

A black and white line drawing of a church with multiple onion domes and a large tree to the right. The drawing is signed 'Alex Boleff' at the bottom center.

# Landmarks Preservation Board

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0228

## REPORT ON DESIGNATION

LPB 357/04

Name and Address of Property: Querio House  
9326 7<sup>th</sup> Avenue South

Legal Description: Tract 11, Excelsior Acre Tracts, according to plat thereof recorded in Volume 8 of Plats, page 93 records of King County, Washington

At the public meeting held on October 15, 2004, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Querio House at 9326 7<sup>th</sup> Ave. S. as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

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

## DESCRIPTION

### Site and Setting

Situated on a quiet residential street dotted with turn of the century and early 20<sup>th</sup> century houses in the neighborhood of South Park, the site is located on an acre of property. Located on nearby streets are Concord Elementary School, a City landmark, Marra Farm and the Marra farmhouses.

The property sits on the last block of Seventh Avenue South. Contrary to a typical street grid, Seventh Avenue South seems to end at Director Street but suddenly zags a block East and continues to the 9300 block of Seventh Avenue South. The 9300 block of Seventh Avenue South ends at a turn around bordering a field and several small older houses.

The west side of the property abuts Seventh Avenue South. The house sits in the northwest portion of the property. The property site slopes, generally, from west to east with a preponderance of the incline of the slope occurring towards the northeast quadrant of the property. A warehouse borders the eastern portion of the property.

The east side of the property is bordered with shrubbery. A large old pear tree sits directly behind the house. A collection of fruit trees are scattered throughout the wide grass covered area. The north side of the property shares a fence with the adjacent house. A small gravel parking strip runs from Seventh Avenue South, east into the northwest quadrant of the property.

The west side of the property is open to the street; nothing obscures the broad view of the house, the trees and the lawn. A thin strip of street parking runs along the front of the property bordering Seventh Avenue South. The only remaining outbuilding on the property is a dilapidated shed (of unknown age) that sits in the southeast side of the property.

### *Exterior of house*

The house is wood-framed, one story, with a high pitched hipped roof. It has a raised first floor with an above ground half basement. The footprint of the house is square and fairly symmetrical. The very broad over-hanging eaves shelter an eight-foot wide encircling porch that wraps around the entire house.

The most prominent and distinctive feature of the house is its steep, pyramidal, hipped roof with a slightly off-center brick chimney. The roof is covered with asphalt composition shingles. The off-center chimney on the southern side of the roof is brick. The roof has exposed rafter tails.

The hipped roof overhangs to create eaves that rest on columns that form a colonnade around the house. The porch circles the majority of house except for the northeast corner. The northeast corner of the porch was enclosed to create an interior bathroom, bedroom closet and outside porch storage area.

The porch roof is supported by wood columns, which rest on top of a low wide handrail, covered with the 4" cedar clapboard siding to match the house. The simple columns are found on each corner of the house with two columns between each corner column for a grand total of twelve. The porch has plank floorboards. The porch, fully covered by the extended eaves of the roof, is eight feet wide and adds an additional 1016 square feet of enclosed outdoor living space to the house. This outdoor living space provides air circulation and shading of windows. The gallery ceiling has exposed true 2 x 4 beams and tongue in groove joint construction. An exterior stairway on the back porch leads down to the daylight basement on the east side of the house. The foundation is wood post and concrete block. The porches are post and beam.

On the first floor, the house has all ten of its original double hung windows (at the time of nomination). There are two large double hung windows located on either side of the front door, a double hung window in the front bedroom and a double hung window in the living room. The north side of the house has a total of five double hung windows on the main level. There are two windows in the front bedroom, two windows in the back bedroom and one in the outside storage room. There are two six-paned windows on the basement level. The north side of the house has an exterior door leading into the porch storage room. There is also a small interior window between the back bedroom closet and the storage room.

