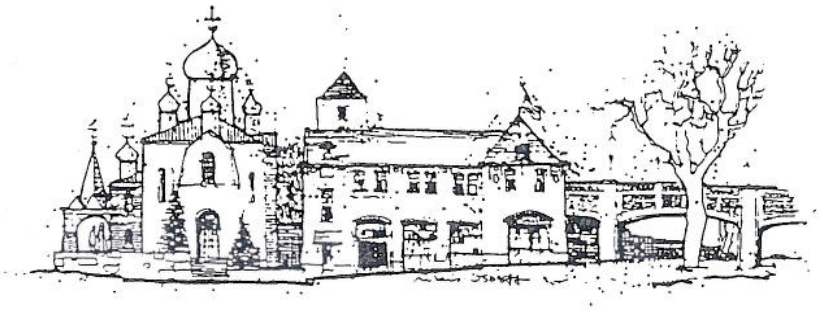
Landmark Preservation Board Report on Designation: L’Amourita Apartment Building



The City of Seattle

Landmarks Preservation Board

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

Landmark Nomination Form

Name L'Amourita Apartment Building Year Built 1909
(Common, present or historic)

Street and Number 2901 - 2917 Franklin Avenue East

Assessor's File No. 195970-2630

Legal Description Plat Name Denny Fuhrman Addition Block 34 Lot 11, 12 & 13

see attached

Present Owner L'Amourita Coop Association, Inc. Present Use Cooperative Apt. Building

Address 2905A Franklin Avenue East, Seattle, WA 98102

Original Owner Adolph J. and Edith De Long Jarmuth Original Use Apt. Bldge - Townhouse

Architect NA Builder NA

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

see attached

Statement of significance

see attached

Photographs:

see attached

Submitted by: BOLA Architecture + Planning

Address 320 Terry Avenue North Phone (206) 447-4749

Date

Reviewed *Date*

Historic Preservation Officer

L'Amourita Apartment Building
2901 - 2917 Franklin Avenue North
Landmark Nomination Report

December 2004

1. Introduction

Background

This landmark nomination report for the L'Amourita Cooperative Apartment Building has been undertaken at the request of the building's cooperative ownership group. The owners of the L'Amourita Apartments are proud of the building, and have been its active stewards. They are proposing landmark designation of the property as a way of recognizing its unique Mission Revival architecture character and its historic contribution to the Eastlake neighborhood.

This report includes the attached City of Seattle Landmark Nomination form, and descriptive text on the historic and architectural significance of the building, illustrated by historic and contemporary maps, photos and drawings, and accompanied by a bibliography. The report was developed by Susan Boyle of BOLA Architecture + Planning with assistance from Sonja Sokol Fürész and Angela Cassidy.

Susan Boyle undertook research in September and October 2004. Tasks included several site tours and review meetings at the building with co-op owners, and reviews of the co-op's documents and web site. Documents came from the following sources:

- City of Seattle Department of Planning and Development (DPD, formerly DCLU) permit list, and drawings for a 1985 renovation project and the 1998 retaining wall project
- Drawings by the Brown Associates/Architects of Seattle for exterior renovation project, dated July 15, 1985, and March 27, 1997
- UW Architecture and Urban Planning Library, and Special Collections digital photo collection
- City of Seattle Clerk's Municipal Archives digital historic photo collection
- The Dept. of Neighborhoods and Eastlake Community Council, for neighborhood history and data
- Seattle's Historic Preservation Program files for inventory and survey forms for this building and several nearby Mission Revival style apartment buildings
- The Museum of History and Industry (MOHAI) for an early photograph of the building
- History.Link.org, on-line essays on historic subjects, including the Eastlake neighborhood, Seward School, Roanoke Park, Rogers Playfield, Adelphi College, and Boeing Airplane Company
- Architectural publications and web site references on the Mission Revival architectural style and its design features, including the web site of the Everett Public Library, and other publications about the apartment building type, and its emergence in the late nineteenth century
- Kroll Map Company, historic insurance real estate maps
- The Seattle Public Library collections, including *Polk Directories*, publications and newspaper articles on the building and its neighborhood
- Information about cooperative organizations from the USDA and the National Cooperative Bank

Field research included several tours of the building and the Eastlake neighborhood to document the presence or loss of the building's character-providing design features, changes through time, and current conditions. Its physical context and exterior and interior were documented with photographs.

2. Property Data

Historic Building Name:	L'Amourita Apartment Building
Common Building Name:	/ L'Amourita Cooperative Building
Address:	2901 - 2917 Franklin Avenue East, Seattle, Washington 98102
Location:	West side of Franklin Avenue East, north of Shelby Street and west of the Interstate 5, and one block east of Eastlake Avenue East.
Tax ID No.:	195970-2630
Legal Description:	Lots 11, 12 and 13 and the south 5' of Lot 14, Block 34, Denny Fuhrman Addition to the City of Seattle, King County (Section SE 17, Township 25, Range 4)
Original Date of Construction:	1909
Original Designer:	Unknown
Later Designers:	Brown Associates/Architects, Seattle and Freeland, Washington, architects for the 1985 renovation project
Original Contractor:	Unknown
Later Contractors:	Authentic Construction (Jim Clayton, Owner), contractor for the 1985 renovation project Integral Construction (Frank Russell, Contact), contractor for the 1998 retaining wall project
Original Use:	Apartment Building - Townhouse Type
Present Use:	Cooperative Apartment Building
Original Owner:	Adolph J. Jarmuth and Edith De Long Jarmuth
Later Owners:	John R. Walthew (or Waltherr, I. C. II), Dec. 15, 1922 - Dec. 17, 1936 Carl Rubenstein, January 19, 1942 C.H. Moy, April 5, 1945 Edward H. Hamlin, February 19, 1946 Jos. E. Flory, July 8, 1947 Cooperative Ownership since 1950
Present Owner:	L'Amourita Coop Association, Inc. 2905A Franklin Avenue East Seattle, WA 98102 James Keblas, President, tel. (206) 206.669.7625 Margaret Papadakis, Treasurer, tel. (206) 331-1887 Richard Morhous, Co-op Member, No. 2915A, tel. (206) 323-6089
Property Size, Site:	17,050 gross square feet (0.39 acres)
Building Size:	24,330 gross square feet (21,786 net square feet), per King County Property Tax Records

3. Architectural Description

The Site and Urban Context

The 17,050-square-foot parcel is 150' wide and 110' deep, and follows the steep, slope of North Capitol Hill. The building is placed on the eastern two-thirds, setback 17.5' from the property line and an estimated 30' from the west edge of the paved sidewalk. Setbacks on the north and south are only 5', but there appears to be more property as the northern retaining wall is several feet farther north, and there is no sidewalk to identify the southern property edge.

The site slopes from downward toward the northwest, from a datum elevation of 100' at the southeast corner to approximately 92' at the northeast corner, and to 85' at the southwest and 85' at the northwest. Along the north property line this results in a drop of 11', and along the south a drop of 15'.

A three-stall paved parking lot is located at the northwest corner of the site, accessible by a narrow driveway along the north side of the building. The elevation of this 35' by 35' lot is approximately 10' below that of Franklin Avenue East. Until 1997, a second parking garage structure was located to the south of the north parking lot, and a concrete retaining wall was provided along the west property line. The grade then dropped 6' to 10' from the parking lot level to the grade on the west side of the wall. A portion of the lower area is a 15' wide City of Seattle right-of-way, which was platted originally as an alley. To the north there is a small retaining wall and to the northwest, the parking lot for the adjacent Pauline Apartments. Presently there is a concrete block and wood frame garage building on site. This 29' by 20', 580 square foot, three-car building is set back 36.5' from the south property line and 5.5' from the building's western face. The garage is accessed via a narrow driveway off East Shelby Street.

The front of the building is clearly the street-facing east facade. It is treated with projecting porches, window bays, and cast concrete steps and walkways that lead from the street and sidewalk, along with sloped lawns, to concrete steps at the three porches. Landscaping is carefully tended on all sides of the building, and includes grass turf, low-maintenance perennials, and tall, deciduous street trees in the parking strip along Franklin Avenue East.

The neighborhood that surrounds the station primarily contains wood-frame, single-family residences, and multi-family apartments of varied sizes. Along Eastlake Avenue East, to the west, there are also commercial buildings that house offices and retail businesses. Apartment buildings of a variety of ages and sizes and a few single-family houses are located along Franklin Avenue to the south of the building. To the north there are two small, brick apartment buildings.

Due east across Franklin Avenue is the right-of-way and Interstate 5. Because of the grades at this location, the freeway appears as a 15-to 30-foot-tall concrete wall, interspersed with lanes of busy traffic. The structure opens to the north to reveal eight lanes of traffic at the main level and reverse express lanes at a lower level.

The Building Structure and Exterior Features

Reinforced concrete foundations and stucco-clad, reinforced concrete exterior walls of up to 22" thick, make up the three-story building structure. 6x6 heavy timber posts serving as columns and 2x10 floor and roof joists are set at 16" on center. The building has overall dimensions of 57' by 142' with three 8'-wide and 27'-deep, west facing lightwells, which contain fire escapes and secondary entries. Primary entries are provided on the east facade, accessed below three hip-roofed porches supported on stucco-clad concrete walls with arched openings. Due to the topography, the lowest occupied floor is partially below grade with the two upper floors and the penthouse visible on the primary east façade.

Hips and gables make up approximately 60% of the total building roof, and these shapes are prominent on the east or primary side of the building. (When the building was re-roofed, the original red roof tiles were salvaged and reinstalled.) Approximately 40% of the building's roof, on the west side, is flat and clad with built-up roofing. The tile-clad sloped roofs are further emphasized by decorative wood rafter tails, which project beyond the gutters to punctuate the front roof edge.

On the exterior, the L'Amourita Apartment Building is embellished many Mission-style decorative elements and details. The east facade features three projecting porches, each with open arched openings. The porches are characterized by hip roofs (at the outer two porches) or a flat roof (at the center), and by prominent curvilinear parapets, which rise above the northeast and southeast corners. The two outer corners are distinguished by tall battered pilasters, which terminate as small decorative towers surmounted by column-supported hip roofs. The façade is symmetrically composed around the center and subdivided by three porches and projecting roof features into three sections. Each of the three sections is also symmetrical.

The tallest center section on the east side reads as a tower. The tower features a hip roof mass, with the stucco walls punctuated by narrow, arched-head window openings (six frontal and one on each side) and a row of corbelling at the floor level. The tower element encloses a small penthouse made up by rooms in two of the current upper-floor dwellings. A U-shaped roof terrace at the second floor wraps this center tower section. Low, stucco-clad parapet walls and wood decking characterize the terrace. The second floor also features projecting window bays with either stacked bracket or oriel details below the windows, and tile-clad hip roofs over the entry porches below.

Windows are typically double-hung or casement, wood-frame types with vertical proportions and flat and arched heads, with the exception of the windows in the bays and those at the center tower section. The 1985 drawings indicate five different types of windows, all composed with two sash, with overall sizes that range from 1'5' by 5.5' to 3.3' by 4.5'. Originally many of the upper sash units featured multiple lights, with diamond pattern glazing held by a tracery of wood sash members. Windows at the lower level feature upper sash with vertical glazing patterns.

Secondary north and south facades are composed with the raised parapet sections on the east and flat roof profiles on the west. Windows on the south façade vary also, with those toward the east resembling windows on the primary facade. In contrast to the primary facade, the west or back facade is very simple, with a simple rhythm of rectangular window openings set into the planar stucco wall.

The Plan and Interior Features

The exterior of the L'Amourita provides only a sense of its unusual and inventive layout. The building is symmetrically organized, with four separate front entry porches providing access on the facade. According to cooperative members, the original layout featured eight townhouse units, each accessed from the porch, with an exterior door leading through an archway into the living room of each unit, with a straight stair leading to the second floor which contained bedrooms. The southernmost unit had a dining room call button for servants, and a staircase that led to the servants quarters in the lower southwest corner of the building.

At some time in the early history of the building it was subdivided from two-story townhouses into smaller flats. The *Polk Directory* noted 18 apartment units in 1922, and the 1932 issue of *Heiden's House and Street Directory of Seattle* noted 18 units for listings at 2901 -2917 Franklin Avenue North (presently Franklin Avenue East).

Presently there are 21 units in the building, eight on each of the upper two floors and five in the lower floor. At the main level (second floor) there are four recessed entries at the three separate porches. They each lead to two entry doors, each of which leads to small vestibules that access a lower and an upper unit, thus giving each apartment a sense of privacy and individuality. Separate side entries are provided also to the outer second floor apartments, and direct entries to those at the lower level.

The unit layout at both the main and upper floor provides for two outer dwellings, which are wider, and six interior ones. Straight runs of stairs lead to the upper floor apartments. These units have projecting window bays in front rooms, facing east, and also north or south. Access is provided from the four center upper floor units to the second floor roof deck above the center porch, and from the six interior units to back porches and fire escapes within the lightwells. The southern and northern upper units access fire escapes on the outer walls.

The original building owner, the Jarmuth family, lived in the southernmost dwelling. Up through 1936, this unit remained a seven-room townhouse, according to the tax assessment records of that year. Presently it, like the others, has been subdivided into two flats, each with one bedroom. There are also four one bedroom and one smaller studio apartments at the lower level.

Dwellings range in size from a studio of approximately 300 square feet to one-bedroom units of approximately 440 to over 970 square feet. The largest units are located on the main level which have large basement storage rooms accessed by private internal stairs. The two apartments at the northwest and southwest corners appear larger too, because of their side wall bay windows. The other upper floor interior units also have projecting bays and the interior four access a roof terrace on the east side. A third-floor dwelling room, enclosed by the central tower, is provided in the central two, upper-floor units.

As a residual aspect of the original townhouse layout, the east and west rooms in the upper level flats have almost equivalent sized bedrooms and living/dining rooms. Other original interior features provide residents with a strong sense of the building's history. These include spatial qualities, such as enclosed entry vestibules and relatively tall ceiling heights (recorded as 9'-4" at the first floor, 9'-2" at the second floor, and 8'-9" at the third floor). The layout at the upper floor features larger rooms at the ends, and kitchens and baths accessed off stair halls. There are butler pantries in several apartments at the main level.

A sense of the building's history is reinforced by the presence of original finishes: painted plaster on lath and plaster on concrete walls, and wood trim including coffered ceilings, picture rails, tall wood base, framed windows and doors, and inlaid wood oak flooring at the first floor. Remaining original stairwells have turned wood balustrades and there are deep window bays in front-facing second and third-floor units.

Gas fired fireplaces are provided in many of the units and typically they each retain distinctive, original tile surrounds. These surrounds include inset tiles with relief patterns and geometric and figurative motifs and several feature mantelpieces. While one is painted, others retain the original tile finishes.

Original interior doors were typically panel types, with transom windows. Ample light enters each of the one-bedroom units from windows on three or four walls in the upper units, including the west-facing lightwells. Many of the various-sized windows, which have deep surrounds, feature casement or single-hung operation.

Construction History

No records of original permit or construction drawings are on file at the city's Department of Planning and Development. According to one of the current owners, the architect who worked on the 1985 rehabilitation project does not recall having original drawings. Tax records and historic photos cite an original construction completion date of 1909. A 1917 Sanborn insurance map indicates there were then 19 apartment units in the building. The number was cited in the 1936 era tax assessor's records as 19, and subsequently changed on the form to 21 apartments

The original designer and contractor remain unknown. However, there were several architects practicing in Seattle in the first two decades of the twentieth century who worked in the Mission Revival style. Further description follows in the section on the Building Style.

Documented Changes to the Building and Current Conditions

The following changes to the building are indicated in historic photos or are cited in DPD permit records, or have been observed at the building:

1923, 1924, 1927, 1934 Unidentified permits for unknown work

1951 Stairway alterations; addition of exterior metal stairway and ladder

1952, 1959 Unidentified alterations

1973 Installation of gas-fired water heater

1974 Replacement of electrical service

1986 Renovation (including window replacement, insulation, and other repairs)

1998 Construction of retaining wall, removal of garage, construction of back terrace (Response to Director Ruling of March 20, 1997, and Geotechnical Report of October 28, 1997)

1999 Removal of the central steam heat system and replacement by electric baseboard heaters in each unit

The building has been repainted over its history. A record from the USGS, regarding a benchmark placed on the building roof in 1915, cites it as a yellow building in the 1920s and gray in the 1950s. Presently it is a warm off-white with deep red windows and doors, with the terra cotta roof tiles. Historic cooperative records suggest that a new boiler was provided in 1959, repainting occurred that year and again in 1973, and major roof repairs and reroofing occurred in 1973.

In 1997 the Cooperative hired a local geotechnical engineering firm, Shannon and Wilson, to study existing site conditions. The resulting geotechnical report cited a major landslide that occurred after heavy rains in the previous winter. It recommended construction of a soldier pile wall, with wide flange steel beams, concrete and tiebacks, and continuous subsurface drains inside a preexisting concrete wall to retain the grade and improve drainage. (This description is an overview and is provided for reference only. Readers of this report should not rely on this report to represent actual conditions or the intent of the geotechnical study, and should refer to the actual report for information.)

The project to address geotechnical issues was undertaken in 1998 at an estimated construction cost of $150,000, according to the city's permit records. The project also resulted in removal of one of the two garages and creation of a garden terrace with trellises and new planting beds at the center back of the site. Meanwhile a recent development to the west has resulted in tall foundation / retaining walls as part of a new four to five story mixed-use apartment building. According to cooperative members, existing tiebacks were used during its construction until the foundation construction was completed.

Current conditions reflect a variety of interior changes to the individual dwellings, including larger kitchens and opening of partitioned spaces. Finishes vary, with several units retaining original coffer treatments and others finished with smooth gypsum wallboard or plaster ceilings. Bathroom and kitchen plumbing fixtures, built-in cabinetry, light fixtures and appliances vary. Many of the rooms are relatively small but they seem luminous with ample daylight. There is an evident sense of care and house pride throughout.

4. Historic Context

Historic Development of the Eastlake Neighborhood

Eastlake is an elongated, hillside community on Lake Union. When Interstate 5 was constructed in 1962, it cut Eastlake off from Capitol Hill, of which it was once a part. The L'Amourita Apartment Building property is located very close to the west side of Interstate 5, and has been impacted by the freeway's audible and visual presence. The building shares its historic, economic, and social development with the neighborhood of Eastlake, as well as with North Capitol Hill and the nearby Roanoke Park area.

