

# **WEST SEATTLE JUNCTION HISTORIC RESOURCES SURVEY FINAL REPORT**

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Prepared for  
**West Seattle Junction Historical Survey Group**

Prepared by  
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Funded by:



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## SECTION I: INTRODUCTION

### ***Background and Purpose***

The West Seattle Junction Historic Resources Survey was sponsored by the West Seattle Junction Historical Survey Group and was funded by a grant from 4Culture. The primary purpose of the West Seattle Junction Historic Resources Survey was to evaluate the historic and architectural significance of buildings in the West Seattle Junction commercial district and to determine their potential eligibility for designation as City of Seattle landmarks.

The West Seattle Junction Historical Survey Group, in association with the Southwest Seattle Historical Society, the West Seattle Junction Association, the Southwest District Council, the Junction Neighborhood Organization (JuNO), and ArtsWest have been working on a project to answer the question: *What Makes The West Seattle Junction Special?* With significant 4Culture financial support, this report plays a key role in that effort. The mission statement of the West Seattle Junction Historical Survey Group states:

*The West Seattle Junction Historical Survey aims to capture and articulate the essence of The Junction's character to help the district move forward by honoring its past.*

*The survey will study the West Seattle Junction by consulting with property owners and identifying historic and noteworthy architectural features that enhance the district's welcoming visual appeal and business climate.*

*The results will identify elements of the West Seattle Junction that define its character, give it uniqueness and allow it to serve as the thriving business hub of the West Seattle peninsula.*

Along with this historic resources survey, the Survey Group conducted interviews with Junction property owners to find out the history of their building(s) and how The Junction contributes to the success of businesses in their buildings. The group also conducted a citizen survey on the West Seattle Junction. Those results are featured in Part 2 and Part 3 of the group's report, *"What makes the West Seattle Junction special?"*

The West Seattle Junction Historic Resources Survey is a preliminary evaluation of the built form in the West Seattle Junction. It is intended to be a first step in evaluating the historic and architectural significance of the main business district of West Seattle. This historic resources survey is not intended to serve as a formal landmarks nomination, nor is it intended to supersede any subsequent report on the West Seattle Junction.

## ***Survey Area and Methodology***

The West Seattle Junction takes its name from the intersection of California Avenue SW and SW Alaska Street in the center of the West Seattle peninsula. California Avenue SW runs for 4.5 miles along the north/south spine of the peninsula, while SW Alaska Street runs east/west across the middle of the peninsula. The West Seattle Junction survey area originally was defined as both sides of California Avenue SW between SW Oregon Street and SW Edmunds Street and the east faces of those blocks on 44th Avenue SW and the west faces of those blocks on 42nd Avenue SW. The survey area later was extended north to SW Genesee Street to include key early Junction buildings. Also, the survey area narrowed when it was determined that most of the east block face on 44th Avenue SW and the west block face of 42nd Avenue SW no longer contained any age-appropriate buildings.

A total of 58 buildings were surveyed. The survey captured buildings built between 1908 and 1975, which corresponds to West Seattle Junction development immediately after the 1907 annexation into the City of Seattle, through almost seven decades of development as a mature business community. Each building in the survey area that was built in or before 1975 was photographed, and information on its style, characteristics, materials and integrity (alterations) was collected and entered into the city and state's historic property databases.<sup>1</sup> Additional information on the buildings and their history was obtained primarily from King County Assessor historical data, Polk's city directories, historical maps and the local history book *West Side Story*. The *Historic West Seattle* website was particularly useful in identifying previous tenants (<http://historicwestseattle.blogspot.com/>).

## ***Results Summary***

The survey found that most buildings in the West Seattle Junction survey area had been altered to some extent in the preceding decades, but it identified two buildings (the Campbell and Hamm buildings) that are potentially eligible for designation as Seattle historic landmarks, as they appear to meet several of the eligibility criteria. (These buildings are labeled as 'Category A' in this report.) An additional six buildings (labeled as Category B) also may be eligible, pending further research. The remaining 51 buildings (labeled as Category C) have been so altered in their present form or have the least significance and are unlikely to meet any of Seattle's landmark criteria in their present form. All the surveyed buildings are listed in Sections III and IV, as well as in Appendix A and depicted in maps in Appendix B and Appendix C.

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<sup>1</sup> Buildings more than 25 years old (as of the project date of 2016) can be considered eligible as landmarks under Seattle codes.

## SECTION II: HISTORICAL OVERVIEW

The West Seattle Junction sits near the center of West Seattle, surrounding the intersection of SW Alaska Street and California Avenue SW, the primary commercial street of West Seattle. Much of West Seattle's history has been shaped by its isolation on a peninsula bordered by water on three sides, accessible only by ferries and bridges or via streets from southern suburbs. Although it became part of the City of Seattle in 1907, West Seattle has continued to exhibit a strong sense of independence.

### ***Early Development***

West Seattle was one of the first areas of Euro-American settlement in Seattle, with the landing of the Bell/Boren/Denny/Low/Terry party (often called the Denny Party) at Alki Point in November 1851. The settlers were greeted and assisted by the Duwamish tribe, which had thrived in the area for many centuries. Although most of these settlers moved across Elliott Bay the following spring, entrepreneur Charles C. Terry platted the town of Alki in 1853 and remained until 1856. A longer-lasting settlement was located on the more sheltered east side of West Seattle's Duwamish Head, where Freeport was established on the current Harbor Avenue in 1864. It soon had sawmills, shipyards and a salmon-packing plant. By August 1877, Freeport was a lively community with steamer service to Seattle. Alki itself evolved into a resort community with summer cottages and a popular amusement park. (Eals, Clay. ed. *West Side Story*, Seattle: Robinson Newspapers, 1987: 18-20; 21-24; Bagley, Clarence B. *The History of Seattle from its Earliest Settlement to the Present Time*. Chicago: S. J. Clarke, 1916, 19-22.)

However, most of the peninsula was surrounded by steep bluffs. It was some time before residential development took place on the uplands. In 1885, the northern part of the peninsula, now known as the Admiral District, was platted by Uriah R. Neisz, but few people purchased the inaccessible lots. In 1888, the West Seattle Land and Improvement Company platted a much larger area and began to aggressively market the property. To attract residents, the company initiated ferry service from Seattle, with a landing at the foot of the bluff near Duwamish Head. In 1890, the company added a cable-car line ascending the steep hillside to California Avenue. These efforts proved worthwhile, as more than \$300,000 worth of property was sold during the first year. However, the Panic of 1893 slowed growth and the cable-car line closed in 1897. (Eals: 26-31; Tate, Cassandra. *Seattle Neighborhoods: West Seattle Thumbnail History*, Historylink File #3428, 2001, accessed 4/30/2015).

In April 1902, West Seattle residents voted to incorporate as a 4th-class city with boundaries extending from the north end of the bluff to what is now SW Lander Street. They hoped that this would encourage utility companies to seek franchises to provide amenities such as streetcars to the growing community. When this did not occur, the city decided to issue its own bonds for a streetcar line. It first had to reincorporate as a 3rd-class city. In 1904, West Seattle reached the required 1,500 residents, reincorporated, and issued the bonds. Its one-mile-long line streetcar line opened in 1905, making history as the first municipally owned streetcar system in the United States. Since the newly incorporated city could not extend the line beyond its very limited boundaries, in 1906 it sold the just-completed line to the Seattle Electric Railway Company, which already owned most of the streetcar lines throughout Seattle. This was a transformative step in the development of West Seattle and, most particularly, of the West Seattle Junction. (Eals: 39-42; Tate; Blanchard, Leslie. *The Street Railway Era in Seattle: A Chronicle of Six Decades*, Forty Fort, PA.: H. E Cox, 1968).

## ***A Maturing Community***

The new city expanded significantly on May 25, 1907, when residents of the adjoining areas of Alki, Youngstown and Spring Hill voted to become part of the City of West Seattle. However, only weeks later, on June 29, 1907, West Seattle voted to be annexed to Seattle to obtain better electric and water service, sewers and fire protection.

Earlier that same year, in January 1907, Seattle Electric fulfilled expectations by connecting West Seattle's streetcar line to downtown Seattle via a bridge over the Duwamish River and through the steel mill neighborhood of Youngstown. It also extended the line south through wilderness to encourage development at Fauntleroy Park. It was the "junction" of the Admiral line and the new Fauntleroy line that gave the intersection of California Avenue SW and SW Alaska Street its West Seattle Junction name--a name that has long outlasted the streetcar lines (Blanchard: 66; Eals: 44).

At that time, the West Seattle Junction was essentially a streetcar stop in a swamp, with no roads graded south of Lander Street. The only commerce in the West Seattle Junction was a few real-estate offices. These proved sufficient, however, as paved roadways and the enhanced transportation, accompanied by heavy promotion, encouraged a real-estate sales boom, with new residents rapidly buying lots and building homes in the newly platted land.

The Junction commercial district includes portions of five early plats, all filed with King County between 1888 and 1907. (See Appendix E for plat locations)

- **Sparkman & McLean's 1st Addition**, filed in 1903, was a small plat of only two blocks from 7th (now SW Genesee Street) to 8th (now Oregon) streets and from California west to Duwamish Avenue (now 45th Avenue SW). It was in the commercial district and had 12 large lots (100 x 120) and an alley in each block.
- **The Boston Company's Plat of West Seattle** was filed by Herman Chapin in 1888. This was a large, 64-block plat. It extended northeast of what was then Euclid Avenue (now California) and 9th Street (now Alaska), north to 5th Street (now Andover) and east to Boston Avenue (now 35th Avenue SW). Each block, divided north-south by an alley, had 48 deep, narrow lots.
- **Holbrook & Clark's Addition to West Seattle** was filed in 1890 by Frederick W. D. and Nellie J. Holbrook, and J. Albert Jackson. The plat extended four blocks west of California Avenue between today's Oregon and Alaska streets. Each block was divided east-west by an alley and contained 48 deep, narrow lots (measuring 25 feet by 117 feet)
- The **Central Park Addition** was filed in 1906 by two couples, M.E. and Dilla Duffy of Tacoma and pioneers Irving and Dora Alford of Kent. It had two north-south-oriented blocks west of California Avenue between Alaska and Edmunds streets. Like the neighboring plats, each block was divided by an alley and had 48 small lots, each measuring 25 feet by 112 feet.
- The **Scenic Park Addition** was filed in 1907 by the Park Land Company, a partnership of Irving Alford and Peter Brown. It had only six blocks, from 9th (now Alaska) to 11th (now Hudson) streets and from California east to Harvard (now 40th). Its configuration was similar to the others, with alleys and 48 narrow lots in each block.

Most of the subsequent commercial development took place on lots that faced the streetcar tracks on California Avenue, with alleys in the rear.

Although most of those who platted the area did not live in West Seattle, some of the early lot purchasers would become prominent in The Junction. Key figures were:

- William Thomas Campbell, who arrived in West Seattle in the early 1890s with his bride, Jennie Bennett Campbell. They taught the first students at West Seattle Central School. In 1902, he began a high school in the building and served as its first principal for several years. By 1911, Campbell had branched out as a land agent and business activist. He primarily owned property north of Alaska Street and in 1918 built the first brick building in the West Seattle Junction. He was a strong proponent of West Seattle business. He chartered and served as the first president of the West Seattle Commercial Club (the precursor to the Chamber of Commerce) in 1921, and was elected to the Seattle City Council in 1924 for two terms.
- Laurence J. Colman (1860-1935), son of Seattle pioneer James M. Colman (1832-1906), was a Fauntleroy resident who owned Junction property primarily south of Alaska Street, where he built several office and retail buildings. Known for his philanthropic largesse, his family honored him by donating money to build Lincoln Park's Colman Pool in 1940.
- Lyman B Russell was a well-known West Seattle contractor and builder, living for decades with his wife, Dee, on 47th Avenue SW. His 1927 building that housed Ernst Hardware and J.C. Penney still bears his name today. Business was so good for Russell that he purchased a new Studebaker Commander Straight Eight in June 1930.

By 1911, The Junction had grown from a core of real-estate agents to a full-fledged "home town" business district. The bustling Junction was the community hub, with multiple grocery stores, lumber companies, a hardware store and others, all vying to serve the surrounding residential neighborhoods. Developers erected new wooden buildings at a fast pace to keep up with The Junction's transformation.

West Seattle continued to grow dramatically until a national recession in 1915 temporarily slowed development, but it regained strength with the U.S. entry into World War I in 1917, which brought workers to the nearby shipyards and William Boeing's new Pacific Aero Products Company along what is now West Marginal Way. The community experienced steady growth until the 1929 stock market crash. New stores shaped a mature commercial district, while the surrounding residential blocks were developed with single-family houses.

Little growth occurred during the Depression, but the advent of World War II brought major changes. Between 1941 and 1945, Seattle's population jumped from 368,000 to 480,000. West Seattle, located close to both the shipyards and Boeing, had several major housing projects, totaling more than 1,300 rental units, to accommodate these new workers and their families. Although these were not in The Junction itself, their residents shopped in the stores and added to its vitality. (Berner, Richard C., *Seattle 1921-1940: From Boomtown to Bust*, Seattle: Charles Press, 1992).

