Ballard Historic District is located southwest of the subject building, mainly along Ballard Avenue NW. The former Seattle Fire Station 18, a City of Seattle Landmark, is located across NW Market Street fronting Russell Avenue NW. The Ballard Carnegie Library, another City of Seattle Landmark, is located a half block west of the subject building. *See figures 1-3.*

#### 3.2 Site

The site measures 150 feet east-west and 95 feet north-south. The southern property line abuts NW Market Street. Three street trees and a paved sidewalk line the street. The eastern portion of the site is devoted to parking and a two-story structure sits on the western side of the site with a zero-lot-line. A small, one-story addition is located at the southern half of the center of the site. A ten-foot-wide right-of-way alley abuts the northern property line. *See figures 4-8.*

#### 3.3 Building Structure & Exterior Features

The subject building is two stories tall with a basement, a flat roof with a parapet, and a one-story addition on the southeastern corner. The structure of the building is masonry with a concrete foundation. The interior structure in the basement includes heavy timber wooden columns and beams, which are visibly supporting the wooden joists of the main floor structure. The second story was originally supported by timber, but during the 1984 remodel the wooden support beams were replaced with steel columns and retrofitted steel beams.

The two-story portion of the building measures 95.7 feet north-south by 50.3 feet east-west. The one-story addition adjoins the two-story building to form a continuous street front along NW Market Street on the southern façade. It measures 40.8 feet north-south by 29.4 feet east-west. Stylistically it is a vernacular building with elements of both International Modernism and Postmodernism, resulting from remodels in 1957 and 1984.

The southern façade is primary, with aluminum storefront windows on the eastern end in the one-story addition and a tiled, 30-inch-high bulkhead below. A metal canopy with neon lighting and signage spans the one-story addition and continues above the street front of the main block of the two-story building. The storefront wall on the eastern end of the one-story addition returns to reveal a stucco-faced round column with an approximately 3-foot-long stucco wall stretching further east. The upper floor and parapet of the southern façade of the two-story block is outlined with a metal band and has a symmetrical composition of three stopped-in plate glass windows flanking an inset, tiled, vertical panel. Acrylic stucco panels adorn the building above the windows and continue down on either side of the recessed and tiled central panel. The windows are contained in recessed areas with wood trim delineating the inboard window edges. The main entry to the building at the street front is on the eastern end of the two-story portion. It contains a recessed, aluminum storefront window system with a double door with sidelights and transom windows. To the east, three bays contain large plate glass windows separated by stucco-faced columns and a tiled base. The western end of the building contains another recessed entry with aluminum storefront windows and a single glass door as well as another plate glass window. *See figure 9.*

The eastern façade continues the aluminum storefront of the one-story addition with four, approximately 10-foot-long aluminum windows above stucco bulkheads located 2.8 feet forward of a set of interior round columns. The metal canopy and neon signage extend around the corner on the eastern façade and along the 48 feet of the one-story addition. The upper portion of the façade is clad with acrylic stucco panels, contains two windows, and has rosettes at the roofline painted to match

the stucco. Mechanical equipment is mounted on the roof of the one-story addition and an additional metal storage container is on the northern end. A deck and railing is visible at the northern end where the building steps down from two stories to one story. *See figures 10-11.*

The northern façade consists of the enclosed portion under the deck on the northern end and a recessed upper portion, accessed from a stair located at the northeastern corner of the building adjacent to the alley. The northern portion of the building is an addition to the building, and could have been completed during any of the subsequent permits issued for the building. Recent alterations such as new siding, paint, windows and other features obscure the age of the addition. The eastern parapet extends at least 8 feet above the sloping roof of the upper floor. Aluminum sliding windows line the upper floor and there are two metal access doors off the deck. The lower level of the northern façade exhibits the exposed structure of the stair and five fixed-pane windows in a stucco wall. A white vinyl railing lines the deck and stair. Mechanical equipment is visible on the roof and a brick chimney extends up from the northwestern corner of the building. *See figure 12.*

The western façade above the adjoining building is plain stucco. The roof has an asphalt elastomeric membrane with plastic skylights and other HVAC equipment. *See figure 13.*

### 3.4 Plan & Interior Features

The main floor interior consists of the floral showroom in the southern portion of the first floor, with offices and prep areas at the northern portion. A small elevator lobby with an open stair is accessed from the street on the southwestern corner of the building. The upper floor consists of offices lining an L-shaped corridor. Most finishes date from 1984, with painted gypsum drywall on the walls, vinyl flooring and acoustic, suspended ceilings at the first floor, and gypsum drywall ceiling and carpeting at the upper floor. Skylights are present in both the one-story addition and the upper floor. *See figures 14-18.*

### 3.5 Documented Building Alterations

The original structure was rectangular in plan and had a brick façade on the primary southern side, with stucco sidewalls on the secondary façades. The northern deck and enclosed area were added sometime after the original construction. In 1923 a porte-cochère was added to the building, and the main floor was altered. Another remodel in 1924 may have altered the original configuration of the street front façade. The 1957 remodel removed the original main floor façade, which originally had two wide, tripartite windows flanking three entry doors under a marquee. The central door had a tall transom extending above the marquee. The central window of the group of seven second-floor windows was removed in 1957 and the remaining six windows are now symmetrically arranged and have a more modern treatment. The double-hung sashes were removed in favor of vertical tripartite aluminum sashes. The original cornice, modillions, and terra cotta crown were also removed in 1957. The 1957 remodel relocated the entry doors to a recessed entry on the eastern side of the southern façade and created a large porte-cochère extending to the east. This porte-cochère was enclosed in 1984 to become the existing one-story addition. The 1957 remodel removed the brick façade and used stone veneer at the main floor, removing all fenestration there, and used stucco with an applique of thin trim pieces the height and width of the second floor around the windows. The 1957 remodel also transformed the interior of the building. The original configuration of the building is unknown, but in 1957 a chapel was added to the western side of the main floor, with the lobby on the eastern side and an angular stair inserted between the two spaces opening to a hall that adjoined two “family rooms” which could be opened via sliding doors to create one larger family room. The rear portion of the building was dedicated to receiving and preparation, plus an office and an organ room off the chapel. The southern half of the upper floor was contained the mortuary, with office space, casket display, and a “slumber room.” The northern half of the upper floor consisted of a one-bedroom apartment. The basement contained a bathroom, a hot water furnace, and storage.

In 1984 the building was transformed again, to its present configuration.

*Documented permits*

date	designer	Description	Permit #
1915		Partition for grocery	154095
1923	Owner/Mittlestadt	Alter-add porte-cochère	226546
1924	Owner/Mittlestadt	Alter-remodel first floor	239414
1928	Owner/Mittlestadt	Door	279092
1928	Owner/Mittlestadt	Add garage & enclose boiler room	281717
1956	LaMonte Shorett	Alter building, remove garage	443065
1967		Signage	BN 29666
1984	Ivary & Assoc.	Alter building	
1991		Sprinkler in basement	9102293

## 4. SIGNIFICANCE

### 4.1 Historic Site Context: City of Ballard and NW Market Street<sup>1</sup>

Before it was annexed to the City of Seattle in 1907, Ballard was a well-developed suburban community with a prominent Scandinavian population. Its major industries included fishing, fish canneries, sawmills, and boat building. Ira Wilcox filed the first homestead claim in the area in 1852. Judge Thomas Burke and Daniel H. Gilman bought land in 1880, in anticipation of the construction of the Great Northern Railway. Along with John Leary and the West Coast Improvement Company, Burke and Gilman built the Seattle, Lake Shore & Eastern Railroad in the district of Gilman Park. William Ballard bought a sawmill with Charles Stimson on Salmon Bay. Ballard also managed Gilman Park and lent his name to the town of Ballard when it incorporated in 1890. Ballard City Hall was built in 1899. The timber mill produced enough wooden shingles for Ballard to proclaim itself the “Shingle Capitol of the World.” Scandinavian immigrants constituted about one third of Ballard’s population and had a major cultural influence on Ballard, which earned the nickname “Snoose Junction” after their preference for snuff and chewing tobacco.<sup>2</sup> Ballard residents approved annexation to the City of Seattle in 1906 to keep up with growing demand for infrastructure and because of a polluted water supply.<sup>3</sup> *See figures 19-22.*

The City of Ballard ceased to exist on May 29, 1907, when it was annexed into the City of Seattle. On that day Ballard City Hall was draped in black crepe and the flag on the city flagpole hung at half-mast<sup>4</sup> *See figure 23.*

Ballard began with a strong transportation connection to Seattle. In 1896, at least 14 separate rail lines were operating independently in Seattle. At that time, the West Street and North End Electric Railway came from the downtown Seattle waterfront, through Interbay, crossed the Salmon Bay Waterway from 13<sup>th</sup> Avenue W to the south and Railroad Avenue to the north, and followed C Street west, continuing northwest up Ballard Avenue, and ending at 3<sup>rd</sup> Avenue W.<sup>5</sup> The Boston-based cartel Stone & Webster controlled the Seattle Electric Company and consolidated many of the small utilities companies and streetcar and cable car lines between 1899 and 1903.<sup>6</sup> Once the Seattle Electric Company had consolidated Seattle’s street railway system in 1911, the company modernized and increased the efficiency of the entire system. Distribution and transmission lines were interconnected and unified, and new equipment was purchased. The company adopted universal transfers allowing riders to travel from one part of the city to another for a single fare.<sup>7</sup> The company also embarked on an aggressive expansion, running new lines to developing areas to bolster speculative real estate development. The company added the Fremont-Ballard Line in 1902. In 1914, the local passenger car lines had traveled 12,383,056 miles, not including an additional 354,921 freight miles. Passengers paid a total of 12,737,977 fares that year.<sup>8</sup> The Seattle Municipal Railway went into public ownership in 1919. By 1932, the Ballard Way streetcar line ran all the way to Loyal Heights with branches north up 20<sup>th</sup> Avenue NW and west along W 59<sup>th</sup> Street.

The Hiram Chittenden Locks (1911–1917) changed the geography of Ballard. The Ballard Bridge was rebuilt slightly to the west, making 15<sup>th</sup> Avenue NW a major thoroughfare. Consequently, the streetcar system developed along both the 15<sup>th</sup> Avenue NW and Ballard Avenue routes. The business district in Ballard developed along Market Street as automobiles became more popular. In 1938, the

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<sup>1</sup> Adapted from From Larry E. Johnson, “Ballard Carnegie Library Landmark Nomination Report,” November 2011.

<sup>2</sup> Walt Crowley, “Seattle Neighborhoods: Ballard -- Thumbnail History,” HistoryLink.org Essay 983, March 31, 1999, [http://www.historylink.org/essays/output.cfm?file\\_id=983](http://www.historylink.org/essays/output.cfm?file_id=983) (accessed Sept. 19, 2007).

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Leslie Blanchard, *The Street Railway Era in Seattle: A Chronicle of Six Decades*, map addenda (Forty Fort, PA: Harold E. Cox, 1968).

<sup>6</sup> Clarence Bagley, *The History of King County, Washington* (Seattle, WA: S. J. Clarke, 1926), p. 517. Clarence B. Bagley, *The History of Seattle: From the Earliest Settlement to the Present Time* (Seattle, WA: S. J. Clarke, 1916), p. 441.

<sup>7</sup> Bagley, *History of Seattle*, p. 442.

<sup>8</sup> Blanchard. Bagley, *History of Seattle*, pp. 131-132.

Seattle Board of Public Works decided to dismantle the Seattle streetcar system. By 1941, the last trolley car had been dismantled.<sup>9</sup> **See figures 24-27.**

As Seattle switched to rubber-tired vehicles, 15<sup>th</sup> Avenue NW became an automobile thoroughfare, a strip development with businesses targeted to automobile transportation. There were at least three gas and oil stations on the block between NW Market Street and NW 56<sup>th</sup> Avenue in 1950.<sup>10</sup>

After World War II, air particulate pollution from the lumber mills, called “Ballard Snow,” spurred a community outcry. In addition, the postwar economy could no longer support the mills and they shut down one by one. Other “cleaner” industries, such as manufacturing and fabricating mills, and paint and plastics companies replaced the lumber mills. **See figures 28-30.**

During the 1960s and 1970s, retail shops along Market Street experienced negative impact from outside competition such as Northgate Mall. However, a plan to revitalize downtown Ballard and Market Street called “the Market Street Plan” spearheaded by the Ballard Business and Community Development Corporation was in place by 1976. King Olav V of Norway dedicated Bergen Park at the intersection of 23<sup>rd</sup> Avenue NW and Market Street in 1975. In the following year, King Carl XVI of Sweden dedicated the old Ballard City Hall Bell signifying the creation of the Ballard Historic District along Ballard Avenue.