The east side of the house has a total of two square windows on the main floor. There is window in the kitchen and one window in the bathroom. Below the main floor, there are a total of four six-paned windows on the daylight basement level. A back door leads from the kitchen to the back porch. There is also a basement door on the lower level leading to an exterior hall and exterior stairway that leads back up to the porch. The south side of the house has a total of four double hung windows. There are two windows in the kitchen and two windows in the living room.

The exterior retains the original 4" clapboard cedar siding. On the east elevation of the house, a stairway leads down from the center of the back porch to the basement level. The stairway runs parallel, north to south, along the side of the house and inside the porch eaves. The stairway is shingled with 4" cedar clapboard siding. It is entirely protected by the porch and leads to a small sheltered entry area outside of the basement door.

### *Interior*

The front door enters directly into the living room in the southwest area of the house. The living room has 10' high coved plaster ceilings. The walls have jazz plaster and picture rails. The floors are fir. Centered in the living room ceiling is the (likely) original milk glass light fixture. The high coved ceilings lend to an overall feeling of spaciousness. The tall double hung windows of the living room look out across the deep porch to the broad rolling lawns.

To the left of the living room, in the northwest corner of the house, is a large bedroom, with 10' tall coved ceilings and the original plaster. Its also has fir floors. The northwest corner room has double hung windows, which look out across the covered porch to the side lawns and to the street. A central hall heads east to the bathroom and bedroom in the northeast portion of the house. The hallway has 10' tall, rounded ceilings with the original plaster.

The northeast corner bedroom has high coved ceilings and plaster walls, and fir floors. The northeast bedroom has windows that look out through the porch to the lawns. There is a closet off the east wall, with a window that opens into the porch storage area.

The bathroom is also off the east bedroom wall and retains the original claw foot bathtub and matching pedestal sink. A small window above the bathtub looks out across the back lawn. The bathroom is also accessed from the end of the central hallway.

The kitchen, situated in the southeast corner of the house has high ceilings and white enamel metal cabinets. There is a large built-in wooden cabinet in the kitchen. The double hung windows face south out to the lawn and several mature fruit trees.

The attic appears unaltered and demonstrates the construction of the hipped roof. The attic is insulated. The chimney runs from the attic to the basement and is currently in use for the oil furnace.

The basement is partially finished. It has cement floors and large windows. Large fir timbers support the weight of the structure. The basement has an oil furnace, which is currently in use. It has a bathroom/laundry room with a shower. There is a door leading to the west side of the basement. The west portion of the basement is unfinished with dirt floors. This section of the basement leads into the hill.

### *Alterations*

Exterior alterations include the enclosure of the northeast corner of the porch for a bathroom, closet and porch storage area. Both the exterior front and back doors have been replaced with modern doors, and some interior doors may have been replaced. The addition on the east wall may have been to add a closet at the end of the hall. It is not documented when the narrow stairway to the basement was completed.

According to the adult children of a past owner, the kitchen cabinets were replaced sometime in the 1950's. They are currently white metal enamel. The very top of the roof had a decorative finial that has been removed.

## **STATEMENT OF SIGNIFICANCE**

### *South Park Historical Context*

The first residents of South Park were native Americans of the Duwamish tribe. These first people fished the Duwamish, grew potatoes and gathered bulbs and berries. Extended families lived in large cedar log houses. In the mid-nineteenth century, European-Americans moved into the region and began to stake claims to the land. In 1851, Eli Maple claimed land that would be later known as South Park. During that same time, Luther Collins claimed land across the river and downstream from Maple, in what would later become the community of Georgetown.

Seattle was platted in 1853 and remained a frontier town until about 1880. While the timber industry supported the settlement of Seattle, farmers settled South Park. South Park's first settlers, from c1850 to c1890, were from Great Britain and Germany, while the second wave of settlers, from c1900 to c1930, tended to be Italian, Japanese and Filipino.

