



The City of Seattle

Landmarks Preservation Board

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

Landmark NOMINATION Application

Historic/Current Name: Nickels Apartments / Villa Camini

Historic Uses/Current Use: Apartment Building

Year Built: 1924

Address: 1205 NE 42nd Street
Seattle, Washington 98105

Assessor's File No.: 114200-1635

Legal Description: Lot 24, Block 15, Brooklyn Addition to Seattle, according to the Plat Thereof Recorded in Volume 7 of Plats, Page 32, in King County, Washington.

Original Designer: Earl A. Roberts, Architect

Original Builder: Walter & Brady

Present Owner: Twelve O Five, LLC
Address: 14210 282nd Ave E
Buckley, WA 98321-8577
Attn: Margy Johnson and Shauna Aylward

Owner's Representative: Nick Afsah, Development Manager
Greystar GP II, LLC
800 Fifth Avenue, Suite 3950
Seattle, WA 98104
206.838.2122
nicholas.afsah@greystar.com

Submitted by: Susan Boyle, AIA, Principal, BOLA Architecture + Planning
Address: 3800 Ashworth Avenue N
Seattle, WA 98103-8119
Phone: 206.383.2649
sboyle@bolarch.com

Date: September 23, 2019

Reviewed (historic preservation officer): _____ Date: _____

Villa Camini Apartment House
1205 NE 42nd Street
Seattle Landmark Nomination



BOLA Architecture + Planning
Seattle
September 23, 2019

Villa Camini Apartment House
1205 NE 42nd Street
Seattle Landmark Nomination

September 23, 2019

City of Seattle Application

REPORT CONTENTS

1. Introduction	1
Background	
Research	
Seattle’s Landmark Process	
2. Property Data	3
3. Architectural Description	4
Neighborhood Context	
The Site and Setting	
The Structure and Exterior	
Interior Layout and Features	
Changes over Time and Current Conditions	
4. Historic Significance	10
Residential Development in the University District	
The Building’s Ownership and Construction History	
The Tenants	
The Original Designer, Architect Earl A. Roberts	
The Building’s Eclectic Style	
5. Bibliography	18
6. Illustrations	21
Index to Figures	
Location and Site Plan	
Historic Maps, Photos and Assessor’s Records	
Current Photos – Neighborhood Context	
Current Photos – the Site and Building	
Permit Drawings	
Plan Sketches	
Comparable Buildings	
Other Work by Architect Earl A. Roberts	

Cover: A ca 1937 photo of the building (King County Assessor, Puget Sound Regional Archives) and a current photograph of the primary north facade and main entry (BOLA, June 10, 2019).

Villa Camini Apartment House

1205 NE 42nd Street

Seattle Landmark Nomination

BOLA Architecture + Planning
September 23, 2019

1. INTRODUCTION

Background

This report documents a small, seven-unit apartment building, located at 1205 NE 42nd Street in the University District, for the current owner, Twelve O Five, LLC. The building is a two-story wood-frame, stucco clad, Mediterranean Revival style structure constructed in 1924. A development company, Greystar GP II, LLC, is under an agreement to purchase the property. It proposes to redevelop other parcels on the same block, and plans to retain the subject building as part of the new project. The property owner and developer are seeking an evaluation of the building's status by the Seattle Landmarks Preservation Board.

Research

This nomination includes the city application form, a list of property data, a narrative architectural description and a historic context statement, along a bibliography, and illustrations. The research and report development were undertaken by Principal Susan Boyle, Principal of BOLA Architecture + Planning, along with assistance by independent researcher, Tom Heuser. The report, which was initiated in April 2019, involved visits to review and photograph the surrounding context, and conditions of the site and building. Research undertaken included acquisition and reviews of historic documents and photos, and drawing and permit records, along with a site tour with one of the current owners. The report was finalized in August 2019.

Sources of information include records, publications, drawings and reports include:

- King County property information and historic tax assessor's records (Puget Sound Regional Archives)
- Digital collections of the Seattle Municipal Archives (SMA), Seattle Public Library (SPL), University of Washington Libraries Special Collections (UWLSC), and Museum of History and Industry (MOHAI)
- Historical census data from digital sources and publications
- *Polk Directories*, historic Sanborn Insurance Company maps and Baist maps
- *Seattle Daily Times/Seattle Times* articles from the archival database, the Seattle Public Library (SPL)
- Historic property surveys from databases of the City of Seattle Department of Neighborhoods (DON) and Washington State Department of Archaeology and Historic Preservation (DAHP)
- The 1925 Nyberg-Steinbrueck Urban Inventory and Historic Survey of the University District.
- Permit and variance records and drawings from ca. 1977 – 1979 provided by Seattle's Department of Construction and Inspections (SDCI)
- Publications about the building type and style, local landmark nominations and surveys of comparable apartment Mediterranean Revival, Spanish Eclectic and Mission Revival style buildings.
- A 2019 Phase 1 Environmental Report by consultant Hart Crowser.
- A 2018 ALTA Survey by Bush Roed & Hitchings, Inc.
- Snapshot photos and sketched drawings from 1976 and 1979, and additional information provided by the current and former owners.

Seattle's Landmarks Process

(Note: This section summarizes information for readers unfamiliar with the local landmark process.)

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

- 1) a review of the nomination and its approval or rejection
- 2) a designation
- 3) negotiation of controls and incentives by the property owner and the City's Historic Preservation Office and its approval by the Board

A final step in this landmarks process is passage of a designation ordinance by the City Council. These steps all occur with public hearings to allow input from the property owner, applicant, the public, and other interested parties. Seattle's Landmarks Preservation Board is quasi-judicial, with the Board ruling rather than serving as in advisory capacity to another commission, department, or agency. The City's Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." It must have integrity, or the ability to convey its significance. The ordinance also requires that a property meet one or more of six designation criteria:

- Criterion A. It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation*
- Criterion B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*
- Criterion C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*
- Criterion D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction*
- Criterion E. It is an outstanding work of a designer or builder.*
- Criterion 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.*

More than 460 individual properties have been designated as local landmarks under the city ordinance, along with others located in one of eight historic districts. While anyone can prepare a landmark nomination, it must provide adequate and accurate information. However, the Landmarks Board's review cannot consider future changes to or uses of a property, or other land use issues.

2. PROPERTY DATA

Historic Names:	Coles Apartments, Nickels Apartments, Emerson Apartments
Current Name:	Villa Camini
Location:	The property at 1205 NE 42 nd Street is located in the University District on the south side of NE 42 nd Street and east side of 12 th Avenue NE, between 12 th Avenue NE and NE Brooklyn Avenue.
Tax ID Number:	114200-1635
Legal Description:	Lot 24, Block 15, Brooklyn Addition to Seattle, according to the Plat Thereof Recorded in Volume 7 of Plats, Page 32, in King County, Washington.
Construction Date:	1924 (1925 according to King County Assessor's property record).
Original Designer:	Earl A. Roberts, Architect
Original Builder:	Walter & Brady, Contractor
Original / Current Use:	Apartment building
Size:	4,122 square foot site (.095-acre) site (ALTA Survey) 6,468 square foot building (Hart Crowser, p. 5) Two story, seven-unit apartment building with basement
Original Owner:	William S. and Margaret Coles
Later Owners:	R. H. Emerson is noted on the property records as the fee owner from November 11, 1933 to at least 1945. Later owners included Ernest and Frieda Rogers (ca. 1945-1974), John J. Aylward and Warren Bakken (1974-2002), and Warren Bakken and Jocelyn Phillips (2002-2012).
Present Owner:	Twelve O Five, LLC (2012 – Present)
Representative:	Nick Afsah, Development Manager Greystar GP II, LLC 800 Fifth Avenue, Suite 3950 Seattle, WA 98104 nicholas.afsah@greystar.com 206.838.2122
Consultant:	Susan Boyle, AIA, Principal BOLA Architecture + Planning, Seattle 3800 Ashworth Avenue N. Seattle, WA 98103-8119 Sboyle@bolarch.com 206.383.2649

3. ARCHITECTURAL DESCRIPTION

Neighborhood Context

The property is situated at the northwest corner of a residential block that is bounded by Brooklyn Avenue NE on the east, 12th Avenue NE on the west, NE 42nd Street on the north and NE 41st Street on the south. A 16'-wide alley runs along the east property line. **(Figures 1A-1B)** The King County assessor's property record card from ca. 1937 notes the neighborhood at that time as a "Med-New" apartment district. This citation is still reflected in the mix of multi-family residences in the immediate surroundings.

Neighboring buildings include a three-story Modern style apartment building, the Brooklyn, to the east of the alley at 4141 Brooklyn NE 42nd (1960); a newer four-story congregate apartment building at 4142 12th Avenue NE (1985) to the south; a triplex within a Four Square style, former single-family residence (1918) 4202 12th Avenue NE to the north; and a two-story apartment building (1957) at 1113 NE 42nd Street to the west. **(Figures 29 & 30)**

The site is within the current SM-U/R 75-240(M1) Zone, and the block of 12th Avenue NE on which it is situated contains several recently constructed six and seven story apartment building at its south end, as well as two former Four-Square style houses that have been transformed into small apartment houses, and several low-scale mid-century apartment buildings. **(Figure 28)**

The University District emerged in the early 20th century and many buildings in it have been recognized in a city-sponsored 2002 historic survey and in an urban inventory for Historic Seattle in 1976.¹ Some buildings have been recognized also for their historical and architectural significance by local landmark designations. The closest of these to the subject property is the University Methodist Episcopal Church and Parsonage (1902 and 1907), at 4142 and 4138 Brooklyn Avenue NE. **(Figures 23 & 24)**

Other locally designated landmarks in the District include Neptune Theatre, 1303 NE 45th Street (1921, designed by Henderson Ryan); Wilsonian Hotel/Apartments, 4700-10 University Way (designed by Frank Fowler, 1923); Church of the Blessed Sacrament, 5041 9th Ave NE (1925); University Heights School, 5031 University Way NE (designed by Bebb & Mendel, 1902-1906); University Presbyterian Church, 4555 16th Ave NE designed by (Ellsworth Storey, 1915); University Branch Library, 5009 Roosevelt Way NE (designed by Somerville & Coté, 1910); and the Cowen Park and 20th NE Bridges.² Recently designated landmarks include Anhalt Hall at 711 NE 43rd Street (1928), and Eagleson Hall, the former YMCA Building on 15th Avenue NE, which is owned by the University of Washington (1923). The chronological list below cites other buildings recommended as eligible for local designation or for listing in the National Register according to the 2002 historic survey of the University District.³ (This list is limited to properties located between 15th Avenue NE and the I-5 freeway and south of NE 50th Street):

- Masonic Building, 4340 University Way NE (ca. 1903)
- University Manor, 1305 NE 43rd Street (1926, designed by Earl Roberts)
- College Center Building, 4560 University Way NE (1927, designed by McClelland & Pinneh)
- Gelb Building, 4534-36 University Way NE (1927, designed by Schack, Young & Meyers)
- El Monterey Apts., 4200 11th Ave NE (1928, designed by Everett J. Beardsley) **(Figures 25A & 25B)**
- The Malloy Apts., 4337 15th Ave NE (1928, also designed by Earl Roberts)
- Varsity Arms, 4235 Brooklyn Ave NE (1928, designed by R.S. Lipscomb)
- Canterbury Court, 4225 Brooklyn Ave NE (1929, designed by Henry H. Hodgson) **(Figures 26A & 25B)**

¹ Nyberg and Steinbrueck, 1975.

² Tobin and Sadt, 2002, p. 2.

³ *ibid*, p. 23.

Several of the previously listed buildings were cited also in the 1975 Nyberg-Steinbrueck urban inventory. In this inventory, the Villa Camini was categorized as “significant to the community.” The recent city survey report on the University District did not specifically site it, but noted, “Additional properties from the survey may qualify for designation; this list includes only those that the consultants believe are the highest priority for designation.”⁴

The Site and Setting

The apartment building at 1205 NE 42nd Street is situated on a 40.01’ by 103.03’ site at the northwest corner of its block. Its long, primary north facade and main entry face toward NE 42nd Street. A smaller, non-original entry porch is placed on the secondary west facade, which faces west toward 12th Avenue NE. **(Figures 31A & 31B)** Another non-original entry, consisting of concrete steps and covered landing, faces east toward an alley, which runs along the east side of the site. According to a former owner, the east setback was once a small private yard surrounded by a hedge.⁵ This landscaped yard has been changed into a small paved parking lot. The County Assessor’s 1970 property record card cites four parking spaces. One of these spaces currently contains recycle containers. **(Figures 33 & 34)**

A site survey indicates the north and west setbacks are 8’ deep, while the east setback is 18’ deep, and the south setback approximately 5’ deep. **(Figures 2A & 2B)** A low decorative metal balustrade and portions of the exterior steps to the basement project into the north right-of-way, and concrete steps at the southwest end project into the west right-of-way.) The shallow north and west setbacks result from the original siting of building; the west setback and the reverse-corner conditions were also the basis of a 1975 Seattle Hearing Examiner’s favorable approval of an appeal and zoning variance to allow the exterior stairs to be placed in it.⁶

King County aerial map contours indicate the site slopes approximately 8’ downward from the northeast corner to the southwest corner. This topographic change is accommodated by the building, which sets both the first floor at the northeast corner and the basement floor and entry near the southwest corner near grade level. In addition, there is a concrete retaining wall and concrete stairs in the south setback. A chain link fence runs along the south setback. According to a current title report, several elements in the south setback – the existing concrete stairs and retaining wall, and a chain link fence – extend up to 0.7’ over the south property line onto the neighboring property at 4142 12th Avenue. **(Figures 35 & 36)** The title report also notes a concrete retaining wall that extends up to 1.6’ over the property line along the western border, and concrete stair over the property line along the northern border.⁷ Currently there is a basement service entry from the south setback.

The main entry, on the building’s north side, is centrally located and accessed by a short paved walkway and a set of five shallow brick masonry steps, which rise some 3’. (Figure 37) This entry originally led to an interior stair that accessed a single basement apartment, and two apartments each on the first and second floors. Secondary stairs on the south side of the building also accessed the upper floor dwellings.

An early site photo, from a 1925 newspaper article, suggests the completed construction was on a bare site. **(Figure 18)** The ca. 1937 King County Assessor’s property record card notes the site condition as “good” with landscaping of lawn and shrubs. **(Figure 21)** Landscape materials have been added over time, including grass lawns in the front (north) and west side setbacks, along with what is by now mature foundation plantings and several trees. Photos from the owner’s collection show landscaping with hedges and grass yards in the mid-1970s. These have been replaced by the paved parking lot on the east, and by ornamental and

⁴ Tobin and Sodt, p. 24.

⁵ Warren Bakken, email communication, July 24, 2019.

⁶ Seattle Hearing Examiner’s record, April 25, 1979, available with SDCI permit records.

⁷ Chase, Title Review Memorandum, 4.30.2019, p. 4, and Bush Roed Hitchings, Alta Survey, 2018.

flowering trees, shrubs and perennials in the north and west setbacks. The landscaping is densely planted around the west porch and in plant beds on either sides of the main entry. **(Figures 38A & B, and 39A & B)**

The Structure and Exterior

The 1937 King county property record cites the building as having “ordinary masonry construction,” frame-joist roofs and 2x6 stud walls, 6x8 columns, 14 footings, 2x10 joists at 16” on center, and bridged. The record notes its outer dimension as 26’ by 77’ and general footprint area as 2,156 square feet. The original building was constructed with five units, cited in the 1937 property record card as “apts-office”. This was a likely reference to the three-room basement unit, which may have been an on-site manager’s office or a dwelling. Over time, the occupied space within the building has been changed by internal remodeling to accommodate seven units. Villa Camini currently contains 6,468 square feet, including the full basement with three apartments, and two upper floors, each containing two apartments.