In 1944, almost one quarter of the population of Ballard was foreign born and about half of that was Norwegian.<sup>11</sup> Today the population in Ballard is no longer heavily Scandinavian and many of the Scandinavian shops and services have disappeared from Ballard, although it retains its Scandinavian heritage in many ways including the Nordic Heritage Museum, which opened in 1980. Ballard continues to be the center of a combination of manufacturing, commercial fishing industries, and recreational boating. Ballard’s commercial district both along Ballard Avenue and Market Street has flourished with shops, restaurants, and music venues since the 1980s. The Shilshole breakwater was built by 1981, bringing business to the area of Ballard between the Locks and Golden Gardens. Also in the 1980s, increased demand for housing in Ballard sparked development of multifamily housing and the financial services industry relating to fishing and maritime industries grew to significance.<sup>12</sup> The Elliot Bay Marina was completed in 1991, further increasing opportunities for recreational boating in Ballard.

## 4.2 Building History

The King County Tax Assessor Records list the building construction date in 1906. The original construction permit for the building is not available at the City of Seattle, as the building was then under the jurisdiction of the City of Ballard. Mittelstadt Mortuary moved into the building in 1908, one year after Ballard had been annexed into the City of Seattle. A permit from 1915 indicates that the building was remodeled, listing “partition for grocery.” At this time it is apparent that the building had three uses: residential on the upper floor where the Mittelstadt family lived and the first floor divided between the mortuary on the eastern side and a grocery on the western side.

The *Seattle Times* ran an advertisement from April 1914 until May 11, 1914, for a “Splendid location for meat market, complete ready to run....See Mittlestadt (sic) next door.”<sup>13</sup> Despite this, the permit for partitioning a grocery was not applied for until 1915 and the Tax Assessor Record lists the remodel as completed in 1917. John Kyle, a grocer, moved into 1768 Market Street by 1917 and kept his grocery business there until at least 1922.<sup>14</sup> By 1924, Kyle had changed careers and was a clerk for Alfred Week. Two remodels in 1923 and 1924 removed the grocery partition and

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<sup>9</sup> Blanchard.

<sup>10</sup> Sanborn Insurance Company, “Insurance Map of the City of Seattle,” 1904-1905 vol. 4; 1905-1950 vol. 5 1917; 1905-1951 vol. 5 1950.

<sup>11</sup> Calvin F. Schmid, *Social Trends in Seattle* (Seattle, WA: University of Washington Press, 1944), pp. 102, 106.

<sup>12</sup> Dwight Hawley Jr., *Passport to Ballard*, 1988, p. 293.

<sup>13</sup> *Seattle Times*, classified advertisement, April 14, 1914, p. 21.

<sup>14</sup> *Seattle Times*, “Sample of Seedless Raisins,” advertisement, December 18, 1917, p. 16. R. J. Polk & Co., *Seattle City Directory*, 1917.

transformed the entire first floor of the building to mortuary use, first adding a porte-cochère on the eastern side and then remodeling the interior of the space. In 1928, a garage was added, expanding the mortuary to include ambulance service.

Mittelstadt was an undertaker and embalmer, and his business was originally called an undertaking parlor. By 1928 the name of the business had changed to either funeral parlor or mortuary, listed alternately in directories, advertisements, and funeral announcements. The 1930 Seattle Directory lists “Mittelstadt Funeral Parlors and Ambulance Service (Ernest E. Mittelstadt) 1766 Market.” The Tax Assessor photograph shows a three-bay garage at the rear of the lot to the east of the building to house the ambulances. **See figures 31-33.**

In 1956 a major remodel took place, converting the building from a typical early twentieth-century structure to a Midcentury Modern structure, adding a modern chapel on the main floor that reconfigured the circulation for the building, and removing the ambulance garage. The configuration is described in Section 3.5 of this report. The Mittelstadt Mortuary was sold to Wiggen & Sons funeral directors in 1979, consolidating the mortuary business in the Wiggen & Sons Funeral Home building at 2003 57<sup>th</sup> Street NW.<sup>15</sup> **See figures 34-36.**

Another major remodel altered the exterior character and internal circulation, and included an addition in 1984 when the building was converted to a flower shop, Ballard Blossom. Ballard Blossom was in operation at 2001 NW Market Street before moving into the subject building. Ballard Blossom has continued to operate out of the building since 1984, with only minor alterations such as the installation of sprinklers in the basement in 1991. **See figure 37.**

#### 4.3 Cultural and Economic Context: Seattle Mortuary History<sup>16</sup>

The subject building was in use as a mortuary as early as 1908.

In the mid-nineteenth century, most undertakers were cabinet or furniture makers who built caskets as a sideline. The profession of undertaker or mortician began around the time of the Civil War when the practice of embalming, which required specialized knowledge and training, began to be used. Embalming became more popular after the funeral of Abraham Lincoln when his casket travelled by train through seven states and 180 cities between April 21 and May 4, 1865. The term “funeral director” was first used in 1882 at the first national meeting of undertakers, the National Funeral Industrial Exposition, in Rochester, New York.

Seattle’s first known undertakers were Oliver C. Shorey and A. P. DeLin, who came to Seattle in 1861 to build the columns for the territorial university.<sup>17</sup> By 1876, Seattle had two undertakers, T. S. Russell, whose business was located at the foot of Washington Street, and E. L. Hall, located on Cherry Street between Front and Second avenues, both of whom also ran cabinet shops.<sup>18</sup> Hall later sold his undertaking business to Ole Schillestad and T. Coulter.<sup>19</sup> By 1882, Shorey, whose business was located at Front Street and Columbia Avenue, and Schillestad, located at Cherry Street between Front and Second avenues, were both listed as undertakers in the Seattle Directory.<sup>20</sup> In 1881, L. W. Bonney, Shorey’s brother-in-law, joined Shorey.<sup>21</sup> By 1884, O. C. Shorey & Co. is listed at 801 Front Street, and O. Schillestad is listed at 112 Cherry Street.<sup>22</sup> **See figures 38-39.**

Schillestad went out of business around this time and Cross and Company started business selling

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<sup>15</sup> David Peterson, “Wiggen & Sons Funeral Home Landmark Nomination Report,” Nicholson Kovalchick Architects, November 14, 2014.

<sup>16</sup> Adapted from from Larry E. Johnson, “Mannings Funeral Parlor/Richard Hugo House Landmark Nomination Report,” March 2013.

<sup>17</sup> Robin Shannon, *Cemeteries of Seattle* (Mount Pleasant, SC: Arcadia Publishing, 2008), p. 109. Bonney-Watson, “History,” <http://bonneywatson.com/about/history.html> (accessed February 6, 2013), p. 1.

<sup>18</sup> Kirk C. Ward, *Business Directory of the City of Seattle, 1876*, (Seattle, WA: B.L. Northup, 1876), p. 103.

<sup>19</sup> Shannon, p. 109.

<sup>20</sup> Elliot & Sweet, *Residence and Business Directory for the Year 1882* (Seattle, WA: Elliot & Sweet, 1882), p. 87.

<sup>21</sup> Shannon, p. 109.

<sup>22</sup> The Industrial World, *The City Directory, 1884-85, of Seattle Washington* (Seattle WA: The Industrial World, 1884), p. 239.

safes as well as offering undertaking services. Edgar Ray Butterworth, who had an undertaking business in Centralia, was hired by Cross in 1889 to run Cross Undertaking at 1600 Front Street. Butterworth bought out Cross in 1892, renaming the company E. R. Butterworth & Sons. In 1903, he commissioned the city's first purpose-built mortuary, the Butterworth Building, at 1921 First Avenue. By 1923, Butterworth Mortuary had relocated to a Classical Revival-style building at 3900 E Pine Street.<sup>23</sup> **See figures 40-45.**

In 1889, Shorey sold out to G. M. Stewart and turned his interests to bookselling. The business then was renamed Bonney & Stewart, and was located in the Occidental Hotel on the northwestern corner of Third Avenue and Cherry Street. In 1903, the sexton of the Lake View Cemetery, Harry M. Watson, bought out Stewart's business interest, after which the firm became Bonney-Watson. Between 1907 and 1912, the business was located at the former MacIntosh Mansion at Third Avenue and Columbia Street. In 1912, they relocated to Capitol Hill on Broadway.<sup>24</sup> **See figures 46-50.**

Prior to the 1930s, it was common for families to "lay out" the dead at home for viewing before the funeral. The undertaker was more of a funeral director who consoled the family and arranged for the burial. As this custom changed, mortuaries often set up their viewing rooms or chapels to be more "home-like." The deceased person was generally embalmed, placed in a coffin, and often displayed in a chapel or funeral home for a day or two before being buried in the ground. Cultural differences between populations or religious groups dictated slightly different funeral practices and some mortuaries catered to specific cultural or religious groups. Cremation became increasingly common after 1900, and several mortuaries added crematoria. By 1901, besides to Bonney & Stewart and E. R. Butterworth & Sons, additional mortuaries included Collins-Sherman-Foley Co. at 1407 First Avenue and Seattle Undertaking Co. at 1324 Third Avenue.<sup>25</sup> **See figure 51.**

Seattle's population rose dramatically at the turn of the twentieth century and during its early years, growing from 43,000 people in 1890, to 80,000 in 1900, to over 240,000 by 1910. With an increased population, more mortuaries were required to handle deaths. In 1910, ten undertakers were listed in the City Directory, including Bonney-Watson, E. R. Butterworth & Sons, Collins Brothers at 911 E Pine Street, Fremont Undertaking Co. at 617 Kilbourne and 3115 Fremont, Graham & Engemann in Ballard at 5432 Ballard Avenue, Johnson & Hamilton at 2121 First Avenue, Mayfield at 2014 Market Street, E. E. Mittelstadt at 1766 Market Street, Noice at 408 Bateman and the Seattle Undertaking Company at 716 Third Avenue.<sup>26</sup> **See figures 52-53.**

By 1920, the number of undertakers had almost doubled to 19. Joseph Bleitz had opened his new facility at 315 Leary Avenue near the Fremont Bridge. Booth Undertaking Co. was located at 1422 Bellevue Way and Forkner & Forkner was at 4214 Fourteenth Avenue NE. Home Undertaking Co. was at Ninth Avenue and Union Street, Lewis & Blackwell was at 1215 E Marion Street, and Joseph R. Manning was located at 1634 Eleventh Avenue. Pheasant-Wiggen Co. was located in Ballard at 5517 22<sup>nd</sup> Avenue NW while Fritz V. Rasmussen served the south end from the Weed Building at 4904 Rainier Avenue. Charles A. Sprinkle was located at 1010 Bailey Street. The Cremation Society of Washington on Queen Anne Avenue and Rafferty Undertaking & Cremation Co. at 617 N 36<sup>th</sup> Street both offered cremation alternatives, and Schooley Undertaking at 2022 Boren Avenue offered low-cost funerals for as little as \$65.00. Although not listed, Blackwell & Johnson Undertakers (later Johnson & Sons) at 21<sup>st</sup> and East Marion Street was organized in 1920, catering specifically to the African American population.<sup>27</sup> **See figures 54-57.**

22 undertakers were listed in the 1930 City Directory, with only ten carrying over from 1920. In 1940 29 "funeral directors" were listed, as the term "undertaker" had fallen out of fashion by then.<sup>28</sup>

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<sup>23</sup> Shannon, p. 109.

<sup>24</sup> Bonney-Watson.

<sup>25</sup> R. L. Polk Company, *Seattle City Directory*, 1901, p. 1, 434.

<sup>26</sup> *Ibid.*, *Seattle City Directory*, 1910, n.p.

<sup>27</sup> *Ibid.*, *Seattle City Directory*, 1920, n.p. Mary Henry, "Frazier, Prentice (1880-1959)," HistoryLink.org essay 1166, May 27, 1999, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1166](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1166), (accessed February 5, 2013).

<sup>28</sup> R. L. Polk Company, *Seattle City Directory*, 1930 and 1940, n.p.

The 1948-49 City Directory listed 30 funeral director listings including the Mannings Funeral Parlor.<sup>29</sup> Arthur Susumi joined Butterworth Funeral Home as funeral director after serving in World War II to meet the needs of Seattle's Japanese American population.<sup>30</sup> *See figure 58.*

Many funeral homes, including Mittelstadt's, updated their facilities and constructed additions in the middle of the century as the International style began to take hold in popular architecture. In 1951 Wiggen & Sons in Ballard commissioned Edward Mahlum to expand and update their 1945-era building. In 1955 James M. Klonz & Associates designed a Modern-style addition for the 1902 Fisher & Kalfus Funeral Home (now Hoffner, Fischer & Harvey Funeral Home) at 508 North 36<sup>th</sup> Street in Fremont in 1955. John W. Maloney & Associates designed a chapel addition to the Manning Funeral Home (later the Richard Hugo House) in 1958. Bonney-Watson still has their headquarters in their modernist 1962 Bain & Overturf building at 1746 Broadway Avenue.<sup>31</sup> *See figure 59.*

#### 4.4 Historic Architectural Context: Modernisms, International Style & Postmodernism

The current design of the Ballard Blossom building is influenced by both international modernism, from the complete remodel of the building in 1957, and postmodernism, from a second remodel in 1984.

