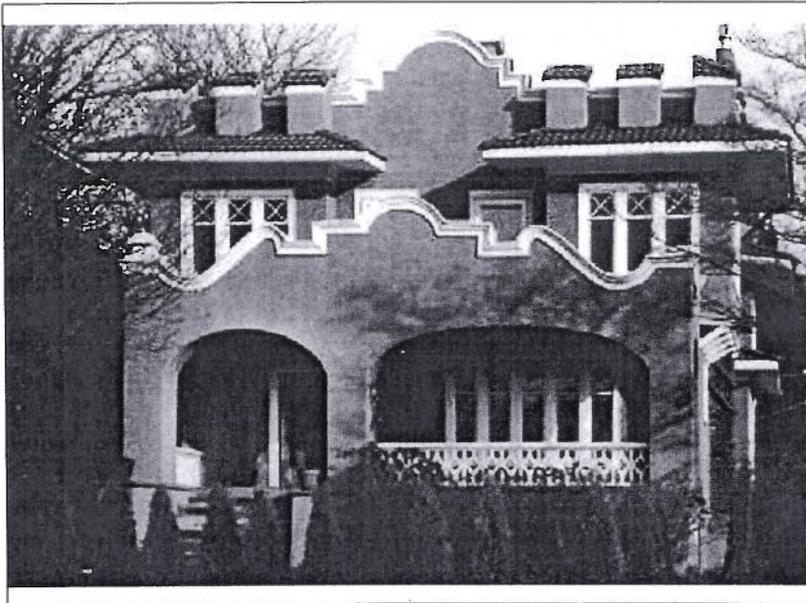




The late nineteenth-century Thomas Denny residence, shown in this undated historic photograph, was once located nearby at 2800 Eastlake Avenue. (University of Washington Special Collections, negative SEA0177.)

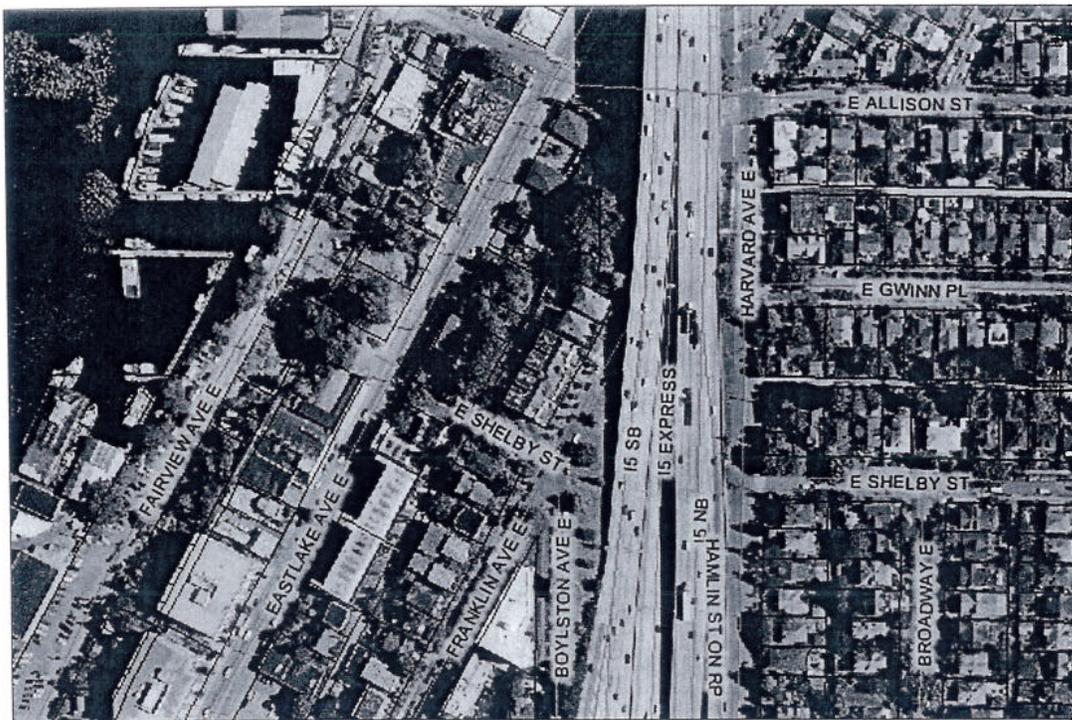


The Mission Revival style became popular for single-family houses and apartments early in the twentieth century. This nearby house is one example that dates from 1906. It is located at 2612 Harvard Avenue East, four blocks from the L'Amourita building. (Current photo from Coldwell Banker Real Estate web site.)



A 1946 aerial view of Eastlake, looking north, shows the area as part of North Capitol Hill with industries along the lake, prior to the construction of Interstate 5. (MOHAI, image PI20656.)

Property of Museum of History & Industry, Seattle

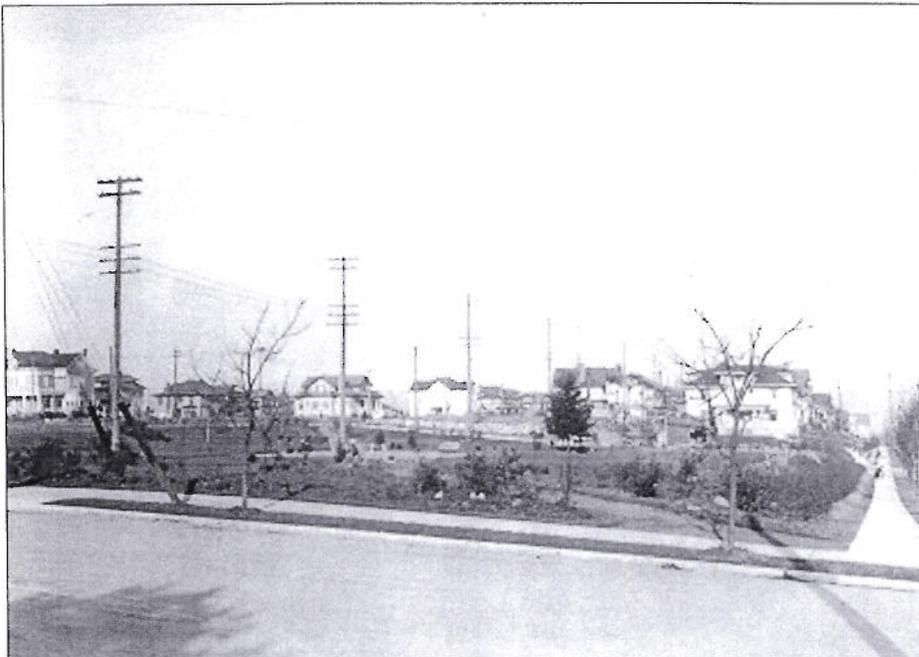


Above, a contemporary aerial view of the property, showing its proximity to Interstate 5. (DPD Map Center, November 2004)