The rectangular mass, 28’ by 77’, is arrayed along the length of the 40’ by 103’ site. It features a hipped roof with elongated ridgeline and soffitted overhangs, estimated at 2’-deep. The stucco-clad walls are flush on the south facade, and east and west ends, and features full-height stepped sections on the primary north facade. This primary north facade is composed symmetrically, with a 3’ by 11’ portico and main entry situated between the two engaged fireplace chimneys. The slightly battered chimneys, each approximately 5’-wide, project 1’ from the surrounding walls, which step forward from the perimeter walls. With curved sides near the top of the wall, the chimneys penetrate the roof overhang and rise an estimated 10’ above the eave line. The stucco-clad chimneys are each decorated with flush quarry tiles, both above and below the roof level. They terminate with bands of tile and chimney caps. The original tar and gravel composition roofing has been replaced repeatedly, most recently in 2003 with reddish-color metal roof tiles that emulate Mission Style roof tiles. Similar reddish colored flashing wraps the chimneys above the roof. **(Figures 32A & 32B)** As prominent features of the building, the chimneys gave rise to the apartment building’s current name, given by one of the former owners. (Camini meaning chimneys in Italian.) Signage with the name is painted on the west facade, and provided above the north entry.

The original main entry is centrally located and accessed by short paved walkway and a set of five shallow brick masonry steps, which raise about 3’. It features a multi-lite wood door and relights. **(Figures 37 & 40)** Directly to the east of it there is another entry with brick and concrete steps that lead down approximately 5’ to the northeast basement apartment unit, which was added in the 1970s. Other non-original entries from this period include the 6’-square west entry porch, with a hipped roof and an interior stair leading to the west second floor unit; and an east exterior stair with hipped shaped rooflet, which leads to the east unit.

The main entry portico is supported by a cast concrete landing and steps, which extend along the sides of the cheek blocks that are clad in stucco with a detail course of brick masonry. The portico features Colonial Revival style elements: paired columns and engaged pilaster to the sides of the multi-lite wood door and relights, each with a simple base and capital, supporting a denticulated frieze and slightly overhanging flat roof with wood balustrade that seems to extend the columns and pilasters, capped by stepped wood rail. The main stairs has a single ornamental metal handrail, which is matched by a guardrail and handrail on the adjacent steps to the basement. **(Figures 37 & 38A-38B)**

The symmetrically composed facade contains a tripartite window assembly above the portico, made up by three, eight-light wood framed sash. **(Figure 37)** Other windows are largely double-hung types with divided six over one windows set in single openings on either sides of the chimneys and tripartite assemblies near outer northeast and northwest corners, and divided-lite casements on the west facade at the basement. **(Figure 46)** All of the window openings are vertically aligned on the first and second floors. The east and west facades also contain tripartite assemblies near the northern corners, along with a small, divided lite window over the current east entry and a narrower single window near the southern corner. The back (south)

facade contains smaller and narrower double-hung types. The large openings on the north and east and west facades correspond with the original living and dining rooms of the apartment units. Smaller divided-lite windows correspond to bedrooms and bathrooms on the south façade, with exception of paired windows that replaced larger original units at stairwell landings. (Figures 45 & 46)

Interior Layout and Features

The building currently contains four 3-bedroom flats, two 4-bedroom flats and one studio, and its wood-frame construction quality is noted in current King County records as “Average/Good.” Earlier conditions, cited in the ca. 1937 property record card, include the construction quality, which was noted “Good” on the exterior, interior and foundation, and overall as “Dbl-Good Construction.” Unique features – such as five brick fireplaces with tile facades, tilework in five bathrooms and five kitchens. (Figure 21) It was provided with hot-water heat and hot running water, both from a central boiler, and a “Central Frigidaire Unit [and] five Rfgrs” – systems that were very modern advancements when the building was built in 1924. (Later changes included electrical baseboard heat and individual hot water tanks in each unit.)⁸ The interior was noted in 1937 as having “19 rooms with five “Apts-Offices” – one 3-room in the basement, and four similar, 4-room apartments above. The basement studio unit was provided with a built-in Murphy bed. Ceiling heights were noted as 8'-6” in the basement and upper two floors.

The June 22, 1970 property record card notes that, by that date, the building then contained a 1,611 square foot basement with concrete floors and one 630 SF apartment, and a remodeled ceiling. (Figure 22) In 1970 the estimated rent was at \$120/month. Later, in the 1982, 1989 and 1993 Assessor’s records, the building was cited as having six units, a gross area of 6,468 square feet, and rentable area of 5,200 square feet. The assessor’s recent record from 1993 noted its construction quality as “average” and indicated the two studio and four 1-bedroom units then commanded estimated monthly rent of \$400 and \$475 respectively.

Original drawings and plans of the interior have not been discovered to confirm the conditions noted by the King County Tax Assessor. However, a ca. 1976 “Reference Plan” shows a symmetrical design of the upper two floors, each with two flats.⁹ (Figure 49) Each of the original apartments was accessed by the central main stairs which led directly into their living rooms. In these larger flats, the living rooms and the adjacent dining rooms were placed along the northern half of the building, where they were separated by corridors from bedrooms and a bathroom in the back, and kitchens were placed at the southeast and southwest corners. The plan shows the arrangement of bathrooms and the original kitchens, each with an adjacent breakfast nook with built-in seating and table. The original kitchens and nooks remain in place while appliances, cabinets, and fixtures are newer. Two secondary stairs provided service access to the south entries and to a laundry room in the basement.

The interior of the building has been remodeled over time to add two apartments (units #6 and #7) in the basement; reconfigure basement unit #1; and create additional bedroom spaces within the upper four flats (units #2-5). Other changes resulted in the addition of exterior stairs and removal of interior stairs. Unit #1 was modified in ca. 1974 to move its entry from the central staircase to an exterior entry door near the south end of the west facade and create two bedrooms in the former living room. (Figures 42 & 48A-48C) Two large storage spaces at the basement, once accessed by the south stairs, and with lengthy interior corridors, were also changed.

In the late 1970s two exterior stairs were built, each one providing access to an upper floor unit. (Figures 41, 43 & 50) The current layout retains the original sized living rooms of apartments on the first and second

⁸ Information about the historic interior provided by former owner Warren Bakken.

⁹ “Reference Drawing,” part of a 7.11.1974 permit application (SDCI).

floors, each with an original working fireplace with tile surround. Folding doors have been added to allow original dining rooms to serve as additional bedrooms. (Figures 47A-47D & 51)

Changes over Time and Current Conditions

No original drawings have been discovered, although there is an original permit dated 7.14.1924, #235767, which notes, “Erect Apt. House per Plans.”

A single older permit in SDCI microfilm records, from 1945, #367186, calls for replacement of the lower portion of a center beam of the wood frame construction. All of the later permits and permit drawings date from 1975 through 1979. These cite the owners, John Aylward & Warren Bakken, located at 4210 12th NE, as the contractor, and sometimes also as the engineer/architect, for work associated expansion of the existing apartments within the building to have more bedrooms, and the addition of units at the basement level, and the west and east entry porches. Current conditions appear consistent with the changes made in the 1970s, with exception of appliances, plumbing fixtures, and finishes, which have been upgraded.

<u>Date</u>	<u>Permit Number</u>	<u>Permit Scope</u>
7.11.74	BN49244	Alter exist. bldg. convert existing 4 rm unit to a 6 rm unit, VN, H-Apt (5).
7.29.74	69163	Replace existing meters, replace wiring; correct portion of [Housing Ordinance] Egress requirement as not on plans.
11.13.74	Insp. Report	OK for covering.
5.26.75	Insp. Report	Work covered without prior inspection – appears OK, instructed owner to install proper landing and stairs from basement unit – complete work on H.C. letter and call for final.
7.1 & 7.2.75	Insp. Report	Final OK.
11.29.76	567160	Construct partial basement existing 5-unit apartment building per plan. Underpin exist. footing
3.25.77	Insp. Report	OK, place concrete foundation, permit 567160.
5.12.77	582577	Extend [electrical] 4 lighting and appliance circuits
8.21.78	Insp. Report	Final OK.
5.18.77	569939	To alter interior or exist 5 unit apt. bldg. & occupy as 6 unit apt. bldg. per plans. (One new off street parking space required.)
3.16.79	NA	Permit Expiration Letter #1 (permit expires 5.18.78)
3.26.79	577226	Permit renewed
4.25.79	NA	Findings and Decision, Variance File X-79-034, granting approval for an application by Aylward & Bakken, for construction of a west porch on the non-complying five-unit apartment building on a reverse corner lot within the required 10'-setback. This porch was cited as part of a required exit “to bring the existing building up to code. The interior design and unit placement requires that the exterior staircase be located on the west.” The findings cite the hardship that the existing setback presented, and also seem to favor increased density in the area by noting, “The subject property is a few blocks west of the University of Washington Campus. Most of the buildings in the area are multiple unit apartments.”
7.26.79	584296	To complete work authorized under permits 569939 & 577226
7.27.79	NA	Stop Work Order, inspection called for outside work not under permit
7.29.79	69163	Replace existing meters, replace wiring from meters to subpanels. Replace fuses with C.B. Add circuits for electric HT. Extend existing circuits and change to service req'ts.

8.1.79	585116	Construct new covered front [west] porch per plans and variance X-79-038 granted 4.25.79, also construct concrete uncovered back [east] porch subject to field inspection
3.30.80	Insp. Report	OK cover front entry, permit 585116
7.14.80	Insp. Report	Final OK.

The County property record cards cite few changes to the building, and permit drawings are few. However, photos and sketched drawings provided by the owner and on-site conditions reveal some modifications. In the mid to late-1970s the owner made several changes to the building to expand the apartment units in both size and number. Access and entries were revised, with three newer resulting elements: Concrete steps and a covered landing on the east side; an exterior entry on the north adjacent to and east of the main entry with brick steps that lead down approximately 5.5' to a basement unit entry door; and an exterior stair that leads from the north sidewalk to a covered porch entry on the west side of the building. Within the interior two original stairs were removed and the spaces incorporated into the dwelling units to provide additional bathrooms and bedrooms.

Three sheets of drawings show changes proposed on May 18, 1977, for permit 569939, which called for alteration of the interior of an existing five unit apartment building and its occupancy as a six unit building. (One new off-street parking space was also required.) The plot plan, sheet 1 of 3 drawings in this set, identifies the building footprint as 26' by 79' and the setbacks as 7' on the west, 17' on the east, 8' on the north and 6' on the south. The limited west setback resulted in a variance approval to construction the hipped roof addition and stairway to the second floor west apartment to meet the code requirements., which extended into the west setback, to 7' from the edge of the west property line.

The 1977 basement floor plan shows the creation of the sixth apartment, a three bedroom unit, at the northeast corner of the basement. It also shows the small exterior stair to the basement unit entry situated directly east of the main north entry. In addition, the drawing set indicates another exterior stair to a south entry to service spaces, and two new windows into the basement on the east facade. Access to the basement storage rooms was provided by retention of the main interior stairs from the front and first floor landing. while the upper floor plans show the removal of three interior stairs and new infill framing with 2x10 joists at the former openings to provide new 8' by 10' spaces to be incorporated into existing apartments as additional bedrooms.

Currently two apartments – units #2 and #3 on the first floor – have retained their entry access at the first floor main hallway, while units #4 and #5 on the second floor were provided with new entries at the east and west ends respectively. As a result of this work each of the apartments on the upper two floors received an additional bedroom, and units #2, #3, #4 and #5 also received an additional bathroom. Since 1993 one additional apartment has been inserted into the building. The original unit #1 was divided into a 4-bedroom apartment on the west end of the basement, and an adjacent studio created in the center with the addition of a kitchen in the former laundry room.

A recent visual tour of the building's interior, which included brief reviews of one existing apartment, indicates that there have been few changes since the late 1970s with exception of kitchen and bathroom remodels to update cabinets, fixtures and surfaces. Interior spaces are relatively modest, with floor-to-ceiling heights as 7'-6" in the basement and 8' at the first and second floors. Flooring is primarily fir covered by carpet on the upper floors, along with resilient flooring, and painted wood base. Heat is provided by electric baseboard units. Walls and ceilings are painted plaster and painted gypsum wallboard, finished with painted trim. Upper floor living and dining rooms are finished with oak flooring, while the original basement unit has fir flooring. The four fireplaces in the upper floor units retain their painted wood mantles and tile surrounds. (Figures 47A-47D show the interior of unit #4, a representative upper floor flat, and Figures 48A-48C a basement apartment, unit #1.)

4. HISTORIC CONTEXT

Residential Development in the University District

The small apartment house at the southeast corner of 12th Avenue NE and NE 42nd Street is associated with the historic development of the University District in the early 20th century. The development of the neighborhood immediately surrounding the property extends back to the city's pioneer period with the acquisition and platting in 1890 of approximately 100 acres that made up the Brooklyn Addition by Seattle real estate developer James A. Moore. Moore named the area and created a street grid with major streets oriented in a north-south direction, including Broadway (the initial name of Brooklyn Avenue NE).

Prior to Moore's initial development, the area that became the University District was a forested land crossed by trails used by the Native Americans for hunting and berry growing. In 1855, the federal government surveyed and divided it into townships. The land was governed initially by the Oregon Territory's Organic Act, which reserved Sections 16 and 36 of each township for the maintenance of public schools. Section 16 later became the University campus. In 1867, Christian and Harriet Brownfield, the first homesteaders in the area, filed a claim for 174 acres adjacent to Section 16. Additional settlers followed. In 1887 the Seattle, Lake Shore, and Eastern Railroad was laid from Fremont to Union Bay on Lake Washington. Development of nearby properties along the rail route commenced, and land values increased. Plans were made also for a ship canal to link Puget Sound and Salmon Bay with Lake Union and Lake Washington. The Brownfield property was repeatedly sold and platted and was acquired in 1890 by developer James A. Moore, who re-platted it as the Brooklyn Addition.¹⁰

The year 1891 was a formative one for the area. That year the City of Seattle annexed the north end communities of Brooklyn, Fremont, Wallingford, Latona, and Green Lake. Soon after this date the State Legislature voted to move the State's University from its downtown location to Section 16. The move occurred in 1895, prompting a renaming of the area from Brooklyn to University Station. Meanwhile, in 1891-82 Seattle pioneer David Denny built the old Latona Bridge and initiated streetcar service along Eastlake Avenue and across the bridge at what was then 6th Avenue NE, to the northeast onto Columbus Avenue (present day University Way NE), rather than Brooklyn Avenue, to terminate at Franklin Street (NE 45th Street).¹¹ Later, in 1907, a trolley line from Wallingford was initiated. These transit lines stimulated linear corridors of commercial development. University Way subsequently developed as one of Seattle's primary commercial streets, second only to its downtown, leaving other streets, such as Brooklyn Avenue, as part of nearby residential areas. (Figures 6 & 7)

The decision to site the Alaska Yukon Pacific Exposition (AYPE) of 1909 on the University grounds was a critical step in the expansion of the campus and its surroundings. The fair attracted between 3,000,000 and 4,000,000 visitors. The AYPE grounds, designed by John Charles Olmsted of the renowned Olmsted Brothers firm from Brookline, Massachusetts, contained a number of the buildings intended as permanent structures to be retained for the University's subsequent use. Because of the AYPE, the neighborhood saw increased residential and commercial development, including construction of the brick and concrete A. F. Nichols Building, at 4205 University Way NE (1907), and the College Inn (also 1907) at University Way NE and NE 40th Street. By 1910 the commercial and residential neighborhoods around the campus were almost entirely platted.

Historic Baist and Kroll maps show the extent of single-family houses, boarding houses and apartment buildings that were constructed in this period. (Figure 3) Some initially served visitors to the fair, but all transitioned to house more permanent residents as the city's population rose from 80,671 in 1900 to 237,194

¹⁰ Dorpat, 2001.

¹¹ Tobin and Sodt, pp. 9-10.

in 1910 (largely through annexation) and to 315,312 in 1920. During this same period, enrollment at the UW rose from 614 in 1900 to 2,200 in 1910 and 5,191 in 1920.¹² Most of these students lived in Lewis and Clark Halls (1899) with family members, in boarding or fraternity houses. Five of these houses were built initially on University Way, but after 1910 they began to cluster in the Greek Row blocks north of the university.