As defined by the lake and Interstate highway, the Eastlake neighborhood is only five blocks wide, but stretches over twelve blocks (one and one-half miles) in length from the intersection of Fairview and Eastlake Avenues on the south to the University Bridge on the North. The neighborhood emerged in the early 1880s as a group of small farmhouses, homes and small businesses along the street that linked the city's downtown to communities along the north end of Lake Union, such as Latona and Portage Bay. Travel through the area became common, with establishment of a streetcar line and the draw of the University after the current campus was established in the 1890s and the Alaska Yukon Pacific Exposition was held in 1909.

When the University Bridge was constructed in 1919, travel along Eastlake Avenue increased. Buses replaced the streetcars in the early 1940s, but Eastlake remained one of the city's prominent north-south routes. It connected areas north of the city, such as the University District, Roosevelt, Northgate and Lake City, as well as nearby towns of Kenmore and Bothell via Roosevelt Way Northeast and led to the downtown via Denny Way on the south.

Like many of the city's oldest neighborhoods, Eastlake contains a wide mix of uses and building types. Traditionally it was a blue collar residential and industrial neighborhood with Seattle City Light's earliest electric generating plant (presently Zymogenetics) at its south end, and businesses such as Lake Union Dry Dock, Sound Propeller Company, William Boeing's 1916 airplane facility, and numerous marinas along Fairview Avenue and the lake front. There were cafes and taverns, some fishing boats from the Alaska Fishing Fleet, and the main store of Goodwill Industries was on a pier at the south end. Only a few of these businesses remain, mixed in with present-day offices, specialty retailers and services, taverns, and restaurants and cafes.

The neighborhood retains many other examples of its built history with Victorian farmhouses, Craftsman style bungalows and Mission Revival and Art Deco apartment buildings. Eastlake also contains one of

the city's oldest schools – the original wood-frame Seward Elementary School, which dates from 1893 - 1895.

Houseboats on Lake Union were built in the teens and 1920s, initially as simple small, inexpensive dwellings for seasonal workers, such as loggers and fishermen. During the 1930s, they served as a floating "Hooverville," for occupants, many of whom were unemployed during the Depression. The houseboats were gradually transformed into a low-income residential community of bohemians, poets, students and teachers in the 1950s and 1960s. Permanent sewer connections were installed in the 1970s, and the dwelling sizes of houseboats gradually grew to include multi-story houseboats with decks and roof terraces. The houseboat community changed to provide romantic, water-bound residences for middle and high-income residents.

In the late 1950s and early 1960s Eastlake was physically divorced from the Capitol Hill neighborhood by construction of Interstate 5. Official planning for the freeway began in the 1950s, and envisioned few of the real impacts of traffic, noise or dislocation that have resulted. During construction of the freeway, however, many of the large old homes were removed. Some of these were relocated, but many buildings were demolished, some replaced by surface parking lots. The double-height, eight-lane interstate has remained a defining edge and an open concrete scar on the neighborhood for over four decades. Open space below Interstate 5 provides classical-like columns among some open space.

Eastlake has developed as a vital urban neighborhood characterized by the presence of diverse housing, including apartments, multiplexes, small-scale courtyard housing and single-family residences. It has a large elementary school and a rich mix of office and neighborhood commercial buildings along Eastlake Avenue East. Along Lake Union there are houseboats, marinas and boat repair yards, a few houses and apartments, and commercial buildings.

The physical character of the neighborhood emphasizes its topography, the close relationship to the city's downtown and freeways, the wide variety of buildings, and mix of their scales and uses. There are reminders and remnants of early industries, including the site of William Boeing's first airplane factory at the western foot of Roanoke Street. A number of significant historic buildings are located in the neighborhood. Some of these, noted below, have been recognized by designation as local landmarks or by listing in the National Register of Historic Places:

- Seward School/former Denny-Fuhrman School (1893 - 1895, 1906 and 1918, remodeled and expended in 1997), 2500 Franklin Avenue East (along Boylston Avenue also), a landmark property
- Steinbrueck Residence (1891 - 1893), 2622 Franklin Avenue East, a local landmark
- The Stanley House/Fisher - Howell Residence (1890s), 2819 Franklin Avenue East, a local landmark
- Castlewood Apartment Building (1928 - 1929; Paul Thiry), 2727 Franklin Avenue East
- Lake Union Hydro House and Steam Plant (1909 - 1921), a local landmark

There are many commercial and apartment buildings in the neighborhood that date from the 1950s and 1960s. Recent development has impacted the neighborhood with the construction of many more condominium and apartment buildings, most in three- to five-story structures.

Growth in the neighborhood appears to have occurred in part in response to the Eastlake Neighborhood Plan of September 1998. The plan called for preservation and enhancement of Eastlake's existing and future character as a residential, lakefront community with a mix of elements. The plan's integrated goals included 1) increased density in the complex, mixed-use urban neighborhood, with a diversity of incomes, ethnicity and residential/commercial use; 2) development of Eastlake Avenue as a "main street"; 3) a focus on the Fairview Avenue shoreline; and 4) traffic strategies for safety, pedestrian and bicycle connections, and noise reduction.

The L'Amourita Building is presently zoned L-3, for Low-rise Multifamily uses. Nearby blocks along Eastlake Avenue East are zoned NC-40, for neighborhood commercial/residential development. The NC zoning has encouraged developments, such as the recently constructed mixed-use condominium building to the west.

Neighborhood Demographic Patterns

Census documents from 1940 describe the residential make up of the neighborhood and the types of housing available 50 or more years ago. The patterns that these documents suggest are similar to those embodied by physical structures. Eastlake was then home to many people with varied incomes. It was the end of the Depression and nearly 30% of its occupants were unemployed or seeking work. Residents represented a variety of occupations: professionals, managers and officials, domestic service workers and laborers. In contrast to the relatively high homeownership seen in other areas of Seattle, fewer than 22 % of the residents owned their dwellings. Rents averaged $24/month. (Schmid, p.155 - 183, and p. 218 - 254.)

When the Eastlake neighborhood was profiled as part of the 1998 Eastlake Neighborhood Plan, nearly sixty years later, it had been physically separated from Capitol Hill. The Plan noted there were 2,437 residential units in the neighborhood, a rise of 261, or 11% growth, between 1990 and 1997. The plan called for a goal of 3,500 residents balanced by 3,000 jobs.

According to the 2000 U.S. Census, Tract 61 which includes the north end of Eastlake and Capitol Hill, was the hone to 4,447 residents who lived in 2,595 households. (The city as a whole had a total population of 563,374 people.) The average age of residents in the tract was 35.2 years. Over 31% were family households, with married couple families making up nearly 26%, and single people nearly 69%. Only 9.1% of residents were children under 18 (404 total).

The cost of housing has risen dramatically, as it has throughout the city. The median value of owner occupied housing units was $455,300, with median mortgage costs of $2,157 per month vs. an average of $1,497 city wide; and median rent in renter occupied units of $741.

The 2000 Census noted that 40.3% of residents in the tract owned their homes, vs. 48.4% of all city residents; 59.7% were renters, vs. 51.6% citywide. (Dwellings include houses, condominiums, and the L'Amourita Co-op.) 54.2% of the housing units in Eastlake were in dwellings with over five units, and 40.6% of the dwelling structures were built before 1939, while 34.3% dated from 1940 to 1970. Most of the residents in the neighborhood were relatively new, with 77.5% having moved into their dwellings between 1995 and March 2000.

The Original Property Owner, Adolph J. Jarmuth and Edith De Long Jarmuth

Adolph J. Jarmuth, the president of Northern Investment Company, has been cited as the original building owner. Little is known about Mr. Jarmuth. His wife, Edith De Long Jarmuth, was a supporter of socialist causes. Apparently she relocated to and died in New York after leaving Seattle around 1912. She was a friend of national feminist and radical, Emma Goldman.

In her autobiography, *My Life*, Goldman described Edith De Long Jarmuth as, "Japanese-looking with her blue-black hair, almond shaped eyes, and marble-white skin, [like] a lotus flower in alien soil. She was a strange and ethereal figure in her wealthy and heavy bourgeoisie home in Seattle. Later her apartment in Riverside Drive in New York became the rendezvous of radicals and intellectual Bohemians. Edith was their magnet, and she felt alive to their ideas and work. Her own interests ...sprang from her

yearning for the exotic and the picturesque. In life as in art Edith was a dreamer who lacked creative strength. One loved her more for what she was than for what she did. Her personality and native charm were her greatest gifts." (Goldman, 1931, Vol. 2. Presumably the home that Goldman referred to was the townhouse in the original L'Amourita Apartment Building)

The *Polk Directory to Seattle*, for years 1900 through 1920 was reviewed as part of the research for this report. The 1909 Directory is the first one that lists Adolph Jarmuth, noting his business office and his residence in the L'Amourita Apartments, at 2901 Franklin Avenue North. The first citing of the L'Amourita was in the *Polk Directory* of that year, which lists it as an apartment building. (This information seems to discredit a long-told romantic story about the original building owner as an Italian or Portuguese immigrant father of many daughters, who built eight dwelling units, one for each child, to keep them close.). The Jarmuths had only two children, both boys (Douglas F. and John A., who were listed as students in the *Polk Directory*).

It appears that the family moved out of the building around 1912. The last listing pertaining to the Jarmuths is that year and only for Mr. Jarmuth's business, which was cited as the Northern Investment Company in 1910, 1911 and 1912, noting it as "Investments - Real Estate and Mining."

Brief genealogical research has resulted in no additional information, with the exception of the deaths recorded of a John Jarmuth in Skokie, Illinois in 1971 and that of Douglas Jarmuth in Kent, Washington, in 1973.

Formation of the Cooperative

The L'Amourita Apartment Building was built initially as an investment by its original owner, and appears to have been a rental property for over four decades. The 1939 *Polk Directory* lists 21 separate units. In ca. 1950 the building ownership was reorganized as a cooperative.

The L'Amourita Co-Operative Association, Inc. was incorporated on April 21, 1950, by the following individuals: S.J. Mondau, Bruno Owen, Mae Hartman, Allen C. Shamek, Virginia B. Wilhite, Robert Reindorf, A. H. Lindblad and A. A. Lizotte. Its goal was to "provide housing for its members and stockholders, their families, relatives and friends, on the cooperative plan and not for profit, by acquiring, operating, maintaining, leasing, conveying or otherwise making available to members and stockholders such apartment housing accommodations as are in the property known as L'Amourita Apartments, 2901-03-05-07-09-11-13-15-17 Franklin Avenue, or other properties to be purchased." (Articles of Incorporation, Section II, April 19, 1950.)

The co-op issued capital stock of 1,210 shares, at $100 per share for a total of $120,000. The Cooperative Association purchased the property from Joseph E. and Evalyn O. Flory with a final mortgage payment of $72,510 in August 1954. The association term was 50 years, and it was renewed in 2000.

The National Co-op Bank is a nationwide, specialized lender that services housing cooperatives. As noted by a bank representative, approximately 80% of housing coops are in New York, with over 6,000 cooperative buildings in New York City. Members of the L'Amourita Co-op has estimated that there are 67 housing co-ops in Washington State, and the NCB has identified 44 in its current database.

Individual units in housing co-ops are typically purchased through share loan mortgages, which are somewhat similar to loans for condominium units. The cooperative association is a non-profit organization that can take out large long-term loans of up to 30 years for long-term repairs and major projects. These finance methods contrast to special assessments by a condominium association, and

condominium improvement loans, which are typically amortized over a much shorter, five to ten year period. Housing cooperatives are not structured typically to limit investment or increases in equity based on the market. A limited equity co-op was a type of entity that HUD developed in the 1960s to address low-income housing needs by limiting resale value and prospective purchasers. (Information about cooperative housing structures comes in part from Mary Alex Dundics, of NCB, during a phone interview on November 23, 2004.)

Early housing co-ops were organized in the teens and 1920s, some with exclusionary goals, in that their memberships were restricted to people of similar wealth and upper-class backgrounds, and/or by ethnicity and religion. One early record of the L'Amourita Cooperative clearly indicated that prospective applicants with families be discouraged. Contemporary housing laws forbid these types of discrimination, but do allow contemporary cooperatives to consider individual applicants.

In a condominium, each owner actually owns his or her unit. In a cooperative the individuals own a share of the corporation, and enter into a proprietary lease to occupy their space. Banks offer share lending to the cooperative members. Monthly maintenance fees are based on the share of ownership, similar to that in a condominium. The L'Amourita Co-op is organized presently by its 21 members with rules for sharing general upkeep and maintenance, and limiting disturbances, such as excess noise.

Overview of Cooperative Organizations in America

There are many forms of cooperative organizations in America, in addition to housing groups. Locally some of the best known are consumer groups and health care organizations, such as REI, PCC and Group Health. Historically the cooperative organizations derived from the early guilds and fraternal organizations, which provided financial aid, life insurance, and old-age benefits to their members, and from early labor unions.

The American Grange, which was founded in 1867, served as the source for what became agricultural and rural cooperatives in America. Based on European precedents and Rochdale principles the Grange set up stores to serve its members, selling groceries and dry goods in addition to clothing as farm supplies, hardware and agricultural implements. Granges were marketing collectives made up by farmers, often by the products they raised, such as cotton, grain, tobacco and wool in different parts of the country. In the Northwest the best known Granges may have been those in Eastern Washington which marketed wheat.

Many Granges went out of business during the Great Depression, but other cooperative businesses were initiated in the late nineteenth century and early twentieth century. By 1920 with an estimated 14,000 farmer cooperatives were operating.

In the 1930s farmer cooperatives developed their own financial institutions through the Farm Credit System. The National Cooperative Bank, and other agencies initiated cooperatives during the New Deal era. At that time some financial assistance was provided also by government agencies. The Rural Electrification Administration (REA) and the National Rural Electric Cooperative Finance Corporation (CFC), for example, were formed to finance and help provide rural electrification. (Information in this section is summarized from Donald Frederick, "U. S. D. A. Cooperative Information Report, No. 55.")

Present-day cooperative services include financial services, such as credit unions, and consumer buying groups, as well as marketing for food and agriculture industries, and purchasing coops for grocery and hardware stores and public institutions, such as state universities.

The Mission Revival Style

With the use of gable and hip roof forms, clay roof tiles, stucco cladding, and arched openings, the L'Amourita is as a fine example of the Mission Revival style. It shares features of this style with several other apartment buildings in Seattle, although most of the other examples are stucco-clad wood frame rather than concrete structures. Examples of the Mission Revival include several nearby buildings and others in the University District and on Capitol and Queen Anne Hills:

- The Hacienda, 1029 Summit Avenue East (1925, 2 buildings with 21 units / 25,047 square feet)
- La Quinta, 1710 East Denny (1926, a 2 story courtyard building with 16 units /14,400 square feet)
- 906 - 1st Avenue West (1927, a 2 story courtyard complex with 16 units and 15,380 square feet)
- Villa Costella, 328 West Olympic Place (1929, 1 - 3 stories, with 20 units / 21,140 square feet)
- Linda Vista, 92 East Lynn Street at Yale East (1930, a 3 story building, with 20 units /18,360)
- El Cerrito Apartments, 608 East Lynn Street at Franklin East (1930, 3 stories, 9 units / 10,458 s.f.)
- El Monterey, 4204 - 11th Avenue Northeast (3 stories, 20 units / 16,240 square feet)

Nearby buildings include the Buena Vista at 2822 Eastlake Avenue East. The two larger buildings in Eastlake -- El Cerrito and Linda Vista -- are blockier than the L'Amourita, and are set on smaller, more urban sites. Dating from 1930, they each gain some of unique identity from exterior brick and decorative ceramic tile insets, painted steel sash windows, and taller, stepped massing. Another nearby example that shares some formal aspects with the L'Amourita, is the 1906, single family house at 2612 Harvard Avenue East, which is just four blocks southeast of the subject building.

Three buildings originally made up the 1925 Hacienda, including a single-family house. It features complex siting and massing, and buildings with exterior wood balconies and stairwells, and multi-level units that feature fireplaces and large arched head windows. It and the El Cerrito was designed by contractor Everett Beardsley (Ochsner, p. 338, and from John Heiderich, owner of the El Cerrito.) The Hacienda complex is set high above Lakeview Boulevard, where its unique presence is somewhat invisible. In the University District the courtyard apartment building, El Monterey, is more prominent at the corner of Northeast 42nd Avenue and 11th Avenue Northeast.

On Queen Anne Hill there is a somewhat similar U-shaped Mediterranean Revival courtyard apartment building of 1930 at 906 - 1st Avenue West, and the 1928 Villa Castello on West Olympic Drive. Two-story courtyard apartments in the Mission Revival style on Capitol Hill include a 1925 era building 914 - 922 East Lynn Street and the 1930 era L'Aquinta Apartments. (L'Aquinta is reported to have been designed and constructed by Fred Anhalt, a well-known local developer, recognized for his fine Tudor styled buildings on Capitol and Queen Anne Hills.)

In comparison to the other apartment buildings, the L'Amourita appears to be a more robust and stylized example of the Mission Revival style because of its complex massing and large gable and hip roof forms, the well detailed entry porch, thick concrete walls with arched openings, varied and highly articulated wood windows, and presence of Mission-style clay roof tiles and stucco cladding.

The Mission Revival style in Seattle appears in single-family houses, apartment buildings and low-scale courtyard multiplex dwellings. Non-residential examples are more unusual in Seattle, but they include school buildings such as the original Cornish College of the Arts on Capitol Hill (1920 - 1921, at 710 East Roy Street), and the Seattle University School of Nursing, at 1130 Madison Street. There are some noteworthy public buildings that utilize the Mission Revival style to enclose varied functions: the Fremont Public Library (1921, at 731 North 35th Street), Fire Station No. 37 (1928, at 7302 – 5th Avenue Southwest) and the original hydro house at the Lake Union Steam Plant (1909, at 1161 Eastlake Avenue East).

A recognized regional example of the Mission Revival style is the 1911 era Snohomish County Courthouse in Everett. The courthouse, with its long tile-clad hip and gable roofed mass and window and bracket detailing, appears similar to the L'Amourita building. The former building was designed by a Seattle / Everett architect, Augustus Heide, of DeNeuf and Heide. Heide had practiced in Los Angeles before coming to the Northwest, and he may have acquired his interest in the Mission Revival style at that time. (Ochsner, p. 341). The Snohomish County Courthouse was constructed the same year as the L'Amourita, in 1909, much earlier than the Hacienda, Monterey, Villa Castello, and El Cerrito Apartment Buildings, which all date from 1925 - 1930. (No records have been discovered that connect either architect Augustus Heide or contractor/designer Everett Beardsley with Adolph Jarmuth or the L'Amourita Building, but it is an engaging coincidence that all three men arrived in Seattle in ca. 1909.)