Property of Museum of History & Industry, Seattle

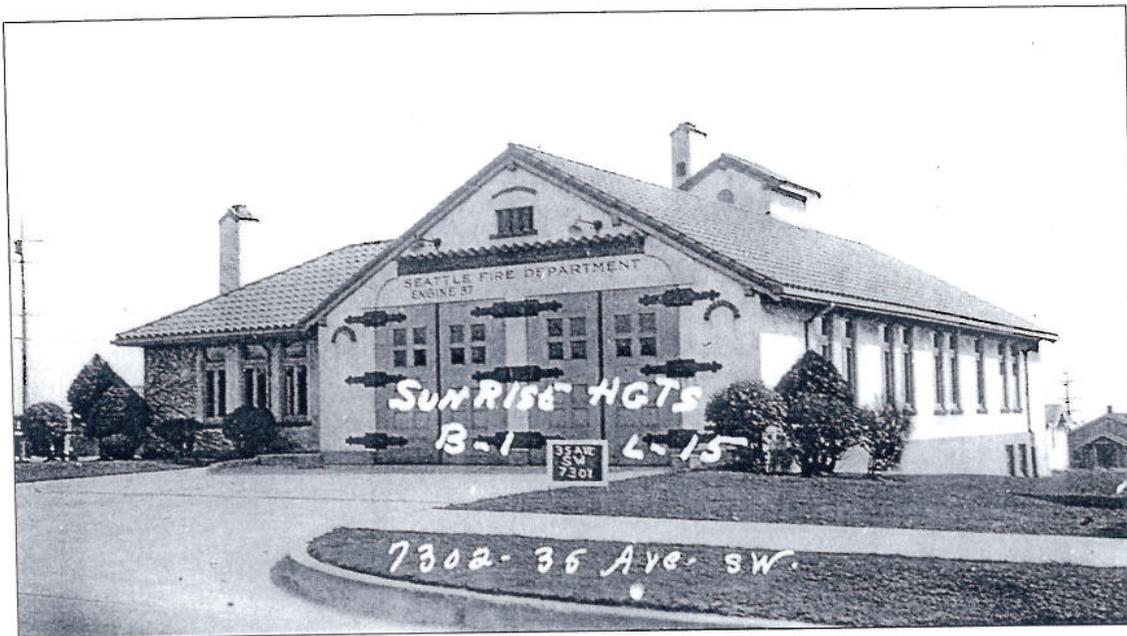
Franklin Avenue houses being auctioned prior to freeway construction, February 13, 1958. The L'Amourita building is in the background. (MOHAI, image 1986.5.3991.)



A 1910 view of Roanoke Park, located approximately five blocks east of the L'Amourita. (Seattle Municipal Archives, item no. 30147.)



Rogers Playfield and Seward School are located three blocks south of the L'Amourita Apartment Building. This historic 1910 photo view is toward the southeast. (Seattle Municipal Archives, item no. 30171.)



Fire Station No. 37, at 7302 - 35th Avenue Southwest, dates from 1925. It is an example of a public building designed by City Architect Daniel R. Huntington in the Mission Revival style. (Puget Sound Regional Archives, King County Tax Assessor File.)



The 1921 Fremont Public Library at 731 North 35th Street was also designed by Huntington in the Mission Style. (Seattle Public Library.)

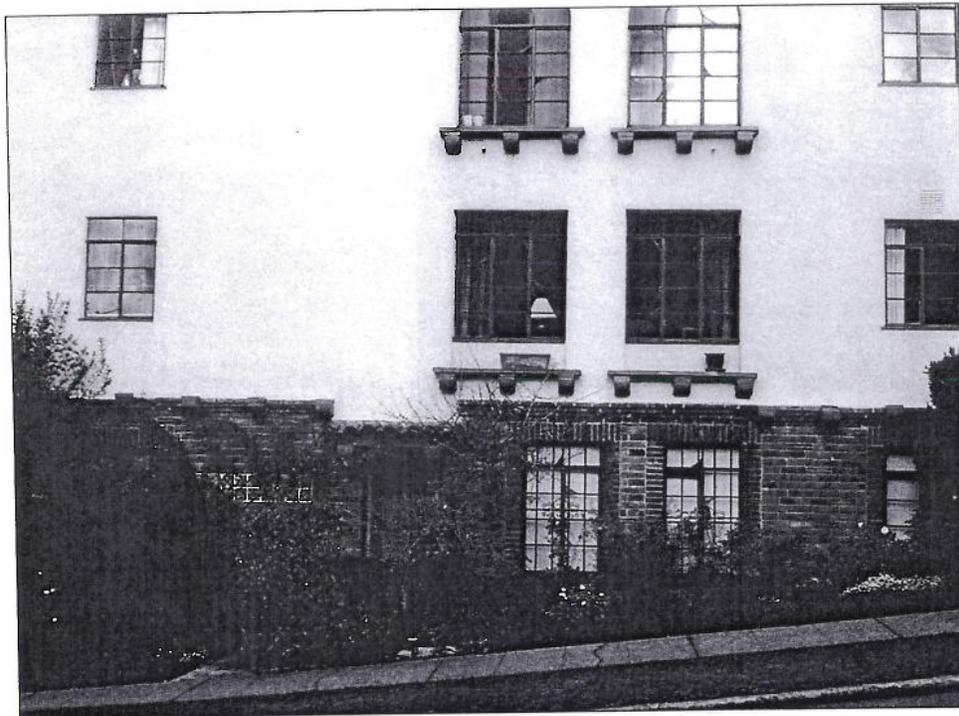
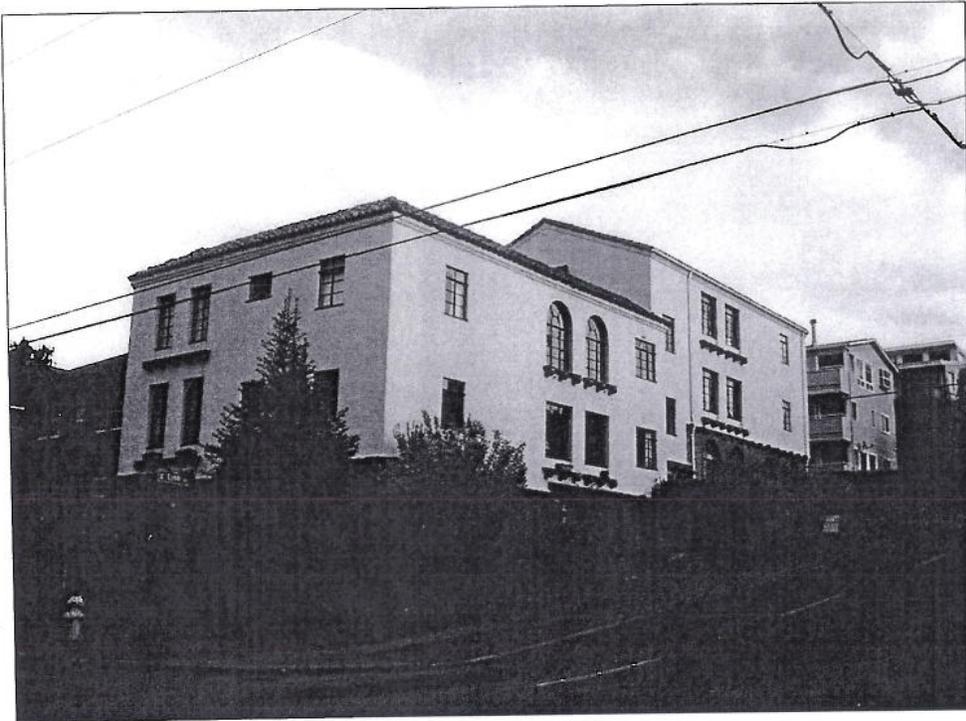