The U District, and the city as a whole, saw increased development between 1915 and 1929, with a sharp rise in commercial and apartment building construction.¹³ **(Figure 8)** In the teens this was stimulated by transportation and infrastructure improvements, including completion of the Ship Canal from Lake Union to Elliott Bay, and opening of the Montlake Cut from Lake Washington to Lake Union. The early Latona Bridge was replaced by the University Bridge at the foot of 10th Avenue NE (Roosevelt Way NE) in 1919, the Montlake Bridge was constructed in 1925. **(Figure 10)** The ensuing construction boom extended into the 1920s, along with a streetcar loop that connected the Montlake and Wallingford neighborhoods with the University District in 1928. By this date the residential character of the University District was well established, aided by the presence of the University Heights School, which opened in 1903. The Mission Revival style school, which received a 13-room addition in 1907-08, served more than 800 students by 1927.¹⁴

In contrast to the residential areas to the north, industrial use of Lake Union continued into the mid-20th century with many resource-extraction industries positioned along its shoreline. Prior to construction of the Ship Canal in 1917, logs and coal were brought by ship via Lake Washington and Portage Bay to Lake Union and from there by railroad lines that ran from Elliott Bay to Ballard, and then past Fremont and Latona. Early maps and photos show the persistence of industries along the north shores of Lake Union and Portage Bay with a mix of mills, shipping facilities, a cooperage, shipbuilding and ship repair facilities along with marinas and boat moorages and the relatively undeveloped southern edge of the university property. In contrast, the south shore of Portage Bay saw residential development.

Growth of the campus and the surrounding University District neighborhood resulted in traffic congestion. Partly in response to this, University President Henry Suzzallo proposed a formal westerly approach to the campus as a parkway. While a broad boulevard was initially suggested in a 1923 campus plan by architects Bebb and Gould, the construction of NE Campus Parkway, two blocks south of the subject property, was not realized until three decades later. Meanwhile, construction on “the Ave” continued, with the opening of the first Wallin and Nordstrom store in 1924, Bartell Drug Store in 1926, and relocation of the University Book Store to its present site in 1925, followed by a J. C. Penny’s store in 1929. A Sears Roebuck store opened on nearby Roosevelt Way NE in 1928. **(Figure 8)** Between 1915 and 1929 “[the] University District was Seattle’s most important commercial area outside of downtown.”¹⁵ Meanwhile in the 1920s, more apartment buildings were constructed near the Ave, while single-family residential development began to focus on the University Park area, directly north of campus, and further north of NE 50th Street. **(Figure)**

Subsequent development in the University District neighborhood throughout the city was largely halted by the Great Depression, although some infrastructure improvements were made under the federal government’s Public Works Administration and Works Progress Administration programs, such as street expansions and bridge upgrading. Despite these efforts, the southern area of the University District neighborhood continued to be characterized by older industrial facilities mixed with older low-rise residences, while the blocks from NE 40th Street north to Cowen and Ravenna Parks were firmly established as middle-class housing, served by commerce and transit along University Way NE.

¹² Nielsen, p. 155 cites the enrollment figures and population of the University District, 1940 to 1980.

¹³ Tobin and Sodt, 2002, p. 5.

¹⁴ Long, n.p.

¹⁵ Tobin and Sodt, p. 13.

After World War II, returning soldiers flooded the nearby University of Washington seeking college degrees under the provisions of the GI Bill. Enrollment rose from 9,616 in 1945 to 14,500 in 1950 and 18,000 in 1960, and academic and residential facilities both on and off campus were expanded to meet the rapidly growing student body, including housing for married students. In 1948 the University's Campus Plan recommended acquisition of areas to the west and southwest of the traditional campus. Despite some neighborhood opposition to this scheme, the UW carried out its expansion. By the early 1950s construction of NE Campus Parkway was completed along with two new dormitories, Terry and Lander Halls along its south side. **(Figures 11 & 13)** Expansion of the University Hospital and other university programs led to additional building construction outside of the traditional campus edges along NE Pacific Street and 15th Avenue NE.

The demise of the traditional neighborhood south and west of the campus was accelerated after construction of I-5, which eliminated the continuity between the University District and Wallingford. The freeway's presence diminished the quality of middle-class family's residential life west of Roosevelt Way NE. Meanwhile, the blocks south of Campus Parkway NE saw plans under Urban Renewal programs realized between 1960 and 1972. The University continued to grow, and in the three-decades between the early 1960s and early 1990s, it undertook 80 major construction projects including two large structures on Campus Parkway NE, Schmitz Hall (1970) and the new law school, Condon Hall (1972-74). **(Figure 12)**

Increased student enrollment brought about increased pressure on the traditional residential blocks between I-5 and the campus, accompanied by changes in zoning that resulted in more apartment buildings and commercial use of Brooklyn Avenue NE and Roosevelt Way NE. University Village opened with a Rhodes Department Store in 1956, followed by a Clark's Restaurant and an A & P Supermarket in 1960, and a Lamont's store in 1970s, and later still by more upscale retail stores that helped establish the popular outdoor shopping mall with ample parking lots for middle-class customers.¹⁶ This saw the parallel closure of many stores on University Way NE and their replacement by cafes and stores that marketed to students. University Heights School, the only public schools within the neighborhood, closed in 1989.¹⁷

As of 2002, the University District housed an estimated 35,000 permanent residents and an estimated 50,000 faculty, staff and students at the University campus who arrived daily. The latter includes approximately 8,460 students (27% of the total 31,331 undergraduates and graduate students) who reside in University housing, including new large dormitory buildings along NE Campus Parkway and on blocks to the south of the subject property. **(Figure 28)**

Other residential areas in the neighborhood retain many early 20th century houses. Near the campus these include many of which have been converted to rooming houses and multiplexes, as well as many newer five and six story apartment buildings recently constructed in response to market needs and zoning changes. "The area's mix of housing types and the diverse residential population are intrinsic aspects of the University District's character. Despite considerable changes to the district, much of its building stock from 1900-1930 remains in the commercial area, apartment areas, and the single family neighborhoods."¹⁸

The Building's Ownership and Construction History

The 1912 Baist map indicates that there was construction on the site prior to the subject building, with a single family residence shown in the center of the parcel that year. **(Figure 3)** The King County Assessor's records cite a construction date of 1925 for the subject building, but 1924 appears to be a more accurate date. While original drawings have not been found in SDCI microfilm files to confirm this, a permit was made on

¹⁶ Long, n.p.

¹⁷ Thompson and Marr.

¹⁸ Tobin and Sodr, p. 22.

July 11, 1924 and issued on July 14, 1924, affirmed by a permit notice in the *Seattle Times*, which also dates it from July 1924. A photo of subject building upon its completion also appeared in a brief newspaper article dated November 2, 1924 along with photos of other new buildings. **(Figure 18A)** The article noted, “Every week brings new evidence of the growth and stability of the general real estate and building activities in Seattle. Reports from realtors and builders on last week’s operations indicate that the movement is widespread, affecting all parts of the city ... [including a] new \$30,000 apartment house, 1205 E. 42nd St., built for William Coles and to be managed by John Davis & Company...”¹⁹ The construction cost cited in 1924, \$30,000 would be about \$440,000 in current dollars. At that time, the cost was equivalent to \$13.91/square foot for the original 2,156 square foot building. (The cited cost is not consistent with the \$18,000 construction value noted on the original permit record.)

Villa Camini’s property ownership reveals a series of acquisitions, and the building appears to have served as an investment for a number of people. On September 24, 1923, a carpenter, Henry C. Epps, who was living at 4303 12th Avenue NE sold the property to William S. Coles, the original owner of the apartment building. Coles was born in Wisconsin about 1860 and would have been about 63 years old at the time he purchased the property. He and his wife, Margaret, lived in the Wallingford neighborhood in 1923, and after 1924 in Laurelhurst. **(Figure 18B)** The building appears to have been a development investment, and in mid-May 1925, the Coles sold the property to Gardner J Gwinn, Inc. Gwinn was a general contractor who was born in Canada in the late 1880s. Within a year he sold the property to, Adelaide G Nickels, a 48 year old teacher.²⁰

Adelaide Nickels taught at T. T. Minor Elementary School from 1890 to 1902, and at St. Nicholas from 1902 to 1930. While she shared a profession with the many middle-class teachers who were tenants in the subject building, she came from wealth. She was the daughter of a Seattle pioneer, Captain Edward Nickels, and she lived in a large residence on Capitol Hill’s Federal Avenue.²¹ A series of citations from the late 1920s in the local newspaper social pages notes her attendance at Olympic Hotel luncheons, various benefits events, horse races, and meetings of the Sunset Club, University Club, Junior League, and Fire Arts Society, as well as vacationing on Lake Chelan.”²² Nickels, who remained single, was 90 when she died in May 1963.²³ Until 1962 she also owned the Knickerbocker Hotel property at 1022 Union Street (ca. 1908, demolished 1961), as well as a home on 14th Avenue E on Capitol Hill. During her ownership of the subject building it was named the Nickels Apartments. It was managed by the Henry Broderick Company, which advertised an apartment in it in 1926: “A very desirable four-room apartment in this building; hardwood floors, electrical laundry and kitchen and fireplace are some of the more attractive features.”²⁴ **(Figure 19)**

From 1928 to 1931, at the beginning of the Great Depression the property went through a number of real estate contracts and quit claim deeds between Nickels, and individuals named D.E. Ferguson and A.D. Shineff, before being sold to an English-born painter, Anthony I. Sadler, in September 1931.²⁵ **(Figures 20)** Within another year, it was sold again to Isaac W Seaman, the president of a local finance firm, Seaman Investment Company, who resold it to Ralph H. Emerson of a similar firm, Ralph H. Emerson & Co on October 24, 1932. Emerson’s name is cited on the 1937 property tax record. He held his ownership until early 1945 when he quit claimed the building to a neighbor, Ernest Roger.²⁶ Roger, a German immigrant, and

¹⁹ *Seattle Times*, November 2, 1924, p. 20.

²⁰ Information about the earliest property owners is derived from the 1924 and 1926 *Polk City Directory of Seattle*, SDCl property abstract, and the 1920 *U.S. Census* via Ancestry.com.

²¹ “...Miss Adelaide Nickels has returned to her home on Federal Avenue for the winter,” *Seattle Times*, September 22, 1927.

²² *Seattle Times*, October 18, 1929, January 23, 1929, March 24, 1929, May 1, 1928, March 26, 1927, October 20, 1926, and February 28, 1928.

²³ *Seattle Times*, May 23, 1963.

²⁴ *Seattle Times*, February 28, 1926.

²⁵ *Seattle Times*, September 13, 1931. See also 1930 *U.S. Census* via Ancestry.com and 1931 *Polk City Directory of Seattle*

²⁶ Available in Volume 2315 Page 429 Book of Deeds at King County Archives.

his wife, Frieda, lived nearby at 4143 12th Ave NE in 1948.²⁷ It appears that they held onto the apartment house property as an investment for nearly three decades, until June 1974, when he granted a real estate contract to John J. Aylward, and his wife.²⁸

Early Ownership Summary

1923-1925 William Coles
1925-1926 Gardner J. Gwinn Inc
1926-1931 Adelaide G. Nickels, D.E. Ferguson, & A.D. Shineff
1931-1932 Anthony Sadler & Frances L. Atkin
1932 I.W. Seaman Inc
1932-1945 Ralph H. Emerson
1945-1974 Ernest & Frieda Roger

In June 1974 John J. (“Jack”) and Francine Aylward and Warren Bakken purchased the property from Ernest and Frieda Roger.²⁹ This purchase was made on contract, and the new owners made payments to the Rogers until Earnest's death in 1982, and subsequently to Frieda until her death in 1984. Heins Loesch was the executor of Frieda's estate, and the contract was passed to Robert and Gertrude Levy, the heirs to the estate. Bakken and John Aylward then made payments to Robert E. Levy from May 1984 through June 1985, to complete the contract. Warren Bakken and the Aylwards owned the property together until 2002 when the business was divided, at which time the Aylwards Quit Claimed the property to Warren Bakken and his wife, Jocelyn Phillips. Twelve O Five, LLC, owned by Margaret Johnson and Shauna Aylward, purchased the property from the Bakkens in October 2012. Thus, the building has been within the ownership and operation of members of the same family, along with business partners, for over 36 of the past 45 years.

As an investment, the property has served its owners and occupants well. Historically it has had low tenant vacancy. Its assessed value of \$6,420 in 1938 rose to \$8,800 in 1964, \$25,750 in 1972, \$195,000 in 1985 and \$882,000 in 2012, and in 2018 it was assessed at \$2.4 million.³⁰ A developer, Greystar GP II, LLC, has agreed to purchase the property for \$3,914,000 from the current owners, Twelve O Five LLC. The closing date is set for December 31, 2019. The new owner plans to maintain the building while it develops two separate properties to the south on 12th Avenue NE.

The Tenants

Reviews of *Polk Directory to Seattle* from the mid-1920s through 1990 indicates some specific information about the residential tenants of the Villa Camini, and their occupations and lives. It also explains something about the overall development and history of the neighborhood during this seven-decade period.

In 1926 the apartment building's residents included two teachers at Ballard High School, Edna E Voight and Edith Van Winkle, a widow named Carrie M Voight (widow Lewis) and Arthur J. Johnson (assistant manager of a title insurance company) and his wife, Alice S. Johnson. The Johnsons remains in 1928, along with two other couples, Frederick P. and Alice Matthys, and Jeannie and Carl P. Benson, who was the on-site caretaker of what was then known as the Nickels Apartments. Other tenants in the late 1920s included an insurance

²⁷ 1948 *Polk City Directory of Seattle*.

²⁸ Research of ownership records from the mid-1980s confirms that Frieda Roger (Ernest Roger's wife) and Heinz Liech granted an assignment to Robert E & Gertrude S Levy. The Levys then sold the property to the Aylwards, and Warren Bakken and Jocelyn (Bakken) Phillips, who in 1985 granted a deed of trust to NW Title Insurance Company/Savings Bank of Puget Sound, and assigned rent to the bank.

²⁹ The former owner, John J. (“Jack”) Aylward, is not the Seattle actor by the same name who co-founded Intiman Theater and is well-known for his role in the television series, *ER*.

³⁰ King County i-map, Property Report Detail, Sales History.

salesman and his wife; a salesman and his wife and their daughter, a student; a sales manager and student daughter; a widow and student daughter; a single student, a bookkeeper and Frederick & Nelson salesman.

Similar occupations characterize the residents the early 1930s: a salesman and student daughter; a service station employee; and a single man; a factory worker and his wife, a UW secretary, and D. E. Ferguson, who was the manager of the Nickels Apartments, as it was known in 1930. In 1933-38 another tenant, Robert C. Miller, was an associate professor of zoology known for eccentric collections.³¹ Ralph H. Emerson and his wife, Charlotte, were on-site owner-occupants in 1933 to around 1938 at a time when he was the president of his own finance company. Their tenants and those who followed in the 1950s included a social worker, a widow, and five teachers at local high schools, a train dispatcher and an attorney and his wife. At least three of the teachers resided in the building from 1938 to the mid-1950s. From 1939 to 1942 the building was managed by Barbara McMeekin, who lived with her husband, a warehouseman. A later tenant in 1948-1951 was a State Grain Inspector and his wife.

The occupations of tenants in the 1950s and 1960s suggest they were middle-class individuals or couples. They included a bookbinder, a city engineer, a salesman, a UW utility man and his student wife, a cook, and at least three other schoolteachers, one with a student daughter.³² ³³ These tenants were joined later by other teachers and several retirees. In 1961 through 1970, Mrs. Florence Gould, a UW instructor and associate professor was a tenant, and in 1961-1975 a UW events manger, Guy Tucker, lived in the building. Other tenants in the 1970s included an instructor and events manager at the UW, a post carrier, an analyst at the UW Hospital and his wife, and a medical technician at Swedish Hospital.

Throughout the 1970s nearly all the tenants were individual students, or student roommates. This tenancy data suggests a shift that occurred during this period. Beginning in 1979 and up through 1990 there were up to six and seven individuals listed as tenants each year according to *Polk Directory* and Seattle Telephone Directory listings, presumably living individually and in shared apartments. In the 1980s, nearly all were identified as students. Kathleen Fowells, an assistant media buyer with The Media Place was the only non-student tenant in 1989 and 1990.