Mission Revival architecture is somewhat unusual in the Northwest, and is often associated with sunnier climates and romantic or thematic building types, such as theaters, hotels and resorts. Mediterranean and Mission Revival styles flourished in California, particularly before the 1920s, and in other areas of the country during the years 1915 to 1945. In California, Revival designs often "built on an existing popular flavor for regional traditions, using ideas from similar European regions were added to local traditions, and providing material affluence and a connection to venerated traditions. The use of the revival style avoided extensive adaptation of local traditions and provided (and guaranteed) the respectability of their precedents" (Gelernter, p. 235).

In the western United States the most directly related predecessor of the Mediterranean style was the Mission style. In California's 1890s-population boom, an immediate image and identity was needed to market real estate. Local eighteenth and nineteenth century Spanish Colonial Missions, rather than Native American Pueblos, were used to supply the necessary imagery and tradition and exerted strong stylistic influences. Consequently Hispanic elements such as ogee gable ends, bell towers, and shallow tiled roofs were incorporated into the style. As elements were drawn from other geographically similar areas such as Mexico, Italy, Greece, and North Africa, the Mission style developed into what is considered the Mediterranean style (Gelernter, p. 199 - 200).

Characteristics of the Mission style include deeply recessed openings, sometimes fronted by arcades or porches. Roof forms are typically gable or hip, clad with red "Mission Style" (half-vault shaped), glazed or unglazed terra-cotta tiles. Walls are nearly always clad with stucco, and both exterior and interior wall surfaces are typically smooth plastered. The buildings often feature exposed wood framing elements on the interior, and carved rafters and beam-ends. Balconies, terraces, or patios are provided to create a close indoor-outdoor relation. In Mission and Mediterranean Revival styles, decoration may include ornamental ironwork or glazed tiles, with foliate and geometric motifs drawn from Plateresque or Churrigueresque styles in cast terra cotta or plaster friezes and panels. Cast iron or turned-wood window grilles are often present. Balconies are frequent, as are towers and turrets capped by domes or hip roofs.

There are recognized stylistic subtypes which include buildings with symmetrical facades, such as the L'Amourita Apartment Building, and those which feature asymmetrical facades superimposed on a simple square or rectangular plan. Although they are close in appearance, the absence of sculptural ornament is a "negative" characteristic that distinguishes Mission style buildings from those of the Spanish Colonial Revival style.

Architectural historian Marcus Whiffen described the Mission Style as a California counterpart of the earlier Georgian Revival in the East. It represented a distinctly Western interest in history in reaction to popular styles in the East, and disenchantment with architecture present at the turn of the century. Inspiration for the Mission Revival style came from the Spanish Colonial Missions of the seventeenth and eighteenth century, as well as the later California Building at the Columbia Exposition in Chicago (1893, designed by A. Page Brown) and buildings at the 1894 California Midwinter Fair in San Francisco (Wiffen, p. 213 - 216).

Other examples include the Riverside Inn in Riverside, California (1890 - 1901), the Alvarado Hotel in Albuquerque (1901 - 1905), buildings at the Pan Pacific International Exposition in San Diego (1915), romantic style hotels and stations built by the Santa Fe and Southern Pacific Railroads in the west, such as the Boise Train Station (1920s), and buildings at the Presidio in San Francisco, such as the Fort Winfield Scott Barracks, Building No. 1204 (1912).

Later, in the well known Women's Club and Community Center (1913 and 1914, Bernard Maybeck and Irving Gill) in La Jolla, and in Seattle's Fire Stations No. 13, 16, and 38 (1928 - 1930), there is an emphasis on simpler designs, less ornamentation, and more cubist Moderne massing.

5. Preliminary Evaluation

The Landmark Process in Seattle

Designated historic landmarks are those properties that have been recognized locally, regionally, or nationally as important resources to the community, city, state or nation. Recognition may be provided by listing a property in the State Register or National Register of Historic Places. Historic recognition in Seattle is provided by the City's designation of the property as a historic landmark. The City's landmark process is a multi-part proceeding of three sequential steps undertaken by the Board:

1) submission of a nomination and its review and approval by the Landmarks Preservation Board
2) a designation by the Board
3) negotiation of controls and incentives by the property owner and the Board staff

A final step in Seattle's landmark process is approval of the designation by an ordinance passed by the City Council. All of these steps occur with public hearings for input from the owner and/or applicant, members of the public, and other interested parties. Seattle's landmark process is quasi-judicial, with the Board making a ruling, rather than serving as an advisory body to a commission, department, or agency.

Under its ordinance more than 245 individual properties have become designated landmarks in the City of Seattle. Several hundred other properties are designated by their presence within one of the city's special review districts or historic districts, which include the Harvard Belmont, Ballard, Pioneer Square, Columbia City, Pike Place Market, and International Special Review Districts. Designated landmark properties in Seattle include individual buildings and structures, building assemblies, landscapes, and objects. In contrast to the National Register or landmark designation in some other jurisdictions, Seattle's process does not require owner consent.

Seattle's Landmark Preservation Ordinance has threshold requirements that a potential landmark must meet. This requires a property to be more than 25 years old and "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." (In contrast, a property typically must be 50 years old to be listed in the National Register of Historic Places.)

The threshold standard calling for significant character may be described as a standard of integrity. Integrity is a term used to indicate that sufficient original building fabric is present to convey the historic and architectural significance of the property. Seattle's landmark ordinance also requires a property meet one or more of six designation criteria:

<u>Criterion A.</u> It is associated in a significant way with an historic event, which has had a significant effect on the community, city, state or nation.

Criterion B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.

Criterion 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.

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

Criterion E. It is an outstanding work of a designer or builder.

Criterion F. It is an easily identifiable feature of its neighborhood or the city due to the prominence of its spatial location; contrasts of siting, age or scale; and it contributes to the distinctive quality or identity of its neighborhood or the city.

In Seattle, a landmark nomination may be prepared by a property owner, an interested party or individual, or by the staff of the city's Historic Preservation Division in the Department of Neighborhoods. The ordinance requires that the Landmarks Board consider a nomination if it is adequate in terms of its information and documentation. Seattle's landmark process does *not* include consideration of future changes to a property, the merits of a development proposal, or continuance of any specific uses.

Since July 1995, the Department of Planning and Development has required a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet as part of the Master Use Permit (MUP) process.

Preliminary Evaluation

The L'Amourita Cooperative Apartment Building is associated with the early development of the Eastlake and North Capitol Hill neighborhoods, and serves as a striking and intact example of the Mission Revival style. As previously noted, the Seattle Landmarks Preservation Board is the only group with jurisdiction over official recognition of local landmarks through its nomination and designation process. The following comments are offered, however, as a preliminary evaluation based on the research and information provided in this report.

Criterion C.
The apartment building was constructed nearly a century ago, and has long been associated with the development history of North Capitol Hill and Eastlake. It appears to be associated in a significant way with a significant aspect of the economic development and heritage of the community, and meets Criterion C. Also, the property has been organized as a cooperative, with occupant ownership since 1950.

Criterion D.
L'Amourita is a beautiful Mission Revival style building, constructed of stucco-clad concrete walls with wood-framed floors and roof, and wood doors and windows. As City of Seattle historic property surveyor Mark Peckham noted, in 1979, "this may be one of the most representative examples of the Mission Style in Seattle." The building's exuberant expression and enduring construction methods are clearly visible in its massing, sequence of exterior spaces, and facade features.

A number of historic Mission Revival style buildings in Seattle have been nominated and/or designated as historic landmarks. These include the 1921 Fremont Library, 1909 Lake Union Hydro Plant (a part of

the Lake Union Steam Plant), and recently 1925 Fire Station No. 37. The L'Amourita Apartment Building compares well with these landmarks, and with a number of apartment buildings dating from 1925 to 1930. However, it presents unique stylistic and design features that date from the first decade of the twentieth century. As an apartment building its plan layout was unusual and innovative, featuring spacious well-lit units for middle-class residents and smaller units for domestic and maintenance staff. These original, character-providing qualities have been retained and preserved in the current co-op building. The property clearly meets Criterion D.

Criterion E.
There are no records to attribute the design and construction of the building to a designer or builder, but it is outstanding. In a similar fashion as with a vernacular building, it appears to meet this criteria.

Criterion F.
Although the unfortunate siting of Interstate 5 in the early 1960s impacted the building's visibility in the neighborhood, L'Amourita remains a well-recognized historic element in the Eastlake neighborhood. The building has become an easily identifiable feature in the city. As noted in the 1972 *Guide to Architecture in Washington State,* the building is an "exuberant Mission Revival, which catches the eye even from the (Interstate 5) freeway." (Woodbridge, p. 169). L'Amourita Apartment Building clearly meets Criterion F.

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Information for this report came from historic records of the L'Amourita Cooperative, and several of its current members. Apartment building managers or owners of other Mission Revival style apartment buildings -- the Linda Vista, El Cerrito and Hacienda Apartments -- shared information. Coldwell Banker Bain's website provided data on the house at 2612 Harvard Avenue East. Other sources include:
City of Seattle Municipal Archives, Photo Collection, http://clerk.ci.seattle.wa.us
HistoryLink.org, , On-Line Essays, http://www.historylink.org
Museum of History and Industry, Digital Photo Collection, http://www.seattlehistory.org
Queen Anne Historical Society web site (Historic Sites): http://www.qahistory.org
University of Washington Library Digital Photo Collections, http://content.lib.washington.edu

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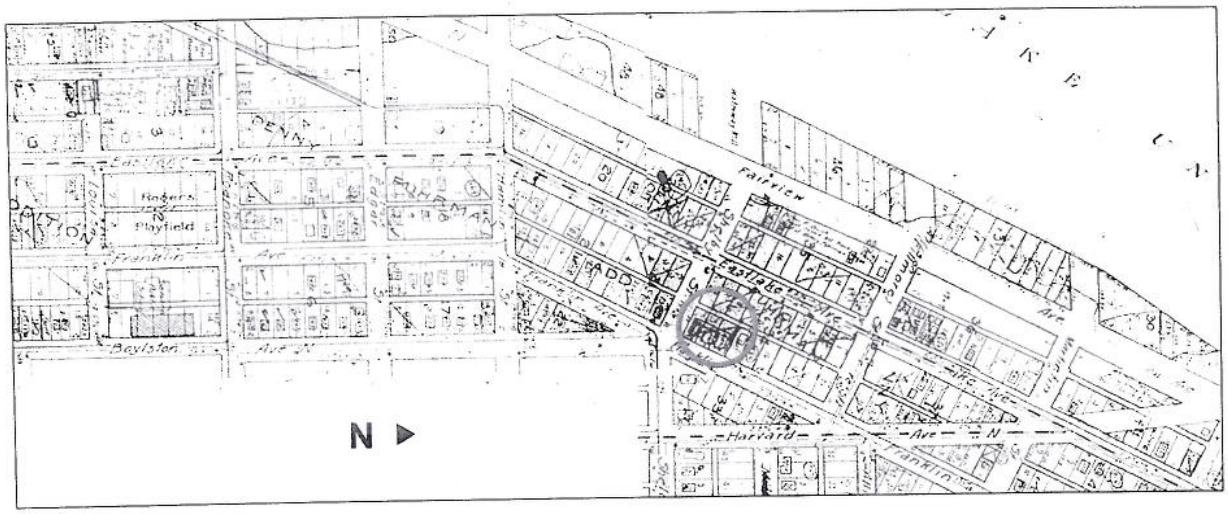
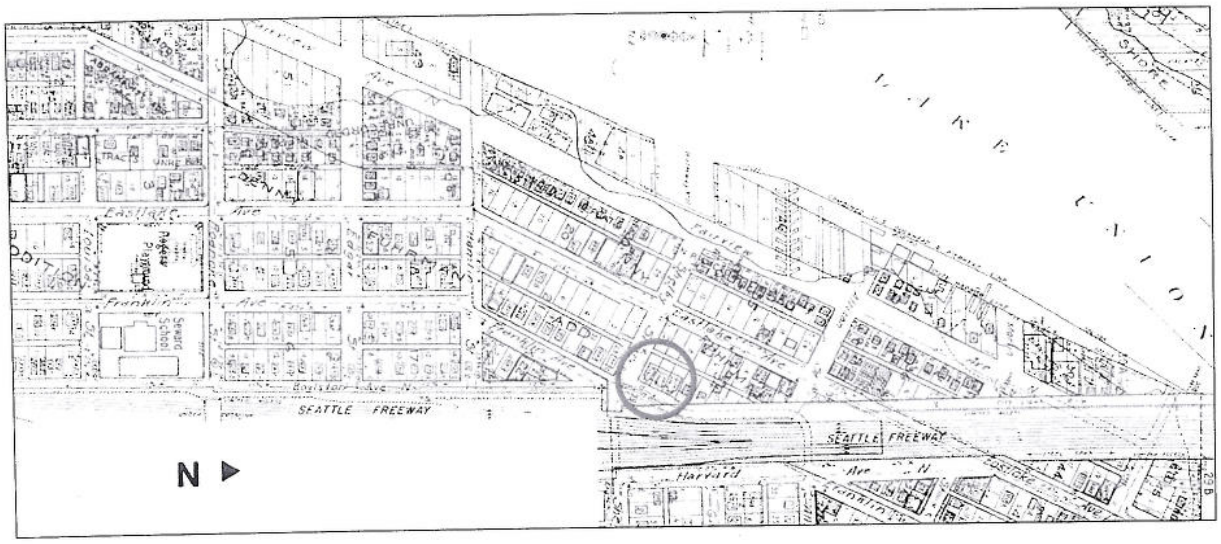
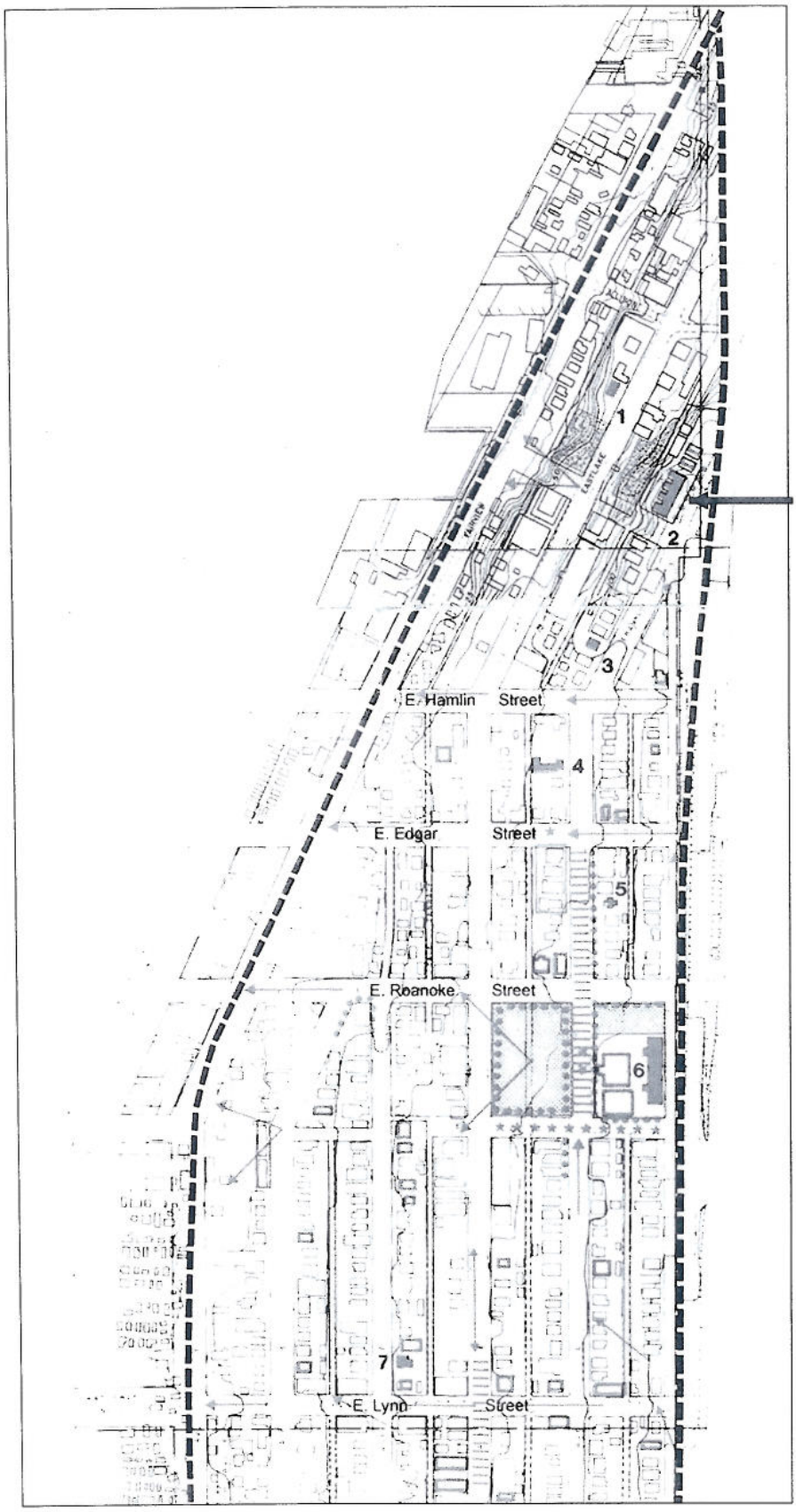
Below, two figure-ground maps of a portion of the Eastlake neighborhood dating from 1912 - 1920 and 1940 - 1960, which show its gradual development and the impact of the construction of Interstate 5. (The Kroll Map Company.)