Transportation, the primary factor that shaped The Junction's early years, also changed significantly. Buses replaced the streetcars in 1940, as people turned more toward automobiles. Tracks from the West Seattle and Fauntleroy streetcar lines were abandoned in 1941. The twin low-level Spokane Street Bridges were completed between 1924 and 1930; in 1943, a viaduct connected the bridge directly with California Avenue at Admiral Way. In the 1960s, the Fauntleroy Expressway was constructed to connect the low bridge with Fauntleroy Way and the California/Alaska Junction. The high-level West Seattle Bridge was fully opened in July 1984, and a new low-level swing bridge opened in 1991. These improvements greatly enhanced access between West Seattle and downtown Seattle.

Most of the residential areas surrounding The Junction were fully developed with single-family homes in the 1930s, so the area was little affected by residential construction during and after the war. However, the number of apartments began to increase. Some small-scale apartment buildings had been built in the late 1920s, as was true in all Seattle commercial districts. After World War II, small-scale modernist apartments proliferated. The scale changed dramatically in 1976 with the construction of the nine-story Alaska House senior housing complex. Currently, large, mixed-use projects containing hundreds of apartments are transforming The Junction's streetscape.

### ***The Junction Commercial District***

While early West Seattle businesses were located along the shoreline or in the Admiral District, once the streetcar lines intersected at California and Alaska in 1907, The Junction became the commercial center, attracting stores and services to serve the entire West Seattle community; a "home town" business district, notes *West Side Story*. Many early businesses – lumberyards, hardware stores, electrical supplies and fuel – reflected the needs of the surrounding housing construction. Services and supplies also were important, particularly groceries, drug stores and medical offices. Most early commercial structures were wood-frame-clad with wood siding; many had "boomtown" facades, making them look larger than they were.

By the early 1920s, The Junction had become one of the city's premier neighborhood commercial districts. It was reported that California Avenue had become so crowded between Oregon and Edmonds streets that new merchants were routinely turned away. W.T. Campbell, the local entrepreneur and well-known real estate agent, had built the two-story, brick-clad Campbell Building in 1918 at the prominent northeast corner of California and Alaska. This immediately became West Seattle's most prestigious business address. In 1926, he built the two-story Crescent (now Hamm) Building across the street on the northwest corner.

By 1927, E.B. Russell had built his namesake Russell Building, which initially housed Ernst Hardware and the J.C. Penney department store. Russell also built two "dime stores," Woolworth's and Kress. In 1924, Lawrence Colman's 200-foot long public market filled much of the west side of the block south of Alaska. He added the two-story, brick-clad Junction Building to the southwest corner. Opening in 1925, the Junction Building housed the Junction Drug Store, a bank and, starting in 1938 and on the second floor, the West Seattle Hospital. Campbell added the Arcade Market in 1930 north of the Campbell Building.

The Depression slowed the pace of commerce and construction in The Junction, although in 1939 W.T. Campbell built a single- story brick building at the NW corner of California and Oregon. During World War II, business-district development took a back seat to “the war effort.”

As it developed, The Junction commercial district reflected the influences of changing transportation modes. The pre-World War II sections of California Avenue reflected its streetcar heritage, with predominantly one- and two-story buildings with small storefronts extending to the sidewalk. “The look, feel, and sound of The Junction changed dramatically with the loss of its signature streetcars in 1940. The ringing of streetcar bells gave way to the honking of automobile horns. During the 1940s, West Seattle’s neighborhoods swelled with workers employed in nearby shipyards and airplane factories. They came to The Junction to shop, eat, drink and relax. The resulting congestion led to the installation of The Junction’s first traffic lights, activated on May 11, 1943.” (Tate 2008) In the 1950s to 1970s, several auto-oriented buildings (notably banks and the post office) with parking lots were constructed, and a group of Junction property owners converted residential lots on 42nd and 44th avenues (on the back sides of California Avenue businesses) into public parking lots to ensure that Junction businesses would be able to compete with local shopping malls. The eastern portion of Alaska Street, near Fauntleroy Way SW, was redeveloped after completion of the Fauntleroy Expressway with auto-oriented businesses, including vehicle dealerships.

The Junction thrived into the 1950s with the increased population of defense workers, and several modern retail buildings replaced older ones. Larger stores, such as supermarkets, replaced smaller shopping arcades, and stores that catered to the shoppers who dropped their children off at nearby Jefferson Elementary School proliferated. Both pedestrian and automobile traffic grew so heavy that Junction merchants, “in an effort to promote peaceful coexistence between traffic and pedestrians, pushed the city to replace the ‘stop and go’ lights in The Junction with an ‘All Way Walk’ (or ‘scramble’) system in May 1952.” This system, which remains in place today, stops vehicle traffic in all directions while pedestrians cross right, left and diagonally through the intersection. Pedestrians then stop on all corners while traffic moves through (Tate 2008).

By the 1980s, however, competition from shopping malls made The Junction's stores less competitive. The commercial cornerstone of the district, J.C. Penney, left The Junction in 1987. Many of the other retailers selling common items such as clothing closed in the following years, generally replaced by restaurants, bars and service businesses. In 1985, a new retail/office/ residential project was built nearby on the former site of Jefferson Elementary School.

In an effort to revitalize the district, local merchants sought to increase the height limits from 60 feet to allow buildings as tall as 16 stories. This proposal met with strong opposition, but in 1986 the Seattle City Council approved an increase to 85 feet (Eals: 129). Nearly three decades later, this change was to trigger the transformation of significant portions of The Junction.

In the early 1990s, the City of Seattle adopted a comprehensive plan that focused growth in "urban villages." Despite considerable local opposition, The Junction was designated as an urban village because of its existing zoning and good transit connections. By 2010, it became apparent that The Junction was growing significantly, with numerous single-story buildings replaced by six-story structures with scores of apartments above retail spaces and underground parking. The intensive re-development also extended east along SW Alaska Street to 35th Avenue SW, facilitated by the adoption of the Triangle Plan and the closure of a major auto dealership and the sale of its numerous properties.

### ***Utilities and Services***

In 1907, West Seattle residents voted to be annexed into the City of Seattle to bring needed utilities and services. They weren't disappointed, as most of these improvements soon followed.

One of the important milestones in The Junction's early years was in 1914 when a fire station (housing horse-drawn vehicles) was built at the southeast corner of SW Alaska Street and 44th Avenue SW. Soon, an adjoining police garage was added. The shingle-clad complex was demolished in 1967 when a new fire station was built six blocks east on Alaska Street.

The 1912 Baist map shows, at California and Genesee (4400 California Avenue SW), a brick complex housing the office, stable and barn of the Seattle Lighting Company, built in 1910. This company, which later became the Seattle Gas Company, provided West Seattle with manufactured gas for heat and lighting before electricity became widely available. These buildings are still in use today. The Kroll map of 1920 shows a telephone exchange across the street from the gas company (4415 California Avenue SW). This still operates today, with a large addition. Seattle City Light had a Mission-style substation at 4541 California Avenue SW, which was later replaced by a retail building. A full-service post office opened in 1949 at 4412 California Avenue SW.

One vital amenity that West Seattle lacked was a modern general hospital. An early hospital opened in a large house near The Junction (on 42nd near Alaska) in 1912 but closed soon afterwards. Despite fundraising attempts, it was not until 1929 that a successful hospital opened, but it was on Fauntleroy Way, not in The Junction. Finally, in 1938, the West Seattle Hospital opened in the second story of the Peoples Bank building at the southeast corner of California and Alaska. It operated until 1961, when it moved to a modern facility at 26th Avenue SW and SW Webster Street SW (Eals: 244-247).

### ***Schools***

West Seattle's first public schools were in Freeport near Duwamish Head (circa 1870s) and in the Admiral District. The one-room wooden Haller School (1892) was replaced the following year by West Seattle School (later re-named Lafayette School), a castle-like brick structure with eight rooms at California and Lander. Although Lafayette opened with only 20 pupils, the 1907 development boom led to an addition to Lafayette, and a new school, Jefferson School, was built in 1912 one block from The Junction. The brick-clad school, located on 42nd Avenue SW, had 135 pupils when it opened. By 1917, it had 443 students, increasing to more than 600 in 1918.



The growth of defense industries during World War II led to further enrollment increases. However, in the 1960s-1970s, a precipitous decline in student enrollment led to the closure of Jefferson School in 1979. Because of the building's close proximity to West Seattle's primary business district, it was leased for commercial use in 1981 and, in 1985, was demolished for a large mixed-use project called Jefferson Square. (Thompson, Nile and Carolyn J. Marr, *Building for Learning: Seattle Public School Histories, 1862-2000*, Seattle School District No. 1, 2002: 151-52; 161-162; Eals: 132-146). Jefferson School had been a significant part of The Junction's culture and activities for decades, and its replacement brought a notable change to the community.

### ***Community Organizations and Churches***

The Junction has always been primarily a commercial center rather than a place for community gathering places, perhaps because of the costlier land. Most of West Seattle's community centers and club facilities are scattered in the periphery of the neighborhood rather than in the commercial district. One exception was the Carpenters Hall, built in 1908, just north of SW Oregon Street (4445 California Avenue SW). Other organizations, such as the Veterans of Foreign Wars, used its meeting space, and the building remains today, housing a kitchenware store. Across the street is the Eagles Hall (4426 California Avenue SW). The Eagles began renting space here in 1947, eventually combining several buildings into Eagles Hall. Other organizations located their facilities east of The Junction near Fauntleroy Way SW: the American Legion Hall (1938), the relocated VFW hall (1961) and the Alki Masonic Temple (1950). The Senior Center of West Seattle opened a second-floor facility in an office building in The Junction in 1955.

Early religious congregations met in homes, schools and even dance halls while raising funds for construction. The first church building, West Seattle Congregational Church (now Admiral Congregational Church), opened in 1901 in the Admiral District. In the next decade, St. John's Episcopal Church (1905) and Alki Congregational Church (1909) opened. Several groups selected sites close to The Junction for their buildings. One of the earliest, in 1912, was the West Seattle Christian Church, at 42nd Avenue SW and SW Genesee Street. The site was later purchased by Holy Rosary Catholic Church, which completed its current structure there in 1938. Both Hope Lutheran Church and the First Lutheran Church of West Seattle were built nearby in 1918 (Eals: 262-267).

### ***Entertainment***

Another important aspect of The Junction was entertainment -- particularly with the advent of the new technology of the motion picture. The Apollo Theater, on the northeast corner of California Avenue SW and SW Edmunds Street, was one of the city's first "suburban movie houses," opening in 1910 (this building remains, highly altered). It competed with the Portola, a larger theater that opened in 1919 in the Admiral District. In 1926, the Granada (originally called the Egyptian), a grand movie palace, debuted south of the Apollo at California and SW Hudson Street. It featured 1,000 seats and a Wurlitzer pipe organ. The competition proved to be too much for the Apollo, which closed in 1926.

The Granada and the Portola continued to operate through the Depression. In 1942, the Portola was expanded to 1,000 seats and re-named the Admiral Theater. It was designated a Seattle landmark in 1989 and remains open today. The Granada closed as a regular movie theater in 1959, but its large pipe organ allowed it to operate for a period as a silent movie house. The building was demolished in 1977, replaced by a restaurant. Although The Junction no longer has a movie theater, it does have legitimate theater in the ArtsWest Playhouse, a 149-seat 3/4 thrust theater and art gallery. (<http://cinematreasures.org/theaters/2448>; Eals: 213-216).

### ***Continued Growth Brings Changes***

The nature of the businesses in the West Seattle Junction has undergone dramatic changes over the years, from merchants selling basic goods such as groceries and clothing to a greater number of restaurants and services. However, The Junction's streetscape has remained basically the same, with one- and-two story buildings accommodating numerous small businesses – mostly local – in relatively small spaces.

The Junction appears to be able to meet the needs of today's shoppers while retaining its traditional character. However, recent development has replaced small buildings with larger, mixed-use buildings, changing the character and streetscape and often replacing local businesses with national chains.

### SECTION III. SURVEY RESULTS

A total of 58 buildings were surveyed. They are primarily one- to two-story commercial buildings, along with three apartment buildings. The survey follows construction eras from 1908 to 1975. These eras generally correspond to the various “chapters” of Junction development, from West Seattle’s 1907 annexation into the City of Seattle, to the post-World War I and Roaring Twenties building boom, to the Depression and World War II, to post-war changes and later infill.

The following tables list the buildings based on four phases of construction between 1908 and 1910, 1918 and 1930; 1932 and 1958, and 1960 to 1975.

#### ***Buildings by Era***

##### **1. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1908 AND 1910**

Three buildings date from the community's early developmental period following West Seattle’s annexation into the City of Seattle. During this time, The Junction was slowly transitioning from “a streetcar stop in a swamp” to a modest business district surrounded by single-family homes. Two of the surveyed buildings still have a significant amount of integrity for being more than 100 years old, but the third building has been significantly altered and does not appear to retain original features due to numerous alterations over the years.