The Modern movement had its origins in Europe after World War I, with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and freeform massing using ferro-concrete were explored by continental architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these experimentations produced two distinct branches of modern architecture: the steel and glass classicism, or "International Style," of the Bauhaus architects Walter Gropius and Mies van der Rohe and the Béton Brut style of Charles-Édouard Jeanneret (Le Corbusier) and the "New Brutalism."<sup>32</sup>

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After emigrating to the United States, Mies created a number of buildings that became icons of the International style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the "frame rectangle."<sup>33</sup> Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism "Less is more." *See figure 60.*

Béton Brut, a variant of the International style usually attributed to Le Corbusier, was developed in parallel with the International style, using reinforced concrete as the preferred construction fabric. The term Brutalism was used after architectural historian and critic Reyner Banham coined it in 1966. This style developed in the early 1950s, with the philosophic intent to show how buildings worked. The structure, shell, and heating and ventilation systems were to be visible. This design philosophy was later broadened to include any massive building built of concrete, a construction practice opposite of the glass curtain wall promoted by some European architects including Mies van der Rohe and Walter Gropius. The French architect Le Corbusier was considered the champion of this style, and his Unité d'Habitation (1952) in Marseille, France, and the Secretariat Building (1953) in Chandigarh, India, were early archetypes of this style.<sup>34</sup> *See figure 61.*

Architectural design in Seattle also went through a radical transformation during the 1940s and

<sup>29</sup> R. L. Polk and company, *Seattle City Directory*, 1948-49, n.p.

<sup>30</sup> *Seattle Times*, "Arthur Susumi, compassionate, honored veteran dies at 81," January 9, 2005.

<sup>31</sup> David Peterson, "Wiggen & Sons Funeral Home Landmark Nomination Report," Nicholson Kovalchick Architects, November 14, 2014.

<sup>32</sup> R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold and Sons, 1969), p. 320.

<sup>33</sup> Ibid.

<sup>34</sup> Nikolaus Pevsner, *An Outline of European Architecture* (Layton, UT: Gibbs Smith, 2009), pp. 413-415.



1950s. The progressive enthusiasm of the war years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to modernism—first Art Deco style and eventually the International style—evolving here into what is now termed Northwest modernism. This style was used extensively in the many institutional buildings built to accommodate an expanding post-war population in Seattle and nearby suburbs. J. Lister Holmes (1891-1986), George Stoddard (1896-1967), William Bain (1896-1985), and Paul Thiry (1904-1993) were among those local architects who successfully made that mid-career leap and were rewarded with major commissions during the immediate post-war period, such as Thiry's Washington State Library in Olympia (1954-59). Smaller professional buildings were also part of the Pacific Northwest modern movement, such as the doctors' offices and clinics published in a book by Kirk and Eugene D. Sternberg in 1955 including the Miller, Marble, and Kintner Clinic by Paul Hayden Kirk in Seattle (1952). **See figures 62-63.**

In the mid 1960s, architects began to push back against the strictures of the modern movement. In 1966 Robert Venturi wrote *Complexity and Contradiction in Architecture*, decrying the modernist idea of purity in architecture, and in 1972 he and Denise Scott Brown wrote *Learning From Las Vegas*, in which they described architecture as either a “decorated shed” with applied ornament or a “duck,” where the form of the building is a symbol. At the same time, postwar suburbanization had become an entrenched way of life, and rapid suburban development meant that many architects were looking for economical solutions and maximum profitability for large-scale commercial and institutional buildings, such as John Graham Jr.'s shopping center developments. With the entrenched values for lack of ornamentation and functionality left over from the Modern movement, along with shedding ideas of purity and honesty of the Modernists, architects designed functional buildings to serve new program types and began to add ornament that included stripped down formal symbols of past styles.

The remodel of the Mittelstadt Mortuary reflected the International Modern movement with the removal of the ornamental cornice, the treatment of the window trim, the stone base, and innovative interior spatial configurations with sliding doors and angled stair plan. The 1984 remodel by Ivory Associates applied forms reminiscent of Streamline Moderne architecture to the building in a postmodern era.

## **4.5 Building Owners**

### **4.5.1 Original Building Owner: E. E. Mittelstadt and Otto H. Mittelstadt**

The earliest known owner of the Mittelstadt Mortuary was Ernest E. Mittelstadt (alternately spelled Mittlestadt and Mittlistadt). He was born around 1875, immigrated to the United States from Germany at the age of ten, settled in Wisconsin, and married Bertha Behm around 1896. Mittelstadt had established himself as an undertaker in Ballard by 1908. The Mittelstadts lived above the funeral parlor at 1766 NW Market Street. They had five children, four daughters, Alma, Esther, Hazel and Lorraine (Lorena), and a son, Otto.<sup>35</sup>

Ernest was listed as the owner on the 1923, 1924, and 1928 building permits for the mortuary, and indicated that he was using “Day Labor” for the construction of the remodeling and addition of the porte-cochère, boiler enclosure, and garage. No other designer or builder was listed. The business had an ambulance service as early as 1922, six years before the garage was built.<sup>36</sup>

Besides working as a mortician, Ernest Mittelstadt served as the president of the German Clubhouse Association. In 1935, he presided over the acquisition of the former Assay Office at 613 Ninth Avenue (City of Seattle Landmark) for the Deutsches Haus, a meeting place and clubhouse for people of German and Swiss ancestry. In 1911 he was also a member of the Lions Club. E. E. Mittelstadt died in 1948. Otto Mittelstadt subsequently took over the business.

Otto, Ernest and Bertha's son, was born in 1903 and grew up in the apartment above the mortuary starting in 1908. He learned his father's trade and was working as an embalmer by the time he was 19

<sup>35</sup> United States Department of Commerce, "United States Census, 1910," Ancestry.com.

<sup>36</sup> R. L. Polk Company, "Seattle City Directory," 1922, n.p.

years old in 1922. At that time he lived in the W. H. Murphy Apartments on 20<sup>th</sup> Avenue NW with his wife Emma. The W. H. Murphy Apartments were across Market Street to the south of the mortuary. Otto may have attended the University of Washington for two years. He was divorced from Emma by 1930, and in 1934 married Dorothy M. Thompson.<sup>37</sup> Otto is best known for serving eight years, between 1935 and 1943, as the King County coroner. As coroner, Otto implemented the practice of “on-the-spot” inquests. The inquests took place at the scene of the death, often for automobile fatalities, with Otto putting out a call for law enforcement, photographers and journalists, often picking them up on the way to the scene, then impaneling a jury at the scene.<sup>38</sup> In one instance, he tested a dangerous vehicle by driving it himself, then impounded it after narrowly missing colliding with a streetcar on Fourth Avenue.<sup>39</sup> As automobiles became more popular, auto fatalities increased. The coroner reported 56 auto-related deaths by May of 1936, 36 deaths in 1941, and 54 deaths in 1941.<sup>40</sup> Otto employed his sister Hazel as the coroner secretary. As coroner, he often worked with then-prosecutor Warren G. Magnuson. After his term as coroner was up, Otto debated running for public office as a King County commissioner, but in 1943 chose to enlist in the Navy, at the age of 40.<sup>41</sup> After World War II, Otto resumed his work at the mortuary. By 1950, Mittelstadt also had a funeral home in Lake City in addition to the Ballard location.<sup>42</sup> The mortuary was sold to Wiggen & Sons in 1979.<sup>43</sup> Otto Mittelstadt died in 1984 in Friday Harbor.<sup>44</sup> **See figure 64.**

#### 4.5.2 Subsequent Building Owner: Wiggen & Sons Funeral Home<sup>45</sup>

The second owner of the Mittelstadt Mortuary building was the Wiggin & Sons Funeral Parlor, which owned the building only from 1979 until 1984. Wiggen & Sons was founded in 1913 as Pheasant-Wiggen Undertaking Company in Ballard. The company has occupied several different buildings in Ballard over its history, starting at 5432 Ballard Avenue NW, then moving in 1925 to a three-story brick building at 2056 NW Market Street until the 1940s. Pheasant-Wiggen began to transform into Wiggen & Sons in 1938, when it moved its headquarters to 2014 NW Market Street (built 1906, altered), which had previously been occupied by the Mayfield Funeral Parlor. Between 1945 and 1946 Wiggen & Sons constructed a new facility at 2003 57th Street NW (Elizabeth Ayer and Rolland Lamping of Edwin Ivey Inc., remodeled 1951 by Edward Mahlum). In 1979, as part of continued expansion of the business, the company purchased Mittelstadt Mortuary at 1766 NW Market Street, operating the combined businesses out of the 1945 building. Wiggen & Sons (and the defunct Mittelstadt Mortuary) became a subsidiary of the Bonney-Watson Funeral Home in 2000, along with three other funeral services providers between 1979 and 2014. Bonney-Watson has five Puget Sound locations and was based at its Broadway Avenue facility on Capitol Hill until 2016.

#### 4.5.3 Subsequent Building Owner: Ballard Blossom & the Martin Family<sup>46</sup>

The third owner of the Mittelstadt Mortuary building was Ballard Blossom.

Ballard Blossom was started in 1927 by Lillie Wiggins, who in 1928 was listed as a florist at 2003

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<sup>37</sup> *Seattle Times*, “Coroner-Elect Settles Suit,” November 11, 1934, p. 13. Ancestry.com, “Washington, Marriage Records, 1854-2013.”

<sup>38</sup> *Seattle Times*, “Pedestrian Traffic Death Inquests Will Be held at Once on the Scene,” January 20, 1940, p. 1.

<sup>39</sup> *Ibid.*, “Coroner Tests Rattletrap Car,” February 23, 1936, p. 3.

<sup>40</sup> *Ibid.*, “Crime to Grow Here-Coroner,” September 5, 1941, p. 2.

<sup>41</sup> *Ibid.*, “Otto H. Mittelstadt, former Coroner, dies,” April 2, 1984, p. 27.

<sup>42</sup> *Ibid.*, “Vaults that Once held Gold Will Glow With Golden Brew,” April 4, 1935, p. 12. *Ibid.*, “County Filings Hint of Lively Political Fights,” July 12, 1942, p. 13. *Ibid.*, “Death Takes Mrs. Mittelstadt,” November 7, 1949, p. 16. *Ibid.*, “John J. Reddin Remembers: Coroner Otto Mittelstadt’s ‘On-the-Spot Inquests,’” May 25, 1969, p. 166, and “O’Brien of Seattle becomes Grand Master,” August 27, 1911, p. 32.

<sup>43</sup> *Ibid.*, “Otto H. Mittelstadt, former coroner, dies,” April 2, 1984, p. 27.

<sup>44</sup> U.S. Social Security Death Index, 1935-2014, “Otto Mittelstadt,” Ancestry.com.

<sup>45</sup> For more information see David Peterson, “Wiggen & Sons Funeral Home Landmark Nomination Report,” Nicholson Kovalchick Architects, November 14, 2014.

<sup>46</sup> Rachel Martin, email communication with Ellen Mirro, February 5, 2017.

Market Street in the City Directory.<sup>47</sup> (There doesn't appear to be a connection between the Wigger Mortuary family and Lillie Wiggins.) John Martin purchased the florist business from Wiggins in 1946 and ran the business with his family until his death in 2006. John Martin was born in 1914 in South Dakota and moved to Seattle in 1936, the same year he married Catherine Kirby. In 1948 the business was located at 2021 Market Street,<sup>48</sup> but its longest-term location prior to 1985 was 2001 NW Market. It was located there between at least 1963, when that building was remodeled, and 1985, when it moved to the subject building.<sup>49</sup>

John, sometimes known as Johnny, Martin was the proprietor and florist. He and Catherine had one son, Jim, who joined the military after high school. After residing in California, Jim moved back to Seattle in 1971 to help with the florist business. Jim and John ran the shop with various managers and employees. John purchased 1766 NW Market in 1983 and moved in after renovations in 1985. Jim had five children, three of whom worked at the flower shop at one point or another: Nick for a few months, Michele Martin for a few years before 1993, and David beginning in 1994.

Rachel Martin, the current owner and proprietor, began working at Ballard Blossom in 1989 as a senior in high school. She married David Martin in 1997. By the spring of 1995, Jim was no longer a part of Ballard Blossom, and Rachel and David continued the management and operation of Ballard Blossom with longtime bookkeeper Jan Johns. John Martin continued to come to the shop each day. In 2002 David and Rachel Martin purchased the business from John and Catherine Martin. John Martin died in 2006.