The Snohomish County Courthouse in Everett was designed in 1910 by Augustus Heide of Siebrand & Heide. (Everett Public Library Northwest Collection.)

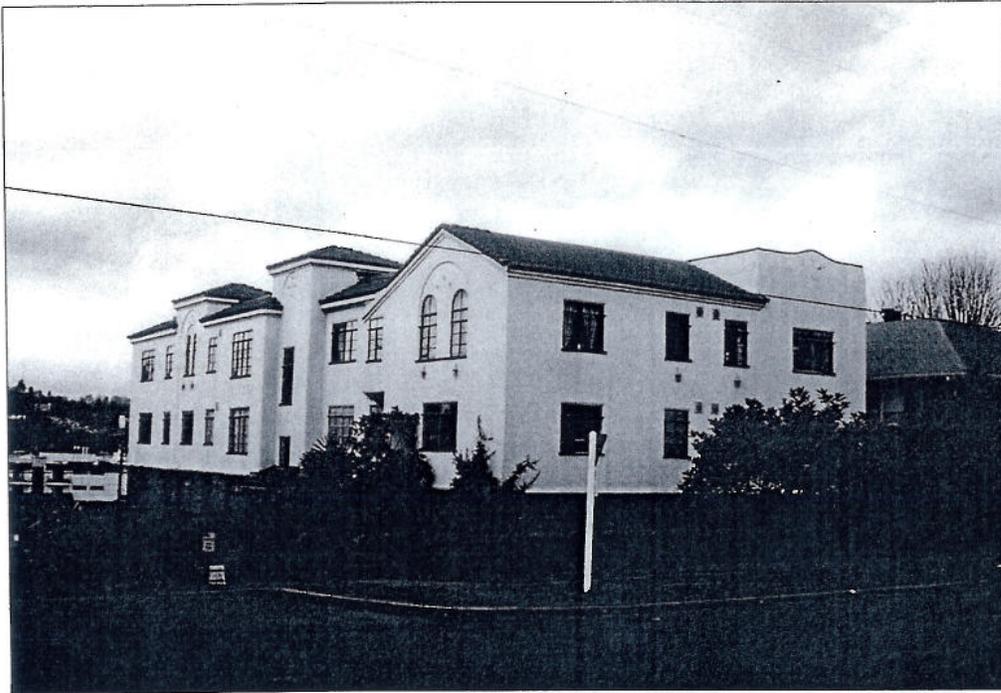


The Hacienda Apartment complex, at 1029 Summit Avenue East, at the corner of Lakeview Boulevard, is shown in these three views. It is another Seattle apartment building designed in the Mission Revival Style. On the following pages are additional examples of buildings dating from ca. 1925 - 1930 that utilized the same style.

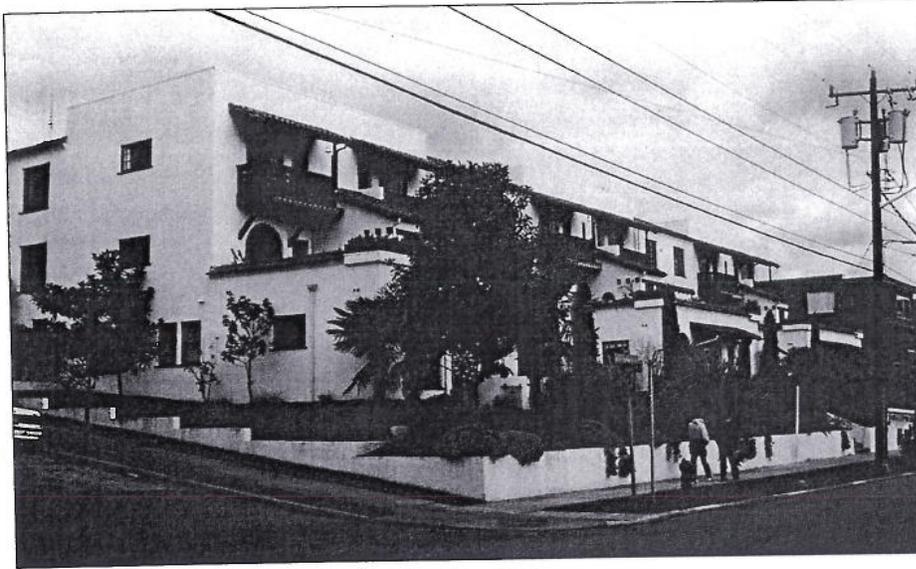
These photos and other contemporary photos in the report are by BOLA Architecture + Planning, and date from September - November 2004.



A general view of the El Cerrito Apartment Building, looking northeast, and a detail view of the primary south facade and separate entry to one apartment. This building, at 608 Lynn Street and Franklin Avenue East, also has features of the Mediterranean Revival style, such as glazed tile inserts and ornamental metal elements.