1912 - 1920 Kroll Map

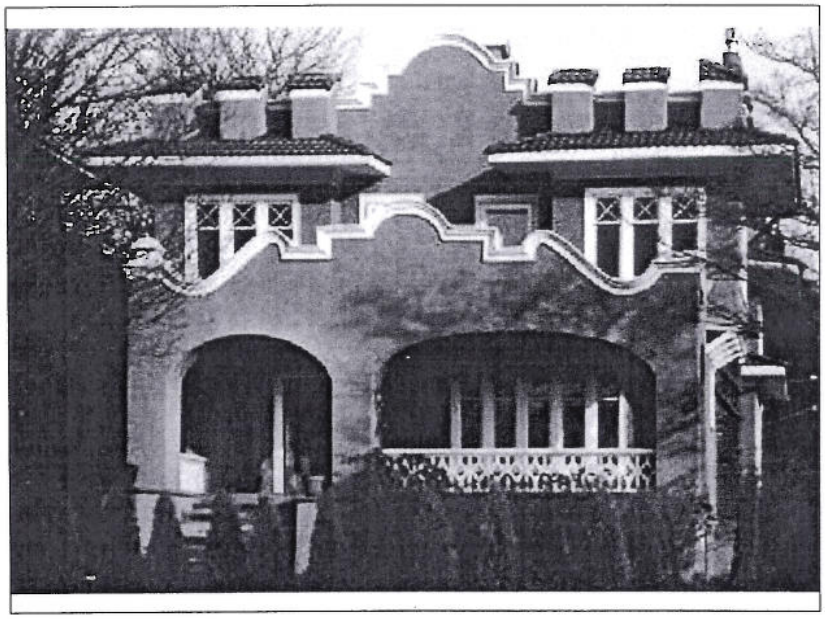


1940 - 1960 Kroll Map

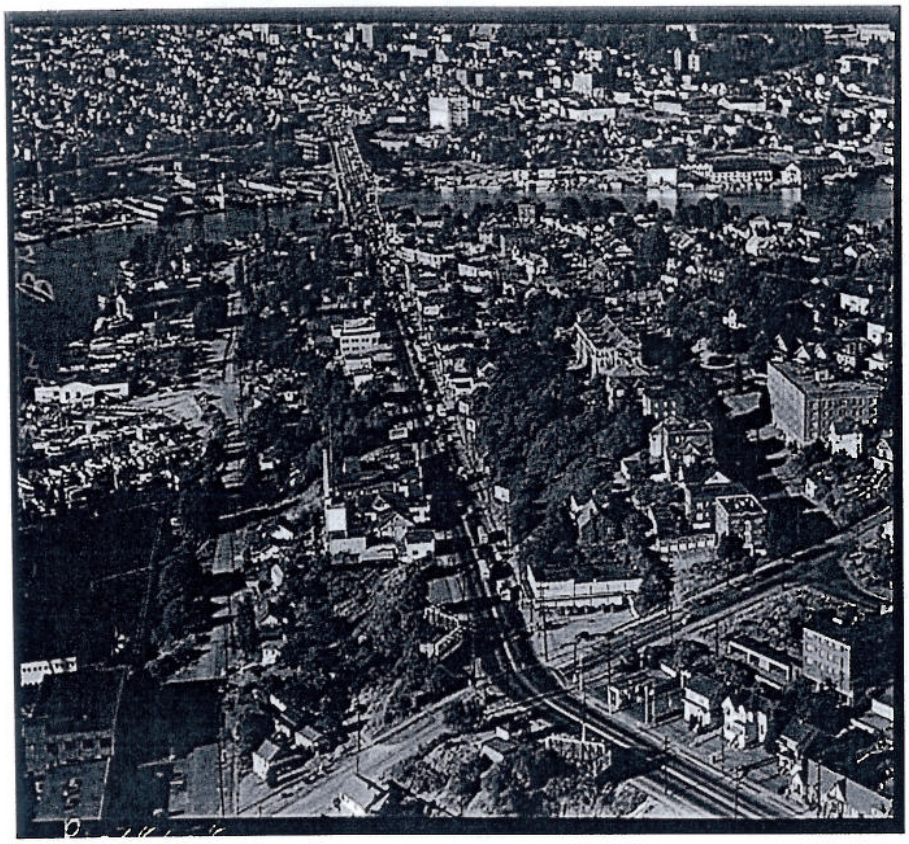


In 1975, Historic Seattle surveyed urban and historic features in the Eastlake/Cascade neighborhoods in an effort led by architects Victor Steinbrueck and Folke Nyberg. A portion of the inventory map is copied, left. The footprint of the L'Amourita Apartment Building is shown in orange. Buildings that were cited as being "significant to the city" were shown in a solid orange color on the map, while those that were "significant to the community" were outlined in orange. Other historic buildings with city significance, which are in the four blocks south of the L'Amourita, include No. 3, the ca. 1895 Fisher-Howell House; No. 4, the 1929 Art Deco Castlewood Apartment Building; No. 5, the 1891 - 1893 Steinbrueck Residence; and No. 6, the 1895 - 1917 Seward School. This portion of the map shows the narrow north end of Eastlake, a sliver of land isolated from nearby North Capitol Hill by Interstate 5. (Steinbrueck and Nyberg, 1975, n.p.)

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.)



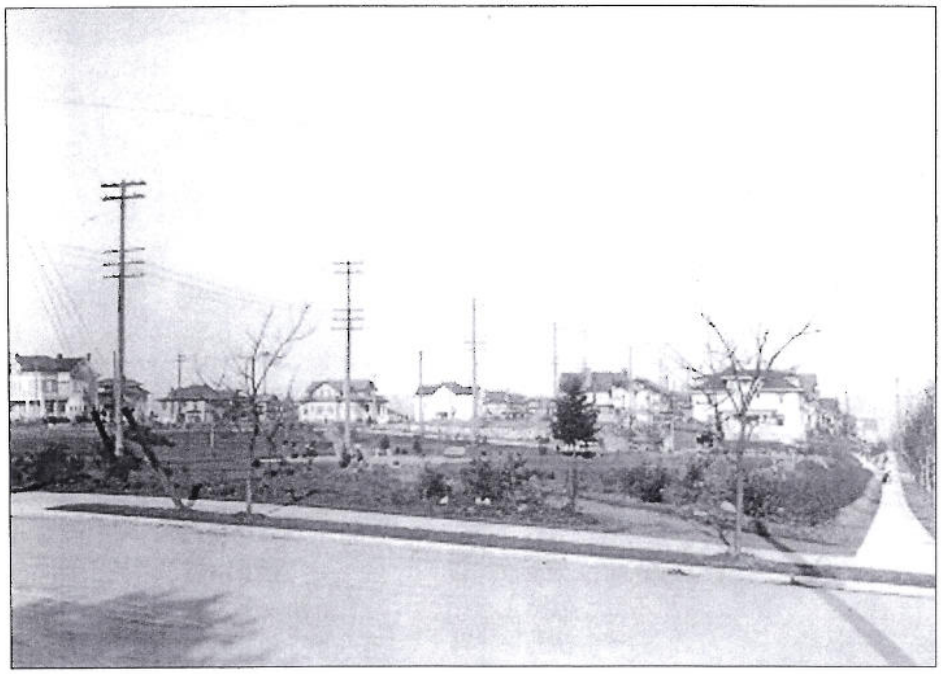
Property of Museum of History & Industry, Seattle

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.)

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

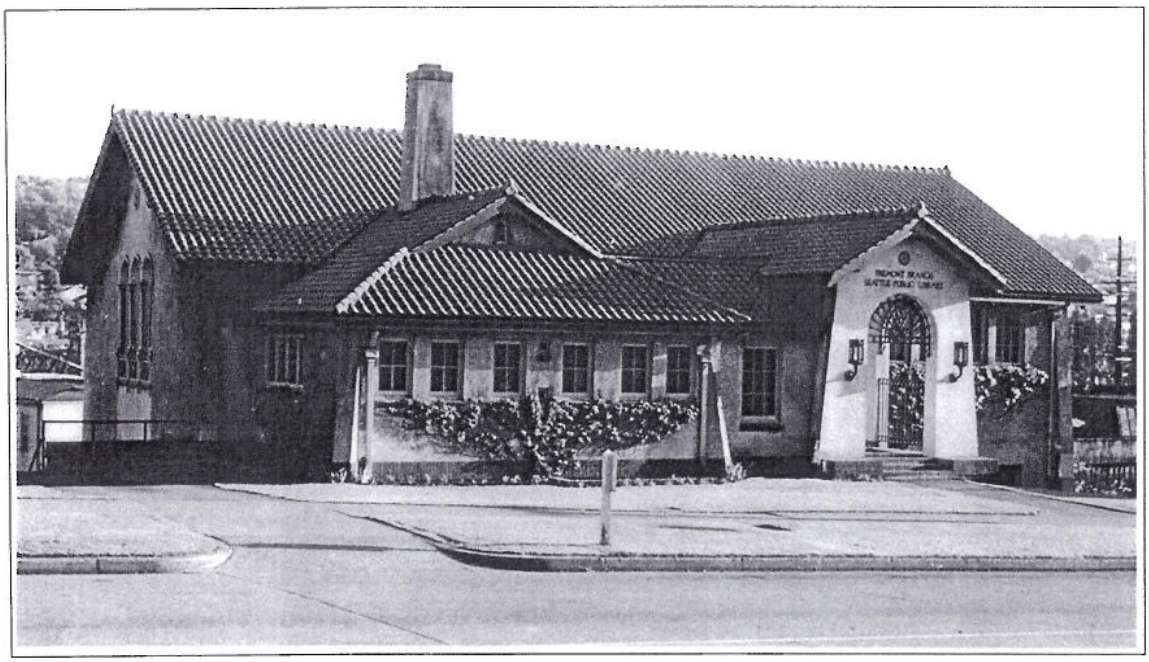
Franklin Avenue houses being auctioned prior to freeway construction, February 13, 1958. The L'Amourita building is in the background. (MOHAI, image 1986.5.3991.)



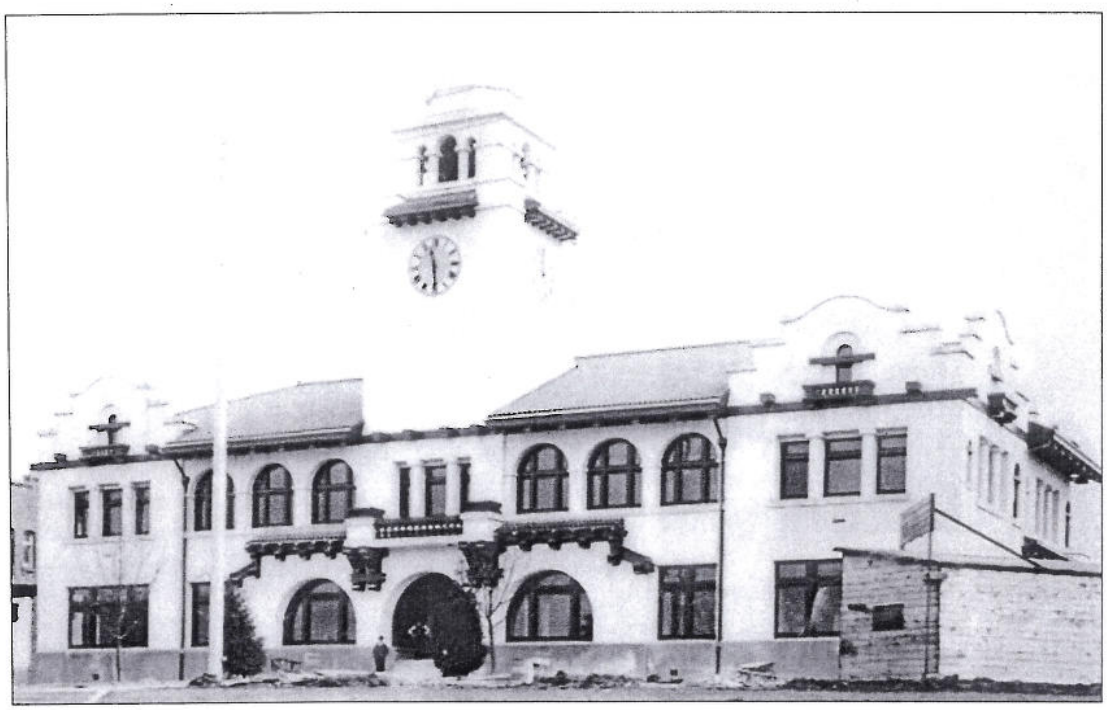
A 1910 view of Roanoke Park, located approximately five blocks east of the L'Amourita. (Seattle Municipal Archives, item no. 30147.)

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.)



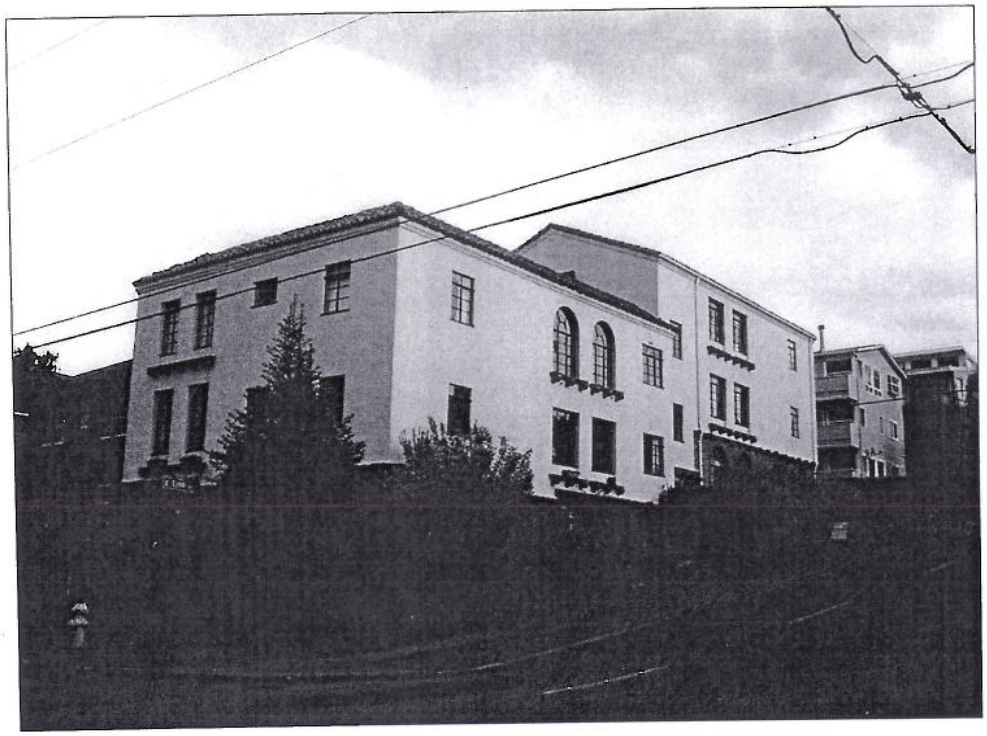
The 1921 Fremont Public Library at 731 North 35th Street was also designed by Huntington in the Mission Style. (Seattle Public Library.)

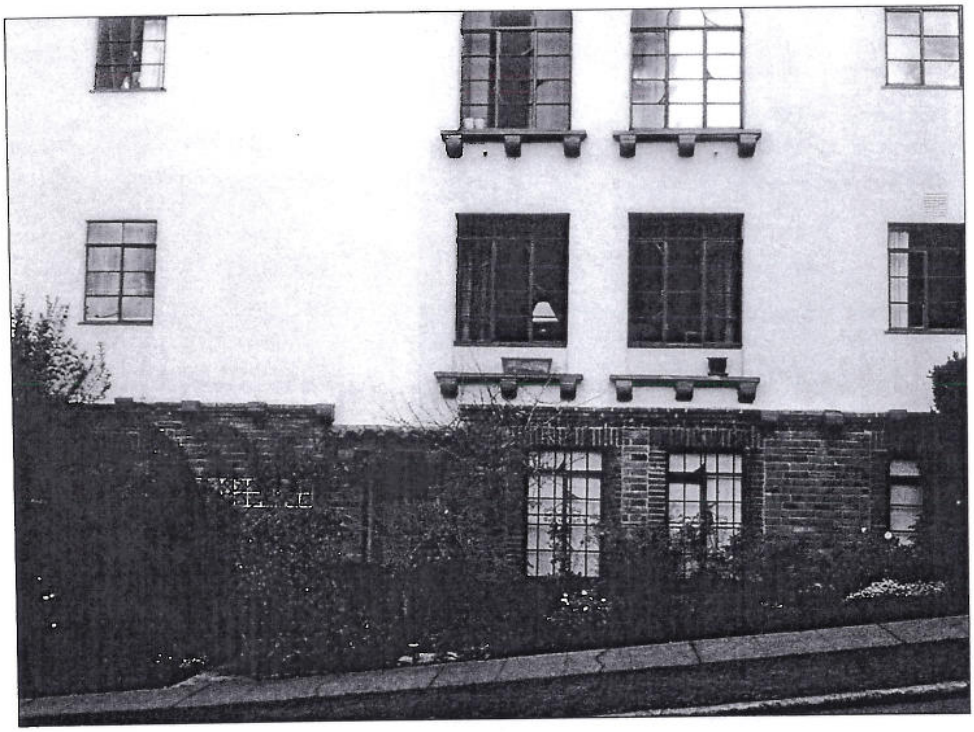


The Snohomish County Courthouse in Everett was designed in 1910 by Augustus Heide of Siebrand & Heide. (Everett Public Library Northwest Collection.)