## 4.6 Building Architects

### 4.6.1 Remodel Architect: LaMonte Judson Shorett

LaMonte Judson Shorett was born on December 2, 1903, in Washington State, and grew up in Seattle. He attended the University of Washington, graduated in 1928 or 1929, and was a member of the fraternity Beta Theta Pi fraternity and the local architectural society, the "Washington Atelier."<sup>50</sup> Early on in his career, around 1926, even before graduating from college, he headed George W. Stoddard's Olympia office for a time.<sup>51</sup> Shortly after graduation, in the 1930s, Shorett joined the Seattle Architects Society and the Seattle Chapter of the AIA. In 1936, he was appointed to the civic committee Better Homes Council.<sup>52</sup> In 1935 Shorett worked as a draftsman for his maternal uncle, Seattle architect Arthur Loveless, before going into partnership with Richard E. Lytel.<sup>53</sup> Between 1936 and 1942 Lytel and Shorett occupied office space downtown in the Seattle Securities Building.<sup>54</sup> Lytel and Shorett were known to have employed at least two other architects: Frank Y. Toribara in 1938, and Jim A. Johansen in 1939.<sup>55</sup>

Shorett married Wilhelmina Walmquist in 1941.<sup>56</sup> After 1942, Shorett again assisted Loveless with the design of the Aero-Marine Club at the top of the Sorrento Hotel in 1946, but mostly practiced as a sole practitioner.<sup>57</sup> In 1948 Shorett participated in activities for the American Institute of

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<sup>47</sup> The spelling of Lillie Wiggins' first name has been taken from the Polk's directory of 1927, but later references in the *Seattle Post-Intelligencer* spell her name "Lilly." Viz: <http://www.seattlepi.com/local/article/John-Martin-dead-at-91-Florist-passionate-about-1200594.php>.

<sup>48</sup> *Seattle Times*, classified advertisement, September 1, 1948, p. 27.

<sup>49</sup> *Seattle Times*, "Ballard Flower Shop Remodeled," February 15, 1963, p. 23.

<sup>50</sup> *Tyee* yearbook, 1929, Ancestry.com. Susan Boyle, "Landmark Nomination Report for Fire Station No. 22," BOLA Architecture + Planning, Seattle, WA, March 28, 2014.

<sup>51</sup> Larry Johnson, "Arbor Heights Elementary School, Landmark Nomination Report," The Johnson Partnership, Seattle, WA, July 2013, p. 19.

<sup>52</sup> Boyle.

<sup>53</sup> Seattle City Directory, 1935, Ancestry.com

<sup>54</sup> Boyle.

<sup>55</sup> Pacific Coast Architectural Database, "Lytel and Shorett, Architects (Partnership)," <http://pcad.lib.washington.edu/firm/2704/>, accessed April 2017.

<sup>56</sup> Washington State marriage records, Ancestry.com.

<sup>57</sup> Boyle.

Architects, Washington Chapter.<sup>58</sup>

During the 1950s Shorett's documented works include the Bellevue House, a low-cost small house in 1950,<sup>59</sup> moorages in both Leschi and Lakewood, our subject building Mittelstadt Mortuary, in 1956, and, in 1959, a dormitory and a security unit at the Maple Lane School, a state juvenile facility (with Thor T. Osbo).<sup>60</sup> By 1958 he was living in Everett, Washington, and was working as an architect in the Securities Building in Kingston.

During the 1960s Shorett's office was located in the Securities Building downtown, and his practice diversified. He received more watercraft-related commissions, such as the Wetmore/Stam Sayers hydroplane racing pits for the City of Seattle Parks Department, and boat pier coverings for both the Seattle Club in Montlake and the Queen City Yacht Club in Portage Bay.<sup>61</sup> He also became involved with tenant improvement and other modernization projects for different savings and loans banks, including as Citizen's Savings & Loan branch buildings in both in Renton and at 1409 Fifth Avenue in Seattle, and the Metropolitan Savings & Loan at 1518 Westlake Avenue in Seattle. He also designed a new building for Metropolitan Savings & Loan in Federal Way.<sup>62</sup>

Shorett's two best-known commissions came in 1963, with Seattle Fire Station No. 22 at 901 E Roanoke Street and the Galer House apartments at 1500 15th Avenue E on Capitol Hill (with Vern B. Puddy).<sup>63</sup> In both 1964 and 1969, Shorett served as the president of the Seattle Chapter of the AIA.<sup>64</sup>

During the 1970s Shorett was involved in writing Washington State's architectural registration statute. He moved to San Diego around 1980 and he died on February 26, 1991.<sup>65</sup>

#### 4.6.2 Subsequent Remodel Architect: Ivary Associates

Wayne Ivary and his firm Ivary Associates was the architect for the 1984 remodel of Ballard Blossom.

Wayne Ivary graduated from Washington State University with a Bachelor of Architecture degree in 1967 and briefly worked for Royston, Hanamoto, Beck & Abey in San Francisco and Jack Miller & Associates in Las Vegas before establishing his own firm in Seattle.<sup>66</sup>

Ivary Associates has been a small firm, employing between one and six people. They have completed public, commercial, and multi-family residential works including the following:<sup>67</sup>

- City of Redmond Community Pavilion
- City of Redmond Conversion Public Safety Building
- City of Shoreline Administration Building
- City of Snoqualmie Public Works Facility
- Snoqualmie Ridge TCP Clubhouse for Weyerhaeuser Real Estate
- Key Bank Plaza, Renton, WA
- Hillcrest Square, Renton, WA
- Kirkland Court Shopping Center, Kirkland, WA
- Washington Thoroughbred Association Headquarters and Pavilion, Emerald Downs, Auburn, WA

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<sup>58</sup> Pacific Coast Architectural Database (PCAD), "LaMonte Judson Shorett (Architect)," <http://pcad.lib.washington.edu/person/2489/> (accessed January 2017).

<sup>59</sup> *Seattle Times*, "Bellevue House Offers Comfort in Limited Space," September 24, 1950, p. 16.

<sup>60</sup> Boyle.

<sup>61</sup> *Seattle Times*, "Covered Moorages Defended as Less Unsightly Than Expressway," April 17, 1963 p. 7. Ibid., "New Hearing Sought on Moorages," July 30 1965, p. 5.

<sup>62</sup> Boyle.

<sup>63</sup> *Seattle Times*, "Apartments are Open for Inspection," November 24, 1963, p. 40.

<sup>64</sup> *Seattle Times*, "Architects Name Shorett President," January 12, 1964, p. 73. Ibid., "Architects Elect Shorett," May 11, 1969, p. 133.

<sup>65</sup> Boyle. California Death Index, 1940-1997, Ancestry.com.

<sup>66</sup> LinkedIn, <https://www.linkedin.com/in/wayne-ivary-57b01a31> (accessed January 2017).

<sup>67</sup> Wayne Ivary, email communication with Ellen F. C. Mirro, February 9, 2017.

- UPS Air Cargo Terminal & Service Headquarters, King County International Airport, Seattle, WA
- Newport Hills Swim and Tennis Club, Bellevue WA
- Samuel's Furniture, Ferndale, WA
- Nordstrom Co. Aviation Terminal, King County International Airport, Seattle, WA
- Auburn Industrial Park, Auburn, WA
- Northgate Pointe Retail and Office Building, Pinehurst Way, Seattle, WA
- Lake City Green, Seattle, WA
- Richmond Manor, 27-unit condominium, Shoreline, WA
- Court 1712 Apartments in Capitol Hill, Seattle, WA
- Eddie Bauer Retreat, Redmond, WA

#### **4.7 Original Building Contractor: Unknown**

The original contractor of the Mittelstadt Mortuary in 1906 is unknown. Later construction in the 1920s was carried out by day labor under the direction of E. E. Mittelstadt.

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## APPENDIX 1

### FIGURES

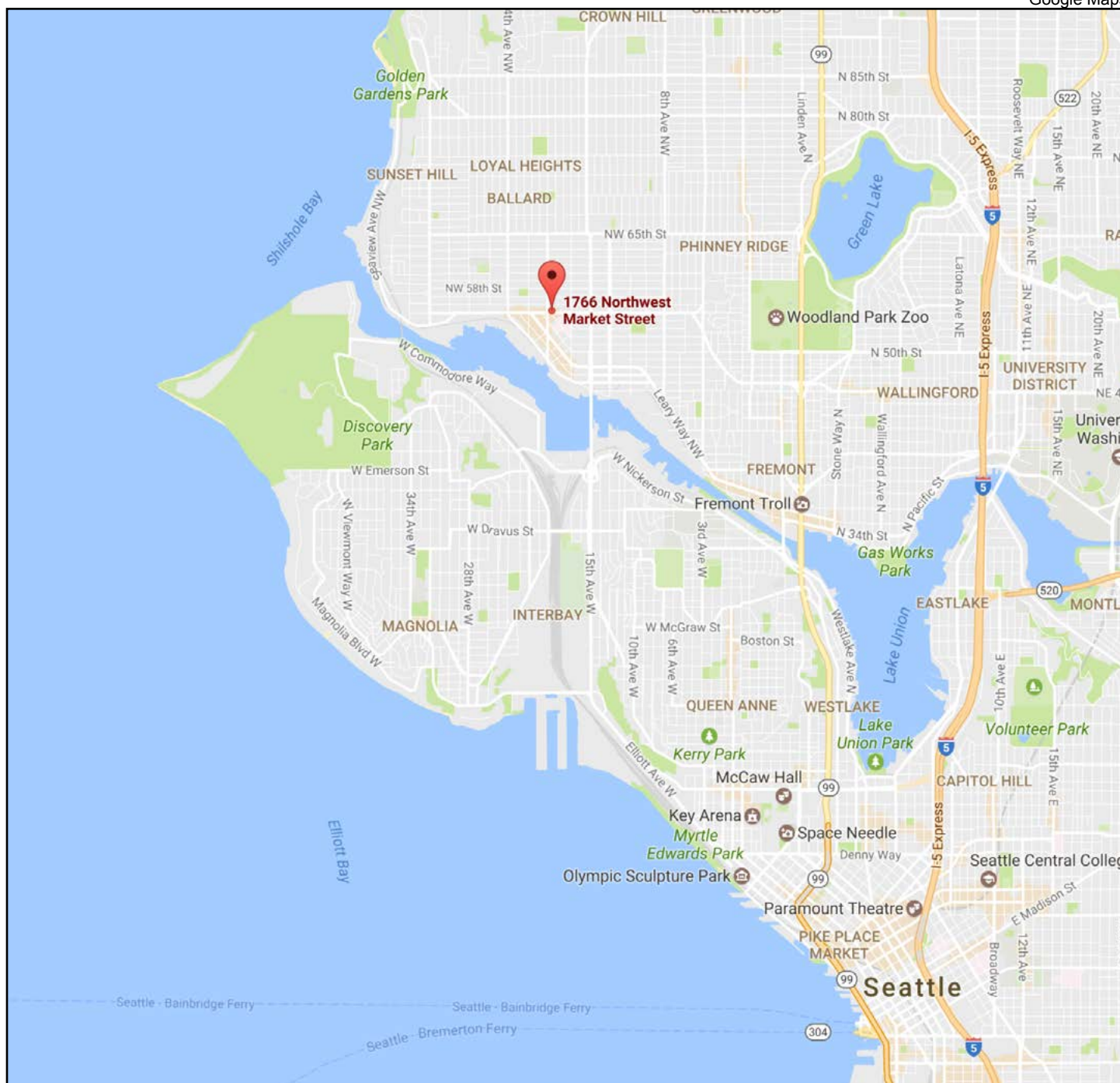


Figure 1 • Location Map

# Mittelstadt Mortuary/Ballard Blossom Landmark Nomination Report

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Figure 3 • Neighborhood boundaries, Ballard Adams district