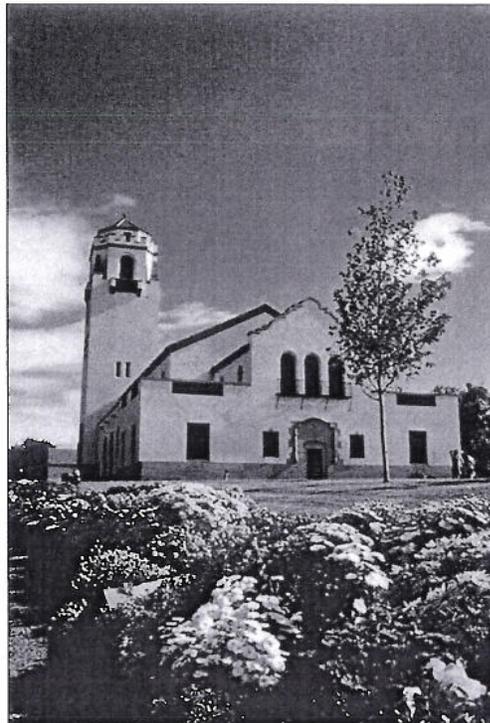
General view and main entrance detail of the Linda Vista, at 92 East Lynn Street.



Similar to the L'Amourita building, the Villa Castello, at 348 West Olympic Way on the south slope of Queen Anne Hill, provides a sense of individual units within a complex massing. Top, general view looking northeast. Middle, view of easternmost section. Bottom, detail of the central entrance on the south facade.



This modest-scale courtyard apartment complex, at 906 - 1st Avenue West on the south slope of Queen Anne Hill, is another example of the use of Mission Revival architecture for residential buildings. Above, view looking north-east. Below, two courtyard views.



Mission Revival style buildings are found throughout the country, but are more common in the West. Top, historic and current views of the San Diego Santa Fe Train Depot, built in 1915. (San Diego Railroad Museum website).

Center, the 1912 Wilson Scott Barracks at the Presidio in San Francisco. (National Park Service, Presidio of San Francisco website.)

Below, the 1925 Boise Train Station in Boise, Idaho, which was designed by New York architects Carrere, Hastings, Shreve and Landro. (Great Railroad Stations website.) Train stations throughout the southwest and California used this style.



In this historic tax assessment photo of L'Amourita Apartment Building, the trees were still small and did not obscure front views of the building. View looking northwest, 1937. Note the ivy-clad portion in the background. (Puget Sound Regional Archives, King County Tax Assessor File.)

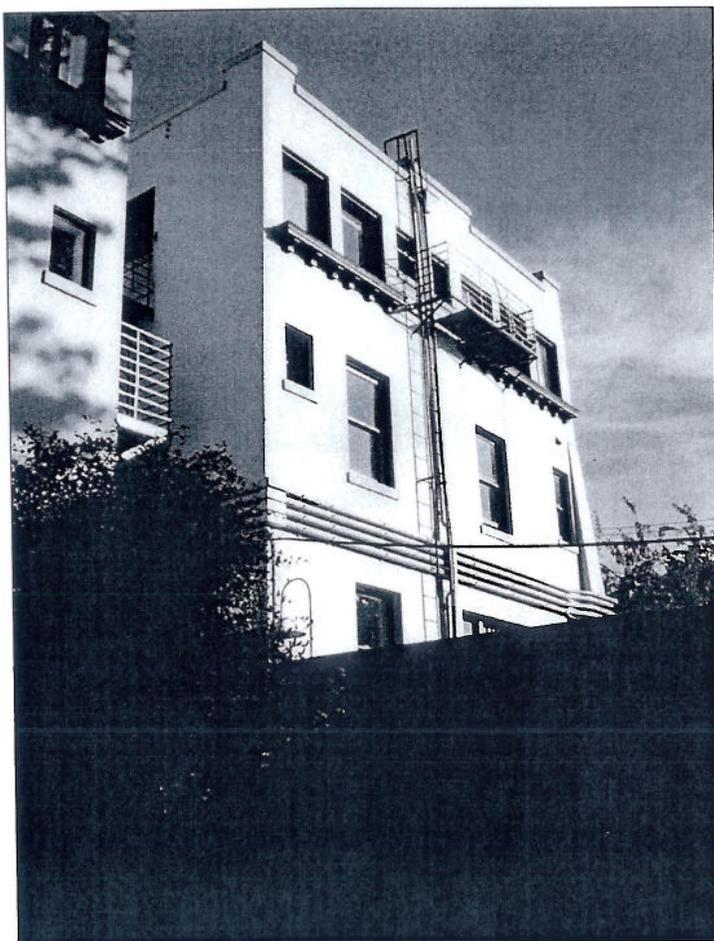


Current photograph showing a similar view, looking northwest at the primary east facade.

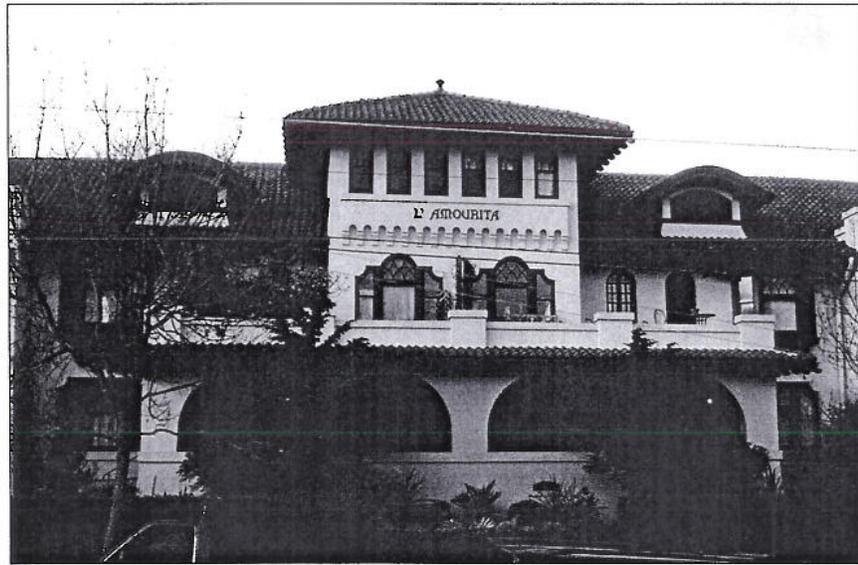
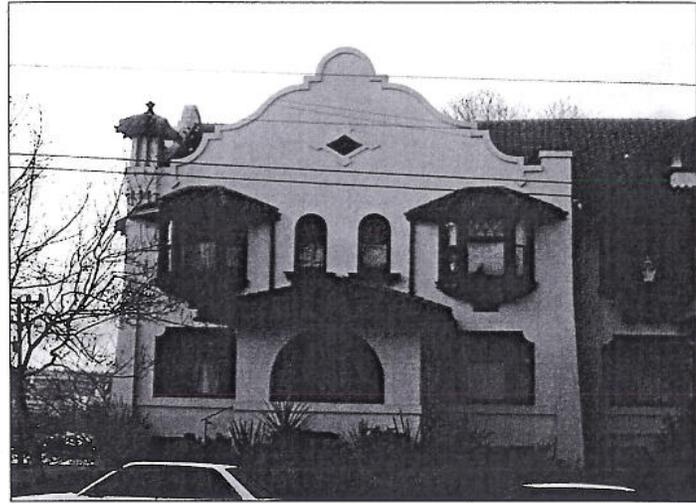