The building had been built as middle-class housing, and it had long been the residence of many long-term working, middle and professional class couples and individual residents. But by the 1980s it had transitioned to largely serve as university students housing. This pattern reflects the demographic and social changes in the University District as it transitioned in the late 20th century from a middle-class neighborhood to a more transient one with younger student residents, during a period of increased university enrollment and general cultural unrest. This change had significant impact on the neighborhood's commercial core as well, which some community members characterize as a general decline:

[The change] has many roots: increasing rents for business owners, the opening of malls and shopping centers like University Village in 1970 (and its subsequent lure of major stores that once used to be on the Ave., or would have located there), migration of families from the University District, the closure of the local elementary school, and the flood of street kids and homeless people to the area. And the caliber of stores that left the Ave. in the '60s, '70s' and '80s--such as Miller Pollard--never came back, instead of being replaced by those catering to the street crowd. "The change in the Ave.," explains Scott Soules, '71, a third-generation Ave. property owner and commercial real estate agent, "also has to do with economic and social forces much greater than this street." ³⁴

³¹ *Seattle Times*, January 26, 1932, p. 15.

³² *Seattle Times*, "Driver Loses License For 4 years," March 10, 1950, p. 9.

³³ *Seattle Times*, "Deaths," May 11, 1950, p. 35.

³⁴ Marmour, 2007.

More recent changes in the neighborhood have enhanced its viability. These include the University's recent redevelopment of dormitories to the south of the subject property and in the blocks south of NE 40th Street, the opening of the University District Farmer's Market in 1993 and the conversion of the vacant University Heights School into a community center in 2001.

The Original Designer, Architect Earl A. Roberts

While no drawings have been discovered in SDCI microfilm records, the permit ledger cites Earl A. Roberts as the designer for the original owner, William S. Coles. (The contractor's name is partially illegible in the permit, but it appears to be Walter & Brady, a company that built at least one other apartment building designed by Roberts.)

Earl A. Roberts was born in Portland Oregon in 1886, and studied architecture in New York City. He returned to Portland where he worked in a design partnership with two of his siblings, brothers William A. and Bruce W. Roberts in 1909-1911, and in the Roberts Construction Company for two of those years. Roberts moved to Seattle in 1916 after having a sole practice in Portland in ca. 1912-1916. He worked up through the 1930s in offices he maintained in the downtown Empire, Burke Building, and Lloyd Building.³⁵

Roberts' early work includes the 1916-1918 Lake View School, at 8635 SE 68th Street on Mercer Island (Sunnybeam Nursery School), a small wood frame building with a classical portico, which was listed on the National Register in 1988; and the 1921 Classical style Fifth Church of Christ, Scientist in Seattle's Columbia City Historic District, at 3515 Alaska Way S (Rainier Valleys Cultural Center). (**Figures 58-59**) He subsequently several designed larger commercial buildings, such as the George Siebert Garage in 1924 (later known as the Lenora Building, and currently Cornish College of the Arts) (**Figure 60**), Cosmopolitan Motors Company, 2030 8th Avenue (demolished) the E. B. Holmes Lumber Company (1928), and the Benjamin Franklin Hotel (1929, demolished 1980) with architect Thomas Hooper of Vancouver, B.C. In the mid-1920s Roberts designed the following apartment buildings in the University District.

- Smart Apartment / Stanford Apartments, 1304 NE 42nd Street (1924), designed for Mrs. J. E. Smart, and built by general contractor Walter & Brady. This three-story, 22,54 square foot, 32-unit brick building is situated at a corner site less than one block from the Villa Camini. (Figure 60)
- Washington Manor / University Manor Apartments (1924-1925), designed for the University District Development Corporation, an eight-story 63,800 square foot building with 80 units. The terra cotta details features grotesque style corbels below the second floor on the primary façades.
- Malloy Apartments, 4337 15TH Avenue NE (1928), designed for Agnus P. Malloy and the local Malloy family. This prominent eight story, brick clad building, embodies the Collegiate Gothic style with cast stone decorative details. Its 93,500 square feet contain 123 apartment units on eight floors. (Figure 63-64)
- Cavalier Apartments (1925-1926, demolished) at 1303 NE Campus Parkway NE was designed for Herbert Smith. The five-story reinforced brick building contained 48 units in 52,750 square feet and included a large adjacent garage structure.
- Commodore and Duchess Apartments (1926 and 1928), at 4005-4009 15th Avenue NE, were also designed for Herbert Smith. These seven and eight-story brick masonry buildings with terra cotta details and entry surrounds are joined, and together they total 125,000 square feet. (**Figures 61-62**)

³⁵ Rash, in Ochsner, 2014, p. 471. See also Seattle Department of Neighborhoods Site Survey database inventory forms for information about the other University District apartment buildings.

As with the Villa Camini, these buildings represent the development of the growing the University District neighborhood, in response to the city's increased density and housing needs. These projects were followed by the Arthur Wright & Son Mortuary, which he designed in 1930. Earl A. Roberts dies in Seattle in late May 1939, at the age of 54.³⁶

Roberts' work on the Villa Camini, designed in 1924, appears somewhat unusual in that it is a much smaller building than his other buildings in the mid-1920s, and stylistically divergent from the taller brick masonry apartment buildings, which were typically brick and cast stone or terra cotta edifices were embellished with Gothic Revival decorative details.

The Building's Eclectic Style

Residential development from the early 20th century University District spans a range of building types, sizes and styles. Among these are many apartment buildings dating from the 1920s, which were characterized in a recent historic survey report as “decorative boxes.” They typically have flat roof, rectangular massing, brick construction with cast stone and stone trim, and often feature ornamentation and Collegiate Gothic elements borrowed from the style of architecture on the nearby university campus. (Figures 14 – 17) At three to seven stories they represent dense development that resulted in its estimated 100 apartment buildings, “The height and scale of (which) is unmatched in Seattle except in areas close to downtown, such as First Hill.”³⁷

In contrast to these apartment buildings, the Villa Camini appears very “house-like”, and its scale and materials differ. Relatively small, the two-story hipped roof stucco-clad structure originally featured only a single main entry door on its primary facade. The building's design is eclectic, borrowing characteristics from the Mediterranean or Spanish Revival style in its cladding, sculptural chimney forms, hipped roof, tile insets, and roofing.³⁸ Eclectic style Spanish-Mediterranean Revival designs are also seen in some Seattle mixed-use structures, single family residences and apartments from the mid- to late-1920s, although there are some earlier examples, such as the Valencia, at 1710 NE 45th Street in Wallingford (1909). Other examples include the Leonard Apartments, 715 1st Avenue W (1930); the Lorraine/William Tell Hotel, 2327 2nd Avenue (1929); and Morris Apartments, 2197 5th Avenue N (1926). (Figures 52 – 57)

In its eclecticism, the Villa Camini differs from nearby older single-family houses that clearly embody a distinctive residential style, such as Dutch and Colonial Revival, Tudor Revival, Craftsman, Bungalow types or Four Square / Classic Box styles.³⁹ Its relatively simple mass contrasts with low-rise courtyard and garden

³⁶ Michaelson, PCAD, “Earl A. Roberts.”

³⁷ According to Nielson, other apartment buildings of the 1920s include the Adelaide (1920); Smart (1924); Kincaid (now W. Jones, 1925); Cavalier (1926); Evelyn (1927); Levere (1927); Culp (1928); Varsity (1928); Collegiana (1929); and Carol and Roberta (1929), Commodore (19235), Culp (1928), Davison (1925), Duchess (1927), Evelyn (1927), Kincaid/W. Jones (1925), Park Vista (1928);” (Nielsen, p. 162).

³⁸ According to Seattle's Historical Sites Survey inventory, Spanish Eclectic style houses from the 1920s and early 1930s often feature tile roofs and rooflets, stucco cladding, grouped and singled windows sometimes with arched heads. Those with simple flat or hipped roofs and stucco cladding include Germani House/ Corson House in Georgetown, 5609 Corson Avenue (1910); 1525 E Olin Place on Capitol Hill/Oliver W. Harris, developer (1925); Knott House, 1622 1st Avenue N on Queen Anne Hill (1927); A.S. Hansen House 2224 34th Avenue in Mount Baker (designed by architect Fred Rogers, 1927); Jones Residence, 2171 Boyer Avenue E in Montlake (1929); George and Bertha Walker House, 1005 5th Avenue W on Queen Anne Hill (1929); and 4115 13th Avenue on Beacon Hill (designed by architect G.C. Wocherspoon, 1932).

³⁹ Tobin and Sodt, pp. 12-23. In noting these styles, the authors of the 2002 historical survey also quote an article of January 4, 1908 from the local newspaper, *The Interlaken*, which cites “One noticeable and pleasing thing about the buildings [in the University District] is that in most cases a definite style of architecture has been followed with the result that the very original eyesores found in most every community are lacking.”

court buildings, such as the nearby Canterbury Court at 4225 Brooklyn Avenue NE (1929) and the El Monterey at 4200 11th Avenue (1928) (**Figures 25A, 25B & 26A**).

Lastly, as with many older buildings, the Villa Camini contrasts with post-World War II low-rise residential buildings. These include mid-century Modern style low-rise apartments with flat or low sloping gable and shed roofs, and stucco, stained wood and stone veneer cladding, and exterior motel-like balcony entries. (**Figure 23**); and the larger recent buildings to the south, such as the UW dormitory, Elm Hall between NE Campus Parkway and NE 41st Street, and two newer seven story apartment buildings, the Nora and Cedar East at 4106 and 4123 12th Avenue NE. (**Figure 28**)

5. BIBLIOGRAPHY & SOURCES

Aylward, Margaret, email communication with Susan Boyle, July 22-23, 2019.

Ancestry.com: U.S. Census, 1920 & 1930, and U.S. Petition for Naturalization

O. P. Anderson and Company. "Anderson's New Map of the City of Seattle and Environs, Washington," 1890. Library of Congress, <https://www.loc.gov/resource/g4284s.ct000273/?r=-0.342,0,1.684,1.148,0> (accessed April 16, 2019).

Bakken, Warren, email correspondence with Susan Boyle, BOLA, July 22-25, 2019.

Baist, G. Wm, H. V. Baist, and Wm. E. Baist. *Baist's Real Estate Atlas of Surveys of Seattle, Wash. Complete in One Volume*. Philadelphia: G.W. Baist, 1912 (available from DorpatLamontSherrard, <http://www.edge-archive.com/maps/baist/index.pdf> (accessed April 17, 2019)

BOLA Architecture + Planning,
"Wilsonian Apartment Building," Landmark Nomination," 2005.
"UW Educational Outreach, Historic Resources Addendum April 2005 (Inventory 2–Commodore Duchess Apartments), page 20

Bush Roed & Hitchings, Inc. "Alta/NSPS Land Survey, 1205 4nd Avenue NE," January 14, 2018.

Chase, Lauren, "Title Report Memorandum," April 30, 2019.

Crowley, Walt. *Rites of Passage*. Seattle: University Washington Press, 1995.

City of Seattle

Department of Neighborhoods, Historic Sites Survey database: Smart Apartments, 1304 NE 42nd Street; Malloy Apartments, 4337 15th Avenue NE; Washington /University Manor, 1305 NE 43rd Street. Municipal Archives, Digital Photograph Collection, <http://clerk.ci.seattle.wa.us/~public/phot1.htm> (accessed April 15, 2019).

Daily Journal of Commerce (re: other buildings designed by Early A. Roberts)

"Apartments in U District to Cost \$55,00," September 26, 1923.

"Apartments to Be Built on E. 42nd St.," December 3, 1923.

"U District Apartment Contracted," February 28, 1924.

Dorpat, Paul. "Seattle Neighborhoods – University District, Part 1 – Thumbnail History." HistoryLink.org Essay 3380, June 6, 2001 (accessed June 5, 2019).

- Dorpat, Paul and Jean Sherrard, DorpatSherrardLamont, Then & Now Blog, “A Home on ‘The Ave,’” January 17, 2013, <https://pauldorpat.com/seattle-now-then-archive/> (accessed April 18, 2019).
- Hart Crowser, “Phase I Environmental Site Assessment, University District 12th Avenue NE Property, February 20, 2019 (provided by the owner).
- James, Diana E. *Shared Walls – Seattle Apartment Buildings, 1900 – 1939*. Jefferson, North Carolina: McFarland & Company, Inc., Publishers, 2012.
- King County Archives, Puget Sound Regional Archives
Real Property Record Cards for Parcel No. 114200-1635.
- King County Online Records
Grantor Grantee index for deeds and real estate contracts (1923-1975)ds search for deeds and real estate contracts (1976 to present), <https://recordsearch.kingcounty.gov/LandmarkWeb/Home/Index>
King County i-Map, Property Detail Report, 1205 NE 42nd Street
<http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx> (accessed April 4 and June 25, 2019).
- Kroll Map Company. “Kroll Maps of Seattle,” 1912 -1920, 1940, and ca. 2002, Seattle.
- Long, Priscilla, “University Heights Elementary opens in the University District, September 1903,” HistoryLink.org Essay 3381, June 18, 2001.
- Marmor, John, “The Fall (and Rise?) of the ‘Ave’,” in *Columns* (University of Washington alumni magazine), December 1995.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1999.
- Michelson, Alan, “Roberts, Earl A., Architect (Practice),” in Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/person/3037/> (accessed September 22, 2019).
- Museum of History and Industry. Digital photography collection. <https://mohai.org/collections-and-research/#order-photos> (accessed April 15, September 9 and 23, 2019).
- Mylife.com (accessed May 20, 2019)
Information on Warren Bakken, <https://www.mylife.com/warren-bakken/e32031463332>
Information on Jocelyn Phillips, <https://www.mylife.com/jocelyn-phillips/e32100640632>
- Nielsen, Roy. *UniverCity: The City Within City: The Story of the University District* Seattle: University Lions Foundation, ca. 1986.
- Nyberg, Folke and Steinbrueck Victor. “University District - An Inventory of Buildings and Urban Design Resource,” Historic Seattle, 1975.
- Rash, David, “Earl A. Roberts,” in Jeffrey Karl Oschner, editor. *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle: University of Washington Press, 2014, p. 471.
- R .L. Polk Co. Publishers, *Polk Directory to Seattle* (various dates, 1924-1990). (Wm. and Margt. Coles Residence, 3501 Meridian Avenue N., 1923 Polk, p. 488.

Sanborn Atlas of Seattle, 1905 and 1919 - 1950. Chicago: Sanborn Insurance Map Company.

Schmid, Calvin F. *Social Trends in Seattle*. Seattle: University of Washington Press, 1944.

Seattle Public Library, Seattle Historical Photograph Collection,
<http://cdm15015.contentdm.oclc.org/cdm/landingpage/collection/p15015coll4> (accessed May 2019).
Seattle Telephone Directory (1980-1981)

Seattle Times (from the archival Seattle Times database, available on the Seattle Public Library website)

- “Building Permits,” July 15, 1924, p. 14.
- “Examples of Seattle Real Estate Stability and Building Activity,” November 2, 1924, p. 40.
- “Nickels – 1205 E 42nd St.” (advertisement), February 28, 1926, p. 56.
- “Mis Adelaide Nickels, Miss Anne Turner and Mr. Charles Conover...” September 1, 1926, p. 10.
- “Sunset Club Announces Program,” October 20, 1926, p. 5.
- “Fine Arts Tea Tomorrow,” February 26, 1927, p. 5.
- “Mis Adelaide Nickels has returned home,” September 22, 1927, p. 22.
- “Many Theater Parties Given,” February 28, 1928, p. 69.
- “Junior League Follies Is Brilliant,” May 1, 1928, p. 14.
- “Club Presents Agna Enters,” January 23, 1929, p. 5.
- “Safe Drivers’ School is Planned,” March 24, 1929.
- “Horse Show is Near Final Awards,” October 18, 1929, p. 24.
- “Residences and Apartments Lead,” September 13, 1931, p. 25.
- “Professor Miller’s ‘Junk Shop’ Is ‘Ship Museum,’” January 26, 1932, p. 15.
- “(Coles) Celebrate,” April 16, 1933, p. 5.
- “Deaths,” May 11, 1950, p. 35.
- “Sale Ends Long Term Management” (Knickerbocker Hotel Sale), September 23, 1962, p. 38.
- “Death Takes Adelaide Nickels,” May 23, 1963, p. 53.
- “New dispute brewing in Northlake renewal area,” October 1, 1972.
- “Roger, Ernest G” (obituary notice), October 18, 1982.