## February 2017





Figure 4 • View A--Viewing west along NW Market Street



Figure 5 • View B--Viewing east along NW Market Street

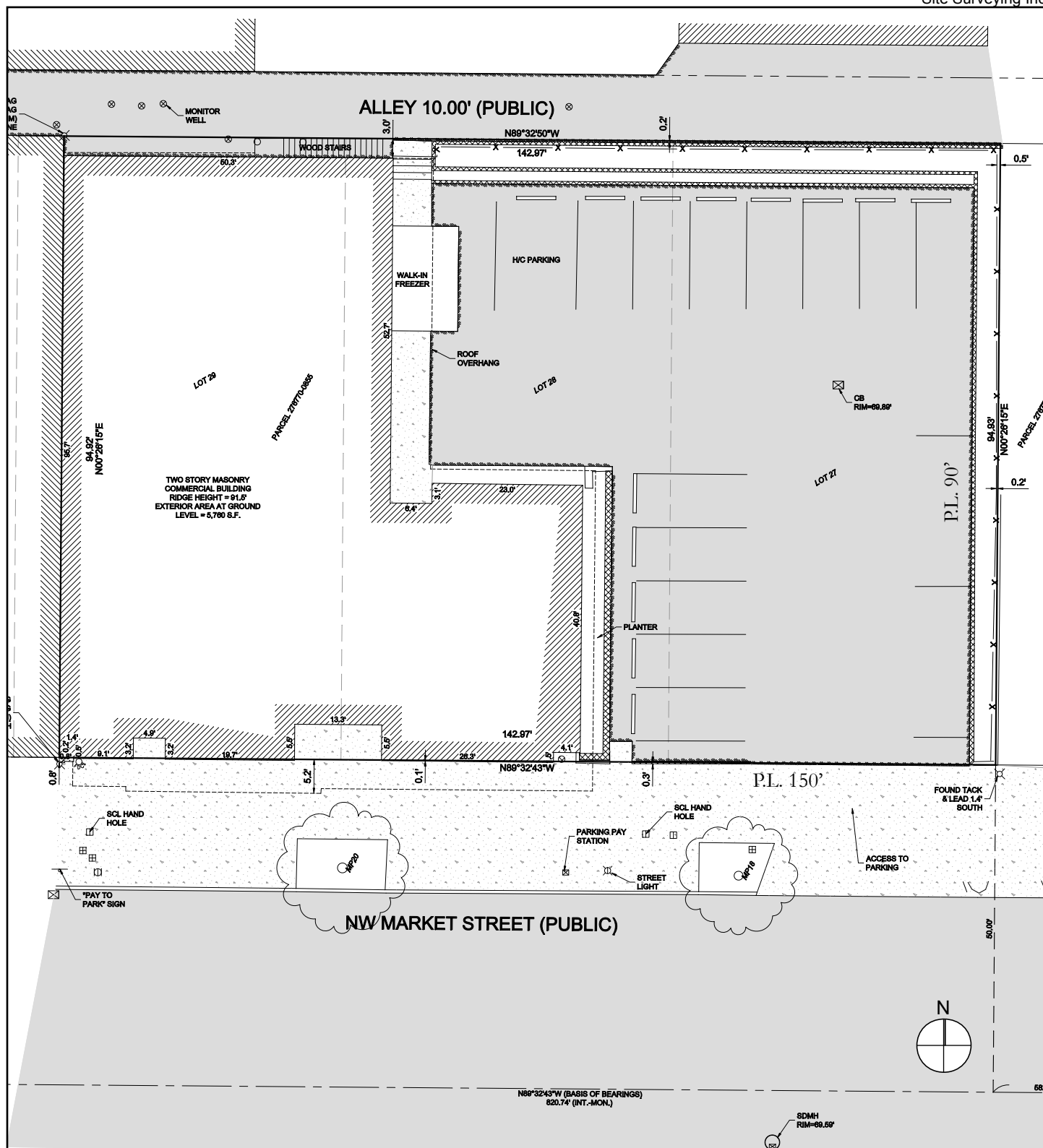




Figure 6 • View C--Viewing north up Tallman Avenue



Figure 7 • View D--Viewing east down alley



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Figure 9 • Ballard Blossom, southern façade



Figure 10 • Ballard Blossom, eastern façade



Figure 11 • Ballard Blossom, exterior detail



Figure 12 • Ballard Blossom, alley façade





Figure 13 • Ballard Blossom, roof



Figure 14 • Ballard Blossom, interior



Figure 15 • Ballard Blossom, interior



Figure 16 • Ballard Blossom, interior





Figure 17 • Ballard Blossom, upper floor elevator lobby



Figure 18 • Ballard Blossom, basement



Figure 19 • Salmon Bay, looking southeast toward Lake Union, ca. 1880



Figure 20 • Ballard Sawmill, ca. 1900



Figure 21 • Ballard from Lower Queen Anne, 1902

Courtesy of Larry E. Johnson



Figure 22 • Ballard Avenue, ca. 1910





Figure 23 • Ballard City Hall, 1902

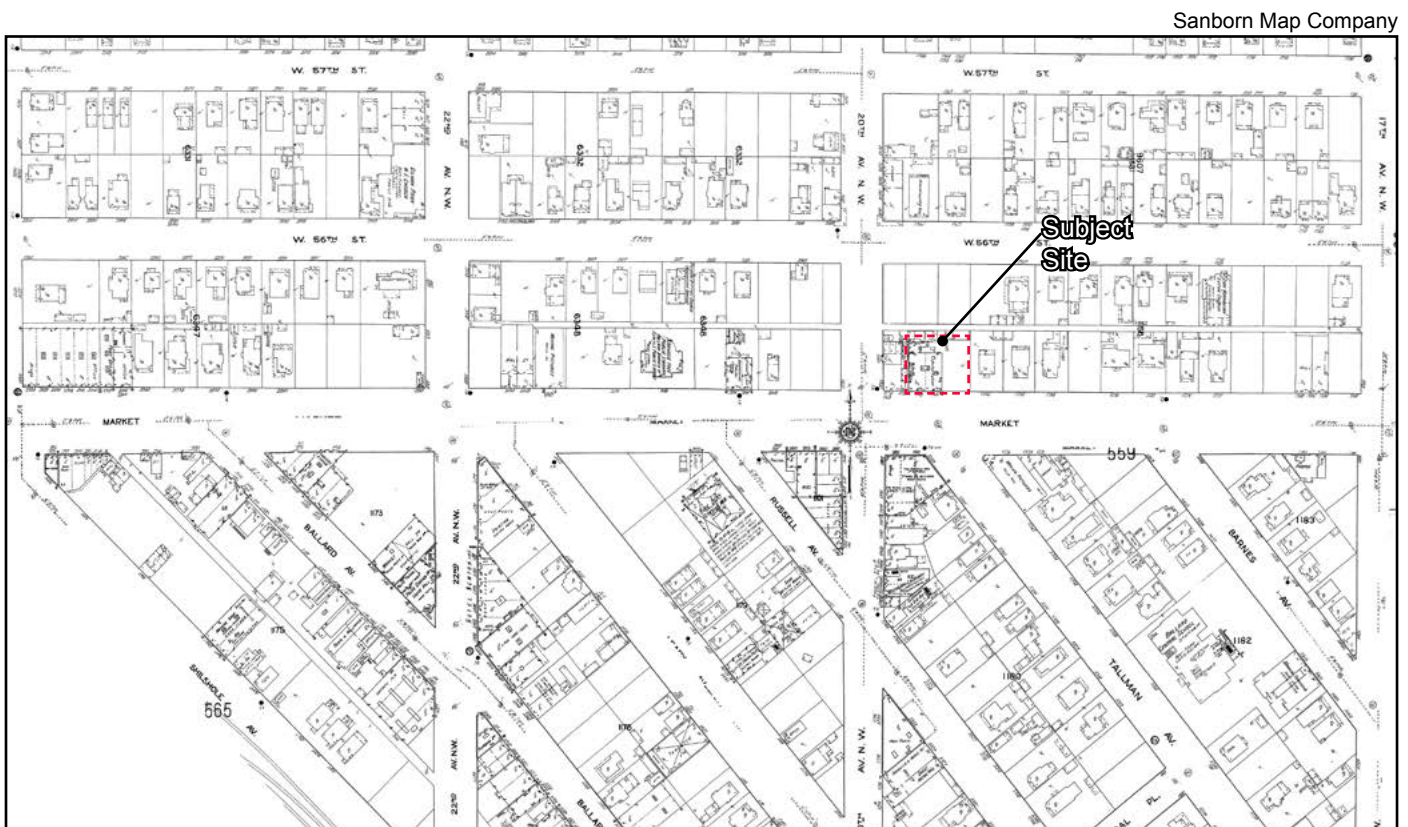


Figure 24 • Ballard, Sanborn Insurance Map, 1917

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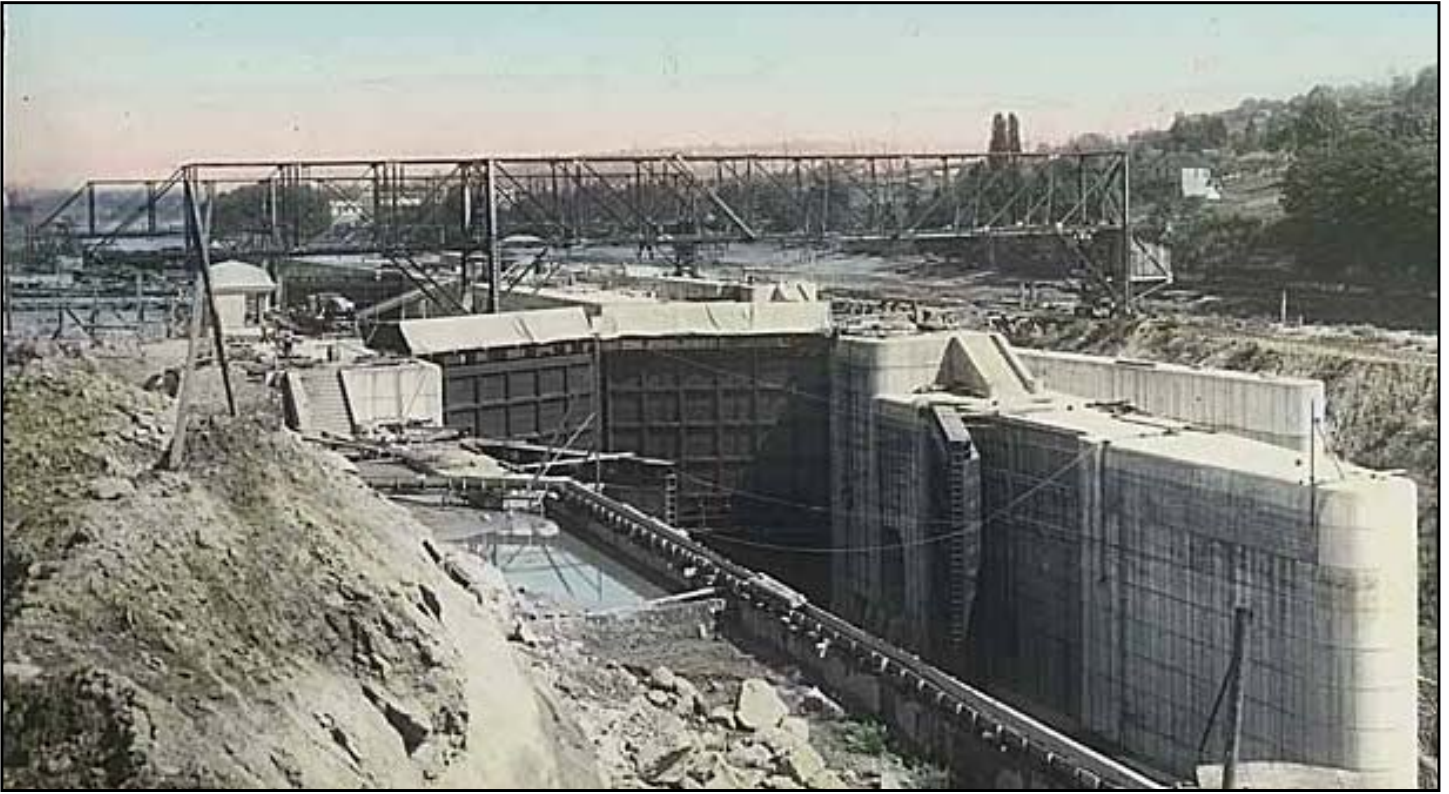


