



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 825-4501

LPB-107.1/77

REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The Cotterill House
2501 Westview Drive West
Seattle, Washington 98119

LEGAL DESCRIPTION: Block 6, Lot 1 - Sound View to Queen Anne.

OWNERS: Gerald & Carol Cohen
2501 Westview Drive West
Seattle, Washington 98119

RECOMMENDATION FOR DESIGNATION:

On April 20, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of The Cotterill House as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or

Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; or

Section 6(7) - contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

RECOMMENDATION FOR DESIGNATION:

Section 6(8) - by being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or

Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The Cotterill House -

- a. the exterior of the structure;
- b. the landscape design of the property surrounding the structure, including the Norwegian pine.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman
City Historic Preservation Officer

EDL:rdg

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) George F. Cotterill House
2. Street and Number 2501 Westview Dr. W Block 6 Lot 1 Year Built 1910
3. Present Owner Gerald & Carol Cohen Present Use Residence
4. Interim Owner(s) W.S. Brough Interim Use(s) Residence
5. Original Owner George F. Cotterill Original Use Residence
6. Architect Unknown Builder Unknown
7. Assessed Value: Building \$20,700 Land \$8,500 Assessors File No. 787150
8. Classification:

| | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Occupied | Open to Public: |
| <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied | <input type="checkbox"/> Yes |
| <input type="checkbox"/> Structure | <input type="checkbox"/> Both | <input type="checkbox"/> Preservation work | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Object | | in progress | Hours _____ |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Threatened by | |
| | | demolition | |
| | | <input type="checkbox"/> Unknown | |
9. Neighborhood Information:

| | |
|--|--|
| <p>A. Compatibility With Neighborhood</p> <p>Structure Yes <u>X</u> No _____</p> <p>Use Yes <u>X</u> No _____</p> <p>B. Importance to Neighborhood</p> <p>Great <u>XX</u></p> <p>Moderate _____</p> <p>Minor _____</p> | <p>C. Architecturally Strong Neighborhood</p> <p>Comments <u>Strong architectural</u> <u>unity in neighborhood, consisting</u> <u>of early 20th century residences</u> <u>of good quality and varying</u> <u>styles.</u></p> |
|--|--|
10. Special Research Sources (Be Specific, list name or item and where found)

King County Assessor's Record; Seattle Building Dept. Permits

Who's Who in Washington State - 1927 - Seattle Public Library

Homes and Gardens of the Pacific Coast, Seattle 1913 - OUC
11. Cross Street Reference _____
12. Photos Attached & Photographer _____

14. Significance

A. Major Significance

- ☒ Historical
- ☒ Architectural
- ☐ Engineering
- ☐ Cultural
- ☐ Geographical
- ☐ Archaeological

B. Level of Significance

- ☐ National
- ☐ State
- ☒ Community

C. Statement of Significance (Be specific, history, personages, events, etc.)

Architecturally, the George F. Cotterill House is significant in its successful combining of features of the Shingle and Bungalow Styles, as set forth in item 13G. The house is also notable for the successful adaptation of architecture to site, with the large windows, dormer and porches taking full advantage of this ideal site.

George F. Cotterill was born November 18, 1865 in Oxford, England. He came to the United States in 1872, and was graduated from high school in Montclair, New Jersey in 1881 and was class valedictorian. He studied and trained in civil engineering between 1881 and 1884. He moved to Seattle in 1884 where he met and married Cora Rowena Ghormley on February 19, 1890. Between 1884 and 1894 he was employed as a civil engineer by various companies including R.H. Thompson Co., Northern Pacific Railway, and Seattle Coal & Iron Co. In 1894 he was employed as a right of way deputy in the City Engineer's Office, and by 1895 had become Assistant City Engineer, serving in that capacity until 1900 when he returned to private employment. He served on the State Irrigation Commission from 1903 to 1905; was a State Senator from 1907 to 1911. In 1912 he was elected Mayor of Seattle and served as such until 1914. Returning to private employment for two years, he then became Chief Engineer of the Washington State Highway Department from 1916 to 1919. Three more years of private employment followed. Then in 1922, he became a Port Commissioner for the Port of Seattle, and served the commission for a number of years, including terms as Secretary and President.

Cotterill's achievements include the securing of the Cedar River water supply system for Seattle; the initial sewerage system; the state platting of Seattle harbor; design of and improvement of many city plats and extensions of street and park systems; irrigation projects at Yakima and Wenatchee. Additionally, both he and his wife were nationally prominent for their work with the temperance movement, making some 11 trips to Europe and 30 throughout the U.S. and Canada in prohibition interests. Cotterill garnered 3 appointments (see attached sheet)

Surveyor Signature

[Handwritten Signature]

Date 04/18/77

Reviewed:

[Handwritten Signature] 04/25/77

Historic Preservation Officer

Date

13. Physical Description

A. Style of Architecture

Early Northwest Style

B. Construction Material

Frame

C. No. of Stories

 $1\frac{1}{2}$

D. Condition

Excellent _____
 Good XX
 Fair _____
 Poor _____

E. Exterior Deseccration of Original Design

None or little X
 Moderate amount _____
 Considerable _____

F. Architectural worth at Example of Its Style

Exceptional _____
 Excellent XX
 Good _____
 Fair _____
 Poor _____

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board).

The George F. Cotterill House is a nine room single family dwelling built in 1910. Its features (rough-sawn cedar exterior sheathing, two bay windows, wide dormer, porches recessed within the volume of the house) give it close relation to the work of Ellsworth Storey and mark it as an early example in the development of an indigenous Northwest Style. It is ideally sited on Queen Anne Hill to enjoy a commanding view of Puget Sound and the Olympics. It is worth noting that the site was chosen by Mr. Cotterill during the period when he was employed by R.H. Thompson Co. and was engaged in the platting of this area. The recessed porches (the two largest of which measure 8 x 40 feet and 8 x 36 feet) have a verandah-like quality and allow enjoyment of the views and the environment while affording protection from the elements.

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Item 14C: as the American representative to the International Congresses against Alcoholism.

The George F. Cotterill House was built specifically for this prominent Seattle citizen, on the site selected by Cotterill himself during the early platting of Queen Anne Hill. The Cotterills lived in the house from its completion until 1928, at which time they moved to 2020 E. 65th.