Thompson, Nile and Carolyn J. Marr, “Seattle Public Schools – University Heights School,” HistoryLink.org Essay 10599, September 12, 1913.

Tobin, Carol, and Sarah Sodt. “University District Historic Survey Report,” Seattle Department of Neighborhoods, September 2002.

University District Arts & Heritage Committee, Museum without Walls, Oral History Interviews, Matthew Fox, Lynn Huff, Leslie Grace, Megan Cornish and Henry Nobel Stephen Herold, Margaret Hoban Moore, HistoryLink.org Essays 9349, 9345, 9346, 9353, 9335, and 9343, ca. 2009-2010.

University District Herald, “New Smart Apartments Near Completion” (1304 NE 42nd Street), July 24, 1924.

University of Washington Libraries, Special Collections, Digital Photo Collections.
<http://content.lib.washington.edu/all-collections.html> (accessed April 1, 2019).

Washington State Department of Archaeology and Historic Preservation
“Italian Renaissance Revival: 1910 - 1930,” and “Mission Revival: 1890-1930”
Artifacts Consulting, Inc., Historic Property Inventory Forms, Field Site #1142001835, July 1, 2011.

6. ILLUSTRATIONS

<u>Index</u>	<u>Page</u>
Location and Site Plan	
Figures 1 A & 1B. Current Aerial View	22
Figure 2 A & 2B. Current Survey & 1979 Plot Plan	23
Historic Maps, Photos and Assessor's Records	
Figure 3. 1912 Baist Map	24
Figure 4. 1936 Aerial Photo	25
Figure 5. 1976 Nyberg-Steinbrueck Urban Inventory Map	25
Figures 6 & 7. Photos of the Brooklyn area, 1905 and 1907.	26
Figures 8 & 9. University Way in 1912, 1936 and 1963	27
Figures 10 - 13. Aerial neighborhood views, 1933, 1953 and 1984	28-29
Figures 14 - 17. Early 20 th century U District apartment buildings	30
Figures 18A. Early Construction, 1924 <i>Seattle Times</i> article	31
Figure 18B. Original owners, William and Margaret Coles	31
Figure 19. Apartment unit advertisement, 1926	31
Figure 20. Apartment sale, 1931 <i>Seattle Times</i> article	32
Figures 21 & 22. The ca. 1937 and 1972 Assessor's property record cards	33-34
Current Photos – the Neighborhood Context	
Figures 23 - 27. Nearby buildings	35-37
Figure 28. Current aerial view	37
Figures 29 & 30. Neighboring buildings on 12 th Avenue NE	38
Current Photos – the Site and Building	
Figures 31A & 31B. Primary north and west facades, 2019 and ca. 1985	39
Figure 32 A & 32B. Primary north facade, 2019 and ca. 1937	40
Figure 33. East facade and parking lot	41
Figure 34 - 36. East facade, south setback, and south facade in 1984	42
Figure 37. Original entry porch, north facade	43
Figures 38A & 38B. Landscape in north setback	44
Figures 39A & 39B. North entry, west porch	44
Figure 40. Main entry lobby, north facade	45
Figure 41. East facade porch and entry	45
Figure 42. Southwest corner and basement entry	45
Figure 43. Detail view, south facade	45
Figure 44. South facade, original and newer basement windows	46
Figure 45. South facade, windows and infill	46
Figure 46. Wood-frame casement window, west basement level	46
Figures 47A-47D. Apartment unit #4, interior views	47
Figures 48A-48D. Apartment unit #1, interior views	48
Plan Sketches	
Figure 49. Reference Floor Plan from 1977 permit set	49
Figure 50. 1979 project plans, elevation & section	50
Figure 51. Current floor plans	51
Comparable Buildings	
Figures 52 – 57. Other Eclectic Style Apartment Buildings	52
Other Projects by Architect Earl A. Roberts	
Figures 58 – 61	53-55

Location and Siting

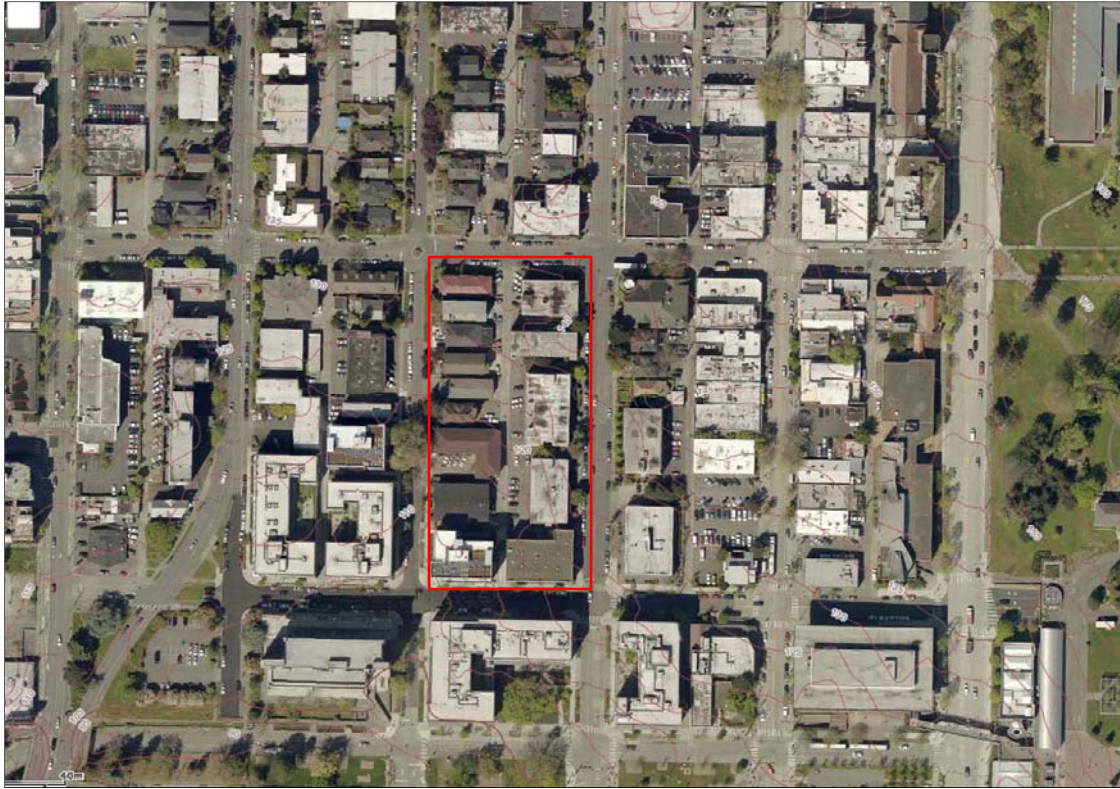


Figure 1A. Above, 2015 Aerial view of the surrounding University District neighborhood. The block on which the property is located, bordered by Brooklyn and 12th Avenue NE and NE 41st and 42nd Street, is outlined. **Figure 1B.** Below, a closer view of the building, identifiable by its hipped roof and reddish colored roofing. North is oriented up (King County i-Map).

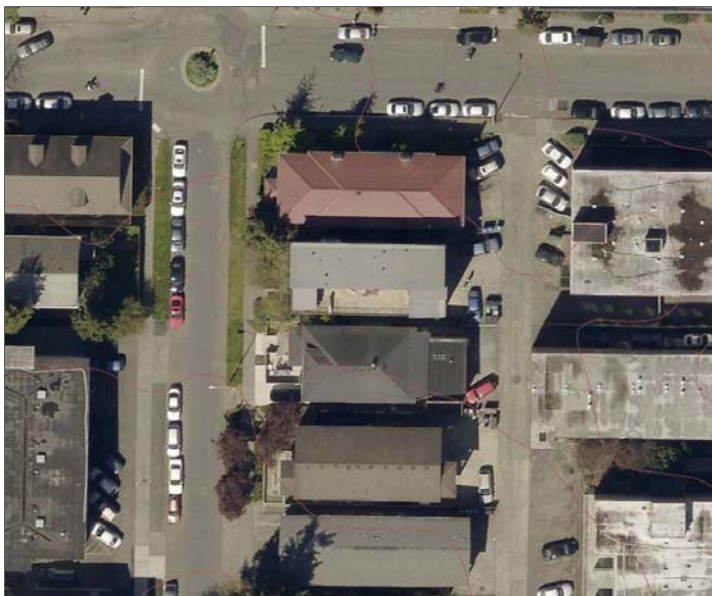
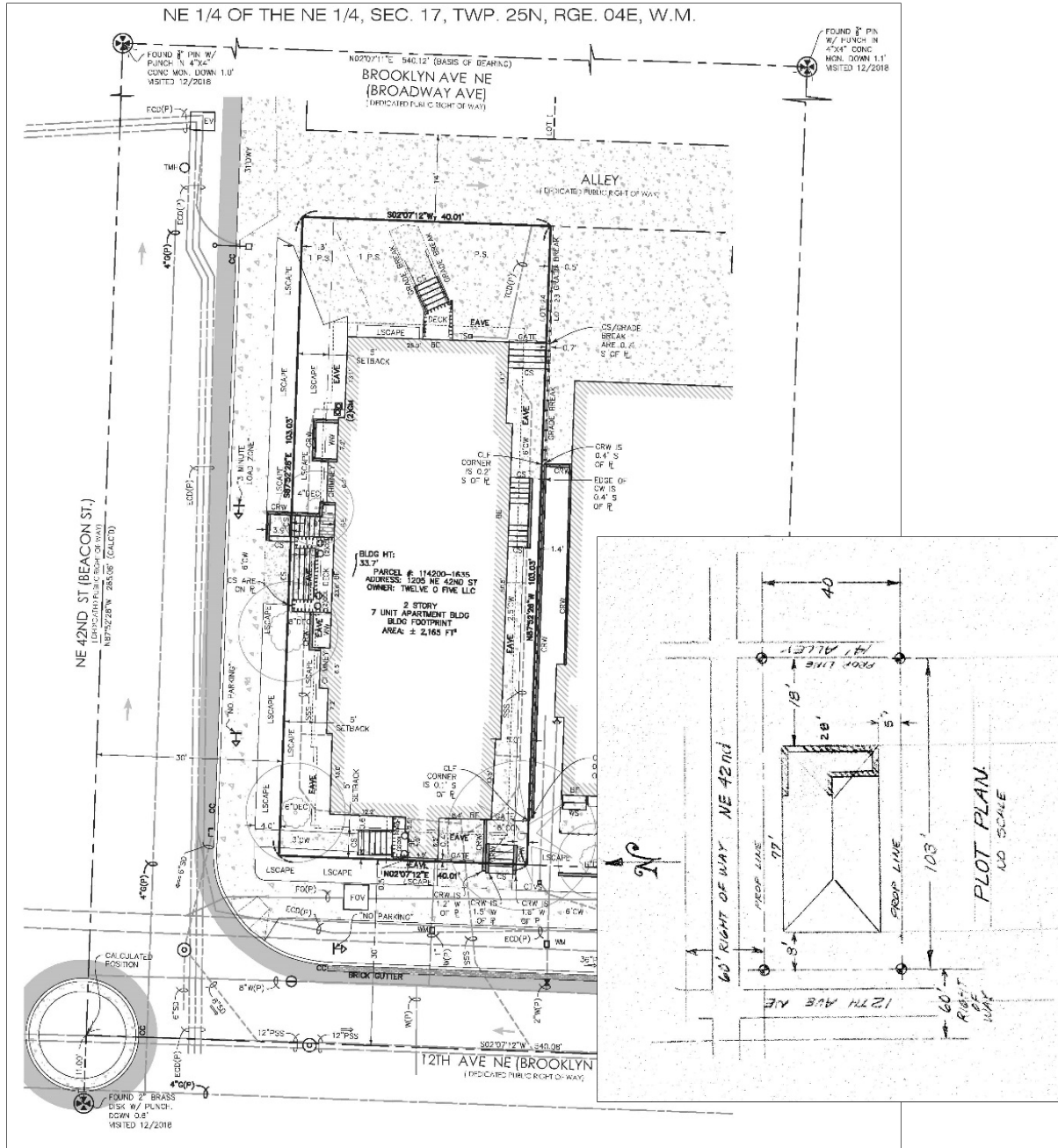


Figure 2 A and 2B. Below a current Preliminary Topographic Survey (Bush Roed & Hitching, Inc., 5.24.2018). North is oriented to the left. Insert, a plat plan from a 1979 project permit. (Drawing courtesy of Greystar GP II LLC).



Historic Maps, Photos & Assessor's Records

Figures 3. Below, excerpt from Plate 16 of the 1912 Baist Map showing the surrounding neighborhood and early 20th century development in the University District (Dorpat, 2010). North is oriented up. The property, which is outlined in red, was vacant. By this date, Block 15 contained 24 lots and 15 houses. The subject site was one of six vacant parcels on the block.

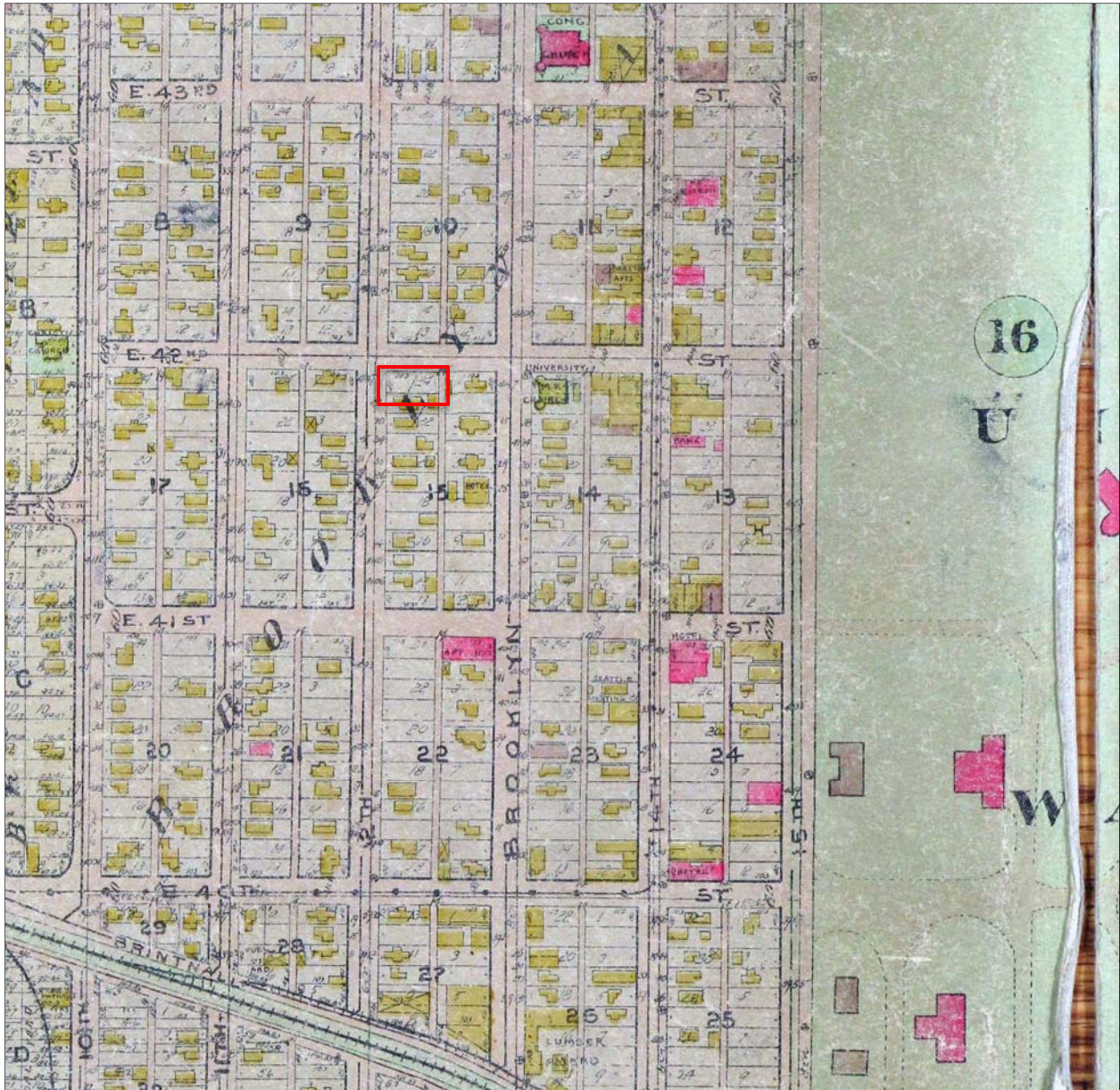


Figure 4. Below, an aerial view of the University District in 1936 (King County i-Map). North is oriented up. The subject property is circled.