<b>JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1908 AND 1910</b>			
<i>Address</i>	<i>Date Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4445 California Ave SW	1908	Daniel & Brinton Undertakers/ Carpenters Hall	J.F. Henry
4400 California Ave SW	1910	Seattle Lighting Co.	Dental Office (Wolff/Horwitz)/ Hotwire Online Coffeehouse
4750 California Ave SW	1910	Apollo Theater/Carlisle Furniture	Westside Public Ale House/Bang Bar/ Kathy's Dance

##### **2. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1918 AND 1930**

The largest collection of surveyed buildings was built during The Junction's most intensive period of early development, between 1918 and 1930. This period saw active commercial development around the streetcar intersection by prominent local businessmen, an increase in population, innovative and rapid responses to the shopping and service needs of the new residents and a new elementary school as well as infrastructure, transportation and utility investments by the City of Seattle.

Of the 23 buildings in this era surveyed, the Campbell Building and the Hamm Building are notable for their association with a leading West Seattle citizens, their prominent siting and their generally good level of integrity. One mid-block building, Ware and Hosey Appliances from 1928 (now the Curious Kidstuff building) has been restored to its original appearance. The other buildings appear to have been significantly altered. It is important to note that, in some cases, façade improvements or changes to windows may restore the original appearance.

<b>JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1918 AND 1930</b>			
<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4401 California Ave SW	1918	Dr. Albert Knudtson	William Raleigh, DDS
4554 California Ave SW	1918	Campbell Building	Campbell Building/ Cupcake Royale
4719 California Ave SW	1918	West Hill Market	Taqueria Guaymas
4736 California Ave SW	1919	Pentecostal Church/ Beulah Temple	Thunder Road Guitars
4415 California Ave SW	1920	Bell Telephone Exchange	CenturyLink
4707 California Ave SW	1920	Save-Mor Drugs	Pharmaca/Great Harvest/ Bin 41
4430 California Ave SW	1923	O'Neill Realty	Primp Salon
4553 California Ave SW	1923	McReynolds Jewelers	Optix/Pegasus Books
4529 California Ave SW	1924	West Seattle Bakery, Sherwin-Williams Paint	Wild Rose's/Capers/ Azuma /Zamboanga
4535 California Ave SW	1924	Jack Jones Furniture	Leisure Books / ACS Discovery Shop
4508 California Ave SW	1924	West Seattle Flower Shop	WS Cyclery/ Lee's and Kamei Restaurants
4721 California Ave SW	1924	A&P Market	Husky Deli / Northwest Art & Frame
4302 SW Alaska St	1925	Crescent Dry Goods Building/ Hamm Building	Easy Street Records/ Hamm Building
4520 California Ave SW	1926	Russell Building/ Ernst Hardware/J.C. Penney	Lyon's Antique Mall/ Pizzeria Credo/ West Seattle Computers/ Windermere Real Estate
4517 California Ave SW	1927	Peterson Investment Corp.	Jan's Beauty Supply
4315 SW Oregon St	1927	Oregonian Apartments	Oregonian Apartments
4319 SW Oregon St	1927	Walton Apartments	Oregonian Apartments
4528 California Ave SW	1928	Marier Foto Studio	Menashe & Sons Jewelers/ Carmilia's/Fleurt
4711 California Ave SW	1928	Junction Food Store	ArtsWest Playhouse
4740 California Ave SW	1928	Ware & Hosey Appliances	Curious Kidstuff
4540 California Ave SW	1929	Woolworth's /Vann Building	Click!/Maharajah
4548 California Ave SW	1929	Bartell Drugs	Washington Management/ Cohen Law Offices
4546 California Ave SW	1930	Kress Building/ Shafan's Clothing	Matador/Jak's Grill

### 3. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1932 AND 1958

During the Depression and World War II, several modest buildings were constructed in The Junction. The Puget Sound post-war population growth and prosperity brought a new burst of development to The Junction, with 22 buildings erected between 1943 and 1958. With removal of the streetcar lines in the early 1940, The Junction saw increased auto-oriented commercial development. Grocery stores and banks were given makeovers to cater to the auto-driven population, and small businesses filled in around the anchor businesses. Ladies' shopping ruled The Junction, and the "Walk All Ways" intersection was introduced in 1952.

One of the buildings reviewed from this period is an intact and unusual example of the Art Moderne style of architecture. The Courtesy Accounting building at 4411 California was built in 1947 and does not appear to have any changes. The other 21 buildings from this period are significantly altered from numerous tenants or do not retain architectural or historical significance in their present form. While in some cases façade improvements or changes to windows may restore original appearances, none of the buildings appears notable.

JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1943 AND 1958			
<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4720 California Ave SW	1932	Junction Hardware	Elliott Bay Brewery & Pub
4513 California Ave SW	1935	State Liquor Store	Vain/Beer Junction
4741 California Ave SW	1939	Tradewell	Sleepers in Seattle
4455 SW Oregon St	1940	W.T. Campbell Medical Building/ West Seattle Nutrition	Funky Jane's/Many Moons
4444 California Ave SW	1942	Greive Law Office	Coastline Burgers
4722 California Ave SW	1943	Dr. Scott, DDS	Peter Yi, DDS
4438 California Ave SW	1945	Snow Ball Ice Creamery	Greentree Animal Hospital
4709 California Ave SW	1946	Miss Walker's Apparel	Be's Restaurant
4525 California Ave SW	1946	MacDougall & Southwick	Wild Rose/Capers
4411 California Ave SW	1947	Irwin Chiropractic	Courtesy Accounting
4744 California Ave SW	1947	Junction Market	Yummy Teriyaki
4458 California Ave SW	1948	Neilsen Florist	Shadowland/Forsythe Studio
4538 California Ave SW	1948	WS Sporting Goods	Village Woodworks
4412 California Ave SW	1949	U.S. Post Office	U.S. Post Office
4718 California Ave SW	1950	New Luck Toy Cafe	Talarico's
4501 California Ave SW	1951	Washington Mutual	Chase Bank
4528 SW 44th Ave SW	1952	Apartments	Apartments
4500 California Ave SW	1955	A. A. Mullally	Senior Center of West Seattle
4747 California Ave SW	1956	Junction Feed & Seed	Bikram Yoga
4452 California Ave SW	1956	Helen's Hol-in-One Donuts	Keller Williams Real Estate
4200 SW Edmunds St	1956	Bank	US Bank
4541 California Ave SW	1958	Seattle City Light	Next to Nature

#### 4. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1960 AND 1975

Six buildings were constructed in the survey area between 1960 and 1975. The Junction evolved during this era, with longtime businesses moving to new Junction locations and others being replaced. Competition from local malls worried Junction merchants as automobile dominance continued and newer building forms once only seen in downtown Seattle were making their way to The Junction.

One of these buildings, the West Seattle branch of Seattle First National Bank (now occupied by Technical Analysis, Inc.) on the corner of California Avenue SW and SW Edmunds Street, was designed by well-known local architect Paul Thiry and remains a good example of a Modernist bank despite some alterations. The other surveyed buildings from this era are small infill buildings or extensive remodels and do not retain architectural significance in their present form.

JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1960 AND 1975			
<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4453 California Ave SW	1960	E.H. Savage Realty	Allstate/Red Cup Espresso
4757 California Ave SW	1961	Seattle First National Bank	Technical Analysis, Inc.
4448 California Ave SW	1965	Clarence Zaar Real Estate	Keller Williams Real Estate
4505 California Ave SW	1969	Radio Shack	Radio Shack
4717 California Ave SW	1970	Poggie Tavern	Poggie Tavern
4314 SW Alaska Street	1975	Bank	Wells Fargo Bank

## **SECTION IV. CITY OF SEATTLE LANDMARK ELIGIBILITY**

This report notes that two West Seattle Junction buildings appear to have enough significance and integrity to be considered for designation as a City of Seattle landmarks. Several other buildings, as described below, appear to warrant further research and may also prove eligible as landmark buildings. Buildings designated as City of Seattle landmarks are eligible for certain financial and zoning incentives and grants that are available only to landmarked properties through the City of Seattle and 4Culture.

### ***City of Seattle Landmark Criteria***

A property may be designated as a landmark if it is at least 25 years old, has sufficient integrity to convey its significance and meets at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, city, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or
- 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; or
- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

### ***Preservation Incentives***

***City of Seattle*** - Properties that are designated as City of Seattle landmarks are eligible for certain incentives under Seattle Municipal Code (SMC) 25.12.

- **Special Valuation**

"Special valuation" revises the assessed value of a historic property, subtracting, for up to 10 years, approved rehabilitation costs. During the 10-year special valuation period, property taxes will not reflect substantial improvements made to the historic property.

- **Zoning Code Relief**

For a designated landmark, the director of the Seattle Department of Construction and Inspections (SDCI) may authorize a use not otherwise permitted in a certain zone, or may waive or may modify standards for open space, setbacks, width and depth limits for screening and landscaping (SMC 23.47.027). Parking exceptions are also available (SMC 23.54.020).

- **Building Code Relief**

The Seattle Building Code allows the SDCI director to modify specific requirements of the building code for landmark buildings. The director has the discretion to allow alternate requirements that will still result in a reasonable degree of safety to the public and building occupants.

**In addition**, properties that are designated as City of Seattle landmarks are eligible for capital grants of up to \$30,000 from 4Culture, King County's cultural services agency

***Landmark Eligibility in the West Seattle Junction***

The primary purpose of the Historic Resources survey is to evaluate the historic and architectural significance of buildings in the West Seattle Junction commercial district, including determining their potential eligibility for designation as City of Seattle landmarks. The report covers 58 buildings constructed between 1908 and 1975. As discussed below, two West Seattle Junction buildings appear to have enough significance and integrity to be considered for designation as a City of Seattle landmarks. Six other buildings, as described below, appear to warrant further research and may also prove eligible as landmark buildings.

All of the surveyed buildings have been added to the City of Seattle Historic Resources Inventory database (<http://web6.seattle.gov/DPD/HistoricalSite/default.aspx>) and to the Washington State Department of Archaeology and Historic Preservation database (<https://fortress.wa.gov/dahp/wisaardp3/>).

The survey identified three distinct categories of buildings in The Junction.

- *Category A* – Category A buildings are potentially eligible for landmark status, as they have enough stature, significance and integrity to be considered for designation, and they appear to meet one or more of the relevant landmark designation criteria.
- *Category B* – Category B buildings warrant further investigation of the extent of alterations, to determine their integrity, and of their history, to determine their significance. It is not immediately apparent that any of these buildings meet any of the relevant landmark designation criteria.
- *Category C* – Category C buildings are considered supporting buildings and appear to be so altered that they do not retain historic significance or integrity in their present form and are not likely to meet the landmark designation criteria.



The building numbers are keyed to the Survey Maps in Appendices B and C. Photographs of Category A and B buildings are depicted in Appendix D.

### ***Category A Buildings***

Initial research indicates that Category A buildings may potentially be eligible for landmark status, as they have enough stature, significance and integrity to be considered for designation, and they appear to meet several of the landmark designation criteria.

#### **No. 41      Hamm Building (4302 SW Alaska Street)**

The Hamm Building is a cornerstone of West Seattle Junction. Its prominent corner location, size, and rich terra-cotta ornamentation have made it a vital part of The Junction since its construction in 1926. It was the second major building built by developer W.T. Campbell and was originally named the Crescent Building for its major tenant, Crescent Dry Goods. In 1931 Aline Hamm purchased the building, and it has been known by that name since. Tenants have included a variety of grocers, cafes, clothing stores and service providers such as dentists, beauty shops, barbers, accountants, architects and real-estate offices. It currently has a music store, a restaurant and several other tenants. Despite its minor alterations, the Hamm Building is potentially eligible for landmark designation under Criterion C for its association with West Seattle's early development, under Criterion D for its architectural style and under Criterion F for its prominent location at the northwest corner of California Avenue SW and SW Alaska Street.

#### **No. 42      Campbell Building (4554 California Avenue SW)**

The Campbell Building was the first noteworthy building in The Junction and is one of the oldest remaining buildings. It was constructed in 1918 by West Seattle developer W.T. Campbell, who had a long and distinguished career as first principal of West Seattle High School, as a land agent and developer, as co-founder of the West Seattle Commercial League (precursor of the Chamber of Commerce) and as a Seattle City Council member. Campbell hired prominent local architect Arthur Loveless, who was well known for residential and commercial buildings with eclectic character and elegant detailing, which are apparent in this building. Clayton D. Wilson, a Loveless associate and Admiral district resident, did the Campbell Building brickwork. Due to its building material, size and prominent location, it has played a vital role in the community. The Campbell Building is potentially eligible under Criterion B for its association with W.T. Campbell, under Criterion C for its association with West Seattle's early development, and under Criterion F for its prominent location at the northeast corner of California Avenue SW and SW Alaska Street.

