



The City of Seattle

Landmarks Preservation Board

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

REPORT ON DESIGNATION

LPB 340/10

Name and Address of Property: **Admiral's House**
2001 W. Garfield Street

Legal Description:

SHOWN ON THE RECORD OF SURVEY RECORDED UNDER KING COUNTY AUDITOR'S FILE NO. 20040220900002, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 9, MINOR'S ADDITION TO THE CITY OF SEATTLE, ALSO KNOWN AS THE TRUE POINT OF BEGINNING OF QUIT CLAIM DEED RECORDED UNDER KING COUNTY AUDITOR'S FILE NO. 7606300880, SAID POINT BEING A 1" BRASS DISK IN CONCRETE;
THENCE SOUTH 89°08'13" WEST ALONG THE NORTH MARGIN OF OAKES STREET AS PLATTED IN SAID MINOR'S ADDITION A DISTANCE OF 88.36 FEET TO A 1" BRASS DISK IN CONCRETE;
THENCE NORTH 37°01'35" WEST A DISTANCE OF 27.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "G" AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE LEAVING SAID WESTERLY LINE NORTH 48°33'00" EAST A DISTANCE OF 37.50 FEET;
THENCE SOUTH 41°27'00" EAST A DISTANCE OF 1.00 FEET;
THENCE NORTH 51°49'00" EAST A DISTANCE OF 22.00 FEET;
THENCE NORTH 38°11'00" WEST A DISTANCE OF 12.00 FEET;
THENCE NORTH 49°47'00" EAST A DISTANCE OF 41.00 FEET;
THENCE NORTH 41°45'00" EAST A DISTANCE OF 31.00 FEET;
THENCE NORTH 10°35'00" EAST A DISTANCE OF 27.00 FEET;
THENCE NORTH 39°52'00" WEST A DISTANCE OF 20.00 FEET;
THENCE NORTH 68°45'00" WEST A DISTANCE OF 31.50 FEET;
THENCE NORTH 01°33'00" EAST A DISTANCE OF 34.50 FEET;
THENCE NORTH 20°31'00" EAST A DISTANCE OF 32.00 FEET;
THENCE NORTH 42°00'00" EAST A DISTANCE OF 30.20 FEET;
THENCE NORTH 17°21'00" EAST A DISTANCE OF 22.50 FEET;
THENCE NORTH 17°06'00" WEST A DISTANCE OF 6.00 FEET;

THENCE SOUTH 87°27'00" WEST A DISTANCE OF 14.50 FEET;
THENCE NORTH 02°33'00" WEST A DISTANCE OF 24.00 FEET;
THENCE NORTH 87°27'00" EAST A DISTANCE OF 15.50 FEET;
THENCE SOUTH 30°10'00" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 15°46'00" EAST A DISTANCE OF 14.30 FEET;
THENCE SOUTH 18°33'00" EAST A DISTANCE OF 14.10 FEET;
THENCE SOUTH 22°14'00" EAST A DISTANCE OF 18.50 FEET;
THENCE SOUTH 26°40'00" EAST A DISTANCE OF 14.40 FEET;
THENCE NORTH 60°46'00" EAST A DISTANCE OF 26.20 FEET;
THENCE SOUTH 35°30'00" EAST A DISTANCE OF 41.60 FEET;
THENCE SOUTH 39°00'00" EAST A DISTANCE OF 24.50 FEET;
THENCE SOUTH 63°14'00" EAST A DISTANCE OF 9.50 FEET;
THENCE SOUTH 35°37'00" EAST A DISTANCE OF 25.20 FEET;
THENCE SOUTH 42°21'00" EAST A DISTANCE OF 17.20 FEET;
THENCE SOUTH 02°53'00" WEST A DISTANCE OF 17.30 FEET;
THENCE SOUTH 14°00'00" EAST A DISTANCE OF 25.00 FEET;
THENCE SOUTH 11°39'00" EAST A DISTANCE OF 23.50 FEET;
THENCE SOUTH 46°55'00" EAST A DISTANCE OF 50.30 FEET;
THENCE NORTH 73°31'00" EAST A DISTANCE OF 22.04 FEET TO A POINT ON THE
EASTERLY LINE OF SAID PARCEL "G", SAID POINT BEING A CONCRETE
MONUMENT WITH TACK & LEAD;
THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL "G"
SOUTH 88°18'21" EAST A DISTANCE OF 4.98 FEET TO A REBAR AND ALUMINUM
CAP;
THENCE SOUTH 00°51'42" WEST A DISTANCE OF 43.38 FEET TO A POINT OF
CURVATURE, SAID POINT BEING A CONCRETE MONUMENT WITH TACK & LEAD;
THENCE SOUTH AND WEST ALONG A CURVE TO THE RIGHT, THE RADIUS POINT
BEARING NORTH 89°08'18" WEST, WITH A RADIUS OF 80.00 FEET, A CENTRAL
ANGLE OF 72°42'19", AN ARC DISTANCE OF 101.52 FEET TO A CONCRETE
MONUMENT WITH TACK & LEAD;
THENCE SOUTH 73°34'01" WEST A DISTANCE OF 31.32 FEET TO A REBAR AND
ALUMINUM CAP;
THENCE SOUTH 15°10'12" EAST A DISTANCE OF 18.72 FEET TO THE NORTH
MARGIN OF MARINA PLACE AS SET FORTH IN AUDITOR'S FILE #116480, SAID
POINT BEING A CONCRETE MONUMENT WITH TACK & LEAD;
THENCE SOUTH 74°49'48" WEST A DISTANCE OF 98.84 FEET TO A REBAR AND
ALUMINUM CAP;
THENCE NORTH 00°51'47" WEST A DISTANCE OF 94.75 FEET TO THE TRUE POINT OF
BEGINNING.