Figure 5. Below, an excerpt from the 1976 Nyberg Steinbrueck Urban Inventory survey map of the blocks between N. 40th Street and NE 43rd Street, east of Roosevelt Avenue NE. Villa Camini is one of the properties outlined in orange to indicate it was categorized as “significant to the community.” Those in solid red were categorized as likely landmarks.

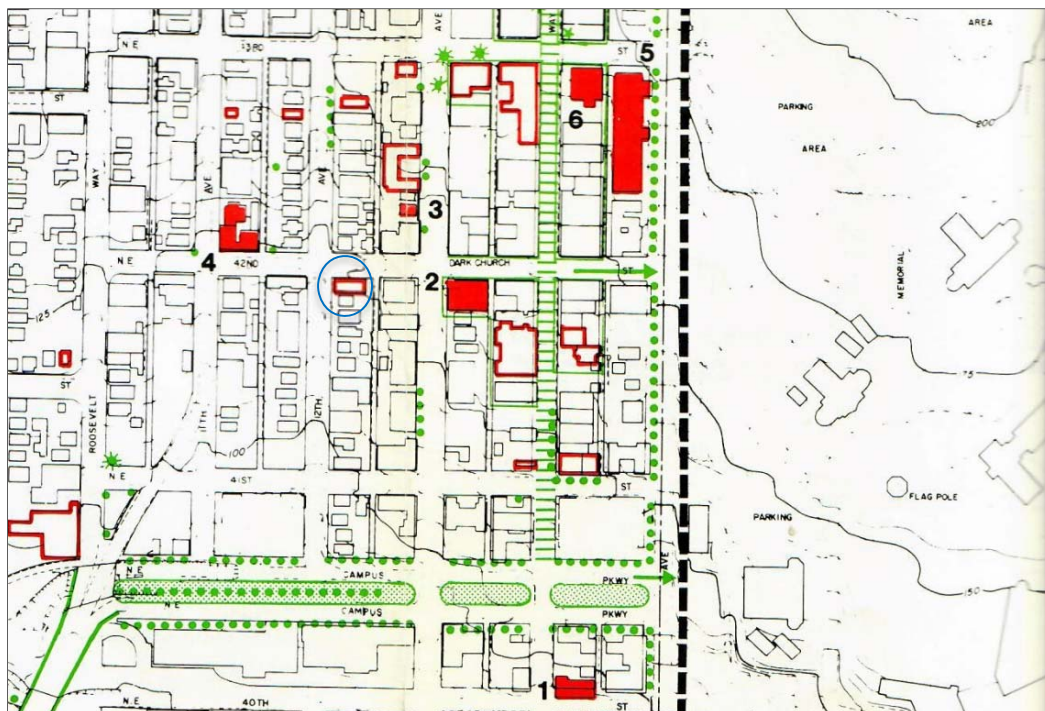




Figure 6. Above, a view looking southwest in the Brooklyn community in a 1905 postcard [Seattle Public Library (SPL) spl_pc_18001]. Mill stacks at the lake were near Brooklyn Avenue.

Figure 7. Below, looking across Lake Union northeast at Brooklyn in 1907. [University of Washington Libraries Special Collection (UWLSC), CUR236]

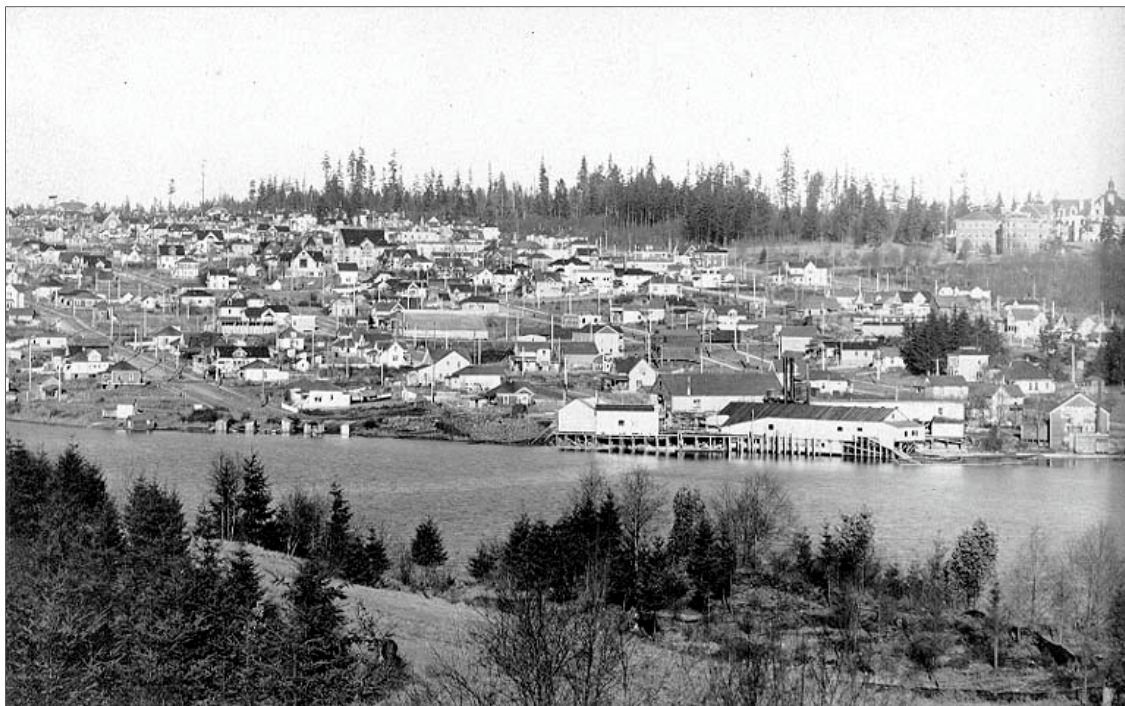




Figure 8. Above, looking north on University Way NE in ca. 1925 (MOHAI, 3409).

Figure 9. Below, looking south, from near NE 42nd Street in 1963 (UWLSC, SEA0182).





Figure 10. Above, an aerial view looking northeast at the University District in 1933 [Seattle Municipal Archives (SMA)], 7989. By this date the blocks north of N. 40th Street were largely developed.

Figure 11. Below left, aerial view looking eastward in 1953 after construction of Campus Parkway NE, two blocks south of NE 42nd Street, showing expansion of University facilities (SPU_shp_20785).

Figure 12. Below right, aerial view looking south in 1984 (SPL, spl_shp_40337). (A portion of the Villa Camini apartment building is visible in the lower center and identified by an arrow.)





Figure 13. Aerial view of the U District looking southward in ca 1955 from a branch of the Pacific National Bank advertisement showing the urban fabric of low-scale multi-family buildings and single family houses to the west of Brooklyn Avenue NE, along with dense development along University Way NE (Photo courtesy of former owner Warren Bakken).

Typical early 20th century apartment buildings in the University District are wood frame unreinforced masonry and brick veneer buildings, ranging from three to five stories, with varied stylistic features.



Figure 14. & 15. Upper left, the Adelaide at 1315 NE 47th Street in ca. 1910 (UWLSC). Upper right, a 1927 sketch of the Levere Apartments at NE 41st and Brooklyn Avenue NE by architects Stuart & Wheatley (UWLSC SEA2568).

Figures 16 & 17. Below left, the La Paz Apartment building (ca. 1916) at NE 42nd and University Way in ca. 1912 (UWLSC, SEA3534). Below right, the same building in 1956 (UWLSC, SEA3554).



The building's construction and its early history are documented in newspaper articles and advertisements.

Figure 18A. Left, an article in the *Seattle Times*, November 2, 1924 identifies the building as a “new, \$30,000 apartment house, 1205 E. 42nd St., built for William Coles and to be managed by John Davis & Co. The photo of the building is copied below. (Note: a building permit notice on July 15, 1924 cited a construction cost of \$18,000.)



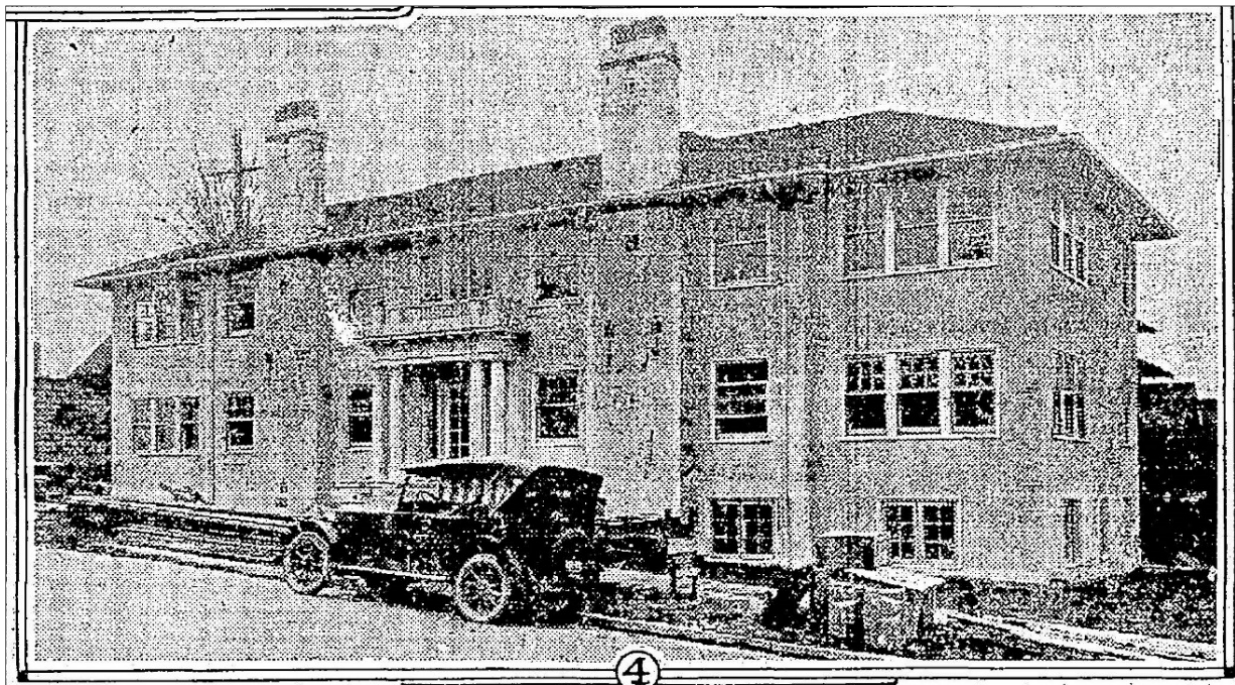
Figure 18B. Left, a photo of Mr. and Mrs. W. S. Coles in the *Seattle Times*, April 16, 1933.

Figure 19. Below, an advertisement for one of the apartments, *Seattle Times*, February 28, 1926.

**NICKELS,
1205 East 43rd St.**

A very desirable four-room apartment in this building; hardwood floors, electrical laundry and kitchen and fireplace are some of the more attractive features.

**HENRY BRODERICK, INC.,
301 Hoge Bldg. Main 4350.**



RESIDENCES AND APARTMENTS LEAD



S. F. WOODIE'S DEATH SHOCKS FRIENDS HERE

Realtor Trustees Will Get Resolution of Condolence at Wednesday Assemblage

Resolutions of condolence on the death recently in San Diego of Sidney F. Woodie, former Seattle realtor and former mayor of Bothell, will be submitted at Wednesday's meeting of trustees of the Seattle Real Estate Board by R. C. Erskine, president. Mr. Woodie was president of the Seattle board in 1922 and also served as vice president of the National Association of Real Es-

Apartment and residence properties, of which four are shown, lead in current realty activity. Upper, The Maxine, 105 Mercer St., sold to Alfred Goddard for C. L. Harris through C. F. Willeford. Left center, glimpse through the trees of residence at 1205 22nd Ave. N., sold to George Gunn, Jr., through the offices of N. B. Bender and John L. Scott. Right center, apartment at East 42nd Street and 12th Avenue Northeast, sold for I. W. Seaman, represented by Hawkins-Baker-Hardwick, to A. L. Sadler, represented by Leonard Downie. Lower, former Daniel Keliher residence, Spring Street and Minor Avenue, sold to a group of physicians for a clinic through Henry Broderick, Inc.

Figure 20. Above, the Depression-era sale of the apartment house to I. W. Seaman was cited in The September 13, 1931 *Seattle Times*.

King County Assessor's Tax Records

Figure 21. Below, the ca 1937 property record card (Puget Sound Regional Archives).

1. DISTRICT 7 2. ADDITION BROOKLYN SECTION TWP. N. RANGE EWM: BLOCK 15 TRACT OR LOT No. 24 DESCRIPTION		NAME CONT. PURCHASER FEE OWNER <i>R.H. Emerson</i> ARCHITECT CONTRACTOR	
3. ADDRESS—PROPERTY 1205 E 42nd St. 4. FEE OWNER 5. ARCHITECT		EXTRA FEATURES 4 Mail Boxes CONSTRUCTION Dbl-good REFRIGERATION Central Frigidaire Unit, 5 Rfrs. 7. CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good 8. MAIN SUPPORT COLUMN 6 x 8 FOOTING 14 SPAN FT. 9. FIRST FLOOR JOIST 2 x 10 16 INCH CENTERS BRIDGED Yes 10. BUILDING Fin. 11. GROSS INCOME \$ EXPENSE \$ NET INCOME \$ 12. DEPRECIATION: COND. 35 % OBSLSE. % ECON. SUIT. % TOTAL % YEAR BUILT 1925 REMODELED No EFFECTIVE AGE 15 YEARS FUTURE LIFE 45 YEARS DIMENSIONS 28 x 77 x SQUARE FT. AREA CUBIC FT. 2156	
ORIG. COST BUILDING Apartment 2 Stories 19 Rms. 5 Apts-Office 1-3 Rm. Apts. 4-4 Rm. Apts. 1-3 Rm. in Bsmt. INTERIOR F&B 19 Plaster FLOORS 5 Fir, 14-Oak FIRE PLACE 5 Brick, Tile-face PLUMBING 27-Fxts; 5 Tubs-Pem. 5 Shwrs in Tubs, 5 Toi., 5 Bns, 5 Snks, 2 Ldy Trys. TILE WORK 5 Fl. Bath, 5 Kitch. Dr. Bd. WIRING HEATING H.W., Petro-Oil Brnr. ELEVATORS None LOBBY None CEILING—HEIGHT Bsmt. 8'6", 1st. Fl. 8' 2nd. Fl. 8'		BASEMENT Full 8'6" Conc. Flr. Conc. Plastered FOUNDATION Conc. EXTERIOR Frame 2 x 6 Stucco STORE FRONTS None ROOF Tar & Gravel IMPROVEMENT VALUE MAIN BUILDING \$ OTHER BUILDINGS \$ CALCULATED VALUE \$7200 ASSESSED VALUE \$5900 DATE 5/25/36 LAND INFORMATION 750 1. SIZE 40 x 103 2. STREET—ROAD Level - On Grade 11600 3. SIDEWALK Graded-Pvd. Alley - Paved 4. LANDSCAPING Lwn-Shbs, good 5. TREND Stati VALUE \$ 6. USE Res.-Apt. 7. DISTRICT Med-New, Apt-Res. ZONE R-2ND RES.	
PHOTO: BROOKLYN 3-15-1-24. 1205 E. 42 ST.		5c 30'-1" FLOOR PLAN new sheet made 12-15-70 77 VOID	
O C OWNER OR CONTRACT PURCHASER DATE FILE NO. PRICE MTGE. STAMP REMARKS			

Figure 22. The King County Assessor's 1972 property record card (Puget Sound Regional Archives).