The Duwamish valley's rich, lush soil proved a great advantage to the settlers. In addition to the fertile topsoil, the valley's subsoil, consisting of thick black loam over clay, retained moisture throughout the dry season. The periodic flooding of the Duwamish River brought new soil to the valley, restoring nutrients depleted by farming. Farmers in the valley grew a variety of crops, including lettuce, radishes, beans and peas. They also raised hops that they sold to the Georgetown brewery.

The early farmers took their produce to Seattle by boat, down the Duwamish River. In 1889, I. William Adams purchased the Donovan Farm and platted the town of South Park. The Grant Street Electric Railway extended a trolley line from Seattle to South Park, crossing the Duwamish River at 8<sup>th</sup> Avenue over a wooden drawbridge.

By the turn of the century, Italians moved in to raise crops and sold their produce in Seattle; homestead farms gave way to market garden farming. In South Park many of the Italian farmers came from the Campania region of Southern Italy and, in particular, from the Province of Avellino. The old world knowledge of the immigrant Italian peasant farmers, known in Italy as "Contadini", readily adapted to developing fertile thriving farms. They formed a close-knit community. Local farmers produced fruits and vegetables for markets in Seattle. In addition to selling their crops to the

market, farmers also held contracts with wholesale houses or canneries, and some peddled their produce from house to house. With the onset of the automobile, the farmers began to take their produce by truck rather than by boat. A truck farm is named because it grows vegetables and other produce that are then transported or trucked to market where they are either sold directly to the consumer or sold through a wholesaler or commission house. Japanese farmers also settled in the area. However, the Italian community is thought to have most characterized early 20<sup>th</sup> Century South Park.

The Town of South Park was incorporated on December 9, 1902. South Park had problems obtaining adequate city services. In particular, it struggled to secure a decent water supply. The city of Georgetown, which had water mains, which ran through South Park, refused to supply water to South Park. In 1905, South Park contracted with an independent water company, but later found the water to be contaminated due to South Park's lack of a sewer system. Ultimately, South Park residents voted to join the City of Seattle. Annexation offered South Park many advantages, including water and electrical utilities. Annexation was approved on March 24, 1907 by a vote of 186 to 36. At the time of annexation, South Park had 1,500 residents.

Beginning in 1913, South Park was forever changed by the channelization of the Duwamish River. The river originally meandered in a series of oxbows along Elliott Bay and at high water; much of the surrounding land was submerged. Early settlers used ferries and flat-bottomed steamboats to cross the river.

In an effort to accommodate ocean-going ships and barges, portions of the river were transformed into a straight, deep channel. The project was part of a larger plan initiated by former governor Eugene Semple. Semple proposed a public works program that included digging a canal from Elliott Bay to Lake Washington, filling in the tide flats south of downtown Seattle, and straightening the Duwamish River. The Washington State Legislature authorized the formation of diking and dredging districts.

When the channelization project was completed in 1920, the river had been reduced from a meandering sixteen S-curves to a mere six and a half. Parts of South Park and Georgetown that had once fronted the river were now inland. Channelization increased the size of South Park by more than 66 acres; industry rapidly expanded onto the new land. To the north of South Park, Boeing Airplane Company began developing Boeing Field.

Italians and Japanese continued to dominate South Park's truck farming community. The Italians played bocce at the Duwamish Gardens and held an annual festival, which included a parade, dancing and fireworks display. Danish and Swiss immigrants controlled the local dairy industry. At times, tensions between Italian and Japanese farmers ran high. In 1907 Italian and Japanese farmers were able to sell directly to consumers at the Seattle Public Farmer's market. Giuseppe Joe Desimone, an Italian truck farmer who lived on the end of Seventh Avenue South, in South Park, began acquiring property at the Pike Place Market. Truck farming operations eventually consumed much of the South West corner of South Park, on Seventh Avenue South. In the early 20<sup>th</sup> Century, Seventh Avenue South was almost entirely occupied by Italian families and their (likely) truck farms with names such as Desimone, Ferucci, Verdi, Querio, DeLorenzo, Picardo and others. The Italian

farmers who lived along Seventh Avenue South are thought to be the founders of the Pike Place Market.