SAID PARCEL CONTAINING 1.242 ACRES, MORE OR LESS.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

At the public meeting held on August 18, 2010, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Admiral's House at 2001 W. Garfield St. as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

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

DESCRIPTION

Present Physical Appearance and Characteristics and Alterations

Setting

The Admiral's House is strikingly located in one of the most prominent locations in Seattle. It faces southeast on a hillside terrace looking over Smith Cove, Piers 90-91 and Elliott Bay. Access is by a concrete driveway curving up from below the Magnolia Bridge and encircling the house. Other than a small garage, there are no other buildings on the hillside, allowing the house to stand out.

The site includes the flat section where the house sits as well as the surrounding landscaping, the garage and the driveway down to the garage. A wide lawn in front of the house slopes steeply down toward W. Marina Place; the bottom of the hill is secured by a retaining wall of railroad ties. To the west of the house a stone pathway leads to a small rose garden and patio. To the rear (north) of the house, a row of tall columnar trees (*Thuja occidentalis* "Pyramidalis") borders the rear drive. Beyond this tall hedge, not visible from the house, is a steeply sloping lawn informally planted with weeping willow and ornamental shrubs. Farther up the slope is an area of natural vegetation that is not landscaped.

Until recent years, additional Navy living quarters were located at the top of the hillside, off of W. Galer Street. There were also living quarters and other Navy facilities at the bottom of the hill. These properties have been acquired by the Seattle Department of Parks and Recreation. The upper portion is now Ursula Judkins Viewpoint (2.4 acres). At the bottom of the hillside is Smith Cove Park (7.3 acres), with recreational fields.

Exterior Description

The building is of wood-frame construction with 2x6 stud walls, clad with white stucco. It has two-and-a-half stories for a total of 7,316 gross square feet. The first floor, which has two single-story wings, is the largest, with 3,000 square feet. The second floor has 2,127 square feet, and the third-floor dormer (on the north façade) has 1,274 square feet. There is also a partial basement under the center portion of the house.

The house is generally rectangular in plan. The main façade, facing southeast, is symmetrical in composition, with a center entry flanked by two large eight-over-eight windows on each floor. Above the entry is a three-part window with a three-over-three window flanked by narrow two-

over two windows. All the windows are double-hung with wood sash and true divided lights. Those on the south, west and east facades have narrow black louvered shutters.

The main entry is approached by a concrete stoop with three steps on each side and a black metal balustrade. The entry vestibule projects approximately six feet. Each side has an oval window with an etched star. The six-panel wood door is flanked by a pair of fluted pilasters and a pair of plain pilasters at the corners, all with simple plinths and capitols. The door has three-light sidelights and a three-light transom. On the exterior is a decorative wood screen door. The flat roof of the vestibule has a black metal balustrade with a simple circular motif in the center. From this hangs a decorative globe light fixture of black metal.

At the west end, a single-story flat-roofed sunroom extends almost the entire depth of the building (25 feet). Blue canvas awnings, installed below the first-story cornices on the south and west sides, shelter the windows from the sun. On the south (front), the sunroom has three 18-light wood windows, extending almost down to the foundation. On the wider west end, each of the three 18-light windows is flanked by narrower 12-light windows. Between the three window bays are pilasters with simple plinths and capitols. The sunroom roof is a porch with a black metal balustrade. In the center of the west elevation, an exterior brick chimney rises through the sunroom roof to the top of the roof gable. To the north of the chimney is a door with a glazed upper panel, providing access from a bedroom to the porch. South of the chimney is an 8-over-8 window. On the third story two quarter-round windows with tracery flank the chimney.