A1-B^{2nd} 100% APT 1635 P

FOR REFERENCE ONLY

FOLIO 1378A ADDITION BROOKLYN Section 17 Twp 25 Range 4 EWM. Block 15 Lot or 24

PERMIT NO. _____ DATE 6-22-70 Address 1205 E. 42 ST. UNIFORM-1-VAC
LDL HEATS REAT \$120

Fee Owner R.H. EMERSON Architect [Signature] Contractor _____

Zoning _____ Condition of Exterior F Interior F Foundation F Floor Plan: Good Accept. _____ Poor _____

USE	ROOF CONSTRUCTION	FLOOR FINISHES	PLUMBING
2 No. Stories No. Stores (864) No. Rooms (864) Basement _____ No. Offices _____ No. Apartments: 58 1 rm. <input type="checkbox"/> 2 rm. <input type="checkbox"/> 3 rm. <input type="checkbox"/> 4 rm. <input type="checkbox"/> 5 rm. <input type="checkbox"/> 6 rm. <input type="checkbox"/>	<input checked="" type="checkbox"/> Frame-Joist <input type="checkbox"/> Mill-Deck <input type="checkbox"/> Rein. Conc. GLB <input type="checkbox"/> Steel Fr. Metal Deck <input type="checkbox"/> Trusses Span <input type="checkbox"/> Wood Steel	<input checked="" type="checkbox"/> Fir 90% <input type="checkbox"/> Oak <input type="checkbox"/> Lino <input type="checkbox"/> Cement <input checked="" type="checkbox"/> Terrazzo 20% <input type="checkbox"/> Asphalt Tile <input type="checkbox"/> Maple <input type="checkbox"/> 2x6 TG <input type="checkbox"/> 3x6 TG <input type="checkbox"/> Lgtwt. Conc. <input type="checkbox"/> Vinyl Tile	<input type="checkbox"/> Tile <input type="checkbox"/> Lino <input type="checkbox"/> Form. Bath Floor _____ Bath Walls _____ Tub Recess _____ Drain Bds. _____ Vanities _____ No. Fixtures _____ Toilets _____ Urinals _____ Tubs Leg. or Pem. _____ Basins _____ Dr. Fins. _____ Sinks _____ Washers _____ Dryers _____ Showers (tub) (stall) _____ H.W. Tanks _____ Ldy. Trays _____ D-Washers _____ Disposals _____
TYPE OF CONSTRUCTION <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Metal-Prefab <input checked="" type="checkbox"/> Ordinary Masonry <input type="checkbox"/> Mill Construction <input type="checkbox"/> Class A Rein. Conc. <input type="checkbox"/> Stru. Steel and Conc. <input type="checkbox"/> Struct. Steel, Frame or _____ QUALITY-TYPE Good _____ Med. _____ Cheap _____ FOUNDATION <input checked="" type="checkbox"/> Mud Sill <input type="checkbox"/> Post Pier <input type="checkbox"/> Conc. <input type="checkbox"/> Brick <input type="checkbox"/> Load Hgt. <input type="checkbox"/> Piling	Date Built 1925 Date Add. Built _____ Effective Age 30 Years Future Life _____ Years Dep. for Cond. _____ Dep. for Ob. _____ Dep. for Es. _____ Total _____	<input type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Remodeled Sprinkler Sys. _____	HEATING <input type="checkbox"/> Elec. _____ Oil _____ Gas _____ <input checked="" type="checkbox"/> H.W. St. _____ H.A. _____ <input type="checkbox"/> B.Bd. _____ Suspended _____ <input type="checkbox"/> FHA _____ Pipeless _____ <input type="checkbox"/> A. Cond. _____ Wall Unit _____ <input type="checkbox"/> Comb. Unit _____ Custom _____ <input type="checkbox"/> Refrig. _____ Convactor _____ <input checked="" type="checkbox"/> Heat Pump _____ Fireplace _____ A-2-2
BASEMENT <input type="checkbox"/> Full <input checked="" type="checkbox"/> % Part. <input type="checkbox"/> Sub-Basement Size 1611 sq ft Garage _____ No. Cars _____ Plastered _____ Pl. Bd. _____ No. Apartments 62 2 Service Rooms REM CEILED	MISC. TANKS, Etc. HOISTS: Elec. Hydr. _____ Pass. _____ Frght _____ Auto. _____ Elec. _____ Man. _____ Hydr. _____ Doors-Auto _____ Man. _____ Escalators _____ Stops _____ Speed _____ Cap'y. _____ Deck _____	ELEVATORS Pass. _____ Frght _____ Auto. _____ Elec. _____ Man. _____ Hydr. _____ Doors-Auto _____ Man. _____ Escalators _____ Stops _____ Speed _____ Cap'y. _____ Deck _____	DOCKS AND PIER Hvy. _____ Med. _____ Lgt. _____ Untrd. Pile Tmbr. _____ Conc. Piles & Bms _____ Trtd. Pile Tmbr. _____ Paved _____ Dolphins _____ Outlets _____
EXTERIOR WALL CONST. <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double Stud Walls 2x6 <input type="checkbox"/> Brick <input type="checkbox"/> Pil. _____ <input type="checkbox"/> Conc. _____ Pil. _____ <input type="checkbox"/> Rein. Conc. Skeleton <input type="checkbox"/> Str. Stl.-Frame <input type="checkbox"/> Pre-Fab Metal <input type="checkbox"/> Tilt-Up Filler Wall _____ Curtain Wall _____	INTERIOR WALLS & CEILING Stud Wood Metal _____ <input checked="" type="checkbox"/> Plaster _____ DryWall _____ Acc. Tile _____ Celotex _____ Ceiled Plywood _____ Solid Block _____ Sound Proofed Lamin. _____ Finished Unfinished _____ <input checked="" type="checkbox"/> Painted _____ Varnished _____	INSULATION Exter. _____ Partitions _____ Roof _____ Floor _____	GROUND FLOOR AREA SB _____ B _____ 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____ 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____ 13 _____ 14 _____ 15 _____ 16 _____ 17 _____ 18 _____ 19 _____ 20 _____ 21 _____ 22 _____ 23 _____ 24 _____ 25 _____ 26 _____
EXTERIOR FACING <input checked="" type="checkbox"/> Siding _____ <input checked="" type="checkbox"/> Stucco _____ Shakes _____ <input type="checkbox"/> Marblecrete _____ <input type="checkbox"/> Brick <input type="checkbox"/> Veneer _____ <input type="checkbox"/> Conc. <input type="checkbox"/> Conc. Blk. _____	FLOOR CONSTRUCTION Joist _____ x _____ x _____ O.C. _____ <input type="checkbox"/> Mill _____ Car Deck _____ <input type="checkbox"/> R-Conc. _____ Elev. _____ <input type="checkbox"/> Steel _____ GLB. _____ or _____ ROOF COVERING <input checked="" type="checkbox"/> Bit.-Up _____ Tar.&Gr. _____ <input type="checkbox"/> Comp. _____ Metal _____ or _____	INTERIOR TRIM Fir _____ Birch _____ Mah. _____ Oak _____ Metal _____ Wood Metal Doors _____ Wood Metal Sash _____ Stained _____ Varnish _____ Painted _____ Unfin. _____	YEAR ASSESSED VALUE 72 16,100 June 70

1205 E. 42 ST.

SEE OVER

apt. D.

FRONT

STAIRS

28

77

1143 12th E

Current Photos – Neighborhood Context

Unless otherwise indicated, all current photo of the neighborhood and the building are by BOLA and date from May and June 2019.



Figure 23. Above, two apartment buildings at Brooklyn Avenue NE and NE 42nd Street: the Brooklyn at 4141 Brooklyn NE 42nd (1960), located directly east of the alley behind the Villa Camini, and the Wellesley Apartment at 4293 Brooklyn Avenue (1925).

Figure 24. Below, other nearby apartment buildings: the Stanford at 1304 NE 42nd Street (1924) and, to the north of it, the Campus Apartment at 4210 Brooklyn Avenue NE (1923).



Nearby multi-family residences from the 1920s include two larger courtyard/garden court apartment buildings designed in full revival historicist styles.



Figure 25A & 25B. Above left, the 1930 El Monterey, a Spanish Colonial Revival building designed by architect Everett J. Beardsley, located at 4202 11th Avenue NE (2007 photo, Joe Mabel, photographer, WikiCommons). Above right, a 2015 aerial view (King County i-map).

Figure 26A & 26B. Below left, a current photo of the Canterbury Court, a 1929 Anhalt garden apartment building built in 1929, 4225 Brooklyn Avenue NE (Zillow website). Below right, a 2015 aerial view (King County i-map)





Figure 27. Above, looking southeast on Brooklyn Avenue NE from 42nd Street at the landmark University Methodist Episcopal Church (1906-07).

Figure 28. Below, a current aerial view of the surroundings, looking north from NE 42nd Street, shows recent construction of large, six and seven story apartment buildings, and two University buildings – Condon Hall (1972) and the Elm Hall dormitory (2016) (Google Earth, 2018).

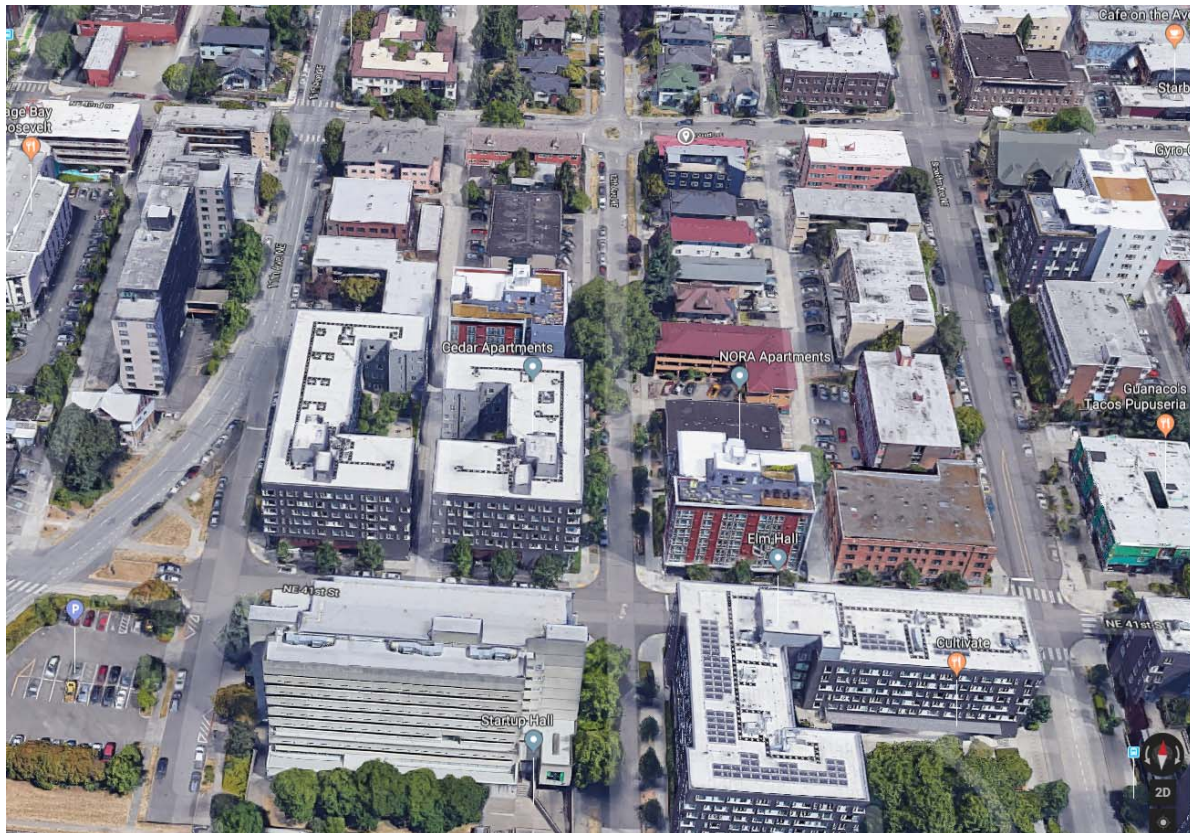




Figure 29. Above, two neighboring buildings south of the subject property include a four-story congregate apartment building at 4142 12th Avenue NE (1985) and a Four Square style, single-family residence from 1901 at 4142, which has been converted into a four-plex. Other surrounding buildings include a single family house (1922) converted to a triplex at 1200 NE 42nd Street; a single family house (1918) at 4201 12th Avenue NE; and a two-story apartment building (1957) at 1113 NE 42nd Street.

Figure 30. Below, looking generally north along the alley between 12th and Brooklyn Avenues NE. A portion of the Villa Camini is visible at the end, on the west (left) side of the alley.



Current Photos – the Site and Building

Note: All current photos are by BOLA and date from May and early June 2019 unless noted otherwise.



Figure 31A & 31B. Above, looking southeast at the primary north and west facades. (Below, a similar view in a 1974 snapshot, taken by the owner.





Figure 32A. Above, the primary north facade, February 2019. **32B.** Below, the tax record photograph of ca 1937. (Gable projections above the roof on the historic photo are on the building to the south.)





Figure 33. Above, the east facade and adjacent parking lot off the alley. NE 42nd Street is to the north (right).



Figure 34. Above left, looking northwest at the east and partial south facades.

Figure 35. Above right, looking east at the gate and steps from the parking lot to the south setback.

Figure 36. Below, the south facade in November 1984 prior to construction of the neighboring building at 4142 12th Avenue NE in 1985. (Photo courtesy Warren Bakken)





Figure 37. Above, detail view of the original main entry porch, north facade.



Figures 38A and 38B. Above, looking southwest at north setback landscape in February and June 2019.

Figures 39A and 39B. Below, looking south at the west porch addition and entry to Apartment 5.





Figure 40. Above left, the north lobby. **Figure 41.** Above right, the east porch entry to Apartment 4.

Figures 42 & 43. Below, southwest corner grade entry to the basement unit, Apartment 1, and a snapshot looking northeast and showing the west facade and this same entry, ca. 1985. (Photo courtesy of the owner.)