Figure 25 • Ballard Locks under construction, Seattle, ca. 1915

UW Special Collections, James Patrick Lee Collection:Lee 4023

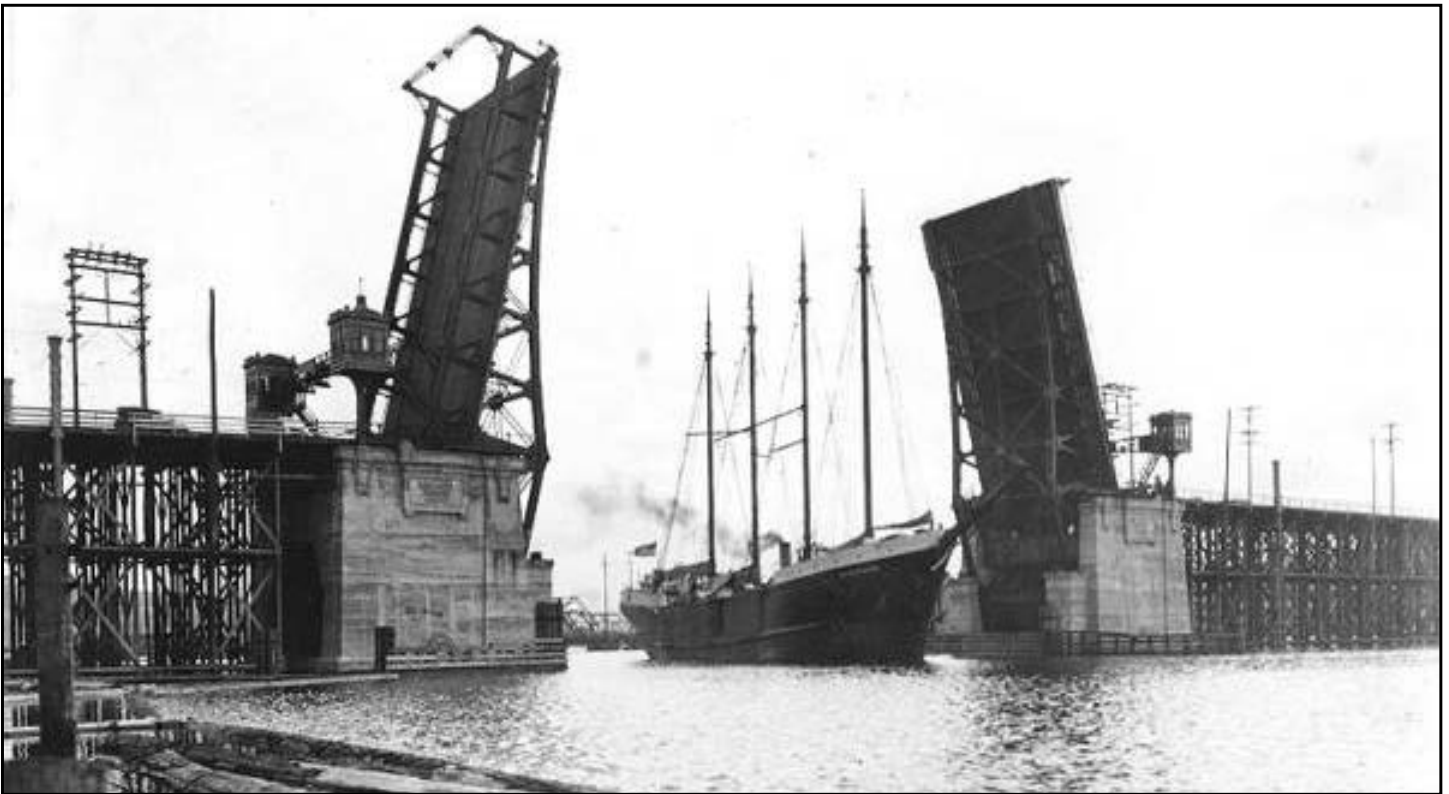


Figure 26 • Ballard Bridge, viewing east, 1918



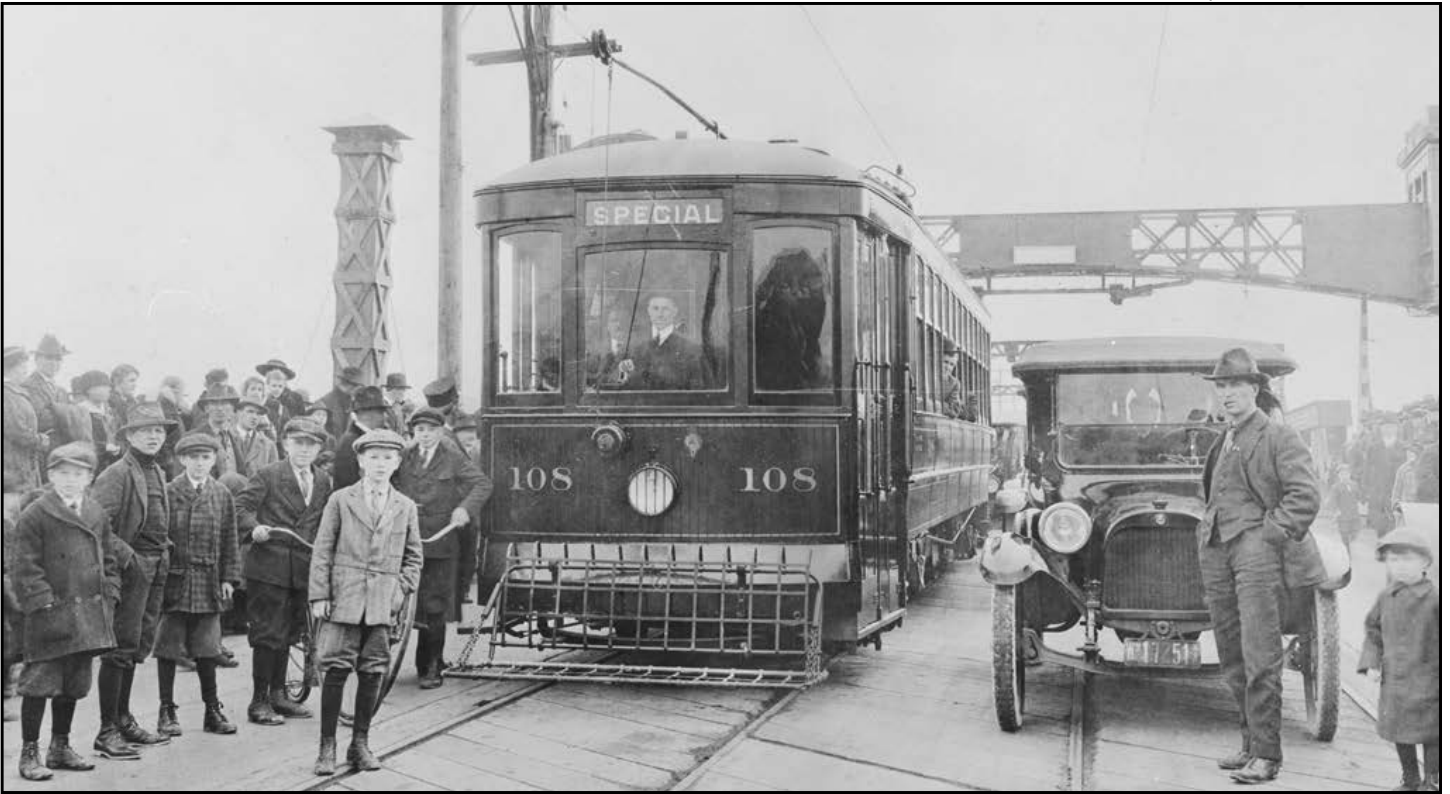


Figure 27 • Ballard Bridge, formal opening on 15th Avenue NW, 1918

MOHAI, Webster & Stevens, 1983.10.13281.1



Figure 28 • Market Street and Ballard Avenue, ca. 1939

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Figure 29 • Market Street, ca. 1939

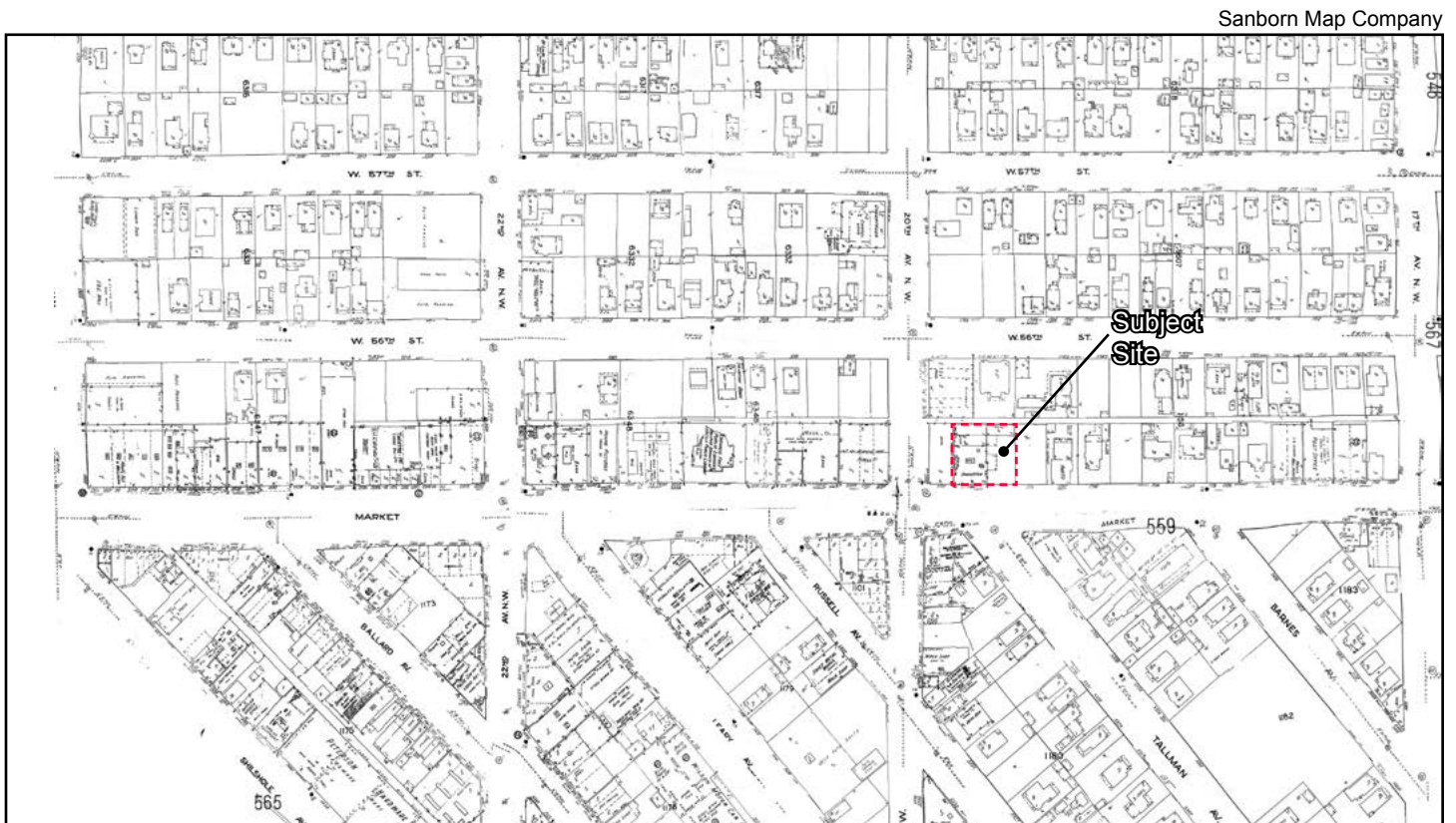


Figure 30 • Ballard, Sanborn Insurance Maps, 1950

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Figure 31 • Mittelstadt Mortuary, 1937