The rear (north) façade, facing the hillside, has three stories; a shed roof dormer approximately half the length of the building extends across the center section. This elevation has a formal entry bay opposite the main front entry. This entry has a nine-light door with four-light sidelights, a screen door and no transom. There is a three step concrete stoop with no railing, sheltered by a flat roof canopy. Above the entry is a tall window on the main staircase, with a large six-over-six window with a transom and sidelights. A simple service entry is to the east of the main entry, with a glazed paneled door and a screen door with a 9-light window above. To the west of the center entry are two eight-over-eight windows on each floor. The eastern part of this elevation is less symmetrical, with two six-light casement windows in the pantries and an 8-over-8 windows and a four-light casement window on the second story.

At the west end of the rear façade is the entry to the large sunroom, with a 15-light door (with a screen door) flanked by two 18-light windows with a transom above. Two pilasters mark the northwest corner. At the east end is the small sunroom with six 8-light windows, three facing north and three facing west. The third-floor dormer has a center group of three windows, a nine-light casement flanked by narrow three-light windows. At each end is a pair of nine-light casement windows.

At the east end of the building is a single-story flat-roofed wing containing the kitchen, flanked on the north and south by small sunrooms. The breakfast room at the southeast corner has, on the front (south), a 24-light window flanked by two 18-light windows; a pair of pilasters marks the southeast corner. Facing east is a 15-light door with an exterior storm door. It is flanked by narrow 12-light sidelights with a three-light transom. The small sunroom at the northeast corner extends approximately eight feet north of the rear façade. It is very similar to the other sunroom, with a glazed door with a storm door; there is a three light transom but the eight-light sidelights extend only half way down the door. The kitchen, in the center, has a single aluminum window with a fixed center light flanked by sliding windows; this window is not original but was installed before 1964. As on the west façade, the flat roof serves as a porch, with a black metal balustrade. The exterior

brick chimney has a door to the north with a glazed upper panel and, on the south, an 8-over-8 window. On the third story two quarter-round windows with tracery flank the chimney. Two louvered vents are in the gable ends.

Garage

The single-car flat-roofed garage is located part-way down the curved driveway, nestled against the hillside. On the east wall are two six-light wood windows with wood surrounds. The single door appears to be a recent replacement.

Exterior Alterations

The house is highly intact, with few alterations. Because the house is federally-owned the city has no permit records. Based on observation and photographic evidence, there have been several minor alterations. Photographs from 1964 (Attachments B) indicate that the northwest section of the house was damaged in a landslide. The damage appears to have been repaired in kind.

- The kitchen window on the east end has been enlarged, with newer aluminum sash installed.
- The wood balustrades on the east and west second-story porches have been replaced with metal balustrades.
- The original wood shutters were replaced with narrower vinyl shutters sometime after 1964.
- Canvas awnings were added on the west and northeast sunroom windows prior to 1964; the existing awnings date from 1992-93.
- The original asbestos roof shingles have been replaced with asphalt shingles; the existing roof was installed in 1994.
- The original wood gutters have been replaced with standard aluminum gutters.

Interior Description

The house is designed as both a family home and as a place for large-scale formal entertaining with public rooms large enough for receptions, concerts and formal dinners. It has a typical center hall plan, with the large foyer/stair hall flanked by the primary public rooms. The formal plan separates the public, private and service areas. Bedrooms and bathrooms are on the second floor. The rooms on the third floor were probably originally used for servants and storage. The half-basement contains the boiler room, storage and workshop areas and the original laundry room. The house was refurbished in 1996-97 by interior designer William Stickland. The room arrangements remained the same but the wall coverings and some flooring and lighting fixtures were updated.

First Floor

The stair hall extends the entire depth of the house (29 feet), with a secondary entry at the rear, opposite the primary south entry. The main feature of the foyer is the graceful open staircase, ahead and to the left as one enters the main door. It has a stained wood handrail, plain square balusters, and a curved newel post. The staircase has beige carpeting. Flooring in the hall, library and dining room is clear fir.

Just west of the stairs is the library (11'3"x15'7"). Its main features, on the east wall, are two built-in bookcases with round-arched tops. The room has cove molding and a chair rail, an eight-over-eight window on the north wall and a connecting door on the west into the living room.

Farther toward the west is the large living room (16'7"x29'). Like the library, this room has cove molding and a chair rail and eight-over-eight windows on the north and south walls. On the west wall is the fireplace with a black marble surround and a classical wood mantle. Flanking the fireplace are two doors to the sunroom. The sunroom (11'8"x25') extends along the entire west end of the house. It is entirely glazed with 12- and 18-light windows. A door on the north opens to the garden. The library and sun room have beige wall-to-wall carpeting.