### ***Category B Buildings***

Initial research indicates that these Category B buildings may possibly have sufficient integrity and architectural and/or historical significance to be eligible for City of Seattle landmark designation. Additional research is needed to learn about their history and the extent of their alterations to determine their potential eligibility.

**No. 1      Dental Offices (Wolff/Horwitz)/Hotwire Espresso (4400 California Avenue SW)**

This complex was built in 1910 for the Seattle Lighting Company, which provided gas lighting to the neighborhood. The brick barn and carriage house are unusual in Seattle. The facility was closed after electricity became the primary lighting source, and in the late 1930s the building was a branch office of the Works Progress Administration, a federal Depression relief program. In 1941, the office building was remodeled as the West Home Funeral Chapel; the brick barn became a residence. The brick carriage house appears relatively unaltered. In 2001, the complex was remodeled for use as professional offices. Despite its alterations, the complex is potentially eligible under Criterion C for its association with West Seattle's early growth and infrastructure development.

**No. 3      Courtesy Accounting (4411 California Avenue SW)**

This distinctive building was the Irwin Chiropractic Clinic from its construction in 1947 until 1980. It was designed in 1947 by architect Theo Damm and is a good and intact example of the Streamline Moderne style, with a glass block window and a curved corner and canopy. This building is potentially eligible under Criterion D as it maintains the distinctive Streamline Moderne building characteristics.

**No. 11      J.F. Henry Cooking and Dining (4445 California Avenue SW)**

This building, dating from 1908, is one of the oldest buildings in the district. It has had numerous uses, including an undertaker, a residence and the carpenters' union hall. It has been altered several times over the decades but appears to have been restored to its earlier appearance. Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of an early 20th century commercial building.

**No. 30      Lyon's Antiques/Windermere (4520 California Avenue SW)**

Despite alterations to the storefronts, this building remains a significant part of the West Seattle Junction business district. The 1927 opening of the J.C. Penney department store symbolized the growth and importance of West Seattle. The store first shared the building, known as the Russell Building, with Ernst Hardware. In 1958, Ernst moved and J.C. Penney expanded, remodeling the building. The store anchored the neighborhood's commercial activity until it closed in 1987. After the departure of J.C. Penney, the building was divided into several separate storefronts. The building was designed in 1926 for L. B. Russell by Victor W. Voorhees, who is credited with more than 100 building projects between 1904 and 1929, ranging from cottages and large residences to apartment blocks, auto dealerships, industrial buildings, fraternal halls, office buildings and hotels. Despite the alterations, this building is potentially eligible under Criterion C as it housed the significant J.C. Penney building for decades, Criterion E as it is an excellent example of Voorhees' commercial work, and Criterion F as the expansive scale of this building along California Ave SW is an easily identifiable feature of The Junction.

**No. 52      Curious Kidstuff (4740 California Avenue SW)**

This small commercial building, built in 1928, has tall transom windows and extensive terra-cotta ornament, typical of the elegant structures that distinguished the West Seattle business district in the 1920s; most of these have been demolished or significantly altered. It was an appliance store for many years, first Ware & Hosey and later Malody Appliances. In 1956, the facade was modernized by covering the transom windows with vertical wood cladding, which was removed by a later owner. Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of a 1920s commercial building.

**No. 57      Technical Analysis, Inc. (4757 California Avenue SW)**

This was originally a branch of the Seattle First National Bank, designed in 1961 by Paul Thiry (1904-1993), one of Washington's most noted architects of the period. The building reflects the Modernist approach to bank design, with large expanses of glass and concrete and accommodations for the automobile. It dates from the era when the bank was building its new downtown headquarters, one of the city's first true skyscrapers, which opened in 1969. Despite its alterations, the complex is potentially eligible under Criterion C for its association with the development of banking in Seattle and under Criterion D as an example of a Modernist bank design.

***Category C Buildings***

Initial research indicates that Category C buildings are considered "supporting" buildings. They appear to be so altered that they have no remaining integrity or historical significance in their present form, they do not appear to be associated with any event or architectural style, and that they do not appear likely to meet any of the landmark designation criteria.

**No. 2      William Raleigh DDS (4401 California Avenue SW)**

This 1918 Craftsman bungalow appears to have been in commercial use for many years and is currently a dentist's office. It has clapboard cladding and a hipped roof with a projecting front gabled porch and two large gabled dormers on the north side. All the gables have prominent brackets and carved bargeboards. The south side has two additions; all windows have newer vinyl sash.

**No. 4      U.S. Post Office (4412 California Avenue SW)**

The post office opened in this location in 1949, replacing a smaller station at 4739 California Avenue SW. It reflects the increased automotive focus of The Junction at the time.

**No. 5      CenturyLink (4415 California Avenue SW)**

This telephone exchanges dates from 1920 and is typical of the exchanges built in several Seattle neighborhoods as residential telephones gained popularity. The original building, a simple brick-clad structure, is largely intact, but there is a large addition on the north end.

**No. 6      Eagles Hall (4426 California Avenue SW)**

The West Seattle chapter of the Fraternal Order of Eagles began renting a 1925 building at this location in 1947, the year the chapter was chartered. The current building was put together over the years by combining several structures and building a rear addition in the 1960s and another in 1992.

**No. 7      Primp Salon (4430 California Avenue SW)**

This 1923 building, now owned by the Eagles chapter next door, originally housed one of The Junction's few auto-oriented businesses, the Junction Auto Top Shop. Since the 1940s, it has had real-estate agents or hair salons/barbers. The facade has new display windows.

**No. 8      Seattle Fish Company/Ma'ono (4435 California Avenue SW)**

Furniture stores have been the major tenants of this 1941 structure; Van Gilder's Furniture was here from the 1940s to 1964, and Perry's Furniture until 1970. It has been completely remodeled to house two restaurants.

**No. 9      Green Tree Animal Hospital (4438 California Avenue SW)**

This large building began in 1945 as a small delicatessen selling ice cream. From the 1960s to the 1980s, it was the West Seattle Rent-It shop. It has been expanded greatly and is now an animal hospital.

**No. 10     Coastline Burgers (4444 California Avenue SW)**

This small 1942 building has housed a variety of insurance and real estate businesses and the law offices of Bob Greive (1919-2004), who served West Seattle as a state senator and King County Council member for more than 40 years. It is currently a hamburger restaurant.

**No. 12     Keller Williams Real Estate (4448 California Avenue SW)**

This infill building has been a real-estate office since it was built in 1965.

**No. 13     Pagliacci Pizza (4449 California Avenue SW)**

This 1939 structure, like its neighbors, has had numerous insurance and real-estate agents. It was recently entirely re-clad in metal for a restaurant.

**No. 14     Keller Williams Realty (4452 California Avenue SW)**

This was originally (1950s-1960s) a small restaurant, and was later the City of Seattle neighborhood service center for West Seattle, where people could pay their utility bills.

**No. 15     Allstate Insurance/Red Cup Espresso (4453 California Avenue SW)**

This small building has housed several real-estate and financial agencies since it was built in 1960. A narrow addition along the north side accommodates an espresso bar.

**No. 16     Shadowland/Forsythe Studio (4458 California Avenue SW)**

This distinctive building was Neilsen Florists from 1948 until 2006. The glass block and curved canopy reflect its 1940s date.

**No. 17     Funky Jane's Consignment/Many Moons (4455 SW Oregon Street)**

This corner building, built in 1940 by W.T. Campbell, currently has five small businesses and has had numerous ones over the years, primarily medical offices and insurance/real estate agents. The longest tenant was West Seattle Nutrition/Natureway from the 1960s until 2009.

**No. 18     Fiddlehead/Brunette (4312 SW Oregon Street)**

This structure, built at the same time as the adjoining corner building, has four recessed entries, all altered with Marblecrete coating.

**Nos. 19/20     Oregonian Apartments (4315 & 4319 SW Oregon Street)**

These two apartment buildings constructed together in 1927 are typical of the apartments built in most Seattle neighborhoods at that time, close to commercial districts and streetcar lines. The brick-clad buildings have many original leaded-glass windows but have been altered with new staircases and entries on the rear.

**No. 21     Apartments (4528 44th Avenue SW)**

This eight-unit apartment building was constructed in 1952, reflecting the modern apartment building form with exterior walkways and individual entries rather than interior hallways and stairs. It is largely intact but is slated to be replaced by a large microhousing building.

**No. 22     Wells Fargo Bank (4314 SW Alaska Street)**

This bank building, dating from 1975, reflects the increased emphasis on automobile that significantly changed The Junction's character in the post-World War II years. The masonry building, clad with concrete aggregate, appears to be largely intact with minor alterations, such as the installation of an ATM on the parking lot side.

**No. 23     Senior Center of West Seattle (4500 California Avenue SW)**

The two-story Senior Center, one of the larger buildings, was designed by the firm of Bittman and Sanders as an office and retail building. The primary occupant, on the second floor, is the senior center, with a variety of small businesses on the first floor over the years. The masonry International style structure appears to be largely intact, but with some new windows.

**No. 24     Chase Bank (4501 California Avenue SW)**

This bank was built in 1951 for a local company, Washington Mutual Savings Bank, and was completely remodeled in 1967. Further alterations include installation of an ATM on the main facade. The bank was one of Seattle's oldest companies, founded in 1889 to provide loans after fire destroyed much of downtown Seattle in that year. However, after a series of acquisitions in the 1990s it was placed in receivership and was purchased by JPMorgan Chase, a New York-based bank.

**No. 25      Radio Shack (4505 California Avenue SW)**

This small building, dating from 1969, is one of the few in The Junction that remains essentially the same business as when it was built, and with little alteration. The company was founded in 1921 to serve the budding amateur radio market. It eventually opened thousands of stores, but went through several organizational and ownership changes before declaring bankruptcy in 2015. Some stores remain in operation in partnership with Sprint.

**No. 26      West Seattle Cyclery/Lee's/Kamei (4508 California Avenue SW)**

A wide range of businesses has operated in these three storefronts since 1924, including clothing stores, music shops and restaurants. The tenant that probably had the longest tenure was the West Seattle Flower Shop, from the 1960s into the 1990s. The storefronts all have been altered.

**No. 27      Be's Restaurant (4509 California Avenue SW)**

This 1946 masonry building has had a restaurant for many years, but from the 1950s into the 1970s it was the home of Kraff's Better Cleaners. It now has a modern storefront with floor-to-ceiling display windows.

**No. 28      Vain/Beer Junction (4513 California Avenue SW)**

This one-story commercial building, constructed in 1935, housed a Washington State Liquor Store for many years. It now contains a hair salon, a bar and a beer store. It was altered in 1969 with new windows and a flagstone facade, but that material has been removed, and the facade has been modernized with new windows and metal cladding.

**No. 29      Jan's Beauty Supply (4517 California Avenue SW)**

This two-story building, from 1927, has accommodated many small businesses over the years. In the 1930s-1960s, it housed the offices of the Peterson Investment Company and insurance agents, as well as a dental clinic and retail tenants such as a florist, Preservative Paints and a florist. The facade has been modernized with new materials and windows. This building includes a pass-through to the Trusteed Properties parking lot to the west.

**No. 31      Pecado Bueno/Pellegrini Market (4523 California Avenue SW)**

This retail structure dates from 1946 and originally had a branch of the MacDougall & Southwick Department Store, replaced by Montgomery Ward (1960s-1980s); it was later part of Capers. A succession of restaurants has occupied it since then. The storefronts are altered, but the black Vitrolite glass remains above the windows.

**No. 32      Wild Rose's/Capers/Azuma/Zamboanga (4529 California Avenue SW)**

This 1924 building has been greatly altered. This 1924 building has a distinctive facade with arched transom windows. The storefronts have been altered, but the stores retain some of the original character. The West Seattle Bakery was located here (1920-1950s), It also housed restaurants and many home-related businesses, including Ross Furniture, Preservative Paint Company, Sherwin-Williams Paint Company and appliance stores.

**No. 33      Menashe & Sons Jewelers/Fleurt (4528 California Avenue SW)**

This building, an important part of the streetscape since 1928, has housed Menashe & Sons Jewelers since 1973 and other jewelers previously. It also has had shoe repair shops, barbers, clothing stores and other small businesses. Although the building retains its terra-cotta embellishment and much of its original character, one storefront has been significantly altered.

**No. 34      Leisure Books/WEst 5/Discovery Shop (4535 California Avenue SW)**

This 1924 building has been completely remodeled at least twice. In 1937, it housed the Jack Jones Furniture Store in a brick-clad building with a stepped parapet and a recessed center entry. In 1950, it had three storefronts with a Vitrolite facade, large display windows and deeply recessed entries. The stores were Gallenkamp's Shoes, a laundry and an art supply store. It was remodeled again in 1964, when it housed Sportsland sporting goods, with a prominent canopy and sign. It once again has three businesses: a bookstore, a restaurant and a thrift store.

**No. 35      Village Woodworks (4538 California Avenue SW)**

This store, built in 1948, was West Seattle (and later Sportsland) Sporting goods from the 1950s into the 1970s. Later, local residents operated Dick & Dale's Appliances until the 1990s. The building now has a modern storefront with large display windows and a flagstone-clad bulkhead.