Above, oblique view of the east and south facades. Below, a view of the south facade showing the steep slope of the site, and the full three stories of the building. Note the raised parapet and corner tower, oriel window bays with tile-clad hip roofs, arched head and rectangular window openings, and the variety of divided lite patterns in the window sash.

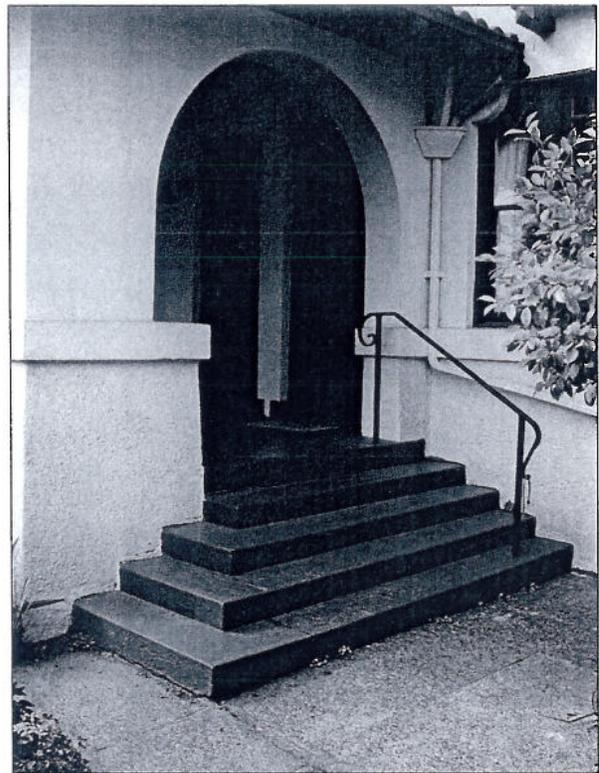
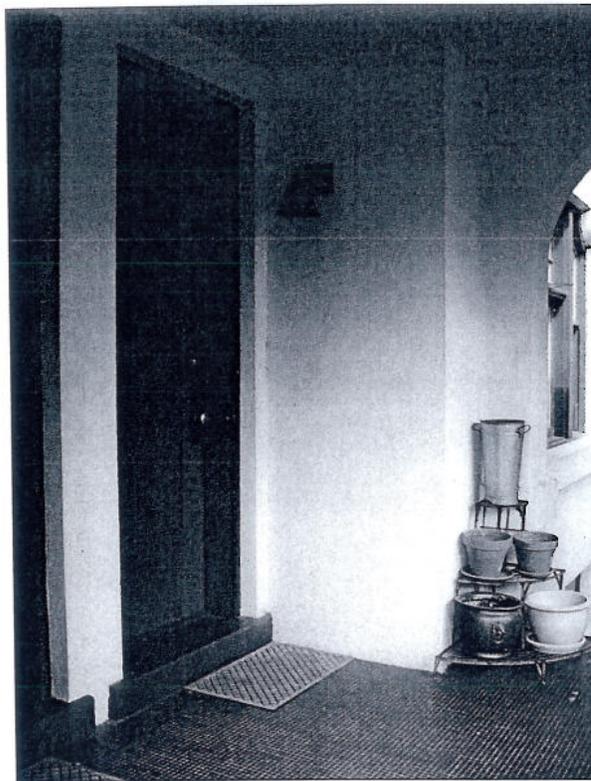




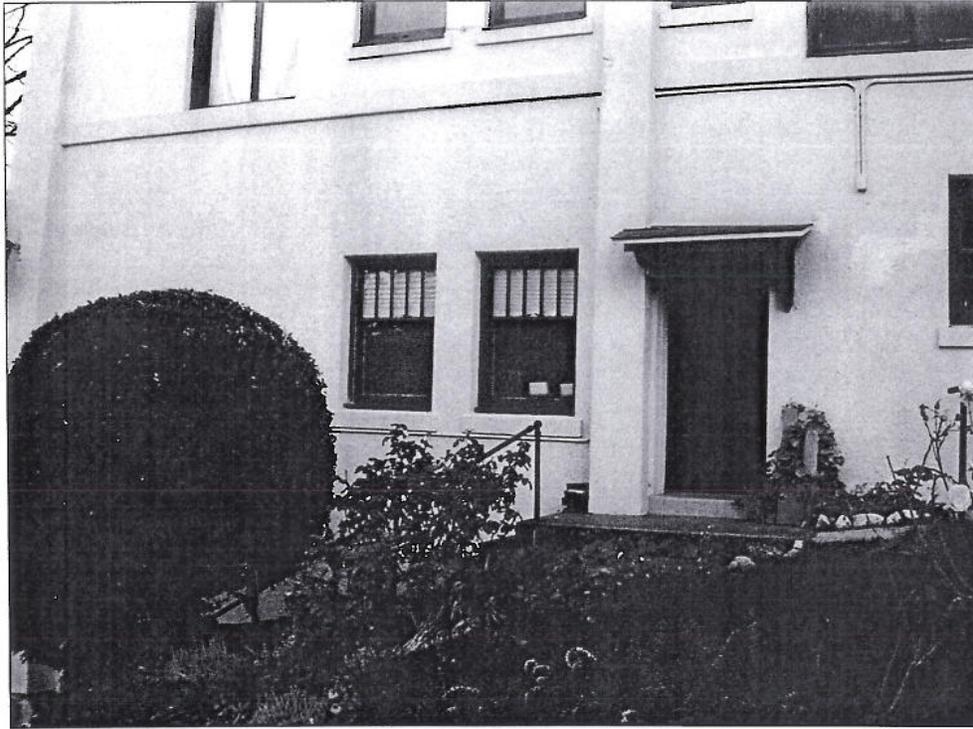
Above, oblique view of the west and partial view of the north facade. The current concrete ramp replaced an earlier stair, which left an imprint of risers and treads along the south wall. Below, the southernmost wing of the west facade. All units on the upper floors feature windows on three sides. The plan features deep, 8'-wide lightwells that supply daylight and natural ventilation to units in the four wings. They also provide exits from the apartments on the west side.