To the right as one enters through the front door is the expansive dining room (29'3"x18'2"), designed to seat 18 guests for formal dinners. It has cove molding and a chair rail and two eight-over-eight windows on the south wall, overlooking Elliott Bay. Opposite is a swinging door to the pantry. Adjoining the dining room to the east is a small sunroom (11'5"x8'6") used as a breakfast room. It has a door leading to the east patio and, on the north wall, a small pass-through window to the kitchen.

The primary service areas are in the northeast section of the house, which can be completely closed off from the public rooms. The service hall leads from the northeast corner of the foyer, east of the north entry, to the kitchen at the east end. At the west end of the hallway is the service staircase, steeper and plainer than the main staircase; this stair goes from the basement to the third story. Adjacent to the stair is the service entry and the door to the basement. Down the hall to the east are a small powder room and a laundry room. This laundry room was probably originally a food pantry, as the original laundry was in the basement. East of this pantry is the butler's pantry, with a sink, painted wood base cabinets and glazed upper cabinets. The cabinets appear to be original, with newer hardware and laminate countertops. At the end of the hallway, at the northeast corner of the house, is the kitchen (12'x18'2"), which appears to have been remodeled in the 1970s. The south wall has a six-burner Wolf range (c. 1997), but the other fixtures are more residential in character. They include oak cabinets (in a country style), vinyl flooring and a granite-look laminate countertop. North of the kitchen is another small sunroom, probably originally used as a servants' dining room. It has a door opening to the driveway.

Second Floor

The second floor has four bedrooms, four bathrooms and a sitting room that could also be bedroom. In the center is a large open hallway, accessed by the main staircase. At the southwest corner is the master suite, with a bedroom (18'x14'5") and a sitting room (12'9"x14'3") with bookshelves, located above the main entry. These two rooms are connected by a large bathroom with a built-on vanity, shelving and drawers. The northwest bedroom (17'5" x 14' 3") connects to the master bedroom and has a door opening onto the deck above the large sunroom. A bathroom is located just east of this, but with no connecting door. The east end of the floor has two more bedrooms, one with a small private bath (shower only) and the other with a bath that is also accessed from the hallway. Doors close off both ends from the center hallway/open staircase. Flooring is clear fir, with tile in the bathrooms.

Third Floor

The third floor is accessed only by the service stairs and was probably used originally for servants' living quarters and storage. There are large bedrooms at the southwest and northeast corners and a small bedroom on the north side, with two half-baths. Along the center of the south side is a large

storage room with no windows. Flooring is clear fir.

Basement

The only excavated section of the basement is approximately 840 square feet, beneath the dining room and service hall. It contains the former laundry room, the boiler room (with a newer gas boiler), a workshop with a locked storage area and a half-bathroom. It is accessed by the service stairs.

Interior Alterations

- Most interior light fixtures have been replaced with modern fixtures.
- The kitchen has been remodeled (c. 1970s).
- The laundry has been moved from the basement to the former pantry near the kitchen.

Landscape Description

The landscaping near the house consists primarily of lawn and a variety of evergreen foundation shrubs and small trees. The lawn in front of the house is flat for approximately twenty feet before dropping steeply down the slope. In front of the house is a free-standing flagpole; the date of its installation is not known, as the 1964 photos show a flag mounted above the front door.

Northeast of the house, the driveway winds up from a chain-link gate beneath the Magnolia Bridge; the drive is lined with large trees and shrubs. The garage, located about halfway up the driveway, is almost hidden behind shrubs.

The house has no rear yard, as the driveway behind it is bordered by a tall evergreen hedge. Photographs indicate that this hedge was probably planted in 1964, following a landslide. To the west of the house are a rose garden and patio and a remnant fish pond. Early photos indicate that there has always been some type of garden here, but its original design is not clear. It was probably severely damaged in at least one landslide and has been replaced and redesigned. A small brick patio and raised bed were installed at the east end of the house in the 1990s.

STATEMENT OF SIGNIFICANCE

The Admiral's House (Quarters A) is a primary symbol of the important role that the U.S. Navy played in Seattle from World War II until the 1990s. It was not only the home of the admiral and his family, but was a center for official government entertaining. Nearly 1,000 visitors a year were entertained until its closure in 2006, including royalty, foreign dignitaries and military and government leaders.

The house is also one of the few remaining physical reminders of the importance of Seattle to the war effort and of the vital role that the war and the military played in the city's growth and development. The house has a very high level of integrity and is prominently sited above the harbor. It is easily visible from downtown, Queen Anne and Elliott Bay.

The Admiral's House has been determined to be eligible for listing in the National Register of Historic Places under Criterion A for its association with the history of the Navy presence in Seattle and under Criterion C for its embodiment of the Colonial Revival style.