**No. 36      Click!/Maharajah/Vann Building (4540 California Avenue SW)**

This 1929 building houses two important parts of the commercial district, Woolworth's (1929 until the late 1940s) and Vann Brothers restaurant (1934-1985). It also had several Shafran's apparel stores in the 1950s-1970s. The two storefronts were modernized in the 1950s.

**No. 37      Next to Nature (4541 California Avenue SW)**

This 1958 store has a modern storefront consisting almost entirely of glass. It was built on the site of a City Light substation, and when it opened it housed a City Light customer service office. Since then, it has had a variety of stores, including several camera shops and the current pet-supply store.

**No. 38      Matador/Jak's (4546 California Avenue SW)**

This building was one of the most prominent and ornate elements of The Junction commercial district when it opened in 1930. It was built for S. H. Kress & Company, a dime store, which remained here until the 1970s. Shafran's apparel stores were featured at this location for several decades. Although it has been significantly altered, the buff brick cladding with Art Deco terra-cotta detailing is still visible on the upper level; the name "Kress" has been covered over. The northern part of the facade has been largely covered with stucco, and both storefronts have been greatly altered.

**No. 39 Washington Management Company (4548 California Avenue SW)**

This two-story building, constructed in 1929, was one of the most elegant stores in The Junction, with buff brick cladding and terra cotta ornament. It originally was the Arcade Market, and then was the home of Bartell Drugs from 1938 until 1987. While the terra cotta remains, the first floor has been modernized with a new entry and display windows.

**No. 40 Terjung's Gifts/Optix/Pegasus Books (4553 California Avenue SW)**

This 1923 building was remodeled in 1940 with modern storefronts and black marble cladding. It has had a great variety of businesses, including numerous clothing stores (for both men and women), several jewelers, grocery stores and many others. The current gift store has been here since 1964. It has been remodeled again with flagstone and wood on the storefronts.

**No. 43 Pharmaca/Great Harvest/Bin 41 (4707 California Avenue SW)**

This building dates from 1920 but has been significantly altered. It has housed a succession of drug stores including Sav-More and Morton's. The other storefront, as today, usually has had a restaurant or delicatessen. It was a typical brick-clad commercial building but has been entirely remodeled with modern materials.

**No. 44 ArtsWest Playhouse (4711 California Avenue SW)**

This building, originally constructed in 1928, has seen numerous changes. In 1937, it housed the Junction Food Store and Van de Kamp's Bakery. It was a one-story brick building clad with terra cotta and an ornamental cornice. In 1953, the Pacific Dime Store with a canopy and prominent signs replaced the market. In 1965, it was completely modernized with Marblecrete cladding replacing the terra cotta; the main tenant was Meredith's 10-Cent Store. In 1998-2000, it was transformed again into the ArtsWest Playhouse and Gallery.

**No. 45 Poggie Tavern (4717 California Avenue SW)**

This small building is one of the few in The Junction that remains the same as it was originally. It is one of the more recent buildings, constructed in 1970 as the Poggie Tavern. The architects were Van Slyck Callison and Nelson.

**No. 46 Talarico's (4718 California Avenue SW)**

This was built in 1950 as a Chinese restaurant, New Luck Toy. Although it is now an Italian restaurant, it retains the distinctive tiled roof but has a new wooden storefront.

**No. 47 Taqueria Guaymas (4719 California Avenue SW)**

This small building, constructed in 1918, is one of The Junction's oldest structures. It accommodated a wide variety of food markets from at least 1928 until the 1980s. The store had large doors opening up to the sidewall so those passing by could see the produce. At the rear, the structure was two stories with a machine shop on the lower level. It currently has a Mexican restaurant, with a modern facade and a decorative red tile roof.



**No. 48 Elliott Bay Brewery (4720 California Avenue SW)**

This small building was built in 1932, housing Junction Hardware for more than 30 years. In 1964, it was completely altered, with a new storefront and new cladding covering the large transom windows; the tenant at that time was Capitol Loans. It was altered again in 1970. It is now occupied by a brewpub and has been restored to an appearance similar to the original, with a new storefront, entry and transom windows similar to, but somewhat different from, the original character.

**No. 49 Husky Deli/Northwest Art & Frame/Puerto Vallarta (4721 California Avenue SW)**

This relatively large structure, dating from 1924, was originally Pioneer Hardware, but in the 1930s-1940s was an A & P Supermarket; it was remained a supermarket under various names into the 1950s and was later a dime store. The brick masonry building was modernized in 1960 and has been altered since then; it now has three stores with modern storefronts.

**No. 50 Peter Yi, DDS (4722 California Avenue SW)**

This small structure has been a dental office since it was built in 1943. Its front facade has been updated with a new window, entry and roofing, and the rear has new windows.

**No. 51 Thunder Road Guitars (4736 California Avenue SW)**

This is one of the oldest buildings in The Junction, dating from 1919. In the 1920s-1930s, it housed a church, variously called the Beulah Temple, the Full Gospel Mission and the West Seattle Bethel Temple. At that time, it looked like an auditorium building, with a recessed entry, a bank of doors opening up to the sidewalk and a stepped parapet. For many years afterwards, it was an auto-supply store, and then Liberty Bell Printing from 1978 to 2011. In 1972, it was completely modernized with a straight parapet, a canopy and a typical glass storefront.

**No. 53 Sleepers in Seattle (4741 California Avenue SW)**

This relatively large store, from 1939, was a Tradewell supermarket and later a Wigwam store. It was one of the first of the larger stores to be built in The Junction, taking the place of the small groceries, meat markets and produce stands. The storefront has been updated with modern display windows.

**No. 54 Yummy Teriyaki (4744 California Avenue SW)**

The southern portion of this building housed a variety of laundries and dry cleaners from its construction in 1947 until the 1990s. The stores in the northern half were typically food markets until it changed to restaurant use in the 1990s. The building has been altered with new storefronts and cladding.

**No. 55 Bikram Yoga (4747 California Avenue SW)**

This structure housed one of The Junction's oldest businesses, Junction Feed & Seed, which had been in The Junction at least since 1938. Its owners constructed this building in 1956. It was remodeled with a modern facade and metal cladding on the rear when it became a yoga studio.

**No. 56      Westside Public House (4750 California Avenue SW)**

This structure currently houses three businesses, including Kathy's Dance Studio in the rear. It was built in 1910 but has been altered numerous times. In the 1920s, it was the Apollo Theater, but the primary business was Carlisle Furniture, from the 1930s into the 1980s. The corner tavern has new stone cladding, while the adjoining bar has a new facade with metal cladding.

**No. 58      US Bank (4200 SW Edmunds Street)**

This wood-frame bank was built in 1956, an early example of the auto-oriented banks constructed in most Seattle neighborhood commercial districts. It was dramatically modernized in 1995 with a new entry, synthetic cladding and new windows.

## **SECTION V:     RECOMMENDATIONS**

The people of West Seattle have shown a strong interest in preserving the character of The Junction historic district. The historic resources survey has demonstrated that, although most buildings in the West Seattle Junction have been altered, some potential landmark-eligible buildings remain. Several steps can be taken to help preserve the character of The Junction that West Seattle residents treasure:

- Continue to work with property owners, businesses, developers and the community to build support for historic preservation.
- Conduct additional research to complete landmark nomination forms for the potentially eligible buildings.
- Explore options for promoting and financing facade restorations to restore buildings to their historic appearance, when appropriate.
- Consider other approaches to recognize buildings and businesses that are important to the community but are probably not eligible to be designated as historic landmarks.

## SECTION VI: RESOURCES

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# Appendix A

## West Seattle Junction Historical Survey List of 58 Buildings Surveyed (with Categories)

	Parcel #	Address	Common Name	Historic Name	Date	Category
1	095200-6140	4400 California Ave SW	Dental Offices (Wolff/ Horwitz)/Hotwire Online Coffeehouse	Seattle Lighting	1910	B
2	790470-0090	4401 California Ave SW	William Raleigh, DDS	Dr. Albert Knudtson	1918	C
3	790470-0095	4411 California Ave SW	Courtesy Accounting	Irwin Chiropractic	1947	B
4	095200-6160	4412 California Ave SW	U.S. Post Office	U.S. Post Office	1949	C
5	790470-0100	4415 California Ave SW	CenturyLink	Bell Telephone Exchange	1920	C
6	095200-6190	4426 California Ave SW	Eagles Lodge	Read Printing Co.	1925	C
7	095200-6200	4430 California Ave SW	Primp Salon	O'Neill Realty	1923	C
8	790470-0106	4435 California Ave SW	Seattle Fish Company/ Ma'ono	Van Gilder's Furniture	1941	C
9	095200-6215	4438 California Ave SW	Greentree Animal Hospital	Snow Ball Ice Creamery	1945	C
10	095200-6225	4444 California Ave SW	Coastline Burgers	Greive Law Office	1942	C
11	790470-0111	4445 California Ave SW	J.F. Henry Cooking and Dining	Daniel & Brinton Undertakers/ Carpenters Hall	1908	B
12	095200-6236	4448 California Ave SW	Keller Williams Real Estate	Clarence Zaar Real Estate	1965	C
13	790470-0110	4449 California Ave SW	Pagliacci Pizza	Allison Attorneys	1940	C
14	095200-6243	4452 California Ave SW	Keller Williams Real Estate	Helen's Hol-n-One Donuts	1956	C
15	790470-0116	4453 California Ave SW	Allstate/Red Cup Espresso	E.H. Savage Realty	1960	C
16	095200-6244	4458 California Ave SW	Shadowland/ Forsythe Studio	Neilsen Florist	1948	C
17	790470-0115	4455 SW Oregon St	Funky Jane's/Many Moons	West Seattle Nutrition	1940	C
18	790470-0115	4312 SW Oregon	Fiddlehead/Brunette	NA	1940	C
19	338990-0140	4315 SW Oregon St	Oregonian Apartments	Oregonian Apartments	1927	C
20	338990-0141	4319 SW Oregon St	Oregonian Apartments	Walton Apartments	1927	C

	Parcel #	Address	Common Name	Historic Name	Date	Category
21	338990-0195	4528 44th Ave SW	Apartments	Apartments	1952	C
22	338990-0205	4314 SW Alaska St	Wells Fargo Bank	Bank	1975	C
23	095200-6260	4500 California Ave SW	Senior Center of West Seattle	A. A. Mullally	1955	C
24	338990-0005	4501 California Ave SW	Chase Bank	Washington Mutual Savings Bank	1951	C
25	338990-0015	4505 California Ave SW	Radio Shack	Radio Shack	1969	C
26	095200-6275	4508 California Ave SW	West Seattle Cyclery/ Lee's/ Kamei	West Seattle Flower Shop	1924	C
27	338990-0020	4509 California Ave SW	Be's Restaurant	Miss Walker's Apparel	1946	C
28	338990-0025	4513 California Ave SW	Vain/Beer Junction	State Liquor Store	1935	C
29	338990-0035	4517 California Ave SW	Jan's Beauty Supply	Peterson Investment Corp.	1927	C
30	095200-6290	4520 California Ave SW	Lyons Antiques/ Windermere	Russell Building/J.C. Penney	1926	B
31	338990-0045	4523 California Ave SW	Pecado Bueno/ Pellegrini Market	MacDougall-Southwick	1946	C
32	338990-0055	4529 California Ave SW	Wild Rose's/Capers/ Azuma/ Zamboanga	Sherwin-Williams Paint/ West Seattle Bakery	1924	C
33	095200-6315	4528 California Ave SW	Menashe & Sons Jewelry/ Fleurt	Marier Foto Studio	1928	C
34	338990-0075	4535 California Ave SW	Leisure Books/WEst 5/ Discovery Shop	Jack Jones Furniture	1924	C
35	095200-6330	4538 California Ave SW	Village Woodworks	W. Seattle Sporting Goods	1948	C
36	095200-6240	4540 California Ave SW	Click Design That Fits/ Maharajah/Vann Building	Vann's/ Shafrans	1929	C
37	338990-0085	4541 California Ave SW	Next to Nature	Seattle City Light	1958	C
38	095200-6250	4546 California Ave SW	Matador/Jak's	S. H. Kress & Co.	1930	C
39	095200-6265	4548 California Ave SW	Washington Management	Bartell Drugs	1929	C
40	338990-0100	4553 California Ave SW	Terjung's Gifts/ Optix/ Pegasus Books	McReynolds Jewelers	1923	C
41	338990-0115	4302 SW Alaska St	Hamm Building	Hamm Building	1925	A