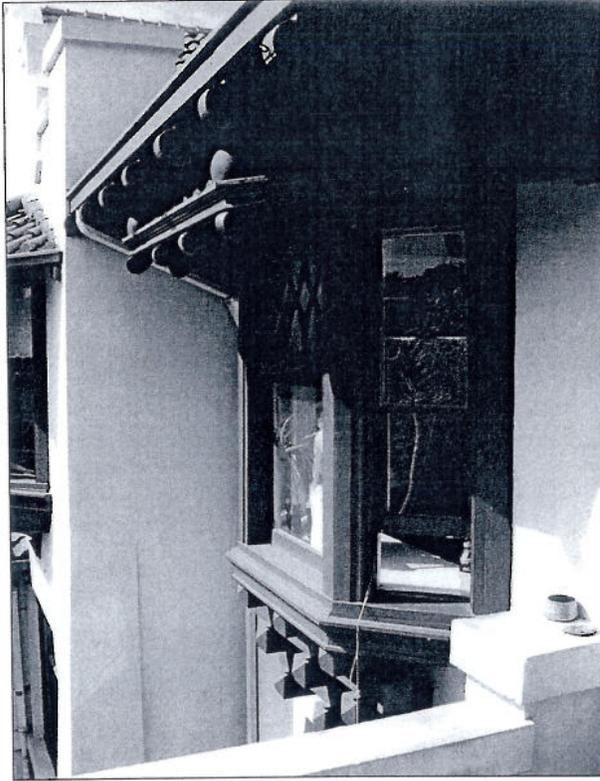
The primary east facade is symmetrically composed, but large trees obscure full views of it during much of the year. These photos show the northern portion, above left, the southern portion, above right, a detail of an outer corner showing a typical battered pilaster and tower, below left, and the central portion with its wide porch and roof terrace, below right.



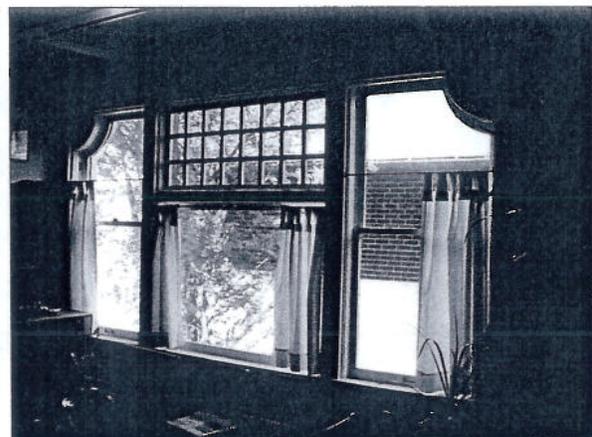
Top, the arcaded central entry porch. Below left, a typical wood panel entry door with multi-lite upper panel. There are transom windows above all of the east-facing exterior doors. Below right, typical porch features include arched openings and concrete steps with ornamental rail. The stairs lead to small vestibules that presently serve multiple units as primary entries.

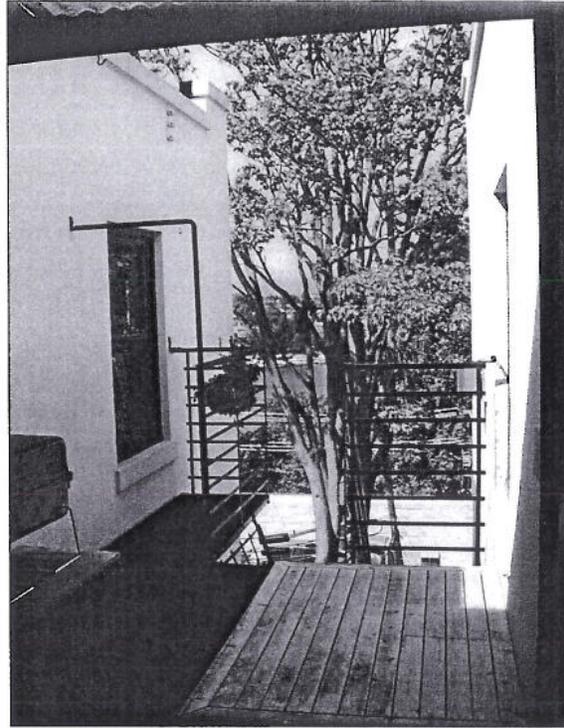
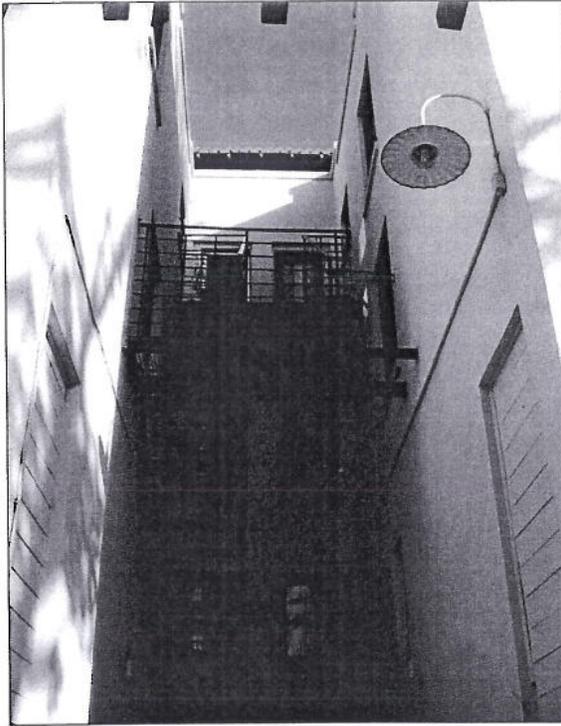


Above, detail of basement apartment entrance, south facade. Left, detail view of the porch at the south end of the east facade.