Context: The U. S. Navy in Seattle

The U. S. Navy has played an important role in Seattle's history since the early days of Euro-American settlement. The first formal American entry into local waters was in 1841, when two vessels under the command of Lieutenant Charles Wilkes charted Puget Sound. In 1856 the *U.S.S. Decatur* protected settlers from attack during the "Battle of Seattle." However, it was not until 1891 that the Navy's first permanent base in the region was established, the Puget Sound Naval Shipyard (originally called the Puget Sound Naval Station) in Bremerton. This yard still operates as a ship repair facility and is listed in the National Register of Historic Places.

The Navy's first major base in Seattle was at Sand Point, on the shore of Lake Washington northeast of the University of Washington. During World War I, the Navy identified the flat, swampy point as a good location for an aircraft base and in 1925-26 a 413-acre naval air station with a Naval Air Reserve squadron was established. Initially, Naval Air Station (NAS) Sand Point was used primarily for training reservists but in 1939 the mission was expanded to include aircraft repair and support activities. The base was enlarged to 500 acres, with lakes and marshes filled in for runways and other facilities needed to serve as the main logistical support, supply and repair unit for naval air bases and vessels in Puget Sound, Alaska and the North Pacific. Activity declined following World War II but resumed again with hostilities in Korea. The aviation activities ended in 1970, when the base became Naval Station Seattle, hosting a wide variety of non-aviation naval support activities such as the post exchange and housing.

When NAS Sand Point began its wartime expansion in 1940, it established a supply base in Interbay on the east side of Pier 91 (then called Pier 41), which was owned by the Port of Seattle. In March 1941, with the threat of war in the Pacific looming, the Navy realized the importance of a base on Puget Sound and began its acquisition of all of Smith Cove. The Navy initially proposed paying the port for the piers, but then started condemnation proceedings to obtain them without cost. After strenuous objections to this tactic, the Navy agreed to pay the port approximately \$3,000,000 for Piers 90 and 91 and the adjacent uplands and warehouses. The military immediately began clearing the land, demolishing houses, squatters' shacks, industrial sites and other unneeded buildings to construct large warehouses and other facilities.

The Navy purchased more land north of the port property and developed all of Interbay (except for the area devoted to rail facilities) south of Dravus Street into a major recruiting station and supply depot. In addition to warehouses and oil processing facilities, construction included twenty enlisted men's barracks, two WAVES barracks, mess halls, recreation fields, a gymnasium, a hospital, a swimming pool, offices and a brig.

It was toward the end of the war, in 1944, that the Admiral's House was built at the southwest corner of the property, overlooking Piers 90-91. Housing for enlisted men was built at the top of the bluff above it. Below, on the flat lands west of the piers, were the commissioned officers' mess hall, a dispensary, an officer's club and recreation fields and tennis courts. Pier 91 also served as administrative headquarters of the 13th Naval District from 1946 until 1951 when it was moved to Sand Point. The supply depot continued to operate through the Korean War and into the Viet Nam War. In 1971, upon completion of a new Naval Supply Center in Bremerton, the Navy declared most of the Pier 90-91 facilities as surplus.

At that time, the Navy retained three parcels of land at the southwest edge of Interbay. These parcels included:

- Site B1, 2.4 acres on W. Galer/W. Garfield streets at the top of the Magnolia Bridge; this contained Quarters G, a multifamily building for enlisted personnel, which was demolished c. 2001.
- Site B2, 3.89 acres on the hillside, contained Quarters A (the Admiral's House).
- Parcel B3, 4.9 acres at the foot of the slope south of the bridge below Quarters A; this contained Quarters B, which was demolished in 1997 after suffering severe damage in a landslide.

In 2003, the Seattle Department of Parks and Recreation purchased Sites B1 and B3. Site B1 became the Ursula Judkins Viewpoint Park. Parcel B3 became part of Smith Cove Park. The Navy retained Parcel B2.

Neighborhood Context: History of Interbay and Smith Cove

The Admiral's House sits at the south end of Interbay, a narrow valley between the steep hills of Queen Anne on the east and Magnolia to the west. Interbay is bordered on the north by Salmon Bay and Fishermen's Terminal and by Elliott Bay on the south. Although the house is sited at the edge of Magnolia, there is no direct access from Magnolia; access is only through Interbay.

At the time of Euro-American settlement, the valley was largely tide flats and wetlands, with the water extending as far as Halliday Street. Most of the southern portion of the valley was claimed in 1852 by Dr. Henry A. Smith and Erasmus M. Smithers under the Donation Land Claim Act of 1852. Smith, a physician, became one of the best-known pioneers of the area, giving his name to the cove. Smith and his family eventually owned 9,600 acres and established a settlement called Boulevard near the present Dravus Street (then called Grand Boulevard); the community was re-named Interbay in 1894.