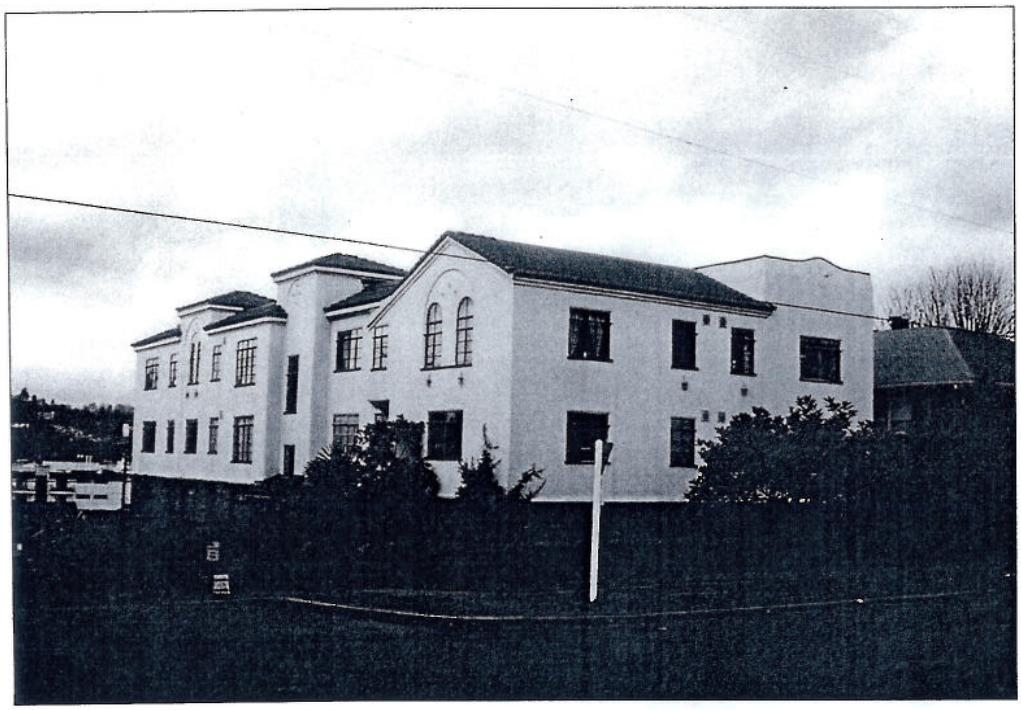
The Hacienda Apartment complex, at 1029 Summit Avenue East, at the corner of Lakeview Boulevard, is shown in these three views. It is another Seattle apartment building designed in the Mission Revival Style. On the following pages are additional examples of buildings dating from ca. 1925 - 1930 that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

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

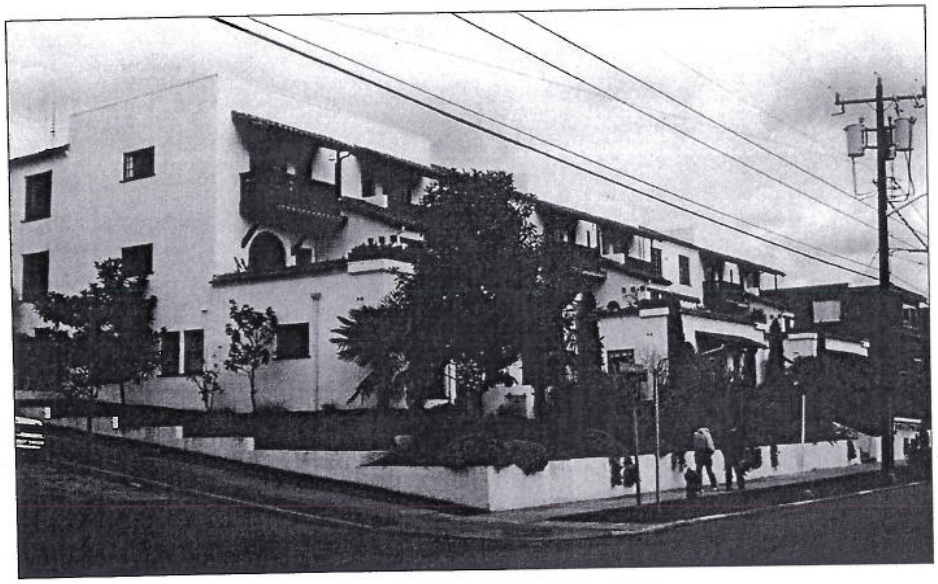




A general view of the El Cerrito Apartment Building, looking northeast, and a detail view of the primary south facade and separate entry to one apartment. This building, at 608 Lynn Street and Franklin Avenue East, also has features of the Mediterranean Revival style, such as glazed tile inserts and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

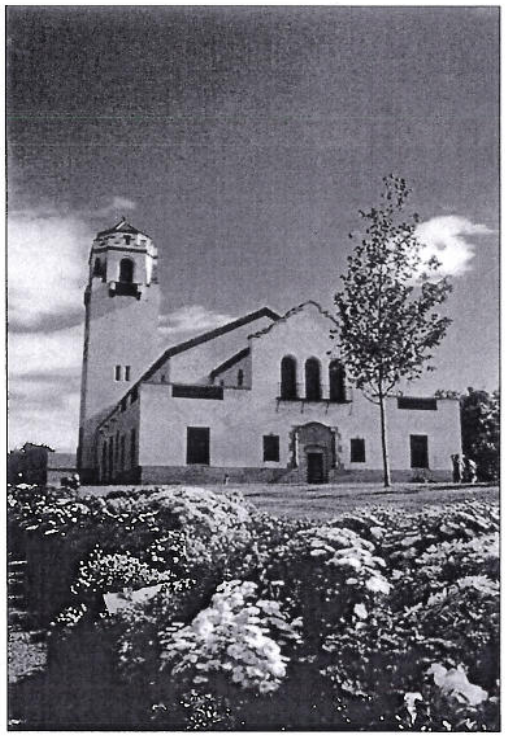


General view and main entrance detail of the Linda Vista, at 92 East Lynn Street.



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 north-east. Middle, view of eastern-most 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.

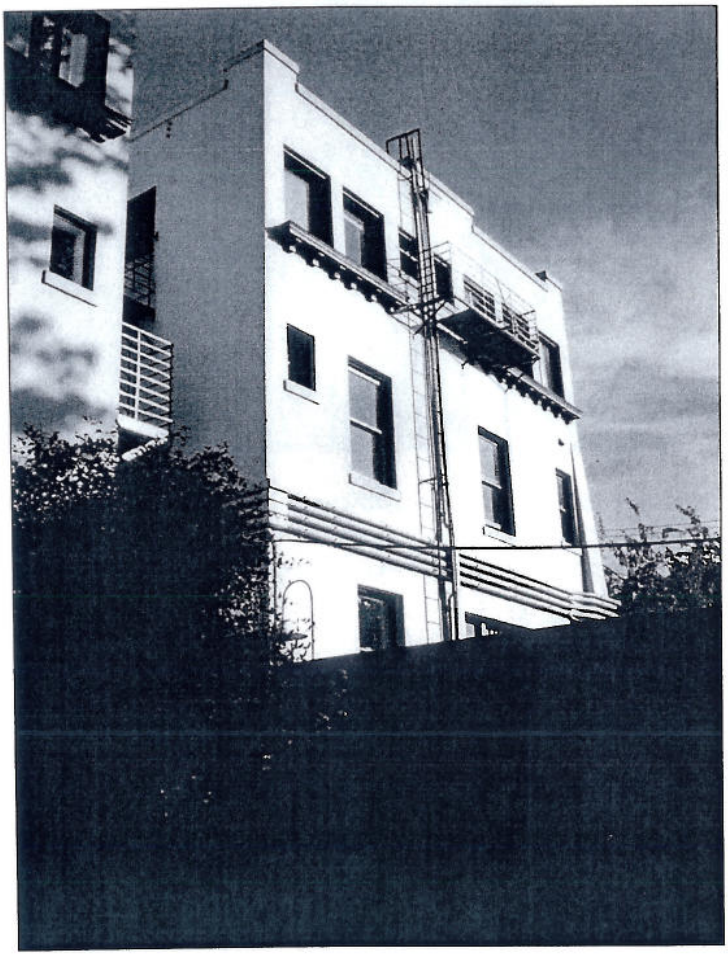


Mission Revival style buildings are found throughout the country, but are more common in the West. Top, historic and current views of the San Diego Santa Fe Train Depot, built in 1915. (San Diego Railroad Museum website).
Center, the 1912 Wilson Scott Barracks at the Presidio in San Francisco. (National 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.

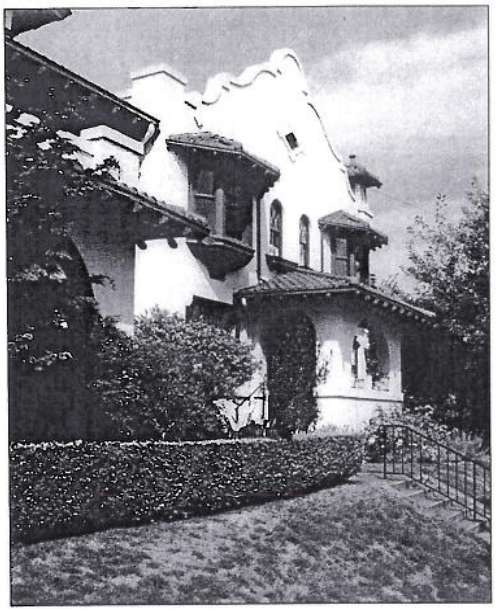
In this historic tax assessment photo of L'Amourita Apartment Building, the trees were still small and did not obscure front views of the building. View looking northwest, 1937. Note the ivy-clad portion in the background. (Puget Sound Regional Archives, King County Tax Assessor File.)

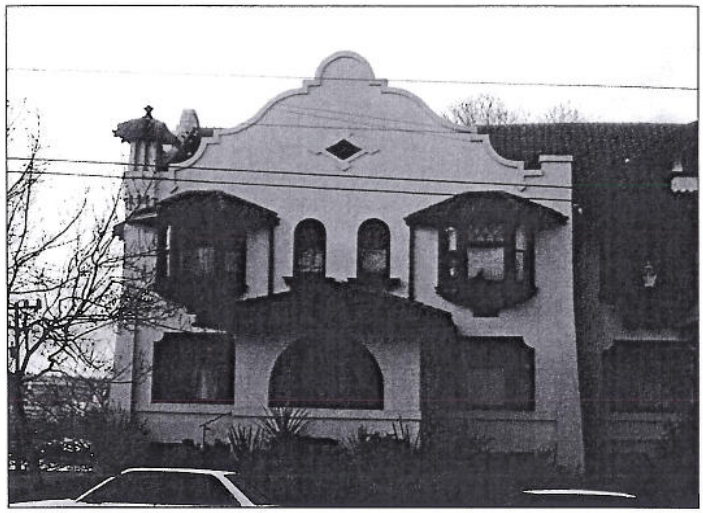
Current photograph showing a similar view, looking northwest at the primary east facade.

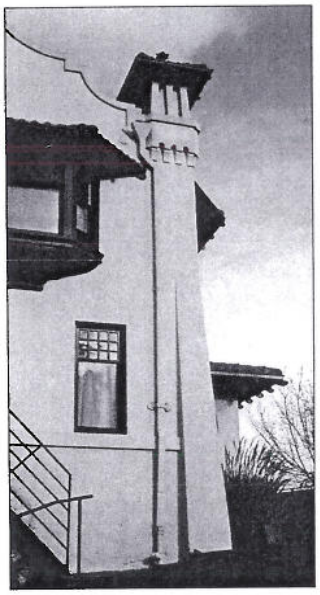
Above, oblique view of the east and south facades. Below, a view of the south facade showing the steep slope of the site, and the full three stories of the building. Note the raised parapet and corner tower, oriel window bays with tile-clad hip roofs, arched head and rectangular window openings, and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

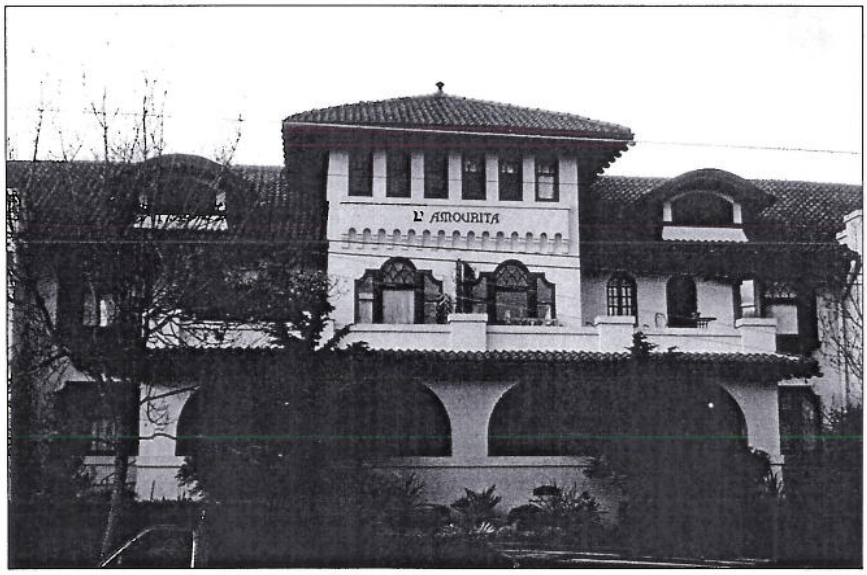


Above, oblique view of the west and partial view of the north facade. The current concrete ramp replaced an earlier stair, which left an imprint of risers and treads along the south wall. Below, the southernmost wing of the west facade. All units on the upper floors feature windows on three sides. The 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.

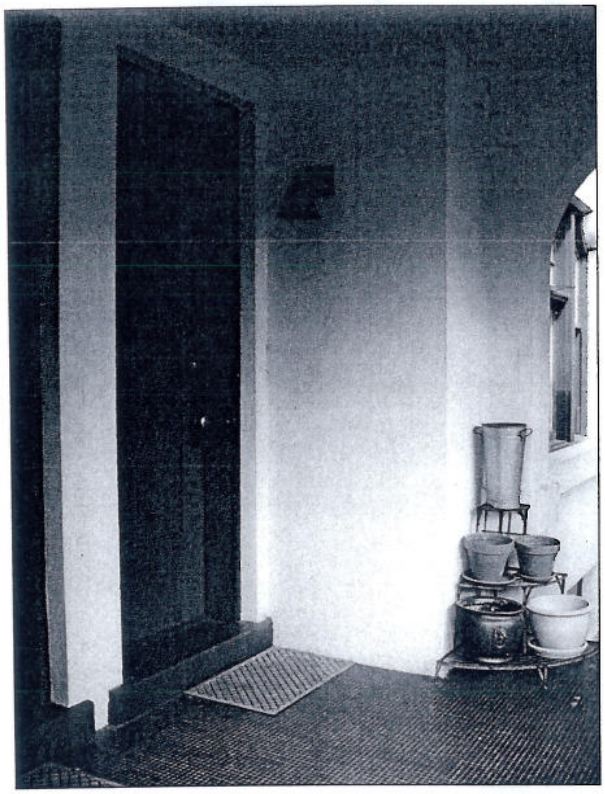


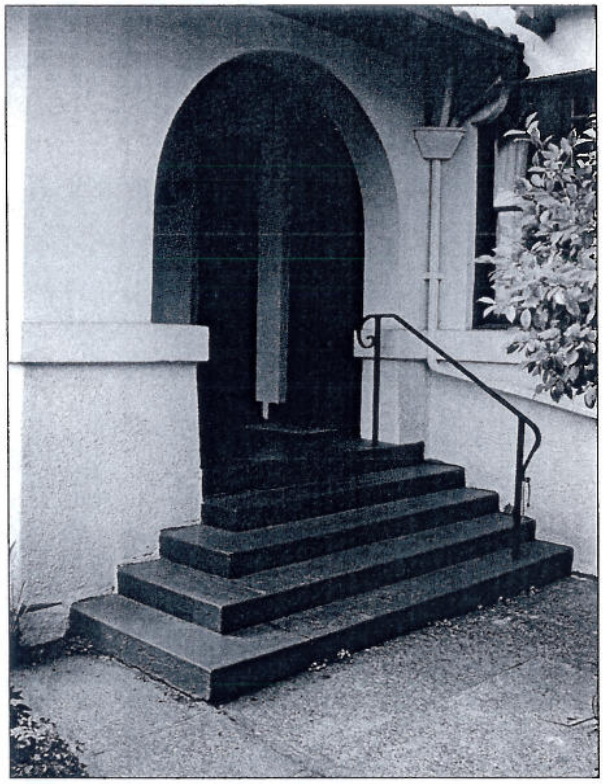




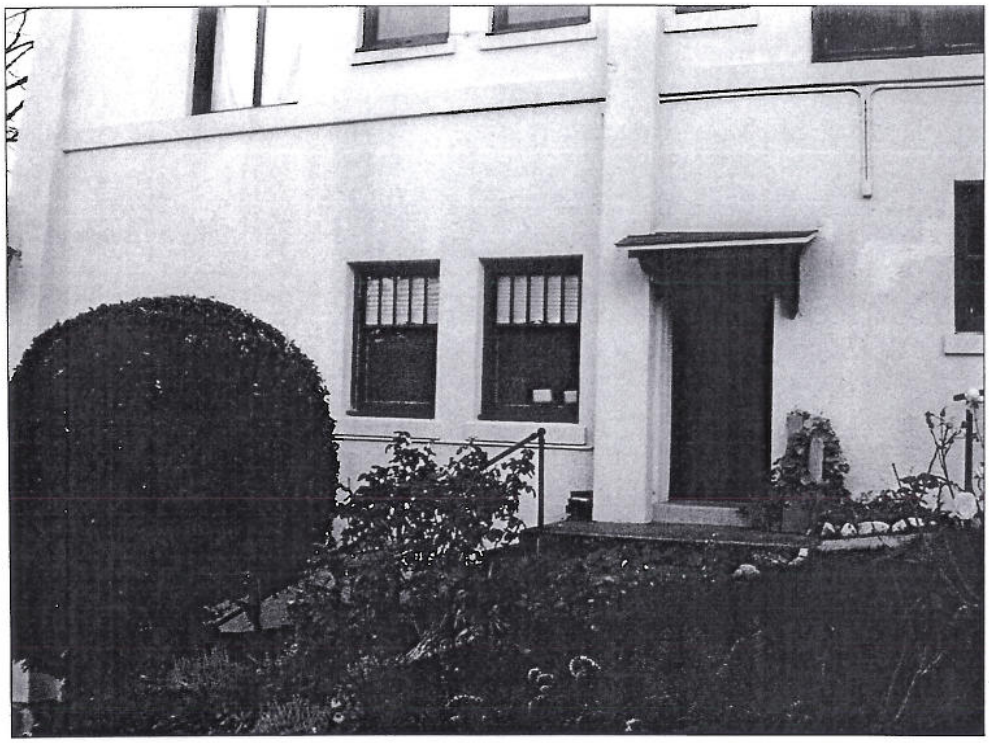


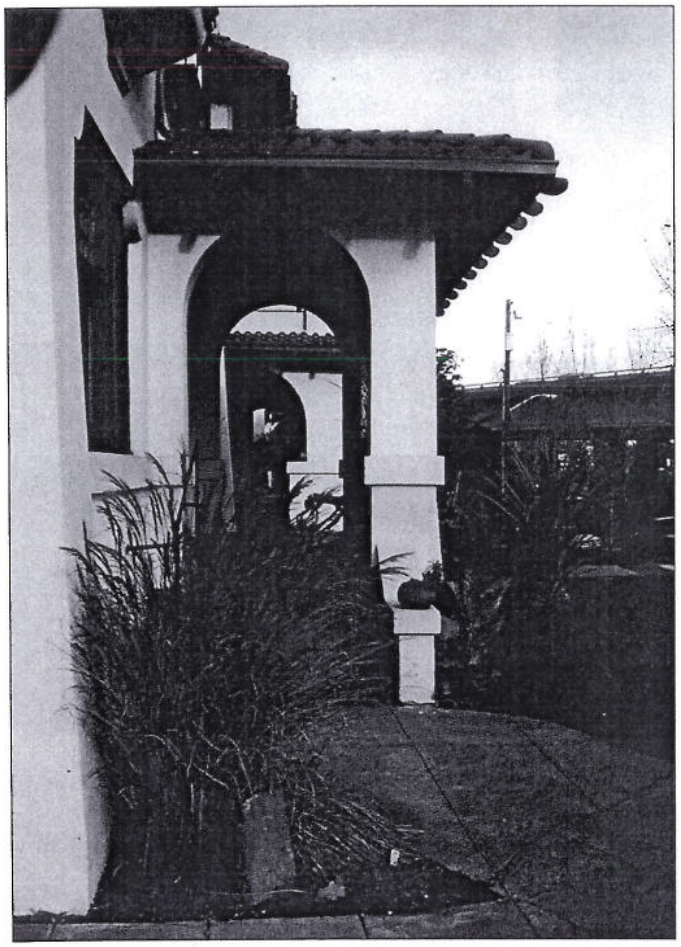
The primary east facade is symmetrically composed, but large trees obscure full views of it during much of the year. These photos show the northern portion, above left, the southern portion, above right, a detail of an outer corner showing a typical battered pilaster and tower, below left, and the central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