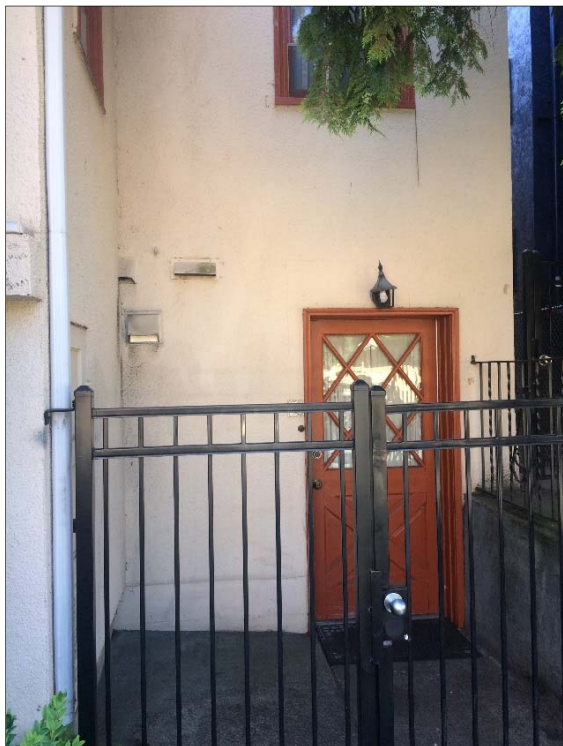


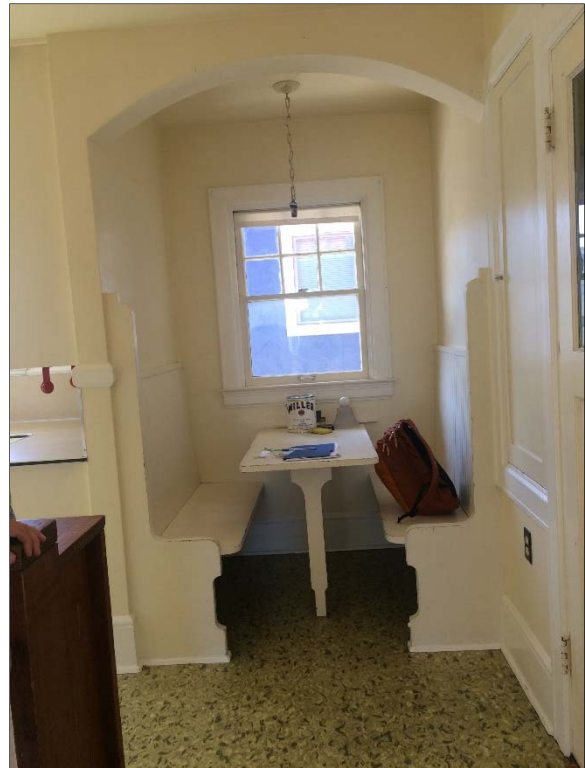


Figure 44. Above left, views of the south facade, original and a new windows at the basement level.

Figure 45. Above right, looking up at the south façade: original divided-lit double-hung windows, stucco clad soffit and partial infill where there was an original, larger window opening into an internal stairwell.

Figure 46. Left, detail view of paired divided-lite wood casement window, west basement level.

Figures 47A – 47D. Interior views of Apartment 4, located on the upper floor, east end. Above left and right, the kitchen and breakfast nook. Below, the living/dining rooms and fireplace.



Figures 48A – 48C. Interior views of apartment unit #1, which is located in the west end of the basement. Below and lower left, the kitchen/dining room. Below right, the corner bedroom. (Photos courtesy of the owner, ca. 2018.)



Plan Sketches

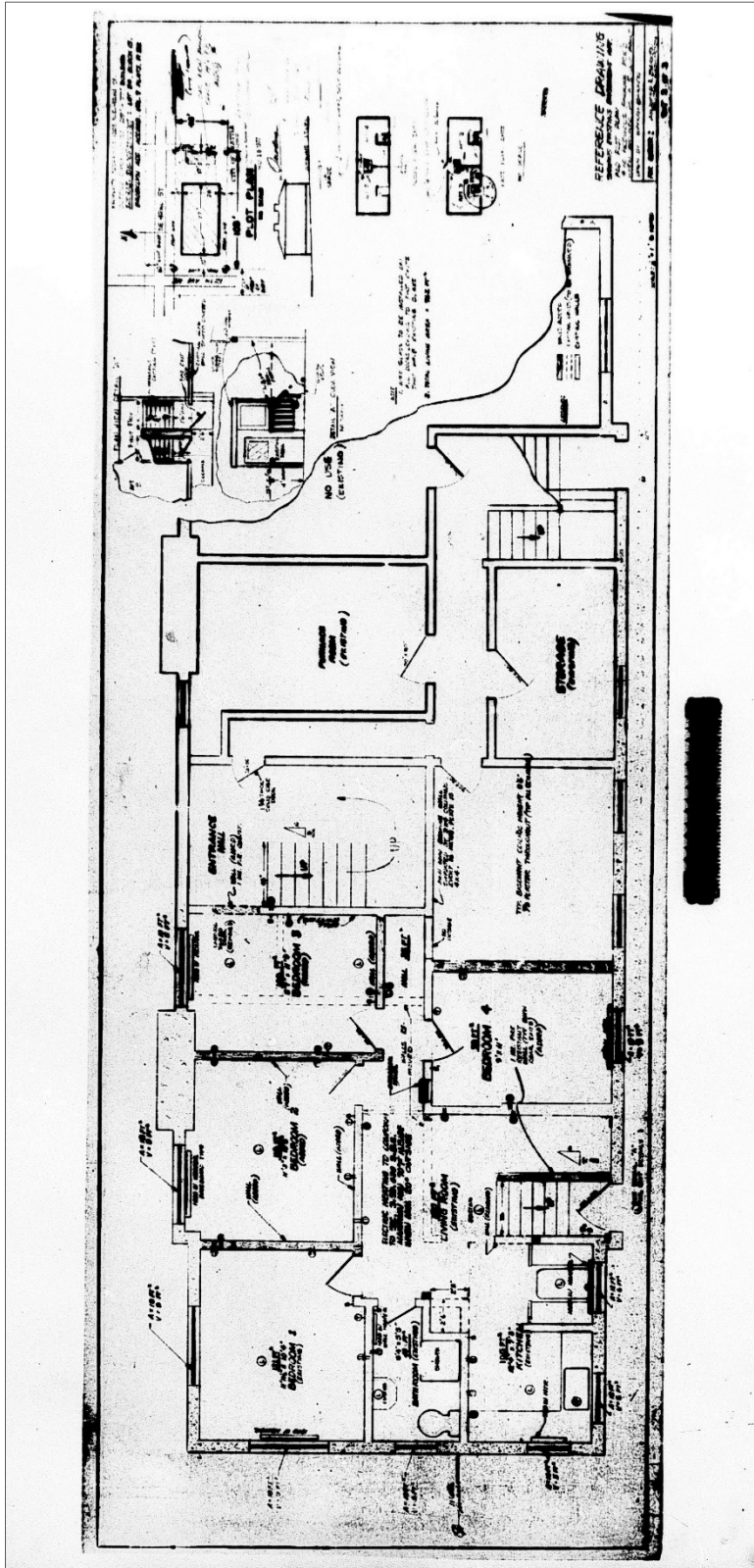
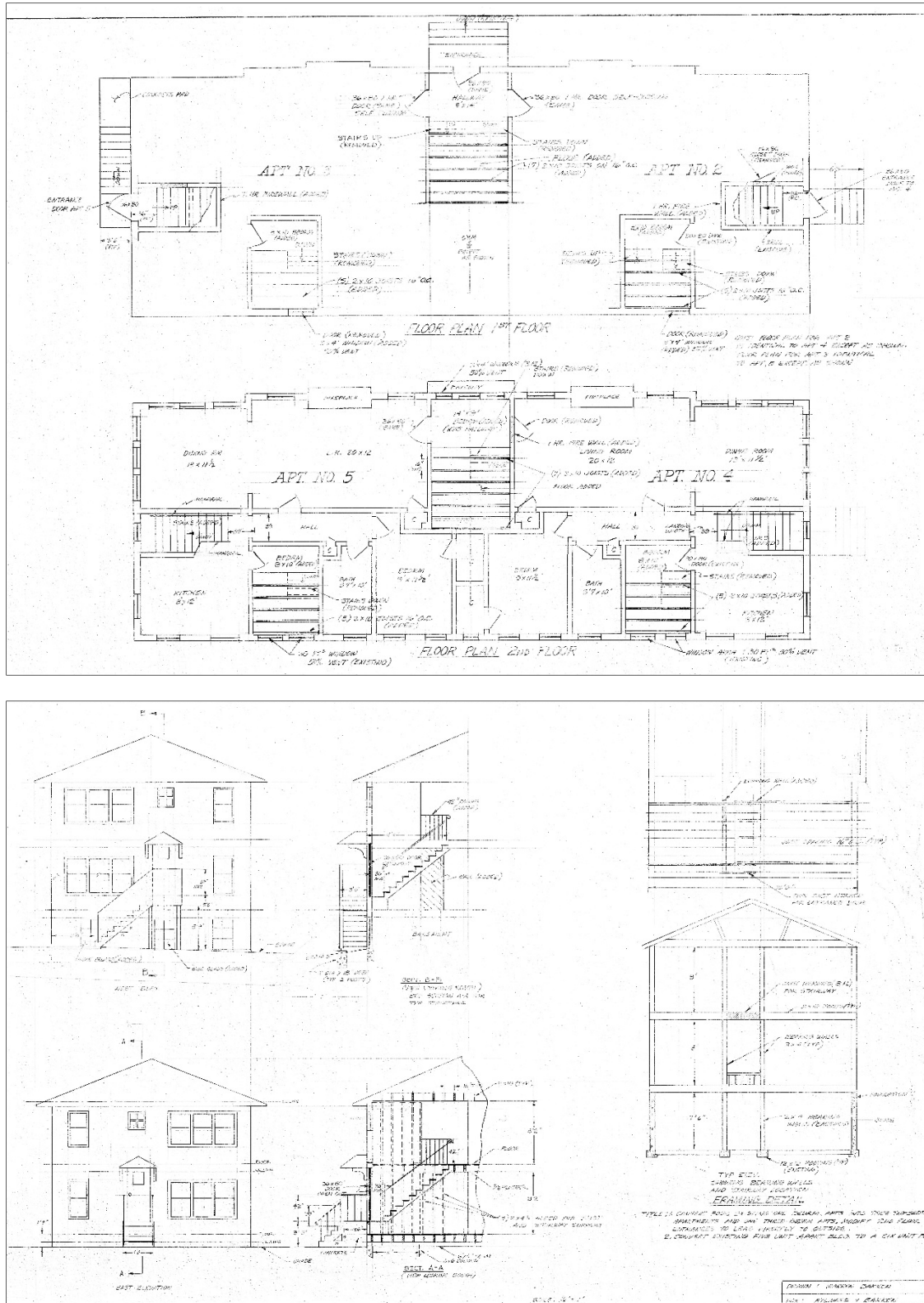
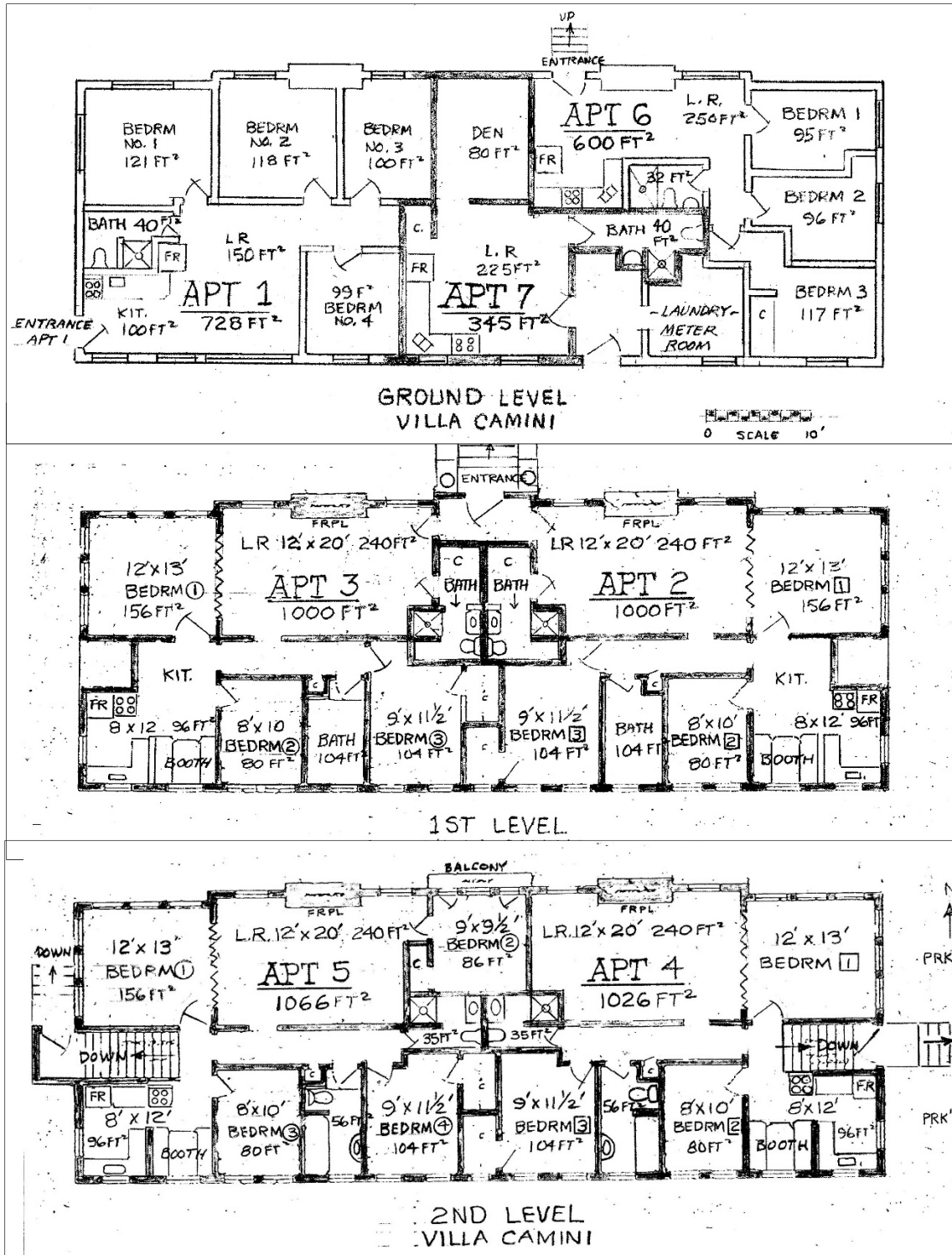


Figure 49. Left, a ca. 1976 “Reference Plan” (part of SDCI 1977 permit set) shows the subdivision of the original living rooms in the western unit (with fireplace) into two bedrooms. In both flats, the arrangement was later revised to recapture the original living room space, and two south stairs removed and converted into bedrooms. (North is oriented to the left.)

Figure 50. Below, 1979 permit drawings show floor plans and modifications of the original three sets of internal stairs, which were removed, and the addition of east and west entries egress stairs. (North is up.)



Figures 51. Below, un-dated sketched floor plans showing the current layout (SDCI). North is oriented up.



Comparable Eclectic Style Apartment Buildings



Other eclectic style Mediterranean Revival buildings in Seattle include apartments, mixed-use structures and single family residences, typically dating from the mid-1920s, as shown in these examples. **Figure 52.** Above left the Leonard Apartments, 715 1st Avenue W (1930) (DON photo, February 26, 2018). **Figure 53.** Above right, historic photo of the landmark Lorraine/William Tell Hotel, 2327 2nd Avenue (1929) (MOHAI, PI23672). **Figure 54.** Below left, the Catalina Apartments, 506 Bellevue Avenue (DON photo, March 30, 2006). **Figure 55.** Below right, the four-unit Morris Apartments, 2107 5th Avenue N (1926) (King County Assessor photo, n.d.). **Figures 56 & 57.** Older mixed-use Wallingford buildings: Lower left, 405 NE 45th Street (DON); lower right, the Valencia, 1710 NE 45th Street (1909) (Google Earth, September 2018).



Other Work by Architect Early A. Roberts



Figure 58. Above, the 1916-1918 Mercer Island Lake View School in 1930. (Mercer Island Historical Society)



Figure 59. Left, the 1921 Fifth Church of Christ Scientist, 3515 Alaska Way S in the Columbia City Historic District. (WikiCommons).

Figure 60. Below, the 1924 garage for George Siebert at 9th and Lenora (later with additions, the Lenora Building/Cornish College of Art. (King County Assessor record photo, 1936, Puget Sound Regional Archives).





Figure 60. Above, the nearby Smart/Sanford Apartments, 1305 NE 43rd (King County Assessor). This is one of a half-dozen apartment buildings in the University District designed by Roberts in the 1920s.

Figures 61 - 62. Below, the Commodore-Duchess Apartment Buildings of 1925-1926 and 1928 (King County Assessor photo, 1937, current view, BOLA Architecture + Planning, 2005).





Figures 63 - 64. Left and below, the 1928 Malloy Apartment Building, 4337 15th Avenue NE King County Assessor, i-Map Property Detail photos, 2006).