In 1884, Seattle's first railroad, the Seattle, Lakeshore and Eastern, was built, running on a trestle from downtown to Interbay, continuing along the north side of Lake Union to the north end of Lake Washington and to the coal fields of Issaquah and Newcastle. Although the route stopped at Boulevard, it built no facilities there. That did not occur until the 1890s, when the Great Northern Railway finally arrived in Seattle. Its track came from the north, along the shoreline from Everett through Ballard and Interbay. Great Northern owner James J. Hill appreciated the importance of Interbay's flat land and water access, and purchased 600 acres. The railroad constructed a major rail yard and a roundhouse toward the north end of Interbay, facilities that remain in operation today. By 1899, the company had built two long piers (Piers 38 and 39), served by rail lines, warehouses and grain elevators to complete the company's transportation connection with Asia. The Great Northern's own ships and the Japanese shipping line Nippon Yusen Kaisha used these piers for their regular steamship service, making Interbay a key point connecting Asia to the East Coast.

In 1913, the Port of Seattle completed construction of Pier 40, just west of the Great Northern's Piers 38 and 39. The port, which had been formed by popular vote in 1911, focused its development at the north and south ends of the waterfront because the central waterfront was already fully developed with privately-owned wharves. One of its first projects was the purchase of twenty acres in Interbay from the Great Northern Railway, at a cost of \$150,000. Pier 40 (now Pier 90) was completed in time for the port to take advantage of the dramatic increase in the Pacific trade during World War I. In 1918, voters approved a bond issue for the extension of the pier and construction of a second pier (Pier 41/91) at Smith Cove.

The opening of the Lake Washington Ship Canal and the Hiram Chittenden Locks north of Interbay brought additional development. Taking advantage of the direct access to Puget Sound, the port built Fishermen's Terminal at the north end of Interbay. The port also used dredge materials from the canal to fill in approximately 150 acres of the Smith Cove tideflats between 1915 and 1919. The flat land attracted numerous industries along with commercial and residential growth.

By the early 1920s, 15th Avenue West was one of Seattle's primary north-south routes, and commercial structures developed accordingly. A series of wood trestles spanned the rail yards and the tide flats to connect Magnolia with 15th Avenue West. In 1930 a high concrete bridge was completed, connecting at W. Garfield Street, directly north of the piers.

Interbay was a thriving residential community with a post office, schools and churches. There were a large number of immigrants, living close to the fishing fleet and factories of Interbay and Ballard. The 1920 Census notes Norwegians, Swedes, Finns, Germans, Austrians, Russians, Poles and Scots, all living close to the fishing vessels and factories of Interbay and Ballard. Many Finns lived in the western portion of Interbay, which was sometimes called "Little Finland."

During the Great Depression, Interbay took on a very different character. With its open land and proximity to the rail yards, a large "Hooverville" of squatters' shacks grew, adjacent to a city refuse dump. In 1934, the area achieved a measure of fame when a coast-wide maritime strike culminated in the Battle of Smith Cove. The police force, armed with baseball bats and tear gas, joined by employers' guards with shotguns, gathered in Smith Cove to open the docks, opposed by 2,000 workers blocking rail and truck traffic. Hundreds of strikers were injured and clouds of tear gas drove Queen Anne residents from their homes. Within a few days, both sides agreed to federal arbitration. The workers won their major demands, but the bitterness led to frequent labor actions in West Coast ports until World War II.

As noted above, when the Navy acquired the piers and uplands in 1940, they cleared the land of residences (including "Little Finland"), squatters' shacks and most commercial buildings, replacing them with an entirely new landscape of buildings. These buildings remained in military use until the 1970s. When the Navy closed its supply depot, it leased the facilities to the Port of Seattle. In 1974, the port purchased 198 acres, including the two piers it had originally constructed, for \$10,300,000. Since that time, Piers 90-91 and the adjacent uplands have seen a variety of uses. The Washington National Guard purchased a former barracks building, a mess hall and a laundry, which they still occupy. The Navy oil processing facilities were taken over by a private firm. In the 1970s, Smith Cove became an important shipping point for materials for the Alaskan oil pipeline. In the 1990s the large vacant areas were used to store automobiles imported from Japan and, later, as a maintenance and storage area for school buses. Several cold storage facilities for fish also occupy the site near the Magnolia Bridge. In 1991, the 900-slip Elliott Bay Marina opened to the west of Smith Cove, with several restaurants and retail businesses, marina and boats services and a large parking lot. This was the first use of the offshore area below Magnolia Bluff, and required a long period of permitting and planning. The marina is accessed by W. Marina Drive, which runs along the foot of the bluff beneath the Admiral's House.