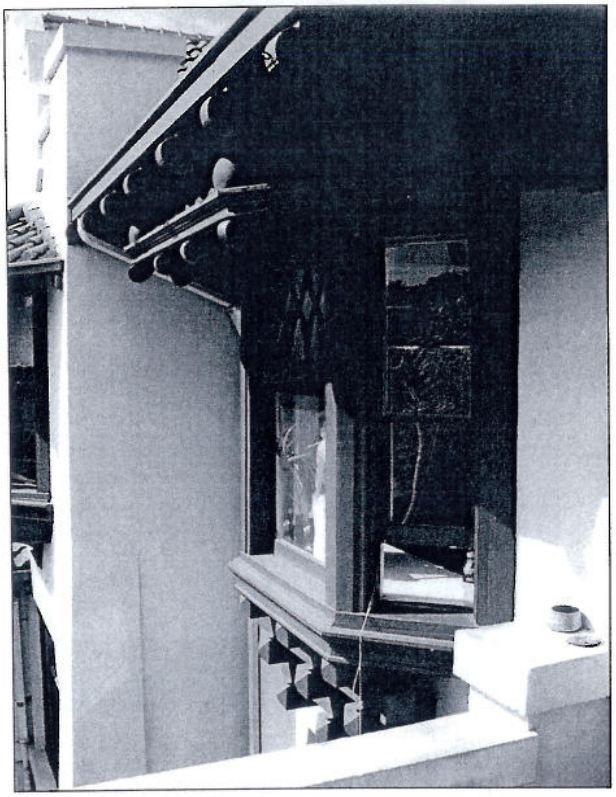


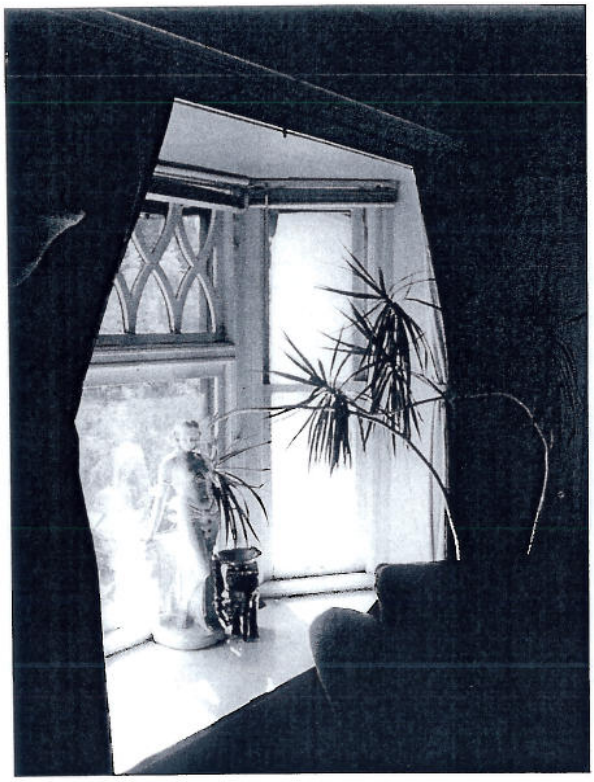
Top, the arcaded central entry porch. Below left, a typical wood panel entry door with multi-lite upper panel. There are transom windows above all of the east-facing exterior doors. Below right, typical porch features include arched openings and concrete steps with ornamental rail. The stairs lead to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



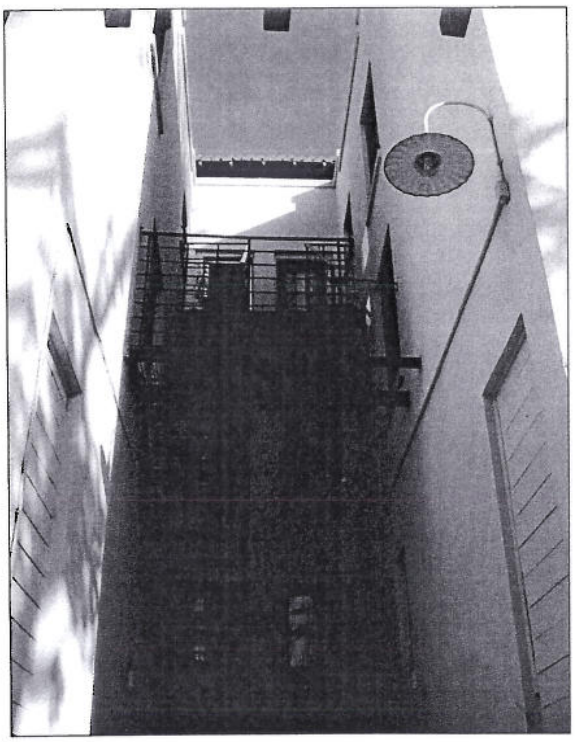


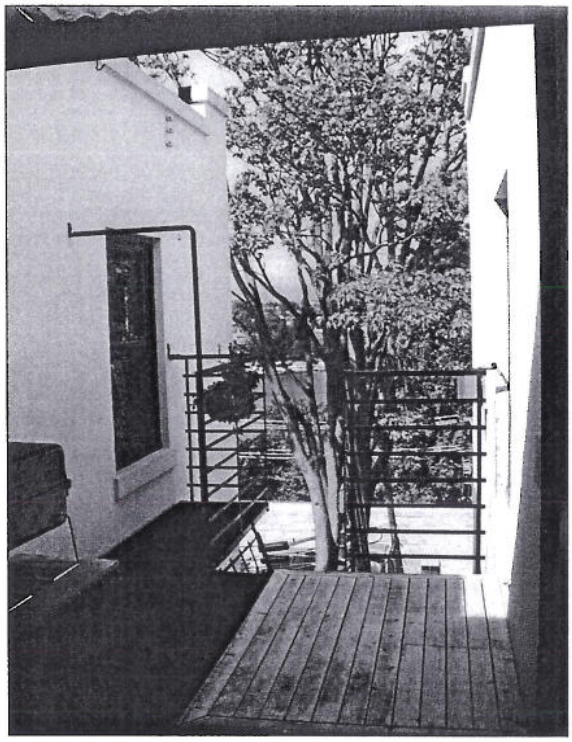
Above, detail of basement apartment entrance, south facade. Left, detail view of the porch at the south end of the east facade.



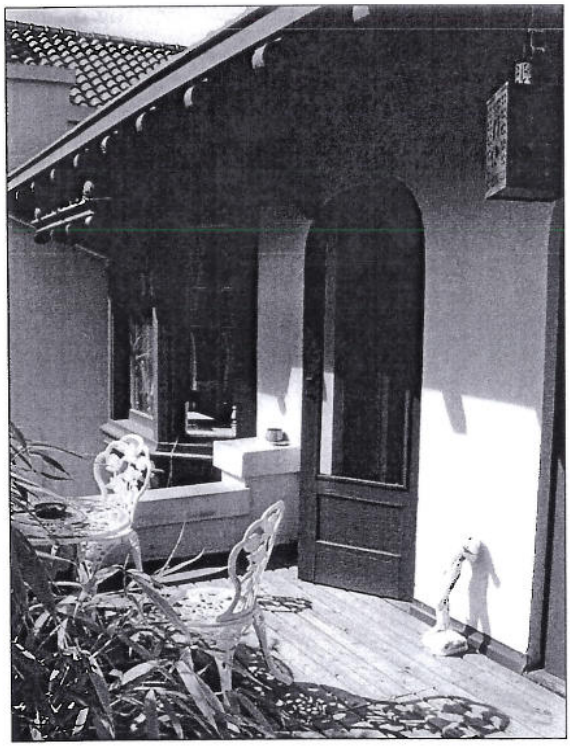


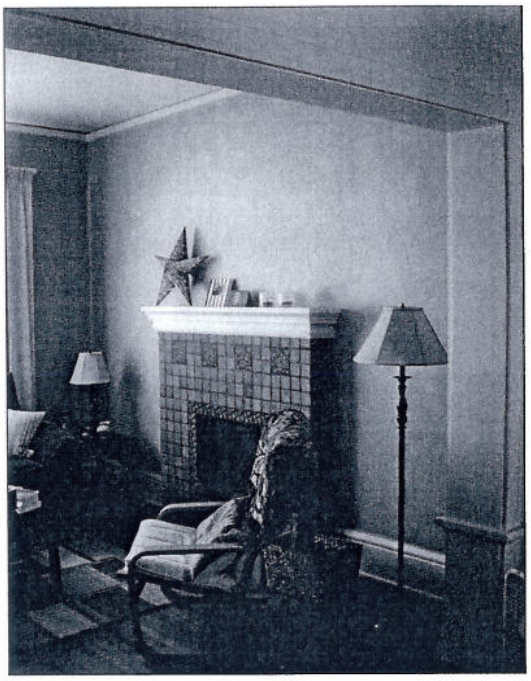
Exterior and interior views showing details of windows on the primary east facade. All of these windows have tripartite arrangement, whether they form bays or are flush with the wall. Multi-pane lites decorate the top sash portions of many windows.

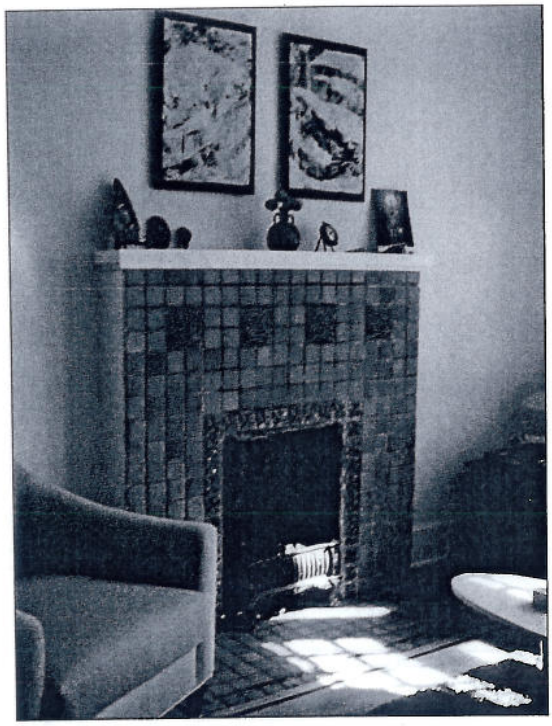




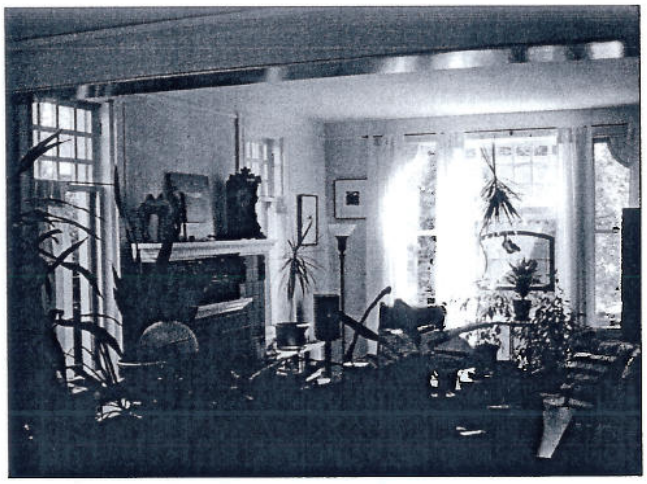
Above, views of two of the west-facing lightwells. Below left, a detail view of the central second-floor roof terrace, access door and bay window. Below right, another view of the terrace with parapet wall and wood decking.

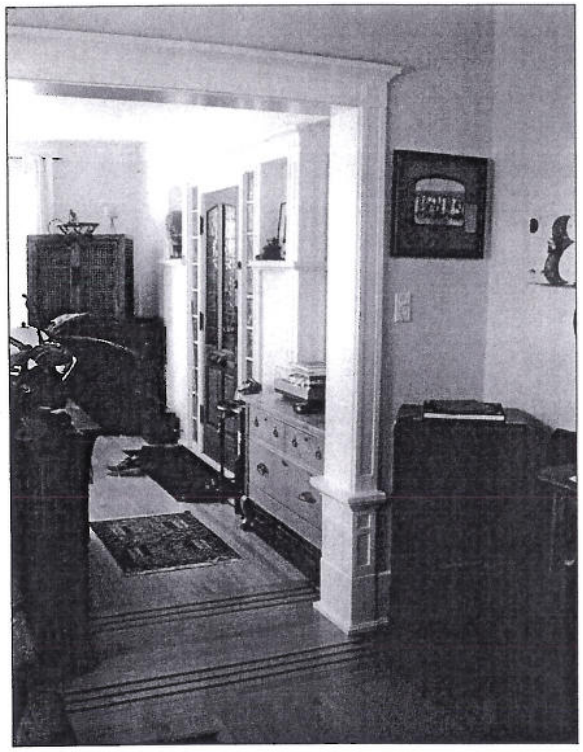


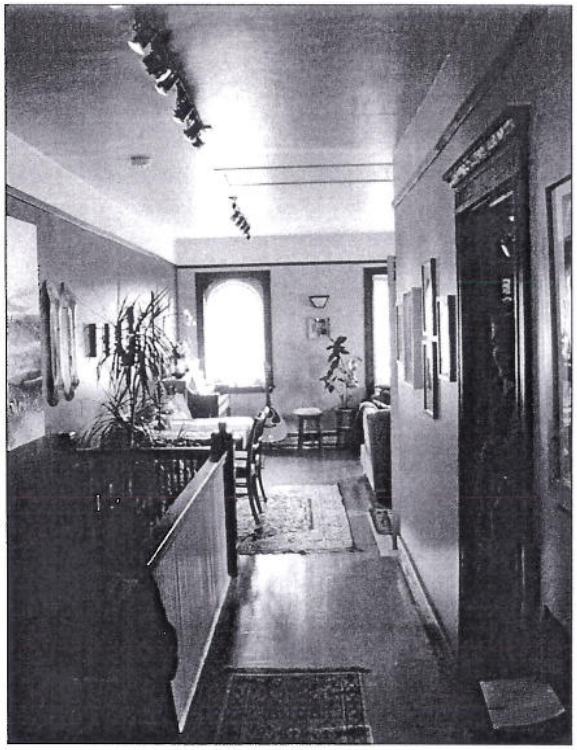




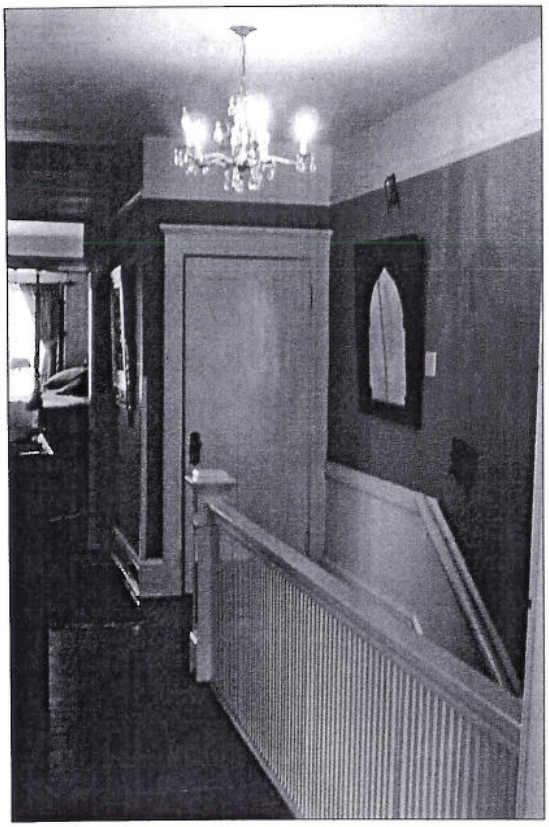
Detail views of fireplaces in four different dwelling units, showing tile surrounds and mantels. Below right, an apartment which also features a coffered ceiling treatment.