	Parcel #	Address	Common Name	Historic Name	Date	Category
42	095200-6375	4554 California Ave SW	Campbell Building	Campbell Building	1918	A
43	149530-0010	4707 California Ave SW	Pharmaca/ Great Harvest	Save-Mor Drugs	1920	C
44	149530-0025	4711 California Ave SW	ArtsWest	Junction Food Store/ Putnam's 10 Center Store	1928	C
45	149530-0035	4717 California Ave SW	Poggie Tavern	Poggie Tavern	1970	C
46	757920-0030	4718 California Ave SW	Talarico's	New Luck Toy Cafe	1950	C
47	149530-0040	4719 California Ave SW	Taqueria Guaymas	West Hill Market	1918	C
48	757920-0040	4720 California Ave SW	Elliott Bay Brewery	Junction Hardware	1932	C
49	149530-0045	4721 California Ave SW	NW Art & Frame/ Husky Deli/Puerto Vallarta	A&P Market	1924	C
50	757920-0045	4722 California Ave SW	Peter Yi, DDS	Dr. Scott, DDS	1943	C
51	757920-0075	4736 California Ave SW	Thunder Road Guitars	Pentecostal Church/ Beulah Temple	1919	
52	757920-0085	4740 California Ave SW	Curious Kidstuff	Ware & Hosey Appliances	1928	B
53	149530-0085	4741 California Ave SW	Sleepers in Seattle	Tradewell	1939	C
54	757920-0095	4744 California Ave SW	Yummy Teriyaki	Junction Market	1947	C
55	149530-0100	4747 California Ave SW	Bikram Yoga	Junction Feed & Seed	1956	C
56	757920-0105	4750 California Ave SW	Westside Public House/ Bang Bar/Kathy's Dance	Apollo Theater	1910	C
57	149530-0115	4757 California Ave SW	Technical Analysis Inc.	Seattle First National Bank	1961	B
58	757920-0120	4200 SW Edmunds St	US Bank	Bank	1956	C

# **Appendix B**

## **West Seattle Junction Historical Survey**

### **Overview map of Survey Area**



# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## BUILDINGS SURVEYED (at least 40 years old)




	Address	Common Name	Historic Name	Survey Category	Year Built
1	4400 California Ave. SW	Dental Offices (Wolff/Howitz)	Seattle Lighting	B	1910
2	4401 California Ave. SW	Jackie Espresso	Dr. Albert Knutson	C	1918
3	4401 California Ave. SW	Bill Raleigh, DDS	John Chiropractic	B	1947
4	4413 California Ave. SW	Courtesy Accounting	U.S. Post Office	C	1949
5	4413 California Ave. SW	U.S. Post Office	U.S. Post Office	C	1949
6	4413 California Ave. SW	CenturyLink	Ball Telephone Exchange	C	1920
7	4425 California Ave. SW	Eagles Lodge	Ball Telephone Exchange	C	1920
8	4425 California Ave. SW	Dr. Yoon	Chen's Realty	C	1920
9	4438 California Ave. SW	Seattle Fish Company/Melons	Van Gilder's Furniture	C	1941
10	4438 California Ave. SW	Green Tree Animal Hospital	Snow Ball Ice Creamery	C	1945
11	4444 California Ave. SW	Coastline Burgers	Grove Law Office	C	1942
12	4445 California Ave. SW	J. F. Henry Cooking and Dining	Daniel & Dinton Underwriter's Carpenters Hall	B	1938
13	4448 California Ave. SW	Keller Williams Real Estate	Clarence Zear Real Estate	C	1965
14	4448 California Ave. SW	Phyllis Pizza	Alison Attorneys	C	1940
15	4451 California Ave. SW	Keller Williams Real Estate	Heifer's Hill-One Donuts	C	1956
16	4451 California Ave. SW	Allstate/Red Cup Espresso	Tim Sengco Realty	C	1960
17	4458 California Ave. SW	Shadowland/Easythe Studio	Nelson Rorist	C	1948
18	4455 SW Oregon St	Funky Jane's/Mary Moons	West Seattle Nutrition	C	1940
19	4312 SW Oregon	Fiddlehead/Sunette	NA	C	1940
20	4315 SW Oregon St	Oragonian Apartments	Oragonian Apartments	C	1927
21	4315 SW Oregon St	Oragonian Apartments	Weston Apartments	C	1927
22	4318 44th Ave SW	Apartments	Apartments	C	1962
23	4318 44th Ave SW	Wells Fargo Bank	Bank	C	1975
24	4318 44th Ave SW	Service Center of W. Seattle	A. & M. Mallory	C	1965
25	4318 44th Ave SW	Chase Bank	Washington Mutual Savings Bank	C	1961
26	4318 44th Ave SW	Radio Shack	Radio Shack	C	1969
27	4318 44th Ave SW	West Seattle Optical/Lens/Kamel	West Seattle Flower Shop	C	1924
28	4318 44th Ave SW	Be's Restaurant	Miss Walker's Apartments	C	1946
29	4318 44th Ave SW	Vain/Beer Junction	State Liquor Store	C	1935
30	4318 44th Ave SW	Jan's Beauty Supply	Peterson Investment Corp.	C	1927
31	4320 California Ave SW	Lyons Art/Guest/Windomera	Russell Building/J.C. Penney	B	1925
32	4323 California Ave SW	Pecado Buono/Pellegrini Market	MacDonagh-Southwick	C	1946
33	4329 California Ave SW	Wild Rose's/Capers/Azumai/Zamboanga	Shewen-Williams Paint Co./West Seattle Bakery	C	1924
34	4328 California Ave SW	Manish Jewelry Heart	Marler Photo Studio	C	1928
35	4333 California Ave SW	Lefure Books/West St/Discovery Shop	Jack Jones Furniture	C	1924
36	4338 California Ave SW	Village Woodworks	W. Seattle Sporting Goods	C	1948
37	4340 California Ave SW	Click Design/Thea/Rod/Maharajah/Van Building	Vann's Shafrens	C	1929
38	4341 California Ave SW	Next to Nature	Seattle City Light	C	1968
39	4346 California Ave SW	Mindoro/Jak's	S. H. Jones & Co.	C	1929
40	4348 California Ave SW	Washington Management Co.	Revel Drugs	C	1929
41	4351 California Ave SW	Terling's Gift Optix/Papyrus Books	McDonagh Jewellers	C	1923
42	4352 SW Alaska St	Harris Building	Harris Building	A	1926
43	4354 California Ave SW	Campbell Building	Campbell Building	A	1918
44	4357 California Ave SW	Pharmacia/Grant Harvest	Steve Mir Odega	C	1920
45	4358 California Ave SW	ArtWest	Junction Road Band/Russell's 10 Center	C	1928
46	4358 California Ave SW	Peggie Tavern	New Luck Toy Cafe	C	1920
47	4358 California Ave SW	Tatartof's	West Hill Market	C	1918
48	4358 California Ave SW	Traqueria Guaymas	Seattle Hardware	C	1922
49	4358 California Ave SW	Elliot Bay Brewery	Al & P Market	C	1924
50	4358 California Ave SW	NW Art & Home/Husky Delf/Puerto Vallarta	Dr. Scott, DDS	C	1943
51	4358 California Ave SW	Peter Yi, DDS	Hemlock Church/Beulah Temple	C	1919
52	4358 California Ave SW	Thunder Road Guitars	Went & Honey Appliances	B	1928
53	4358 California Ave SW	Curious Kids Stuff	Tradeswell	C	1939
54	4358 California Ave SW	Sleepers in Seattle	Junction Market	C	1947
55	4358 California Ave SW	Yummy Tofu/Yield	Junction Road & Seed	C	1965
56	4358 California Ave SW	Edgar Yoga	Apollo Theater	C	1910
57	4358 California Ave SW	Westside Public House/Bang Bar/Kathy's Dance	Seattle First National Bank	B	1961
58	4358 California Ave SW	Technical Analysis Inc.	US Bank	C	1966

A project of the:  
Southwest Seattle Historical Society  
Southwest District Council  
West Seattle Junction Association  
Junction Neighborhood Organization (Juno)  
ArtsWest

Conducted  
in 2015-2016  
With support from:  


Our mission statement: The West Seattle Junction Historical Survey aims to capture and articulate the essence of the Junction's character to help the district move forward by honoring its past. The survey will study the West Seattle Junction by consulting with property owners and identifying historic and noteworthy architectural features that enhance the district's welcoming visual appeal and business climate. The results will identify elements of the West Seattle Junction that define its character, give it uniqueness and allow it to serve as the thriving business hub of the West Seattle peninsula.

## LEGEND

-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA

 FREE PARKING LOT

 JUNCTION PLAZA PARK

 SURVEY AREA BOUNDARY

Map Design Courtesy of:  
McNeil Architects 4218 SW Alaska St Suite F  
Seattle, WA 98116  
www.mcneilarchitects.com  
2/29/2016

# **Appendix C**

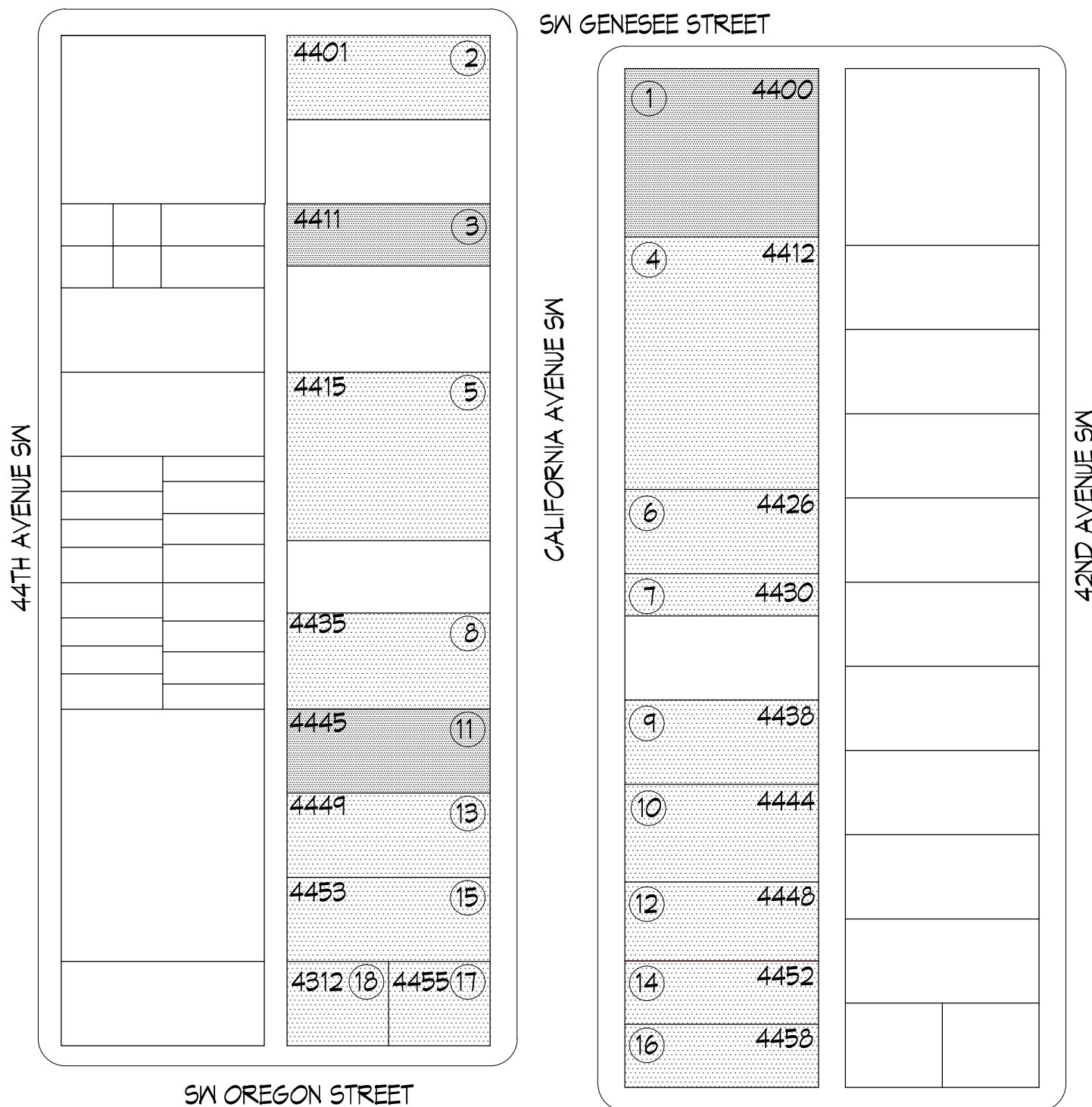
**West Seattle Junction Historical Survey**






**Block-by-Block Maps of 58 Buildings Surveyed  
(with building list on back of each map)**

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 1-18

Survey conducted in 2015-2016 of buildings at least 40 years old



-  **SURVEY CATEGORY A**  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  **SURVEY CATEGORY B**  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  **SURVEY CATEGORY C**  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  **FREE PARKING LOT**
-  **JUNCTION PLAZA PARK**



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 Southwest Seattle Historical Society  
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 Junction Neighborhood Organization (JuNO)  
 ArtsWest  
 With support from:



Map Design Courtesy of:  
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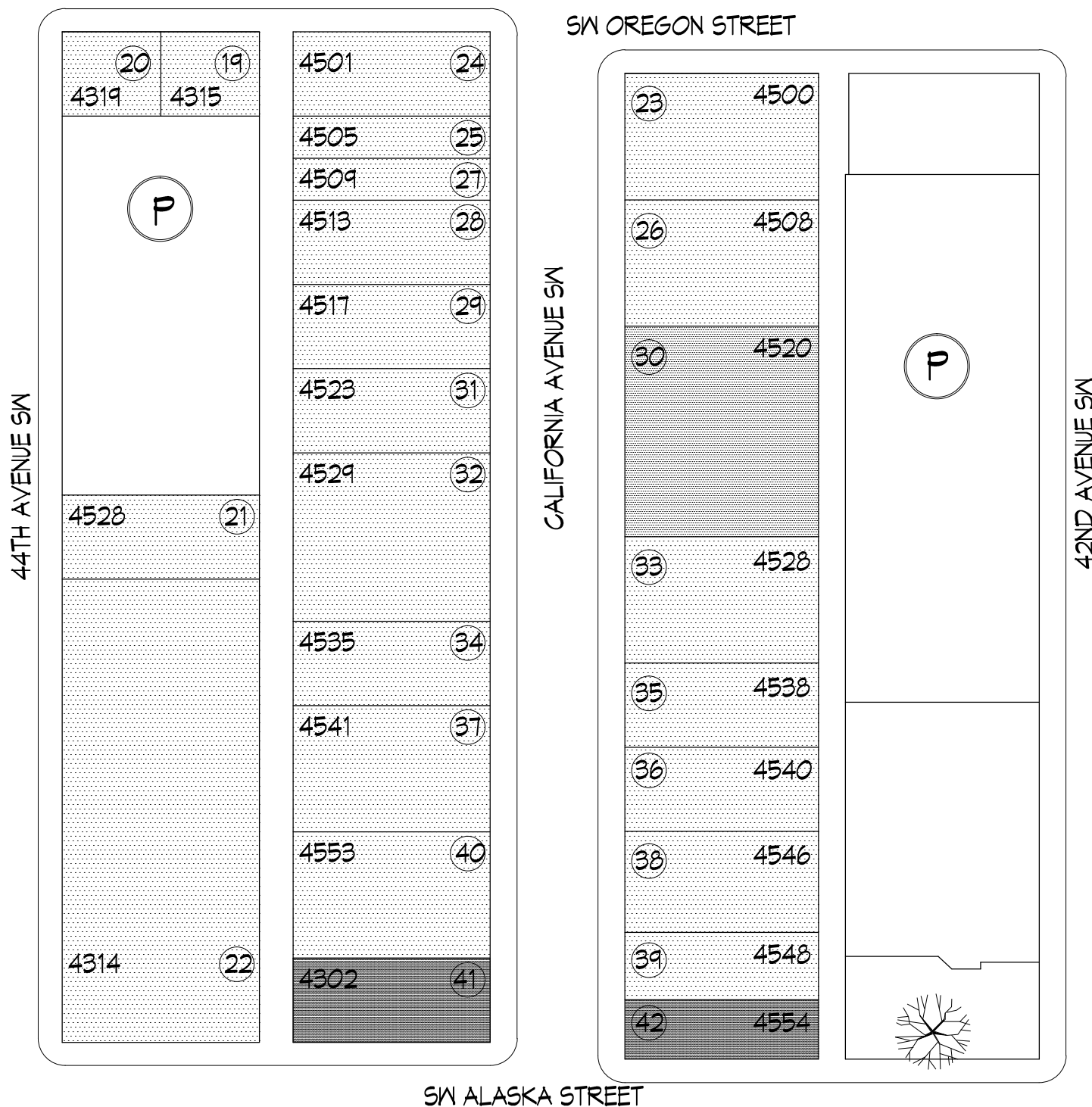
**West Seattle Junction Historical Survey Buildings 1-18 March 2016**






	Address	Common Name	Historic Name	Survey Category	Year Built
1	4400 California Ave SW	Dental Offices (Wolff/Horwitz)/ Hotwire Online Coffeehouse	Seattle Lighting	B	1910
2	4401 California Ave SW	William Raleigh, DDS	Dr. Albert Knudtson	C	1918
3	4411 California Ave SW	Courtesy Accounting	Irwin Chiropractic	B	1947
4	4412 California Ave SW	U.S. Post Office	U.S. Post Office	C	1949
5	4415 California Ave SW	CenturyLink	Bell Telephone Exchange	C	1920
6	4426 California Ave SW	Eagles Lodge	Read Printing Co.	C	1925
7	4430 California Ave SW	Primp Salon	O'Neill Realty	C	1923
8	4435 California Ave SW	Seattle Fish Company/Ma'ono	Van Gilder's Furniture	C	1941
9	4438 California Ave SW	Greentree Animal Hospital	Snow Ball Ice Creamery	C	1945
10	4444 California Ave SW	Coastline Burgers	Greive Law Office	C	1942
11	4445 California Ave SW	J.F. Henry Cooking and Dining	Daniel & Brinton Undertakers/ Carpenters Hall	B	1908
12	4448 California Ave SW	Keller Williams Real Estate	Clarence Zaar Real Estate	C	1965
13	4449 California Ave SW	Pagliacci Pizza	Allison Attorneys	C	1940
14	4452 California Ave SW	Keller Williams Real Estate	Helen's Hol-n-One Donuts	C	1956
15	4453 California Ave SW	Allstate/Red Cup Espresso	E.H. Savage Realty	C	1960
16	4458 California Ave SW	Shadowland/Forsythe Studio	Neilsen Florist	C	1948
17	4455 SW Oregon St	Funky Jane's/Many Moons	West Seattle Nutrition	C	1940
18	4312 SW Oregon	Fiddlehead/Brunette	NA	C	1940

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 19-42

Survey conducted in 2015-2016 of buildings at least 40 years old



-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE  
EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT  
LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  FREE PARKING LOT
-  JUNCTION PLAZA PARK



A project of the:  
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 West Seattle Junction Association  
 Junction Neighborhood Organization (JuNO)  
 ArtsWest  
 With support from:



Map Design Courtesy of:  
 McNeil Architects 4218 SW Alaska St Suite F Seattle, WA 98116  
[www.mcneilsarchitects.com](http://www.mcneilsarchitects.com)

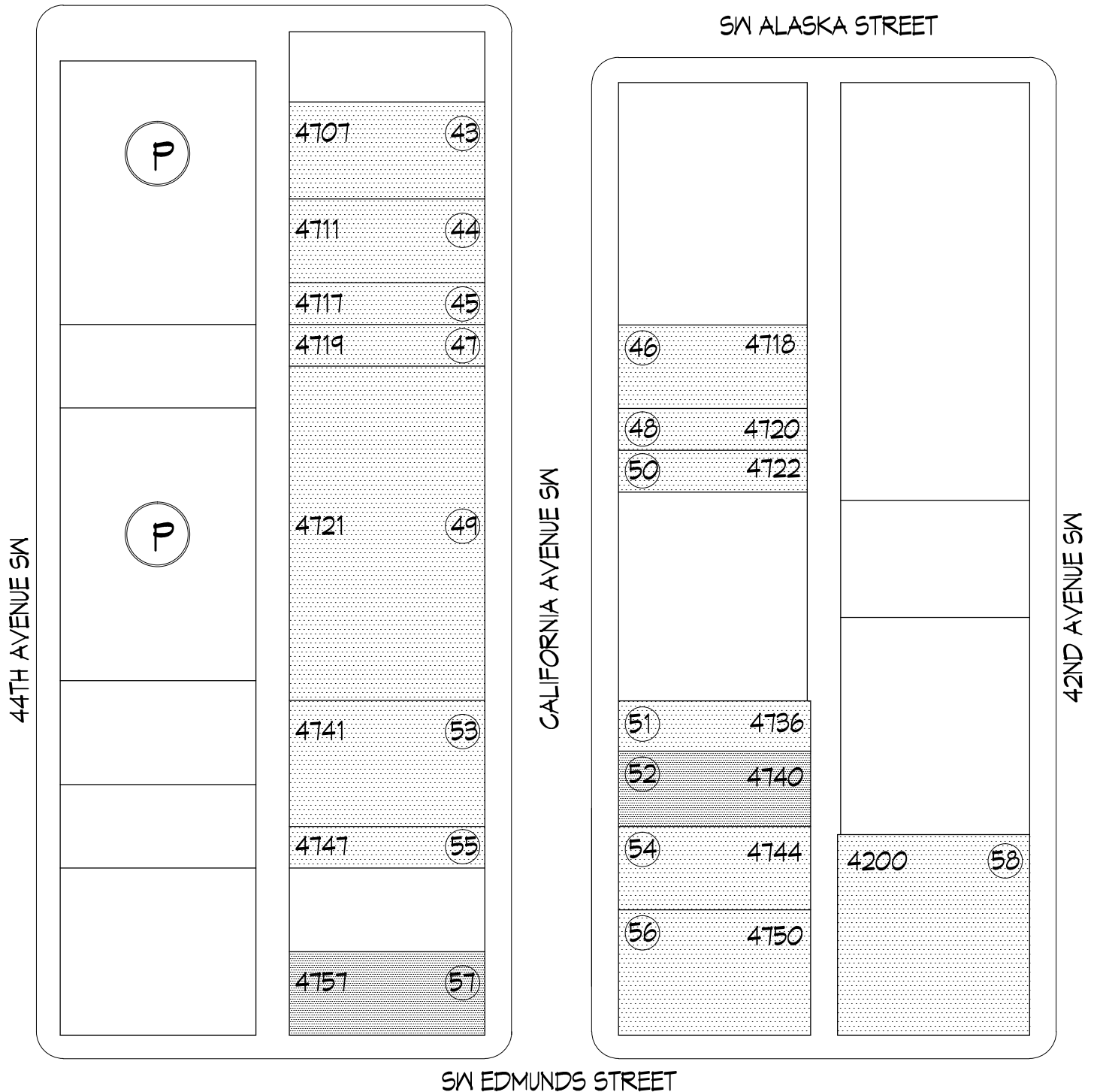
# West Seattle Junction Historical Survey Buildings 19-42 March 2016






	Address	Common Name	Historic Name	Survey Category	Year Built
19	4315 SW Oregon St	Oregonian Apartments	Oregonian Apartments	C	1927
20	4319 SW Oregon St	Oregonian Apartments	Walton Apartments	C	1927
21	4528 44th Ave SW	Apartments	Apartments	C	1952
22	4314 SW Alaska St	Wells Fargo Bank	Bank	C	1975
23	4500 California Ave SW	Senior Center of West Seattle	A. A. Mullally	C	1955
24	4501 California Ave SW	Chase Bank	Washington Mutual Savings Bank	C	1951
25	4505 California Ave SW	Radio Shack	Radio Shack	C	1969
26	4508 California Ave SW	West Seattle Cyclery/Lee's/ Kamei	West Seattle Flower Shop	C	1924
27	4509 California Ave SW	Be's Restaurant	Miss Walker's Apparel	C	1946
28	4513 California Ave SW	Vain/Beer Junction	State Liquor Store	C	1935
29	4517 California Ave SW	Jan's Beauty Supply	Peterson Investment Corp.	C	1927
30	4520 California Ave SW	Lyons Antiques/ Windermere	Russell Building/J.C. Penney	B	1926
31	4523 California Ave SW	Pecado Bueno/ Pellegrini Market	MacDougall-Southwick	C	1946
32	4529 California Ave SW	Wild Rose's/Capers/Azuma/ Zamboanga	Sherwin-Williams Paint Co.	C	1924
33	4528 California Ave SW	Menashe & Sons Jewelry/ Fleurt	Marier Foto Studio	C	1928
34	4535 California Ave SW	Leisure Books/ West 5/ Discovery Shop	Jack Jones Furniture	C	1924
35	4538 California Ave SW	Village Woodworks	WS Sporting Goods	C	1948
36	4540 California Ave SW	Click Design That Fits/Maharajah	Vann's/ Shafran's	C	1929
37	4541 California Ave SW	Next to Nature	Seattle City Light	C	1958
38	4546 California Ave SW	Matador/Jak's	S. H. Kress & Co.	C	1930
39	4548 California Ave SW	Washington Management Co.	Bartell Drugs	C	1929
40	4553 California Ave SW	Terjung's Gifts/ Optix/ Pegasus Books	McReynolds Jewelers	C	1923
41	4302 SW Alaska St	Hamm Building	Hamm Building	A	1926
42	4554 California Ave SW	Campbell Building	Campbell Building	A	1918

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 43-58

Survey conducted in 2015-2016 of buildings at least 40 years old



-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE  
EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT  
LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  FREE PARKING LOT
-  JUNCTION PLAZA PARK



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 ArtsWest  
 With support from:



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[www.mcneilsarchitects.com](http://www.mcneilsarchitects.com)

**West Seattle Junction Historical Survey Buildings 43-58 March 2016**

	Address	Common Name	Historic Name	Survey Category	Year Built
43	4707 California Ave SW	Pharmaca/ Great Harvest	Save-Mor Drugs	C	1920
44	4711 California Ave SW	ArtsWest	Junction Food Store/ Putnam's 10 Center Store	C	1928
45	4717 California Ave SW	Poggie Tavern	Poggie Tavern	C	1970
46	4718 California Ave SW	Talarico's	New Luck Toy Cafe	C	1950
47	4719 California Ave SW	Taqueria Guaymas	West Hill Market	C	1918
48	4720 California Ave SW	Elliott Bay Brewery	Junction Hardware	C	1932
49	4721 California Ave SW	NW Art & Frame/ Husky Deli /Puerto Vallarta	A & P Market	C	1924
50	4722 California Ave SW	Peter Yi, DDS	Dr. Scott, DDS	C	1943
51	4736 California Ave SW	Thunder Road Guitars	Pentecostal Church/Beulah Temple	C	1919
52	4740 California Ave SW	Curious Kidstuff	Ware & Hosey Appliances	B	1928
53	4741 California Ave SW	Sleepers in Seattle	Tradewell	C	1939
54	4744 California Ave SW	Yummy Teriyaki	Junction Market	C	1947
55	4747 California Ave SW	Bikram Yoga	Junction Feed & Seed	C	1956
56	4750 California Ave SW	Westside Public House/Bang Bar/Kathy's Dance	Apollo Theater	C	1910
57	4757 California Ave SW	Technical Analysis Inc.	Seattle First National Bank	B	1961
58	4200 SW Edmunds St	US Bank	Bank	C	1956



# APPENDIX D

Appendix D presents "then" and "now" images of those structures that have been identified in the West Seattle Junction Historic Resources Survey Final Report as a Category A or Category B building.