Building History

The Admiral's House was built toward the end of World War II, in 1944, to serve as the home of the admiral overseeing the U. S. Navy's Seattle-area operations. Previously the 13th Naval District had been under the same command as the Puget Sound Navy Yard, and the commandant lived in Bremerton. The architect was Roger Gotteland, a local architect working for the Navy. It was constructed for \$12,500 by the Austin Company.

The year 1944 was a period of significant Navy expansion at the supply depot; three large warehouses and an addition to the paint storage building were constructed, as well as 33,000 square feet of office space. It is possible that the Austin Company, who were known for their construction of military and industrial facilities, designed and built some or all of these buildings and that may have been how Gotteland became involved.

Upon its completion, a newspaper account stated:

The commander's residence, while of pleasing appearance and architecture, is of the same construction as barracks of enlisted personnel at the naval station. Material shortages and priorities necessitated constructing it of scrap lumber, with stucco exterior, plasterboard interior walls and fir floors.

The house served as the commanding officer's residence from its completion in 1944 until 2006. The first resident, Rear Admiral S. A. Tavvinder, moved in during October 1944. He and his family had been living in the H. C. Henry House in The Highlands while awaiting completion of the official residence. More than thirty families have lived in the house, as each commandant serves for approximately two years. The house was also the headquarters for entertainment by both the Navy and other governmental officials, with numerous formal dinners and receptions in the expansive public rooms and military band concerts on the south lawn overlooking Elliott Bay.

The house appears to have been little changed during this period. However, the hillside it sits on has experienced at least ten landslides since the house was constructed. A 1951 slide threw debris against the house. A 1964 slide damaged the northwest section, near the large sunroom. A 1974 slide affected the garden area southwest of the house. In 1996 a larger slide northeast of the house seriously damaged the Magnolia Bridge supports and Quarters B at the bottom of the hill. That building was demolished shortly afterwards.

The interior of the house was redecorated in 1996-97 by Seattle interior designer Bill Stickland. The work focused on updating the plumbing and electrical systems and refurbishing the public rooms, including interior painting, new drapes and carpets and refinishing floors.

The Architect: Roger J. Gotteland

The Admiral's House is an atypical traditional work done during wartime by an architect who later became moderately well known for his Modernist residences and churches. Roger J. Gotteland (1914-1999) was born in Paris and received a diploma from the National Society of French Architects following study at L'Ecole des Beaux Arts. He came to the United States in the 1930s and undertook further architectural studies at the University of Washington, graduating in 1936. Gotteland initially worked with the noted firm of Thiry and Shea from 1935 to 1939. Once the war began he worked for contractors providing architectural work for the U.S. Navy. It was under this arrangement that he designed the Admiral's House. He may have been under contract to the Austin Company, the experienced construction firm that built the house.

After the war Gotteland maintained his own office from 1945-1958. His best known work is the Dr. J. H. Lehmann house (1951), which won an AIA honor award in 1952 and was featured in the 1953 book *Practical Houses for Contemporary Living* (F. W. Dodge Corporation). The Harvard Avenue Apartments (1958) was featured in *Architectural Record*. Many of his designs were for Roman Catholic churches and organizations, including the Palisades Retreat Center in Federal Way (1956), Visitation Retreat House (1957) and St. Philomena Church in Des Moines (1955). In 1958 he entered

into a partnership with Roy Koczarski and continued to design numerous churches, noted for their dramatic use of space and light. Examples of their work include Seattle's Our Lady of the Lake Church (1961), Sacred Heart Church in Morton (1962), St. Joseph Church in Lynden (1963), and Egan Hall at St. John Church (1963) in Seattle. Gotteland never lost his connection with his native country, and served as honorary French consul for more than forty years. He died in Seattle on May 27, 1999.

The Colonial Revival Style

Colonial Revival is the country's most enduring architectural style, having re-emerged repeatedly for more than 140 years. Although Spanish Colonial Revival and French Colonial Revival are found in some parts of the continent, the term most often refers to styles derived from the buildings found in the English colonies. Colonial Revival grew out of the Georgian and Federal (or Adam) styles common in 18th and 19th century America. Its influence remains apparent today in the form and detailing of many new buildings, particularly on the East Coast.