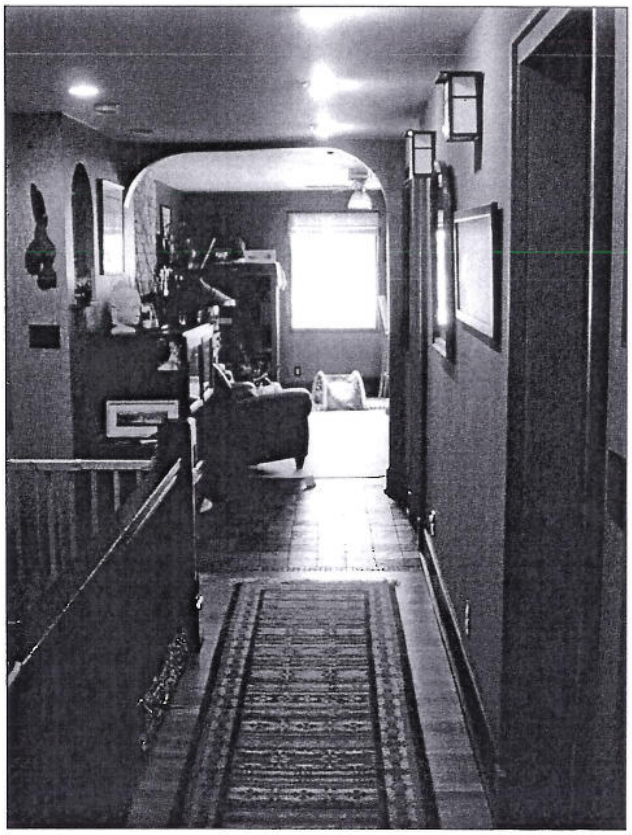


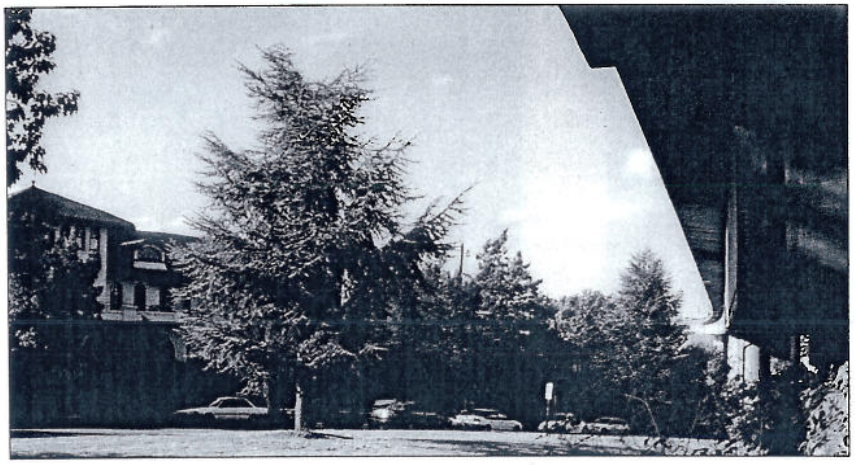




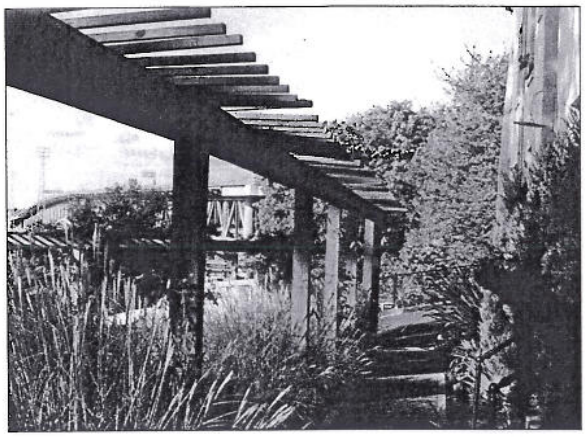
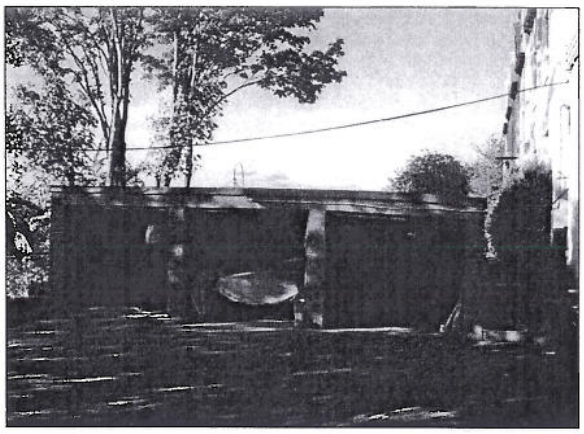
Interior views. Above left, a main level apartment, showing original wood trim and inlaid flooring. Other photos show stair halls in upper level units, spaces that originally were separate rooms.

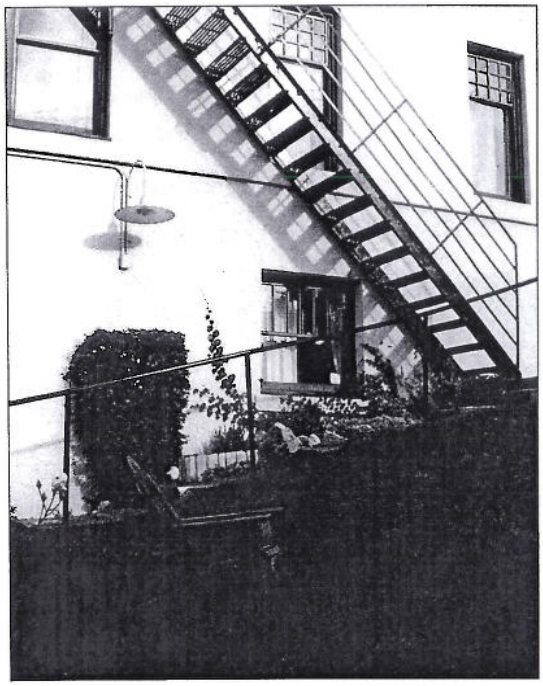






These three photos show the close proximity of the building to Interstate 5. Above, views from the freeway bridge, looking south, include the L'Amourita building and portions of Lake Union and the Eastlake neighborhood.
Middle, a view looking south on Franklin Avenue East toward the freeway, which crosses 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.

1 DISTRICT: W
LIMITS: NL
CODE NO.: 1
PERMIT NO.:

2 ADDITION: Denny-Fuhrman — NAME: 2630 376
SECTION: TWP. N. RANGE EWM: BLOCK 34 TRACT OR LOT NO.: 11-12-13 + Sty 5' of 14
DESCRIPTION: "L" Amourita Apts (Coop-apts)
195970-2630 ~~6850~~ ~~19400~~ 0010
3 ADDRESS—PROPERTY: 2901-15 Franklin Ave — CONT. PURCHASER:
4 FEE OWNER: John R. Walthew (L.C.II 12-17-36) (12-15-22)
5 ARCHITECT: — CONTRACTOR:

ORIG. COST: $
6 BUILDING: ~~apt~~ 3 ~~2~~ stories + Rept Ave
76 rooms
2/~~19~~ apts.
3 3-rm apts
15 4-rm "
1 7-rm "
13 in Bsmt
2 on 3d floor
INTERIOR: 76 plastered
76 fir trim
3 Conc fire walls
FLOORS: 38 fir
38 hardwood
FIRE PLACE: 9;5 br, 4 tile.
1 real, 8 dummies. (0.5 + 8 Rem)
PLUMBING: 90 83 fixtures; ~~14~~ 11 tubs-leg; ~~12~~ 12 toilets; ~~19~~ 20 basins;
2/~~19~~ sinks; 7 ldry trays, porc;
2 showers Medium, old style.
TILE WORK: 14 fl bath, 525 ft
2 fl ktch, 66 "
WIRING:
HEATING: Hot water
2 oilburners "Ray";
1 automatic, 1 manual.
ELEVATORS: none
LOBBY: none
CEILING—HEIGHT: sub-bsmt 6'
bsmt 8'9"; 1st fl 9'4";
2d fl 9'4"; 3d fl 8'9".

BASEMENT: full
concrete
conc floor
plastered
Sub bsmt 16 x 18 / 16 x 18 / 576 ft
FOUNDATION: concrete
ROOF: 40% tar & gravel
60% red clay tile

STORE FRONTS: none
EXTERIOR: stucco on reinf. conc.

EXTRA FEATURES: Fire escape.
CONSTRUCTION: reinforced concrete - good. Ord Masonry
REFRIGERATION: yes.
7 CONDITION: EXTERIOR fair INTERIOR fair FOUND. good
8 MAIN SUPPORT COLUMN 6 x 6 FOOTING conc SPAN Av FT.
9 FIRST FLOOR JOIST 2 x 10 16 INCH CENTERS BRIDGED yes
10 BUILDING finished
11 GROSS INCOME $ EXPENSE $ NET INCOME $
12 DEPRECIATION: COND. 60 % OBSLSE. % ECON. SUIT. % TOTAL ~~60~~ 63 %
YEAR BUILT 1909 REMODELED no
EFFECTIVE AGE 27 YEARS FUTURE LIFE 18 YEARS
DIMENSIONS See remarks

F 1441

~~1968 20,500 - BH 866~~
71- 41,000

SQUARE FT.	AREA CUBIC FT.
~~7193~~	
7250	
22886	

~~19400~~ ~~18000~~

IMPROVEMENT VALUE
MAIN BUILDING $ ~~23840~~
OTHER BUILDINGS $ ~~540~~
TOTAL $ ~~24380~~
ASSESSED VALUE 50% $ ~~12190~~
DATE 7/29/37

LAND INFORMATION ~~15,300~~ ~~9.49~~
1. SIZE 50 x 118 steep;
2. STREET—ROAD graded; paved; alley not thru
3. SIDEWALK conc; sewer; city water
4. LANDSCAPING lawn & shrubs;
5. TREND static VALUE $
6. USE res; apt; bus.
7. DISTRICT medium-old

ZONED 2 RES

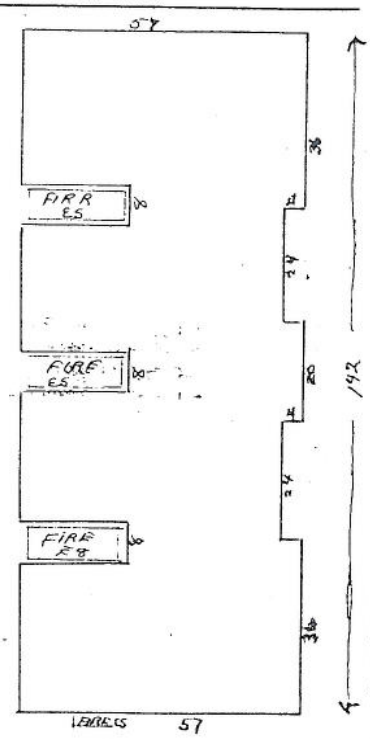
C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	Carl Rubenstein	1-19-42	6173			
S	C H Nov -	4-5-45	3461616	21500		
Con.	Edward H. Hamlin	2-19-46	3542033	47500	(L11, 12, 13 + N5' L14)	
Con.	Jos E Flory	7-8-47	3704656	63000	(" "	" "

REMARKS Dimensions (Cont'd): 25 x 32 x 2
25 x 27 x 2
28 x 142
3 x 14½ x 4
4 x 20
1 x 8 x 2

Other Bldgs. Conct - Fl. Roof - Sty. Dim. Area Value
1 Garage Conc - Conc-Tar & Gra - 1 - 20x29 - 580 - 335
1 " " " " 1 20x29 - 580 335
Conc Parking 30x66 - 1980 $670

Also 11+13 + S5' of 14 / 34 Fuhrman

SC 30'-1"
FLOOR PLAN



DISTRICT	ROAD	SCHOOL	WATER	FIRE
846 - 47.500	Sea-1	1		
847 - 23.000	Seattle-1			

METRO DECREASE OR INCREASE IN ASSESSED VALUATION

195970

RECORD OF ASSESSED VALUE								LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1938		630	12190	12820							
1950		750	12190	12940	2-16-49	NB					
1951		750	15300	16050	11-17-49	JH	RC				
1953		2440	15300	17740	7-52	a.H.	Merge				
1955		2440	18000	20440	5-24-54	LH	Reduce				
1958		2440	19400	21840	4/23/57	Gil (Hm)	AV. chg. per file				
1960		2440	19400	21,840	7-7-58	LL	RW				
1964		6850	19400	26,250	1-15-63	BB	RW				
1968		6850	20500	27350	7-12-66	DE	reviewed				
1971 L	13700 B	41000 T	54700*195970-2630-0 8/9								
1972		31970	68470	100440	5-19-71	CRC	RW-1				
1972 L	25384 B	54365 T	79749*195970-2630-0 9/71								
1973 L	31970 B	68470 T	100440*195970-2630-0 9/71								
1974		31970	45250	77220	3-19-73	RD	AV CHANGE - COMP.				
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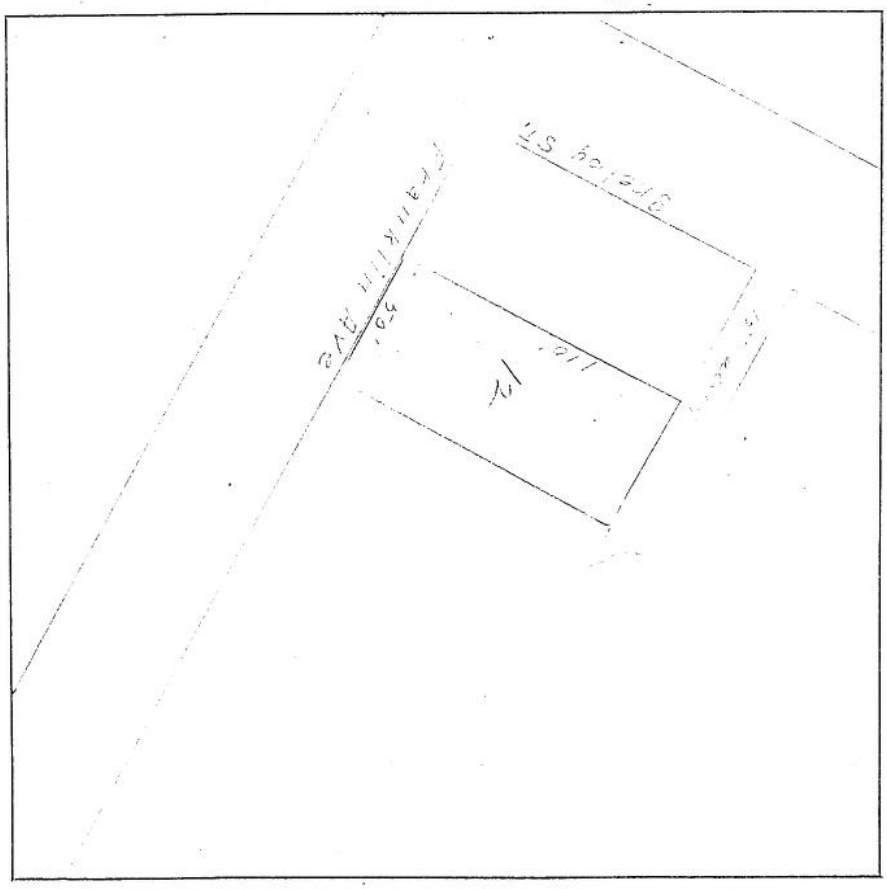


LOT NO.

BLOCK NO.

SECTION SE 17

TWP. 25

RANGE 4

TAX LOT NO.

PARCEL NO.

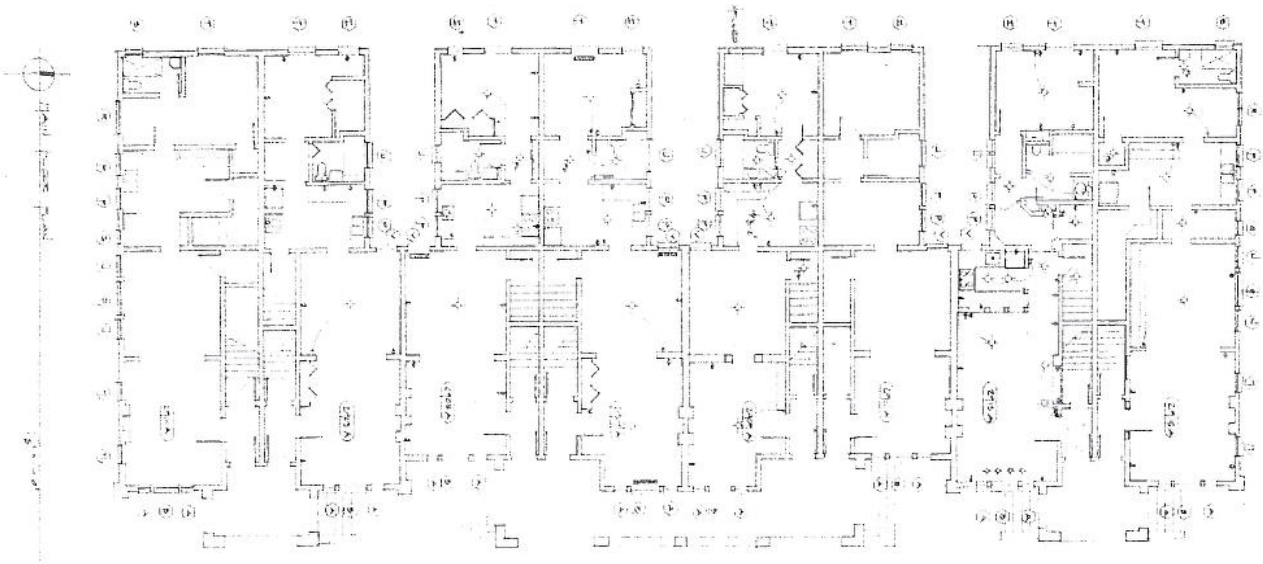
AERIAL PHOTO

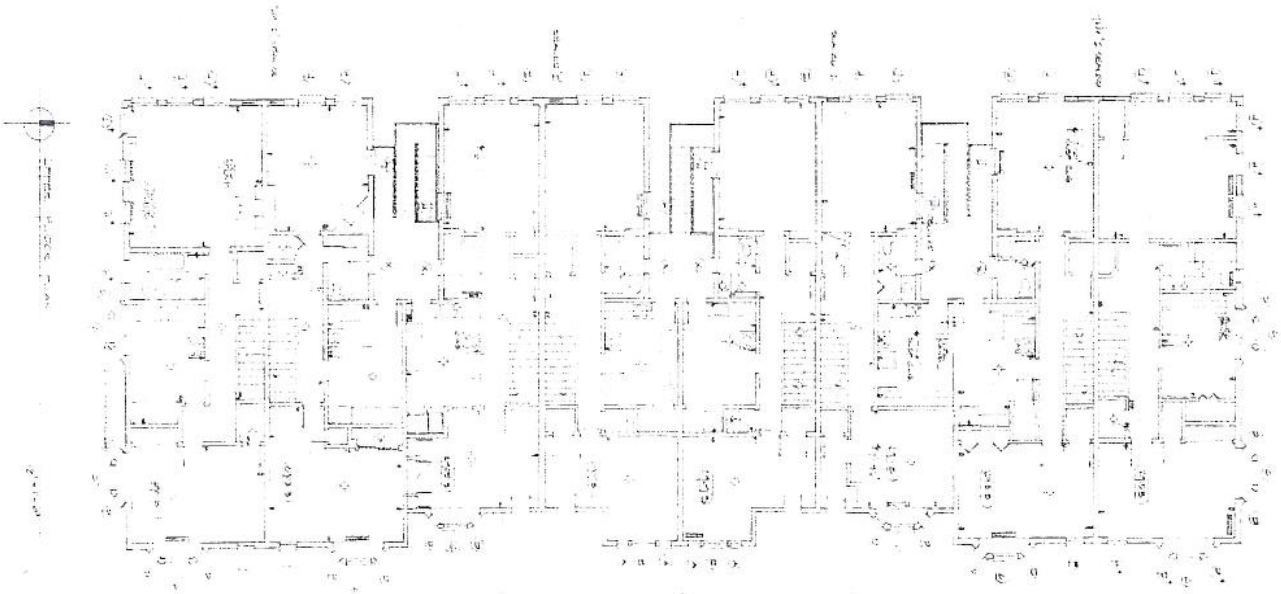
QUARTER MAP

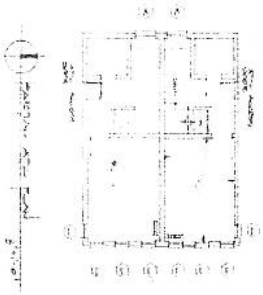
PLAT MAP #1593

LAND CLASSIFICATION OR SEGREGATION

THIS SQUARE INDICATES ACRES 1" = 50'