### History of the House

Peter Querio originally owned the property. Querio was likely an Italian truck farmer who cultivated and sold vegetables. He lived in the house with his brother and sister, six boarders and one servant. His brother was also a truck farmer while the boarders were farm laborers.

By 1920, the Querio's had moved to another house on Seventh Avenue South and Charles and Libbie Lee were residing at the property. Charles Lee was a farmer. Tony Ferucci, who grew up in South Park and is part of another founding family of the Pike Place Market, recalls visiting the Hat House (or Pagoda House as it was known then), sometime in the late 1930's. He says that by that time, Mr. Lee had passed away and Mrs. Lee lived there alone. At that time, Mr. Ferucci recalls a large fruit orchard on the property.

In 1951, Libbie Lee, a widow, sold the property to Wayne D. and Helen M. Kellett. The Kellets are the parents of the owner at the time of nomination, Carolyn M. Burke. Ms. Burke acquired title through a Quit Claim Deed recorded on August 20, 2001. Ms. Burke's children and grandchildren most recently resided at the property.

The vernacular architecture of the house is unique to Seattle and Washington State. The house reflects the early British prototype of the bungalow form. The architecture of the house also reflects French Creole Cottages found almost exclusively in the Mississippi Valley area. There are similarities between the bungalow prototype and Creole houses. They share commonalities in that their places of origin (India and the Southern United States) have similar topographies and climates. Thus, both were designed for warm climates that required circulation and wide-open spaces.

Characteristics of the early British bungalow prototypes include a square frame and a steep four-side pyramidal roof, which projects to cover a verandah that circles the house. The Anglo-Indian bungalow is often referred to as the "double-roofed house" and is believed to be the true prototype of the European bungalow. By the late eighteenth century, the main characteristics of the developed Anglo-Indian bungalow included a free standing and single storied structure, a plinth, a pitched pyramidal roof and verandas that circled the house. The verandahs of the Anglo-Indian bungalows were supported either by strong wooden posts or pillars of masonry. All of the preceding characteristics were also features of the indigenous Bengal hut.

The French Creole building tradition appeared in New France, i.e.: the Mississippi Valley. Because the region was sparsely settled at the time, very little French Creole architecture is known outside of Louisiana. A typical early French Creole house, from the 1700's through well into the 1800's has the following most prominent features: Generous galleries (porches); a double-hipped pyramidal roof with a broad spreading roofline; gallery roofs supported by light wooden columns; a square frame placement of principal rooms well above grade (sometime a full story) and French doors. After the 1840's, French Creole houses began incorporating Anglo-American traditions such as symmetry and a central hall plan.

The Hat House's most prominent feature is its tall steep pyramidal roof. The roof overhangs deep galleries that encircle the entire house. The outdoor stairway, running parallel to the house from the back porch to the enclosed hallway outside of the basement, is typical of the French Creole Cottage and later Anglo Indian bungalows. The simple floor plan of the house is also similar to the French Creole style and the Indian bungalow prototype.

Whether French Creole or Indian Bungalow prototype, the unique form, roof scale and method of construction makes this the only known house in Seattle of this type. According to Michael Houser, Architectural Historian for the Washington State Office of Archeology and Historic Preservation, it is the only example of such an architectural style in all of Washington State. The 1991 City of Seattle Historic Property Inventory Form lists the house as singularly important for its Indian bungalow form. It further states that the house is the only known Indian bungalow in South Park and as the only known example of its form in Seattle.

**The features of the Landmark to be preserved, include:**

The exterior of the house, and the site within twenty-five (25) feet of the exterior walls of the house.

Issued: November 3, 2004

Karen Gordon  
City Historic Preservation Officer

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