The last quarter of the 19th century saw a major resurgence of Colonial influence in both architecture and interior furnishings. The 1876 Centennial Exposition in Philadelphia and Chicago's Columbian Exposition of 1893 led Americans to look to their own past for building inspiration, rather than to Europe. A budding national pride combined with a tendency to look back nostalgically to a simpler past. Elements such as columns, Palladian windows and dentil moldings that had been used on the homes of early American heroes began to appear on Victorian building forms such as Queen Anne-style houses. Charles McKim of the prominent New York firm of McKim, Mead, White, began serious study of early period houses in the 1870s. Other architects soon followed and new homes for the wealthy reflected their interest.

Colonial Revival buildings of the 19th and 20th centuries are free interpretations of the original 18th century prototypes, combining elements in myriad ways and often exaggerating architectural details. By the early 20th century, the style had evolved into the "transitional" Colonial Revival, gradually separating from earlier styles. Houses featured simpler rectangular forms rather than the complex Queen Anne designs, gable or hipped rooflines rather than turrets, simple porticoes rather than curved verandas with gingerbread, and more straight-forward floor plans. Simple exterior surfaces (usually clapboard or brick) replaced elaborate shingled facades. These houses also incorporated the expected modern conveniences such as central heating, larger windows and modern kitchens.

Residences for the wealthy were larger with more elaborate details, while middle-class examples were smaller with simpler details. By 1910, even the most populist forms --American Foursquares, Workers' Foursquares and bungalows--often had Colonial Revival details such as columned porches.

The prosperity of the 1920s brought an unprecedented building boom, as large numbers of middle-class families could, for the first time, purchase a home. Restoration of the town of Williamsburg and the publication of the *White Pine* series of plans by the lumber industry helped popularize the style even further. Colonial Revival house plans, suitable for the small affordable lots found in most cities, were the most popular style in pattern books through the 1940s. Book and magazine editors promoted the style as having the sense of stability and elegance important to the new homeowner. There was no attempt to be historically accurate, but only to evoke associations with an idealized past and nostalgia for a simpler time.

There was considerable variation in the expression of the Colonial Revival style in architecture with modest Cape Cods, small bungalows with columned porticos, roomy Dutch Colonials and elegant

brick Georgian houses. Most popular was the two-story house with a side-gable roof and dormers. The other three common subtypes were

- Cape Cod (a simple one-story side-gable form)
- Dutch Colonial (a gambrel roof, usually with one or two large shed dormers)
- Garrison (the second floor projects over the first floor)

The Cape Cod, as the smallest and least costly of these, became the country's most popular style, essentially replacing the Craftsman bungalow of the pre-World War I-era. The other two subtypes were economical ways to add more space on the second floor.

The most common characteristics, typically seen in all the subtypes, are:

- a symmetrical façade
- a hipped or gabled roof, sometimes with gabled dormers (except the Dutch Colonial)
- divided-light double-hung windows (often 6/6, later 6/1)
- a prominent entry with columns and/or pilasters
- a portico and/or a pediment
- a cornice with classical details such as modillions and dentils.

These basic elements may be expressed in various ways. Larger examples often have two-story colossal columns across the entire facade, while modest examples have only fluted pilasters flanking the entry.

In the 1930s-40s Colonial Revival styles evolved further. The designs became cleaner, crisper and more streamlined, yet still clearly derived from the prototypes. They were more restrained with less exterior ornament, shallower eaves, less use of deep or dentilled cornices and, sometimes, new features such as steel window sash. These decorative elements remained popular up through World War II, with even some modest public housing projects featuring motifs such as pilasters. Today, the Colonial Revival survives (especially on the East Coast), with McMansions, tract houses and town houses often featuring columned entries, pilasters and divided light windows.

Interior room arrangements also evolved. The traditional Colonial Revival house typically had separate, relatively small rooms devoted to specific functions, such as living room, dining room and stair hall. In later examples the Colonial forms and details were combined with more open and flexible floor plans. Connections with the outdoors also became more direct, with adjoining porches or patios accessed through French doors.

The Admiral's House features numerous characteristics commonly found in the Colonial Revival style, including a symmetrical façade, a side gable roof, eight-over-eight double-hung windows with shutters, and a portico with pilasters. Although it was constructed during wartime, with relatively restrained exterior and interior detailing, its Colonial Revival character is fully developed.

Although the Admiral's House was built in the 1940s, it better reflects the earlier (1920s) period of Colonial Revival with its traditional ornamentation and floor plan. The use of the Colonial Revival style for military housing was a well established tradition. More elaborate expressions of the style from the turn of the century (1904) are found at Officers' Row in the Fort Lawton Historic District and in numerous other bases from that era around Puget Sound. Many of these buildings were based on the U.S. Army Quartermaster's standard plans, and examples are found throughout the country. However, the Admiral's House is a unique example, designed specifically for this site and purpose by a local architect.

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The features of the Landmark to be preserved, include: The exterior of the building, and the site, excluding the existing garage

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