



The City of Seattle

## Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-472/80

### REPORT ON DESIGNATION

Name of Property: The Black Property, 1319 - 12th Ave. So., Seattle.

Legal Description: Kidd's Add. Block 31 Lots 16-20 incl.  
Seattle Homestead by McAleer Block 31 Parcels B and C.

At their meeting held November 19, 1980 the City of Seattle's Landmarks Preservation Board voted to approve Landmark designation for the Black Property based upon satisfaction of the following Landmark criteria of City Ordinance 106348:

Section 3.01 (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

The cobblestone gate lodge and other ancillary features of the former Black estate are outstanding examples of cobble masonry construction unequalled in Seattle. In the United States, the practice of building with small round cobbles was mastered early in the 19th century along the southern shore of Lake Ontario where cobbles were found in abundance. The stones were graded by size and shape, and laid in regular, horizontal course to produce rich patterns and wall textures. Although the material was used in a decorative manner during the first two decades of the twentieth century in Seattle, in no other extant instances was it used as extensively, authentically, or as carefully graded as at the Black estate.

Although modest in size, the 1914 gate lodge exemplifies aspects of what is commonly referred to as the craftsman style, and bears a resemblance to some of Ellsworth Storey's residential designs. The building remains in a very well maintained and virtually unaltered condition.

Features or characteristics identified for preservation include:

the gate house, the "milk cooler," the sundial, the gate posts, and the hitching post, in their entirety.

Issued: December 02, 1980

Earl D. Layman, City Historic Preservation Officer

*Roberta Deering*  
by: Roberta Deering, Board Coordinator  
Administered by The Office of Urban Conservation/ The Seattle Department of Community Development

Officer, 400 Yesler Building, and deliver one copy to the  
Director of the Department of Construction and Land Use.

Section.....6. This ordinance shall take effect and be in force thirty days from and after its passage and  
approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the  
provisions of the city charter.

Passed by the City Council the.....28th.....day of.....December....., 1981,  
and signed by me in open session in authentication of its passage this.....28th.....day of  
.....December....., 1981.

President.....of the City Council.

Approved by me this.....4th.....day of.....January....., 1982.  
Charles Remy  
Mayor.

Filed by me this.....4th.....day of.....January....., 1982.  
Jim Hill

Attest:.....  
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....Theresa Danker.....  
Deputy Clerk.





## City of Seattle

Department of Community Development/Office of Urban Conservation

LPB-383/80

## Landmark Nomination Form

Name Frank D. Black residence and grounds Year Built c.1896; 1914.  
 (Common, present or historic)

Street and Number 1319 - 12th Avenue South

Assessor's File No. 385090-0335

Legal Description Plat Name Kidd's Add. Block 31 Lot<sup>s</sup> 16-20 incl.  
Seattle Homestead by McAleer-Block 31 Parcels B and C.

Present Owner Forbes Development Corp. Present Use apartment dwellings.

Address 10655 N. E. 4th, Suite 505, Bellevue, Washington 98004

Original Owner Frank D. Black Original Use residence

Architect unknown Builder unknown

**Description:** Present and original (if known) physical appearance and characteristics

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#### Historical Development of the Site:

The Black residence was built circa 1896 for Frank D. Black, a prominent businessman who served a two week term as Seattle's mayor early that same year. Prominently sited atop the western brink of Beacon Hill, the residence and its surrounding grounds originally occupied an entire three acre block framed by 12th Avenue South at the east side, Atlantic to the south and Judkins to the north. The site was further developed, possibly in 1914, as Black became increasingly affluent. These later improvements to the site included a general landscaping plan as well as the existing arrangement of driveways and walks, cobble retaining walls and stairs, a beehive-shaped cobble milk cooler, a cobble gate or tea house, cobble gateposts, and a Japanese garden with ponds and fountains. Originally the site also included a carriage house and stables. The estate appears to have remained in the family until the advent of the Great Depression. In 1944 after several changes in ownership, the house was divided into six apartments. With the exception of new exterior siding, no significant changes were made to the external integrity of the residence or the grounds at the time. The first violation of the site occurred in 1948 with the construction of a single story brick apartment building at the northeast corner of the grounds. The site was further compromised in 1969 by the introduction of a large condominium building on the southwest corner of the site, just west of the Japanese gardens. The stables and carriage house appear to have been lost during this latter period. The layout of drives on the property has also been modified to some extent. Presently, the residence and other extant elements of the site are particularly vulnerable to demolition and development due to the exceptional views characteristic of the site, and its accessibility to downtown.