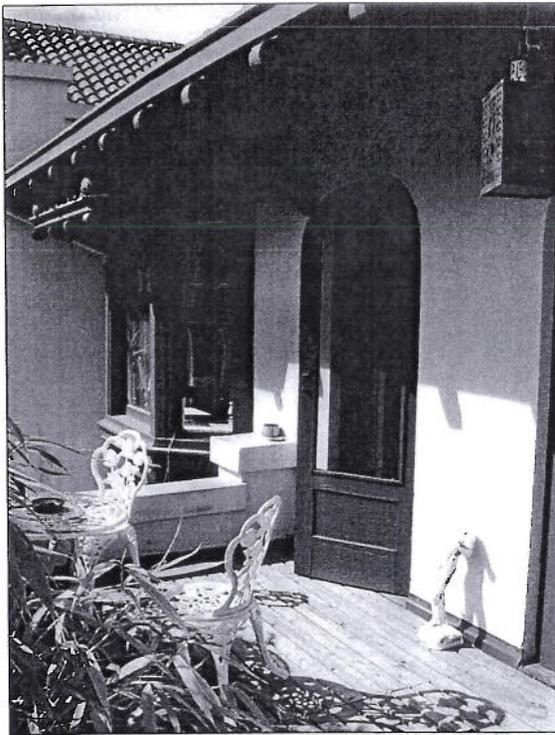


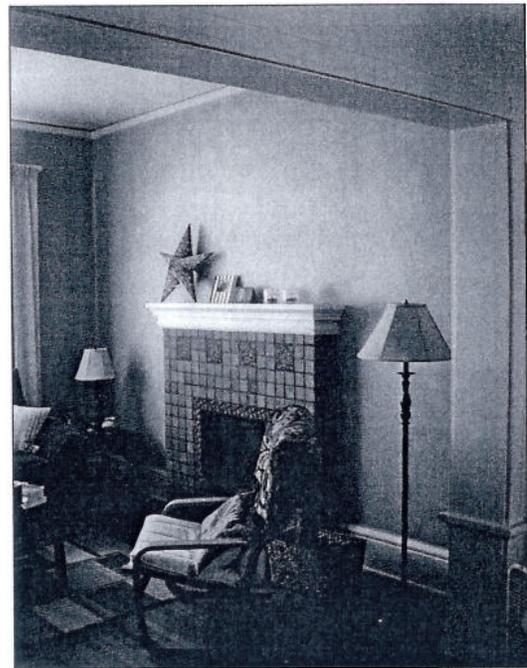
Exterior and interior views showing details of windows on the primary east facade. All of these windows have tripartite arrangement, whether they form bays or are flush with the wall. Multi-pane lites decorate the top sash portions of many windows.





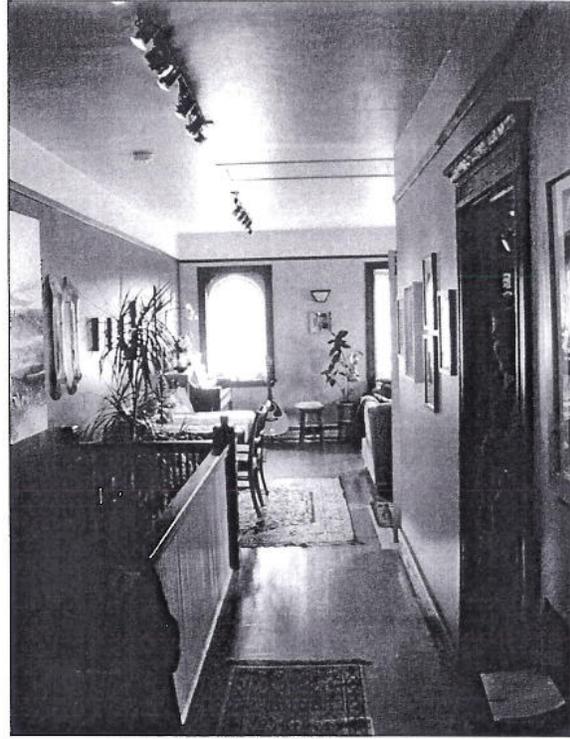
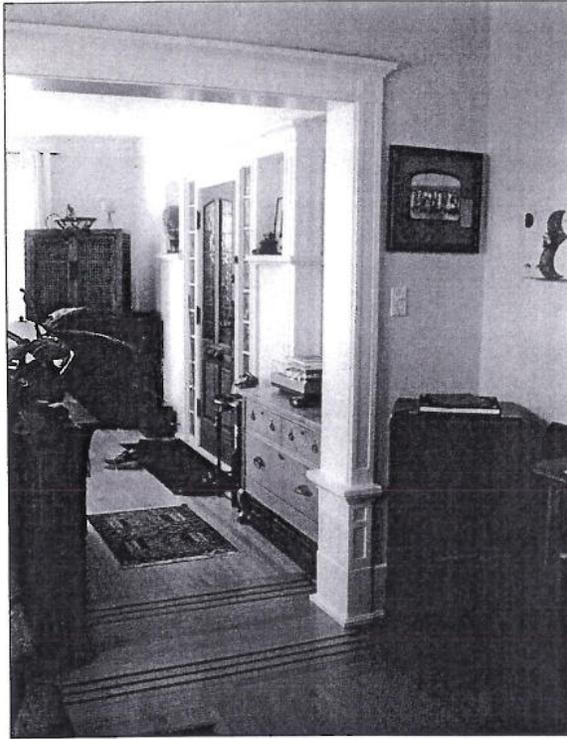
Above, views of two of the west-facing lightwells. Below left, a detail view of the central second-floor roof terrace, access door and bay window. Below right, another view of the terrace with parapet wall and wood decking.