Figure 32 • Mittelstadt Mortuary ambulance garage, 1937



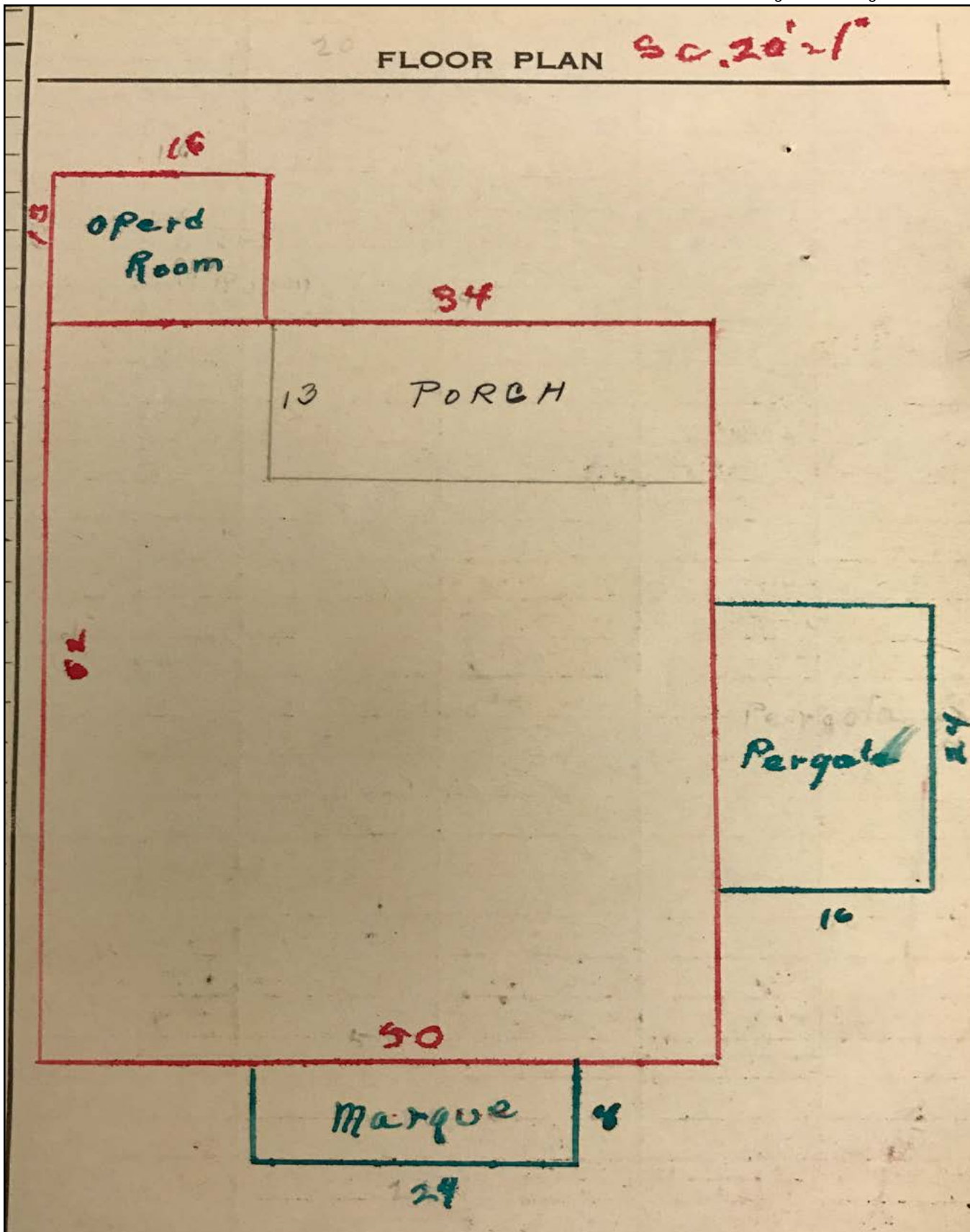


Figure 33 • Mittelstadt Mortuary, sketch plan by King County Assessors, 1937



Figure 34 • Mittelstadt Mortuary, 1957



Figure 35 • Mittelstadt Mortuary parking area, 1957



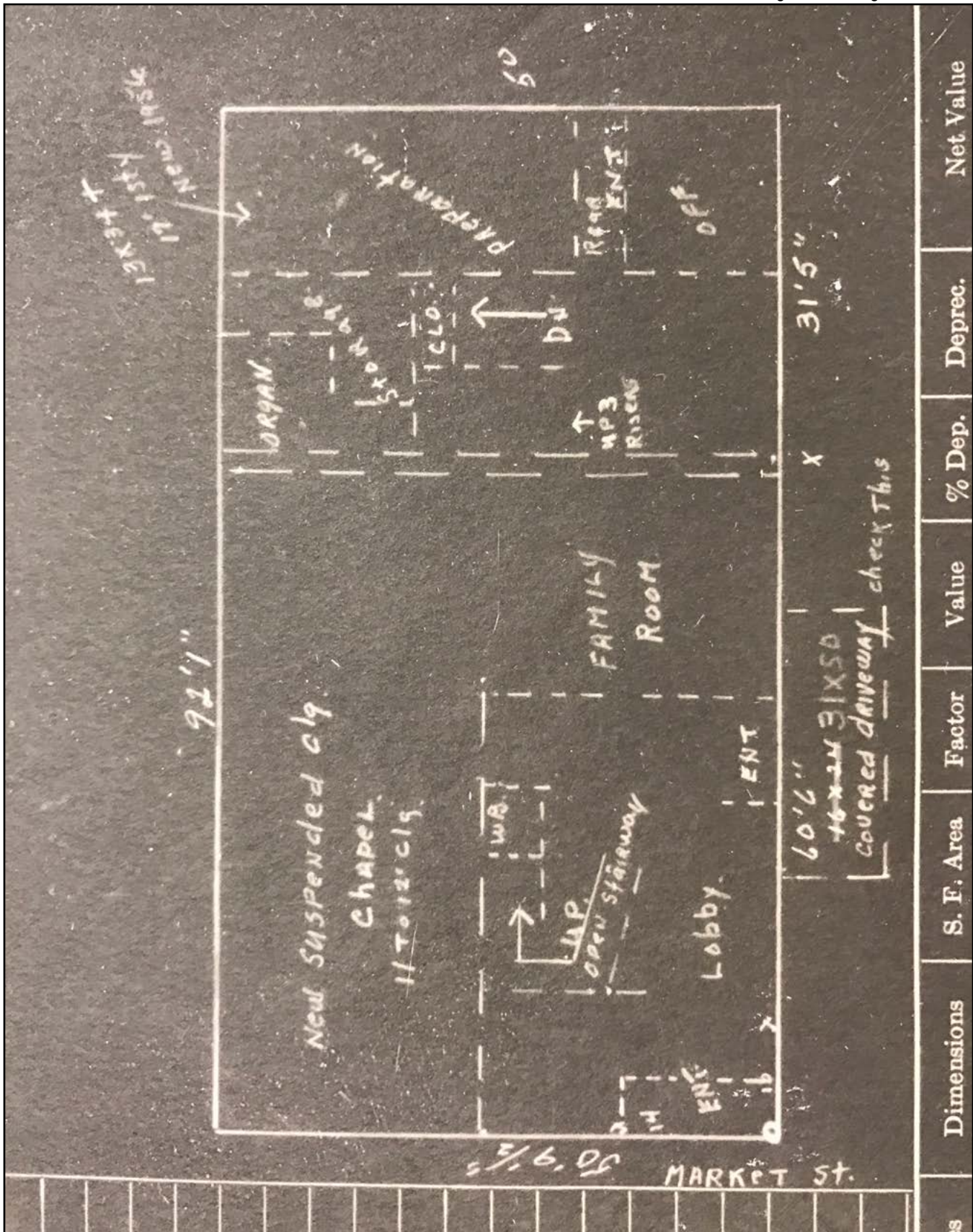


Figure 36 • Mittelstadt Mortuary, sketch plan by King County Assessors, 1957

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Figure 37 • Ballard Blossom, 1984

Polk's Directory

**O. SCHILLESTAD,**  
**UNDERTAKER**  
 DEALER IN  
**METALLIC AND WOOD**  
**CASES**  
 AND  
**CASKETS**  
 Also Undertakers' Goods in every Style  
 AT THE MOST REASONABLE PRICES.  
 Orders by Telegraph promptly attended to.  
**Cherry Street, near Front, Seattle.**

Figure 38 • Advertisement for O. Schillestad, Undertaker

Polk's Directory

**O. C. SHOREY & CO.,**  
**UNDERTAKERS**  
 And Dealers in all kinds of  
 Burial Cases, Caskets and Undertaker's Goods.  
 All orders by Telephone or Telegraph promptly  
 attended to.  
 COLMAN'S BLOCK, FRONT STREET,  
 Foot of Columbia Street, Seattle, W. T.




Figure 39 • Advertisement for O. C. Shorey &amp; Co., Undertakers





Figure 40 • Coulter & Schillestad, Undertakers, Cherry Street, January 10, 1880

Cemeteries of Seattle



Figure 41 • Edgar Ray Butterworth, third from left, in front of Cross Undertaking Co., Centralia WA, ca. 1890





Figure 42 • E. R. Butterworth & Sons, Undertakers, 1426-28 Third Avenue, 1900

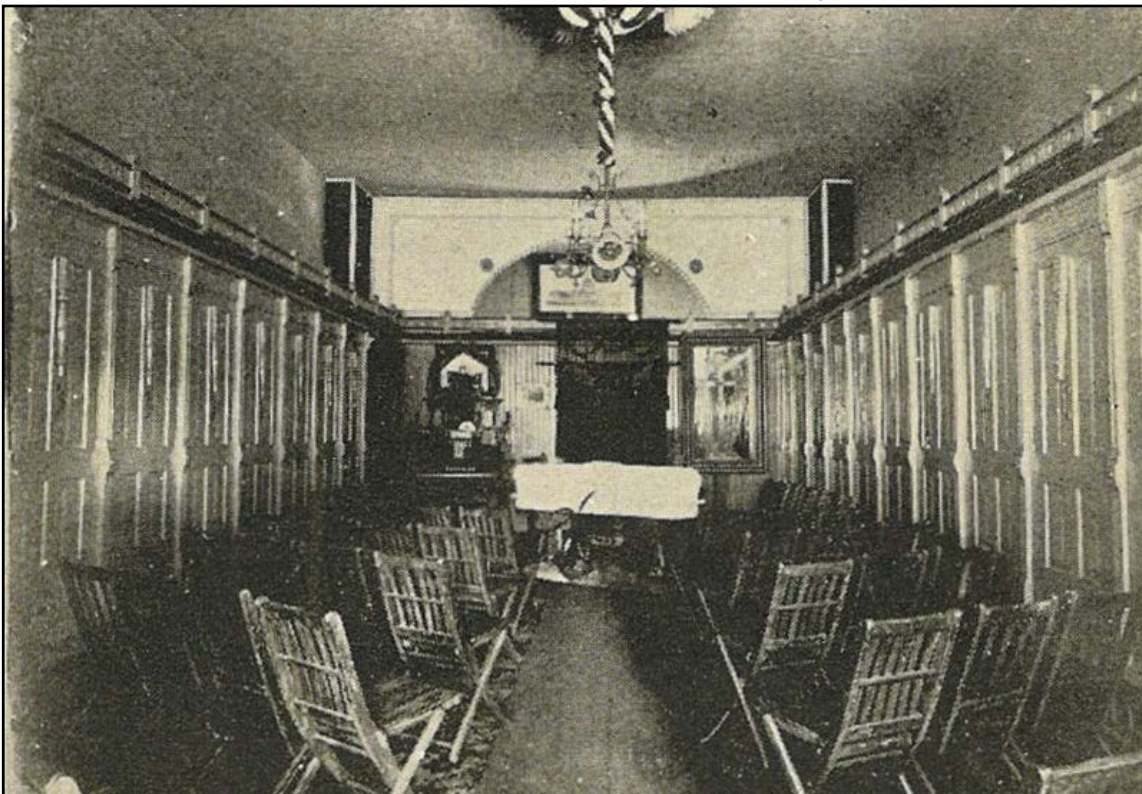


Figure 43 • E. R. Butterworth & Sons chapel, 1426-28 Third Avenue, 1900





Figure 44 • Butterworth Building at 1921 First Avenue, 2008

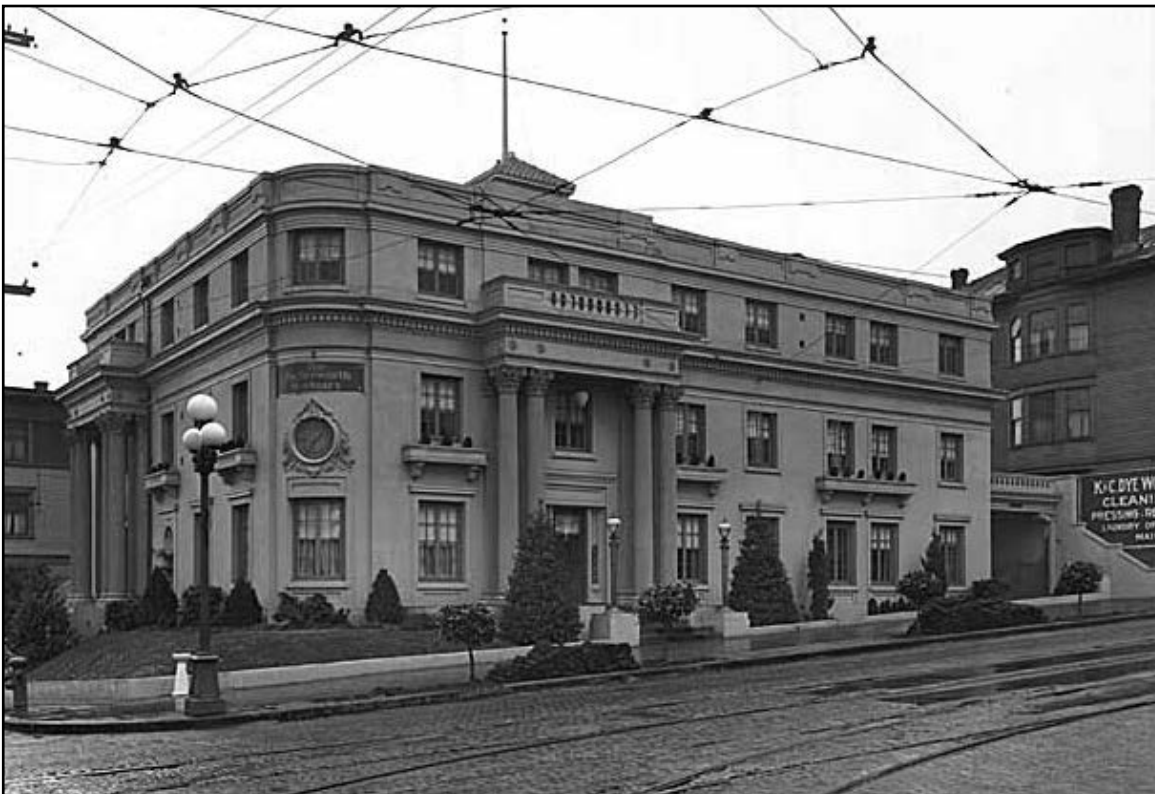


Figure 45 • E. R. Butterworth & Sons Mortuary, 3900 E Pine Street, ca. 1923

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Figure 46 • Occidental Hotel, Seattle, ca. 1898

Bonney-Watson



Figure 47 • MacIntosh Mansion, occupied by Bonney-Watson from 1907-1912, ca. 1907



Figure 48 • Bonney-Watson hearse, n.d.