Based on report findings, Category A buildings are potentially eligible for nomination as a City Landmark, while Category B buildings require additional research to determine their eligibility as a City Landmark.

The report identifies two Category A buildings

- Hamm Building at 4302 SW Alaska Street
- Campbell Building at 4554 California Avenue SW

The report identifies six Category B buildings

- Wolff/Horwitz Dental Offices & Hotwire Espresso at 4400 California Avenue SW
- Courtesy Accounting at 4411 California Avenue SW
- J.F. Henry Cooking and Dining at 4445 California Avenue SW
- Lyon's Antiques/Windermere at 4520 California Avenue SW
- Curious Kidstuff at 4740 California Avenue SW
- Technical Analysis, Inc. at 4757 California Avenue SW

# 4302 SW ALASKA STREET

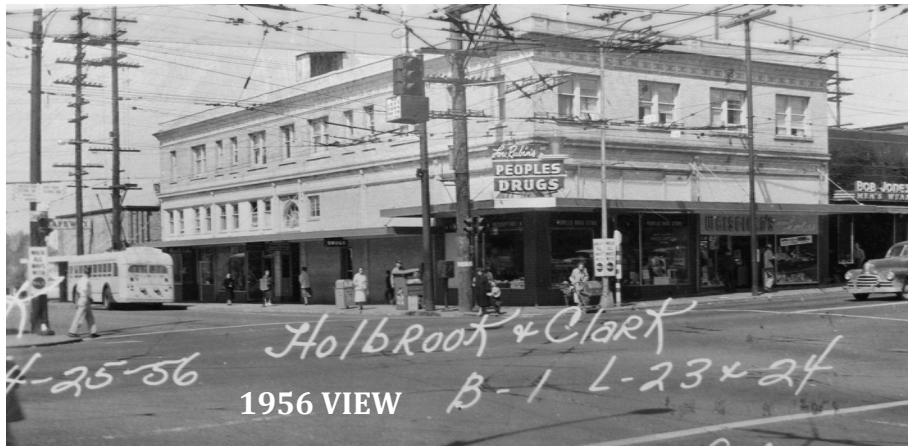


**No. 41**  
**Hamm Building**  
**(4302 SW Alaska Street)**

The Hamm Building is a cornerstone of West Seattle Junction. Its prominent corner location, size, and rich terra cotta ornamentation have made it a vital part of the Junction since its construction in 1926.

It was the second major building built by developer W.T. Campbell and was originally called the Crescent Building for its major tenant, Crescent Dry Goods. In 1931 Aline Hamm purchased the building, and it has been known by that name since.

Tenants have included a wide variety of grocers, cafes, clothing stores and services such as dentists, beauty shops, barbers, accountants, architects and real estate offices. It currently has a music store, a restaurant and several other tenants.



Despite its minor alterations, the Hamm Building is potentially eligible for landmark designation under Criterion C for its association with West Seattle's early development, under Criterion D for its architectural style, and under Criterion F for its prominent location at the NW corner of California Avenue SW and SW Alaska Street.

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# 4554 CALIFORNIA AVENUE SW

**No. 42**

**Campbell Building  
(4554 California Avenue SW)**

The Campbell Building was the first noteworthy building in the Junction and is one of the oldest remaining buildings.

It was constructed in 1918 by West Seattle developer W. T. Campbell, who had a long distinguished career as the first principal of West Seattle High School, as a land agent and developer, as co-founder of the West Seattle Commercial League (precursor of the Chamber of Commerce) and as a Seattle City Council member.

Campbell hired prominent local architect Arthur Loveless who was well known for residences and commercial buildings with eclectic character and elegant detailing, which are apparent in this building. Clayton D. Wilson, a Loveless associate and Admiral District resident, did the Campbell Building brickwork. Due to its building material, size and prominent location, it has played a vital role in the community.

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# 4400 CALIFORNIA AVENUE SW

No. 1

Dental Offices

(Wolff/Horwitz) /  
Hotwire Espresso

(4400 California Avenue SW)

This complex was built in 1910 for the Seattle Lighting Company, which provided gas lighting to the neighborhood.

The brick barn and carriage house are unusual in Seattle.

The facility was closed after electricity became the primary lighting source, and in the late 1930s the building was a branch office of the Works Progress Administration, a federal Depression relief program.

In 1941, the office building was remodeled as the West Home Funeral Chapel; the brick barn became a residence.

The brick carriage house appears relatively unaltered.

In 2001, the complex was remodeled for use as professional offices.

Despite its alterations, the complex is potentially eligible under Criterion C for its association with West Seattle's early growth and infrastructure development.





# 4411 CALIFORNIA AVENUE SW

No. 3

Courtesy Accounting

(4411 California Avenue SW)

This distinctive building was the Irwin Chiropractic Clinic from its construction in 1947 until 1980.

It was designed in 1947 by architect Theo Damm, and is a good and intact example of the Streamline Moderne style, with a glass block window and a curved corner and canopy.

This building is potentially eligible under Criterion D as it maintains the distinctive Streamline Moderne building characteristics.



# 4445 CALIFORNIA AVENUE SW



**No. 11**

**J. F. Henry Cooking and Dining**

**(4445 California Avenue SW)**

This building, dating from 1908, is one of the oldest buildings in the district. It has had numerous uses, including an undertaker, a residence and the carpenters' union hall.

It has been altered several times over the decades but appears to have been restored to its earlier appearance.

Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of an early 20th century commercial building.





# 4520 CALIFORNIA AVENUE SW



**No. 30**

**Lyon's Antiques/Windermere  
(4520 California Avenue SW)**

Despite alterations to the storefronts, this building remains a significant part of the West Seattle Junction business district. The 1927 opening of the J.C. Penney department store symbolized the growth and importance of West Seattle.

The store first shared the building, known as the Russell Building, with Ernst Hardware. In 1958, Ernst moved and J.C. Penney expanded, remodeling the building. The store anchored the neighborhood's commercial activity until it closed in 1987. After the departure of J.C. Penney, the building was divided into several separate storefronts.

The building was designed in 1926 for L. B. Russell by Victor W. Voorhees, who is credited with more than 100 building projects between 1904 and 1929, ranging from cottages and large residences to apartment blocks, auto dealerships, industrial buildings, fraternal halls, office buildings and hotels. It is an excellent example of Voorhees commercial work.

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# 4740 CALIFORNIA AVENUE SW

No. 52

Curious Kidstuff

(4740 California Avenue SW)

This small commercial building, built in 1928, has tall transom windows and extensive terra cotta ornament, typical of the elegant structures that distinguished the West Seattle business district in the 1920s.

Most of these have been demolished or significantly altered. It was an appliance store for many years, first Ware & Hosey and later Malody Appliances.

In 1956, the facade was modernized by covering the transom windows with vertical wood cladding, which was removed by a later owner.

Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of a 1920s commercial building.

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# 4757 CALIFORNIA AVENUE SW

**No. 57**

**Technical Analysis, Inc.**

**(4757 SW California Avenue SW)**

This was originally a branch of the Seattle First National Bank, designed in 1961 by Paul Thiry (1904-1993), one of Washington's most noted architects of the period.

The building reflects the Modernist approach to bank design, with large expanses of glass and concrete and accommodations for the automobile.

It dates from the era when the bank was building its new downtown headquarters, one of the city's first true skyscrapers, which opened in 1969.

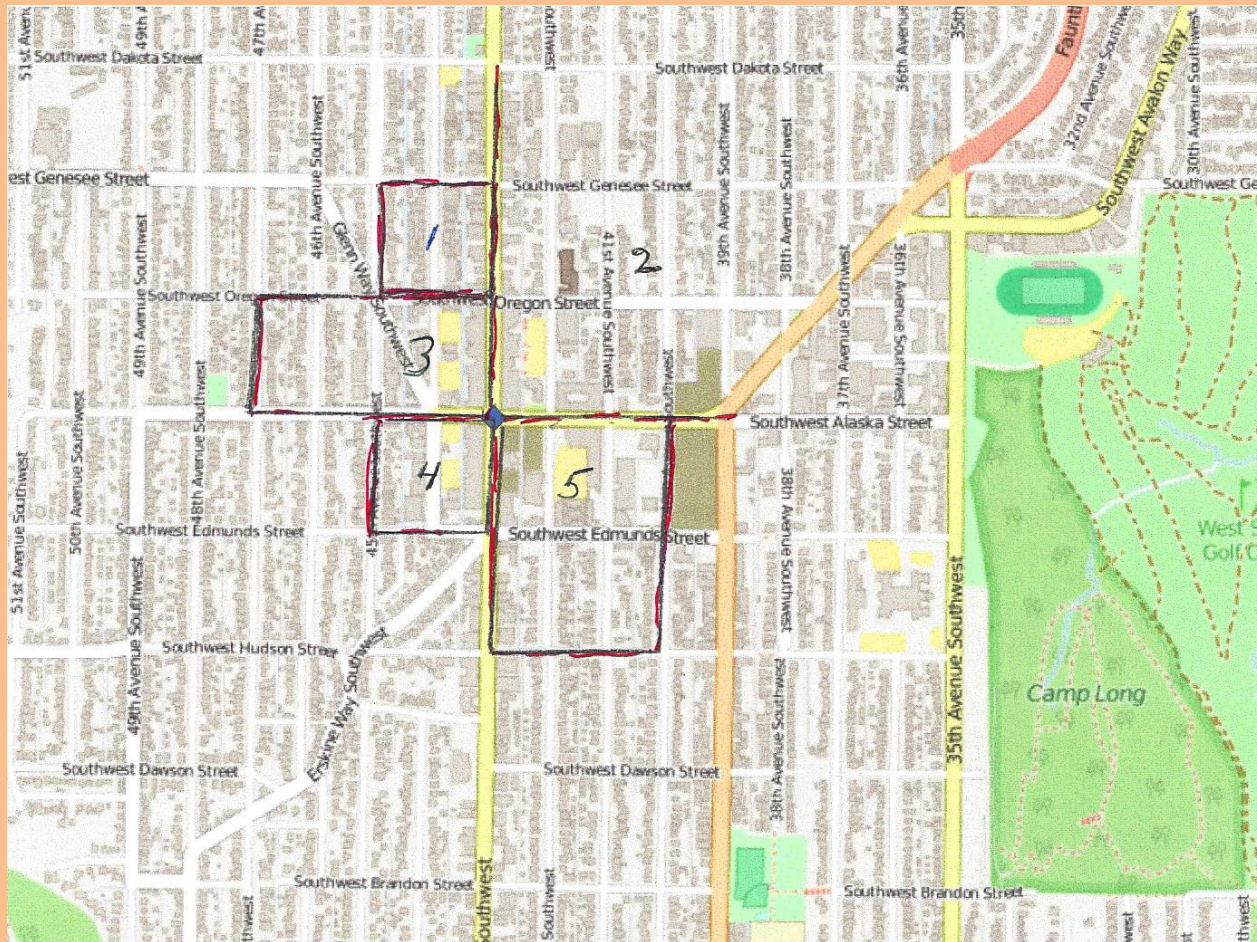
Despite its alterations, the complex is potentially eligible under Criterion C for its association with the development of banking in Seattle and under Criterion D as an example of a modernist bank design.

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# APPENDIX E



## Key for Platted Lands in the West Seattle Junction

- 1 - Sparkman and McLeans' 1st Addition
- 2 - The Boston Company's plat of West Seattle  
(Extends for 64 blocks NE of California and Alaska intersection)
- 3 - Holbrook and Clark's Addition
- 4 - Central Park Addition
- 5 - Scenic Park Addition