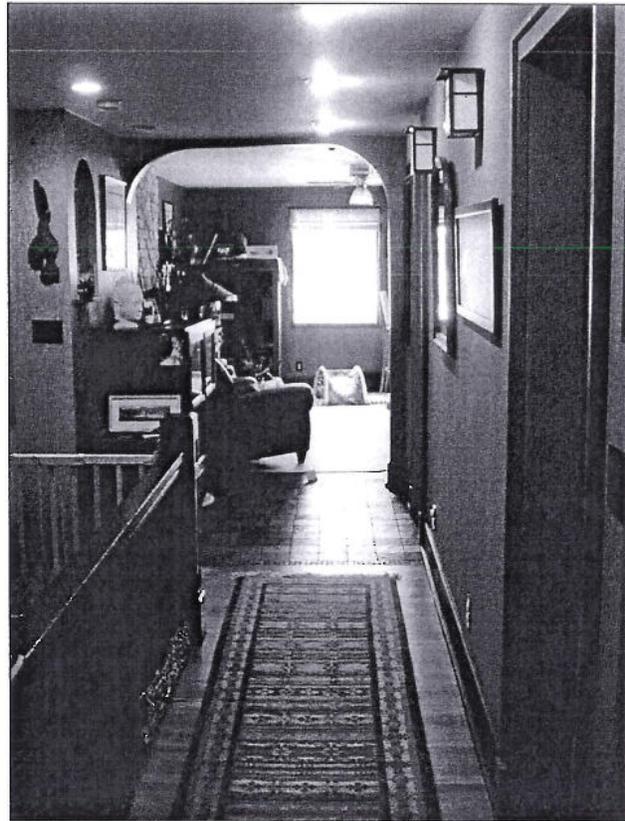
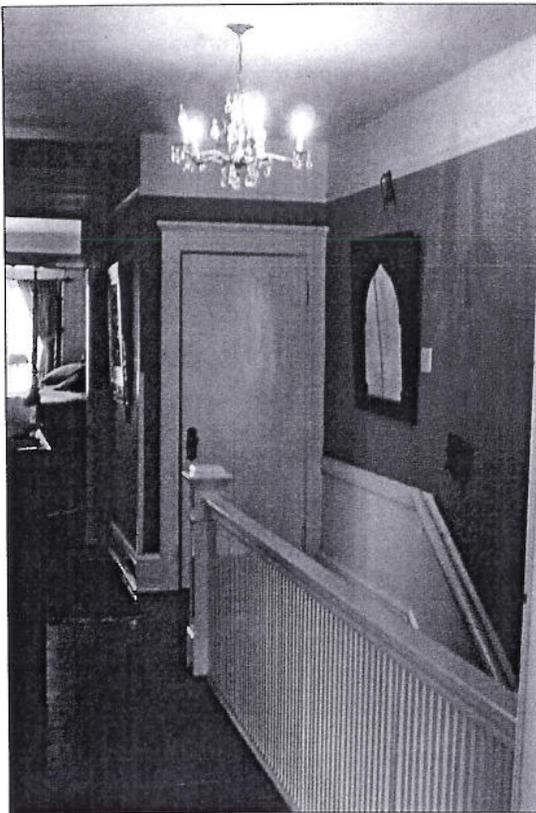


Detail views of fireplaces in four different dwelling units, showing tile surrounds and mantels. Below right, an apartment which also features a coffered ceiling treatment.





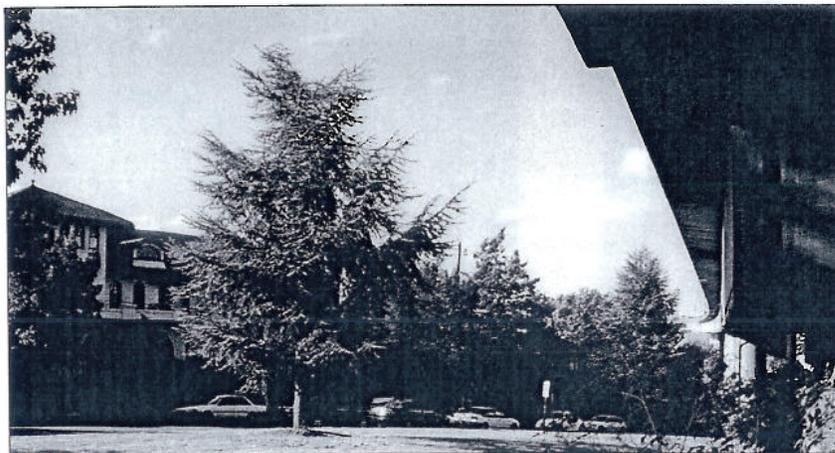
Interior views. Above left, a main level apartment, showing original wood trim and inlaid flooring. Other photos show stair halls in upper level units, spaces that originally were separate rooms.

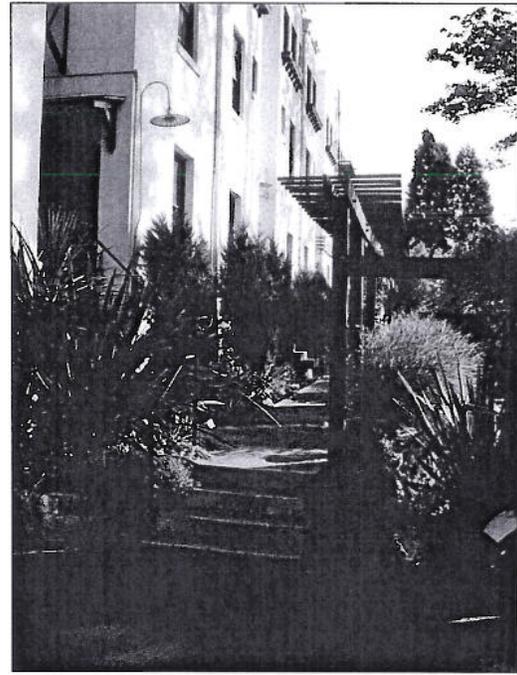
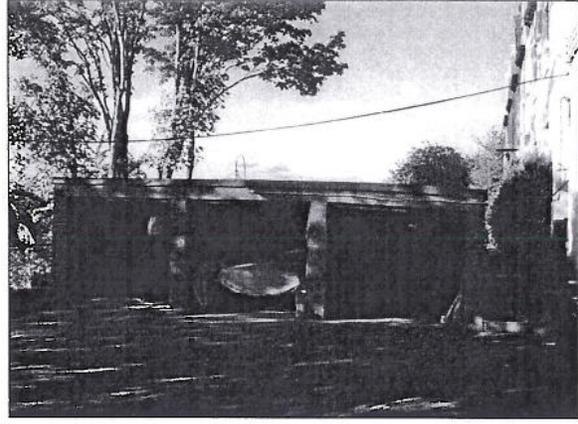




These three photos show the close proximity of the building to Interstate 5. Above, views from the freeway bridge, looking south, include the L'Amourita building and portions of Lake Union and the Eastlake neighborhood. Middle, a view looking south on Franklin Avenue East toward the freeway, which crosses obliquely at the north end of the block, with the sidewalk running through below it.

Below, a partial view of the building's primary east facade and the west edge of the multi-level freeway structure.





Left, the west side garden and Interstate 5 to the north in the far background. The remaining three-car garage, top right. Other photos show site details with garden spaces and landscaping.