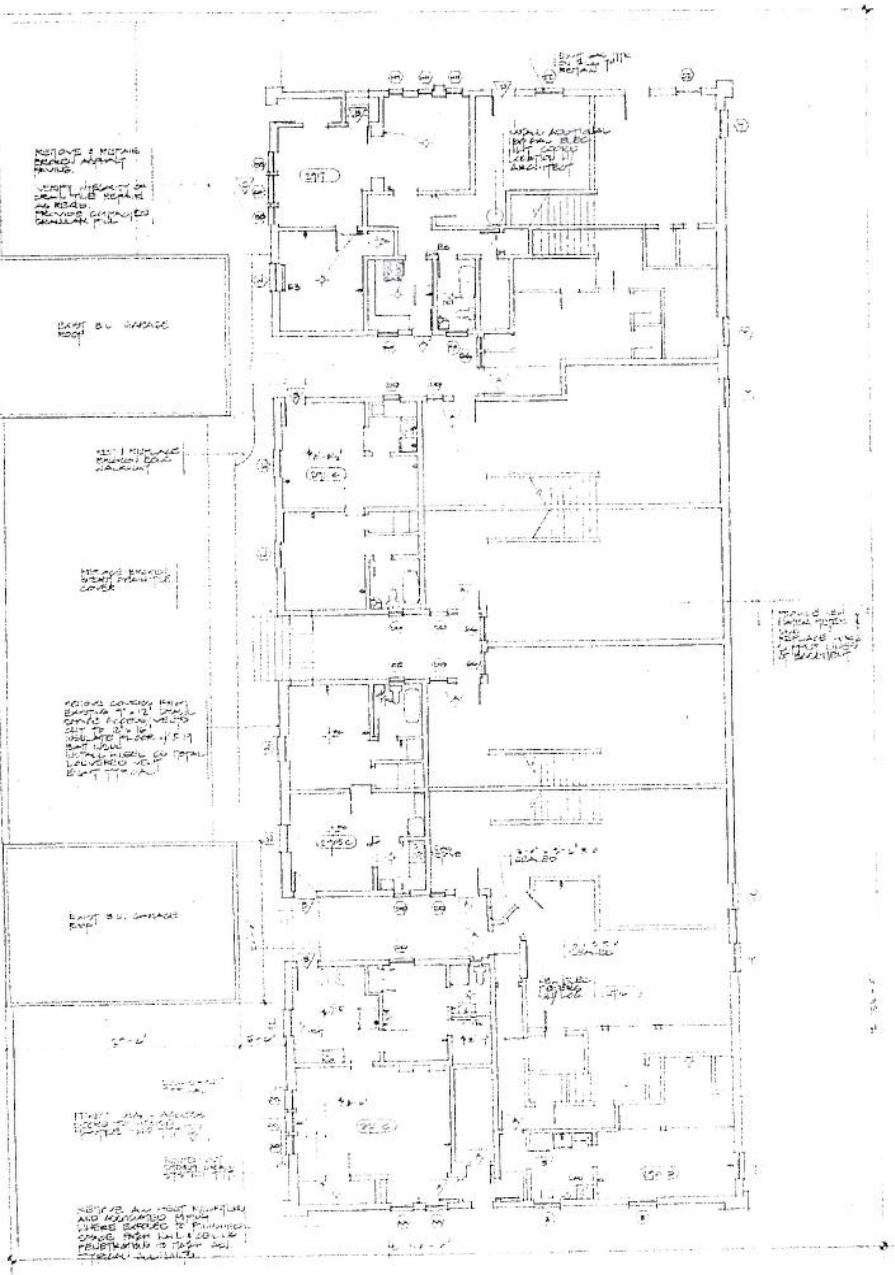


L'AMOURITA COOP RENOVATIONS

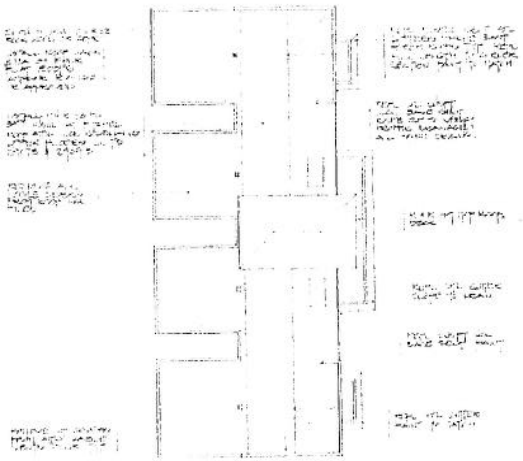
2301 - 2317 FRANKLIN AVENUE EAST
SEATTLE, WASHINGTON 98102

THE BROWN ASSOCIATES

1110 LAKE WA. BLVD. S.
SEATTLE, WA. 98144
324-7885

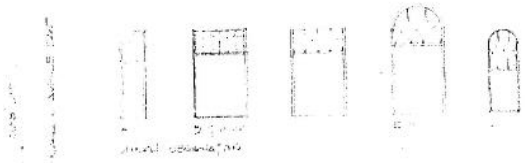


EASEMENT FLOOR PLAN



ROOF PLAN

VISUAL DESCRIPTION



WINDOW SCHEDULE

DESC	SIZE	QUAN	REMARK
A	1'-0" x 5'-6"	20	DEL. CL. EX. LH. UNIT
B	3'-4" x 5'-6"	8	NOT FIXED AT UPPER & LOWER
C	3'-1" x 5'-6"	10	NOT FIXED AT DO. AT UPPER DEL. CL. AWNING LOWER
D	1'-2" x 5'-6"	8	NOT FIXED AT DO. AT
E	3'-1" x 5'-6"	2	NOT FIXED AT DO. AT UPPER DEL. CL. AWNING LOWER
F	2'-4" x 4'-6"	4	NOT FIXED AT STORM WINDOW
G	2'-4" x 5'-6"	2	NOT FIXED AT DO. CASEMENT STORM
H	2'-0" x 5'-6"	4	NOT FIXED AT DO. AT UPPER DEL. CL. AWNING LOWER
I	1'-8" x 2'-5"	2	NOT FIXED AT DO. CASEMENT NOT FIXED AT SEALED UNITS
J	3'-4" x 4'-6"	20	DEL. CL. EX. LH. UNIT
K	3'-4" x 2'-2"	2	NOT FIXED AT DO. CASEMENT
L	1'-8" x 5'-1"	8	NOT FIXED AT DO. AT UPPER DEL. CL. AWNING LOWER
M	2'-5" x 5'-5"	4	NOT FIXED AT DO. AT WINDOW
N	2'-8" x 5'-6"	4	NOT FIXED AT DO. AT UPPER DEL. CL. AWNING LOWER
O	4'-3" x 5'-5"	2	NOT FIXED AT DO. AT
P	2'-10" x 3'-4"	16	DEL. CL. EX. LH. UNIT
Q	[illegible] x 3'-4"	2	NOT FIXED AT DO. AT
R	4'-0" x 4'-6"	2	RETAIN DEL. CL. DEL. CASEMENT
S	2'-2" x 4'-6"	2	DEL. CL. EX. LH. UNIT
T	3'-4" x 5'-5"	8	DEL. CL. EX. LH. UNIT
U	4'-0" x 5'-6"	6	NOT FIXED AT DO. AT
V	2'-8" x 5'-5"	6	DEL. CL. EX. LH. UNIT
W	3'-4" x 5'-1"	12	DEL. CL. EX. LH. UNIT
X	2'-8" x 2'-8"	6	DEL. CL. EX. LH. UNIT
Y	3'-5" x 1'-6"	6	UNHEATED SPACE DO. NOT APPLY STORM WINDOW
Z	3'-5" x 3'-5"	2	DEL. CL. EX. LH. UNIT
AA	2'-0" x 4'-3"	2	DEL. CL. EX. LH. UNIT
BB	2'-4" x 5'-1"	4	DEL. CL. EX. LH. UNIT
CC	3'-4" x 5'-1"	2	NOT FIXED AT DO. AT
DD	1'-8" x 3'-6"	8	NOT FIXED AT DO. AT DO. SIZE DEL. CL. EX. LH. UNIT
EE	3'-2" x 3'-6"	1	DEL. CL. EX. LH. UNIT
FF	2'-8" x 2'-10"	1	DEL. CL. EX. LH. UNIT
GG	2'-8" x 3'-6"	3	NOT FIXED AT DO. AT
HH	1'-8" x 4'-2"	3	NOT FIXED AT DO. AT
II	3'-8" x 3'-8"	2	UNHEATED SPACE NO STORM WINDOW

* DENOTES EXISTING STORM WINDOW
[illegible]

WINDOW NOTES

1. MAKE ALL OPERABLE STORM WINDOWS OPERABLE & HABITABLE [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

[illegible]

BROWN ASSOCIATES
1110 LAKE WA BLVD. S.
SEATTLE, WA. 98144
324-7865

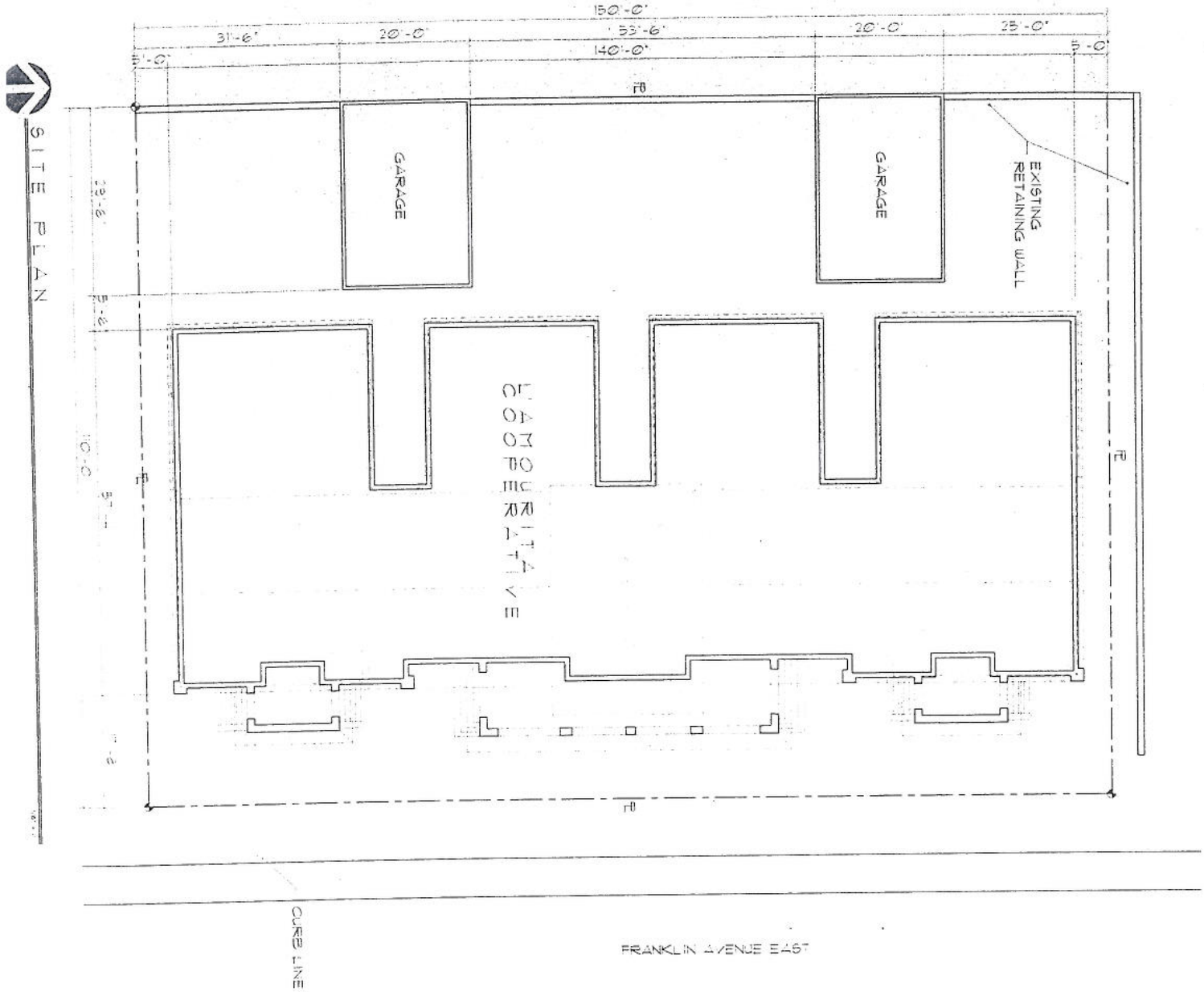
L'AMOURITA COOP RENOVATIONS

2801-2817 FRANKLIN AVENUE EAST
SEATTLE, WASHINGTON 98102

7.15.85

SET 6

1/4



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SHEET NO. A1

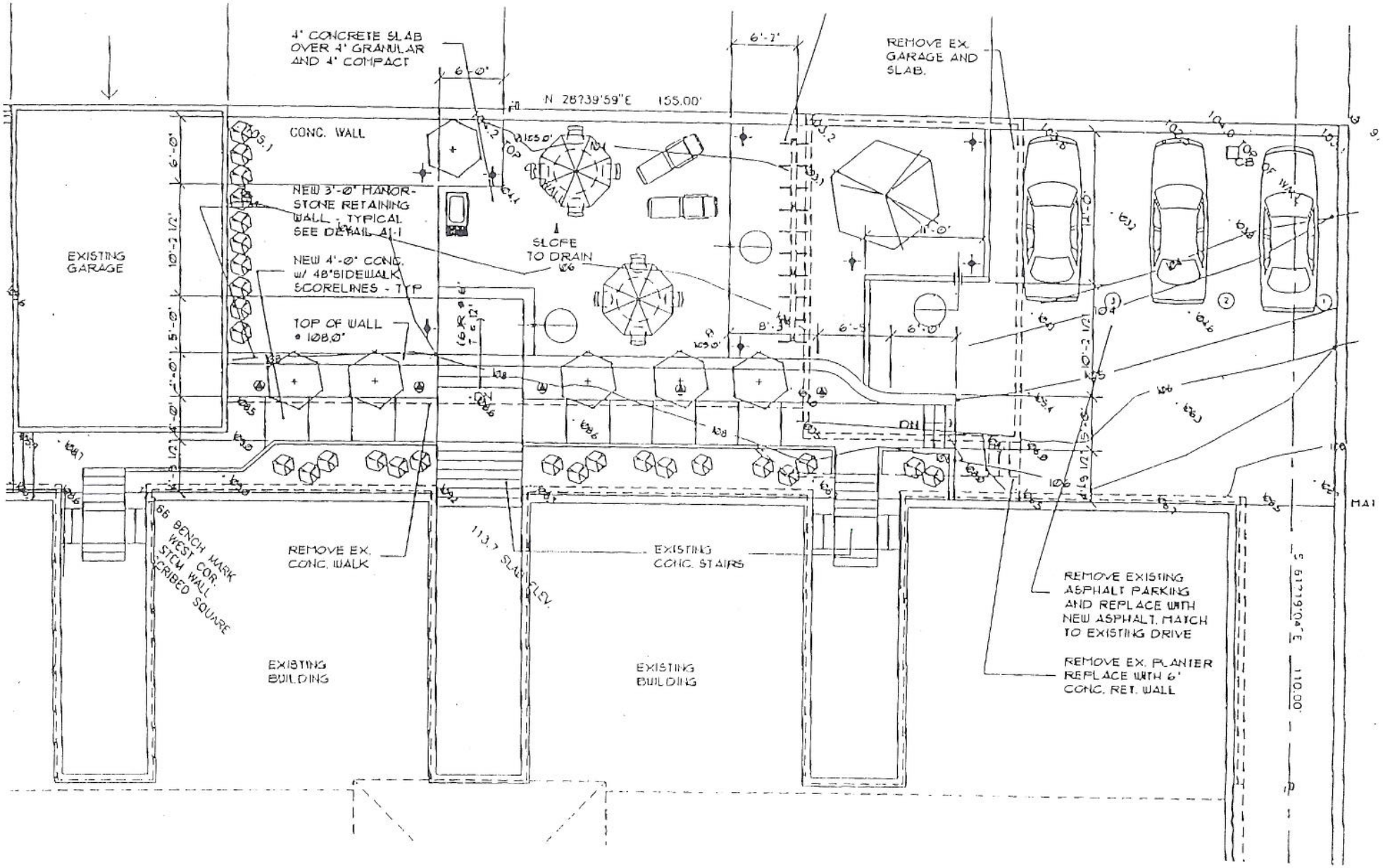
PROJECT
L'AMOURITA COOP
2501-2507 FRANKLIN AVE. EAST
OWNER: L'AMOURITA COOP

CONTENTS
SITE PLAN

REGISTERED ARCHITECT

THE BROWN ASSOCIATES/ARCHITECTS

PROJECT NO.
REVISIONS
DESIGN
DRAWN
CHECKED
DATE: 3/28/93


4" CONCRETE SLAB OVER 4" GRANULAR AND 4" COMPACT
6'-0"
6'-2"
REMOVE EX. GARAGE AND SLAB.
N 28°39'59"E 155.00'
CONC. WALL
NEW 3'-0" MANOR-STONE RETAINING WALL - TYPICAL SEE DETAIL A1-1
NEW 4'-0" CONC. w/ 48" SIDEWALK SCORELINES - TYP
TOP OF WALL @ 108.0'
SLOPE TO DRAIN
EXISTING GARAGE
TOP OF WALL
TOP OF WALL
CB
DN
66 BENCH MARK WEST COR. STEM WALL SCRIBED SQUARE
REMOVE EX. CONC. WALK
113.7 SLAB ELEV.
EXISTING CONC. STAIRS
EXISTING BUILDING
EXISTING BUILDING
REMOVE EXISTING ASPHALT PARKING AND REPLACE WITH NEW ASPHALT. MATCH TO EXISTING DRIVE
REMOVE EX. PLANTER REPLACE WITH 6" CONC. RET. WALL
S 61°19'04"E 110.00'
MA1