UW Special Collections, Asahel Curtis Coll., CUR998



Figure 49 • Bonney-Watson Building, funeral parlor, 1702 Broadway Avenue at E Olive Street, 1912





Figure 50 • Bonney-Watson, Broadway Avenue and E Olive Street, ca. 1912

UW Special Collections, Seattle Photograph Collection, SEA2729



Figure 51 • Seattle Undertaking Company, Plummer Block at 3rd Avenue and Union Street, ca. 1891

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Figure 52 • Fremont Undertaking Co., southwest corner of N 32nd Street and Fremont Avenue, ca. 1910

Puget Sound Regional Archives



Figure 53 • Mayfield Funeral Parlor, 1937





Figure 54 • Hearses outside Home Undertaking Co., 9th Avenue and Union Street, ca. 1918

Bleitz Funeral



Figure 55 • Bleitz Funeral Home, ca. 1921

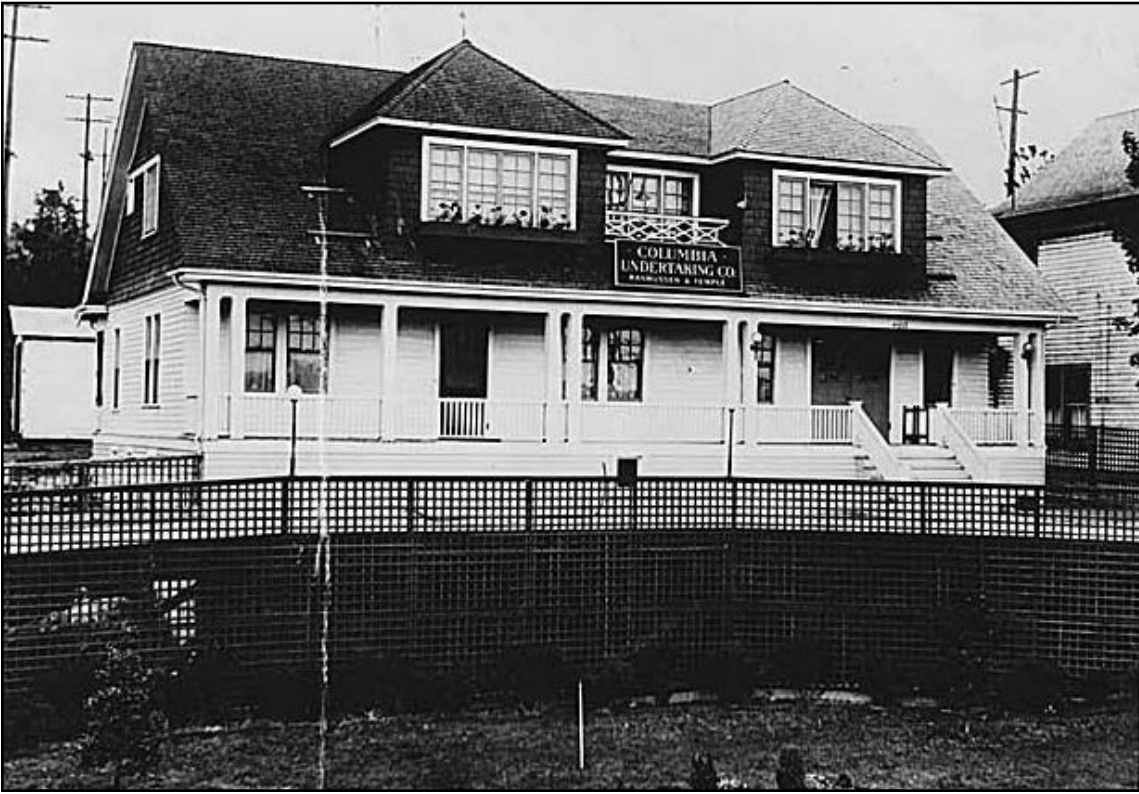


Figure 56 • Columbia Undertaking Company at corner of Alaska Street and Rainier Avenue, 1920

MOHAI 1983.10.12218.1



Figure 57 • Pheasant-Wiggen Funeral Parlor (left), 1926



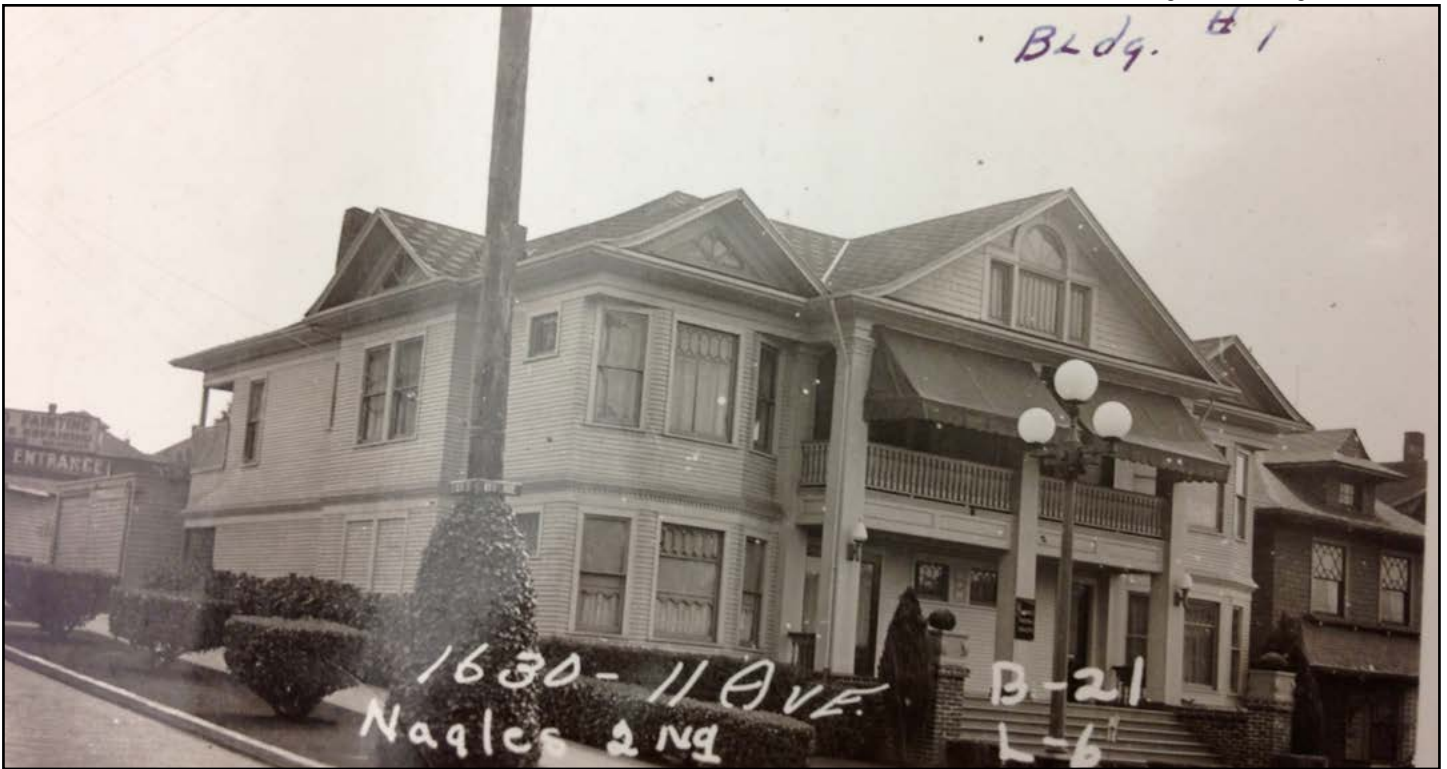


Figure 58 • Mannings Funeral Parlor (now Richard Hugo House), Tax Assessor's Photo, 1630 11th Avenue, 1937



Figure 59 • Wiggen & Sons, 1946 with 1961 remodel





Figure 60 • Crown Hall, Illinois Institute of Technology, Chicago (Mies van der Rohe, 1956)



Figure 61 • Unité d'Habitation, Marseille, France (le Corbusier, 1952)

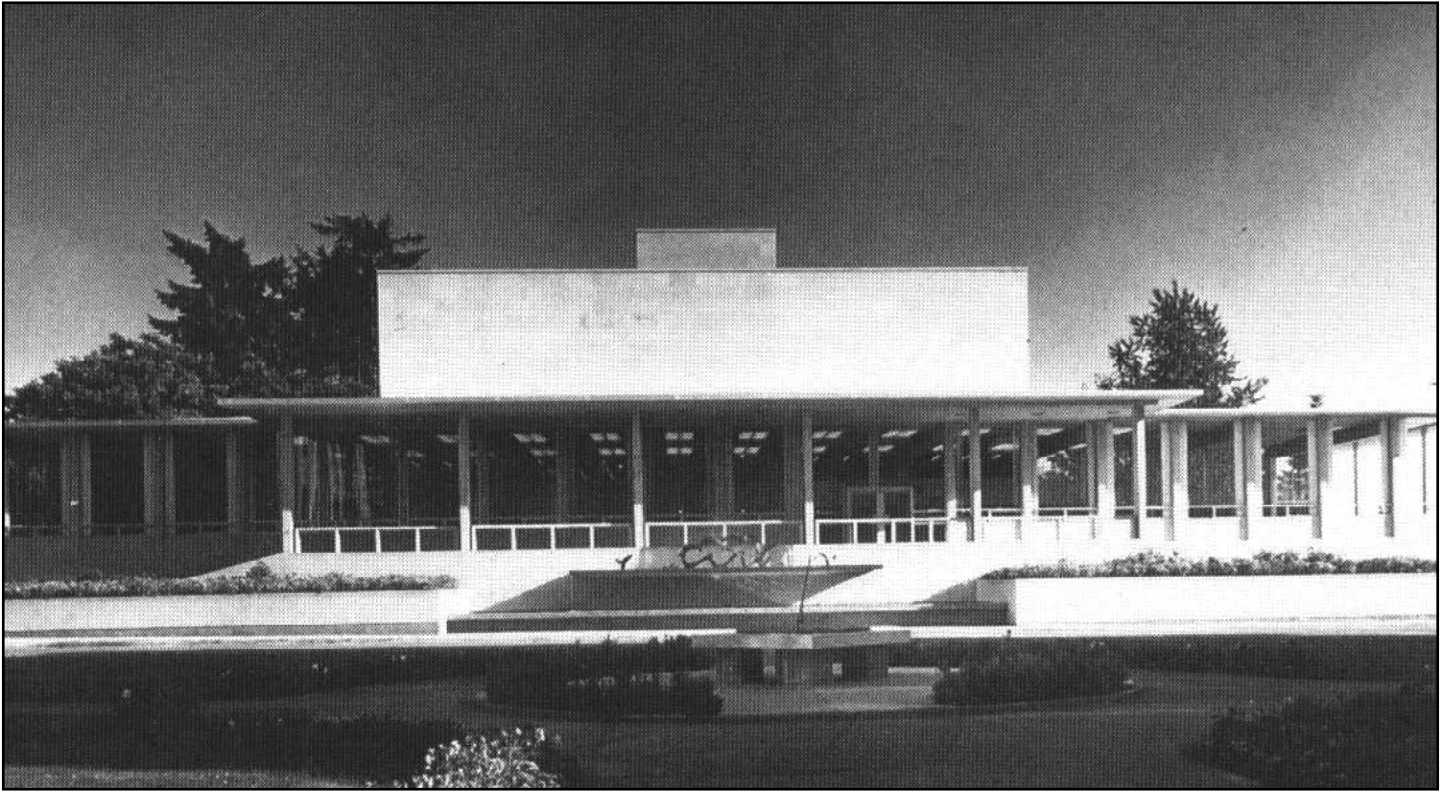


Figure 62 • Washington State Library, Olympia (Paul Thiry, 1954-59)

Kirk and Sternberg



Figure 63 • Miller, Marble, and Kintner Clinic, Seattle (Paul Hayden Kirk, 1952)



Figure 64 • Otto H. Mittelstadt