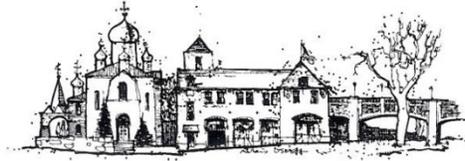


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The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Name: Turner-Koepf House; Beacon Hill Club House **Year Built:** 1886

Street and Number: 2336 15th Avenue S

Assessor's File No: 9122000345

Legal Description: Lots 1, 2, and 3, Block 7 of Walker's Addition to the City of Seattle, according to plat thereof recorded in Volume 6 of Plats, page 43, in King County, Washington.

Plat Name: Walker's Addition **Block:** 7 **Lot:** 1-3

Present Owner: Jimmy, Kimberly, and Pamela Vuong

Present Use: Unknown

Address: 2336 15th Avenue S, Seattle WA 98144

Original Owner: Edward A. and Estelle Turner

Original Use: Residence

Architect: NA

Builder: J. D. Duncan

Submitted by: Beacon Arts Board
Prepared by Spencer Howard & Katie Pratt, Northwest Vernacular

Address: PO Box 28418, Seattle WA, 98118

Phone: 206.658.0187 **Date:** January 2, 2019

Reviewed: _____ **Date:**

(Historic Preservation Officer)

1. Property Data

Historic/Current Name:	Turner-Koepf House; Beacon Hill Club House
Address:	2336 15th Avenue S
Site Location:	Beacon Hill
Tax Parcel Number:	9122000345
Legal Description:	Lots 1, 2, and 3, Block 7 of Walker's Addition to the City of Seattle, according to plat thereof recorded in Volume 6 of Plats, page 43, in King County, Washington.
Original Construction Date:	1886
Original Use:	Single-family residence
Original Architect:	NA
Remodel Date:	Multiple
Remodeled/Present Use:	Clubhouse and office space
Remodel Architect:	NA
Building Size:	4,420 square feet
Original Owner:	Edward A. and Estelle Turner
Present Owner:	Jimmy, Kimberly, and Pamela Vuong

2. Architectural Description

NEIGHBORHOOD SETTING AND SITE

Located in the Beacon Hill neighborhood, the Turner-Koepf House is sited on a 0.41-acre, three lot parcel at the north end of Beacon Hill. The house fronts 15th Avenue S, facing west with an alley along the rear (east) side of the building. A single-family house abuts the property parcel on the south (built 1918) and a duplex (built ca. 2001) on the north side. The house is within a predominately single-family residential area and just under 300 feet from the neighborhood commercial core at the intersection of Beacon Avenue S and 15th Avenue S. *See figures 1-2, 30-36.*

THE BUILDING AND CHANGES THROUGH TIME

The two-and-a-half-story building has a rectangular footprint oriented lengthwise within the parcel. The building reflects two distinct architectural styles (Italianate and Queen Anne) that are discussed in the style section of the "Historic Context and Significance." The building stands on a level site. The 4,420-square foot building is situated near the center of the tax parcel leaving expansive yards to the north and south. The front entrance is off 15th Avenue S on the west side with a rear entrance and associated parking off the east side along the alley.

Several different foundation elements support the building's wood frame structure. The older portion of the house has a brick foundation. Concrete foundation walls extend below the north and west additions with wood posts supporting the rear porch and brick piers supporting the south porch. Horizontal v-groove siding clads the building with shingles at the dormers, turret, and south porch.

The main building has a hip roof with broad eaves and gable roofed dormers. Decorative scroll cut brackets support the open eaves with bead board sheathing along the underside of the eaves.

Fenestration patterns relate to the original construction and building style, as well as the functional needs of subsequent changes. The original Italianate-style building utilized windows predominately on the front west facade, with fewer windows on the south side facade.¹ These consist of framed window openings having wood trim along the casings to articulate plinths and capitals with prominent moldings projecting above the openings. Openings originally had 2:2 double hung sash. *See figures 20-25, 38-39, 43-44.*

¹ Since there were no historic photographs of the north and east facades, the original fenestration patterns of these facades is not precisely known.

Subsequent changes related to the style conversion of the house, additions by the Koepf family, and clubhouse use of the building expanded the number of windows at the first story along the main event volume to provide daylighting and ventilation. All window openings, except those with the anodized aluminum sash, feature projecting wood sills with ends extending under the casings and a slight slope to the sill to drain.

The interior layout generally consists of storage and mechanical space in the basement, event and associated support spaces on the first floor, offices on the second floor, and storage space in the attic. The basement has an L-shaped footprint and extends below the original main house and the rear kitchen addition. *See figures 14, 45-47.*

Layout of the first floor generally consists of the event volume within the west two-thirds of the floor (within the footprint of the original house and the north porch addition) and supporting spaces in the east one-third of the floor (within the east kitchen and east porch additions). The stair hall providing access to the second floor is in the southwest corner of the floor off the main entrance. *See figures 15, 48-60.*

The second floor best conveys the footprint of the original building, with the roofs of the multiple one-story additions visible out the windows. The floor consists of large offices in the northeast corner and west end, with a small bathroom in the southeast corner, and the main stair hall and the stairway to the attic centrally located on the south side of the floor. The second story east addition provides expanded restroom and kitchenette facilities off the northeast office for a former care taker residence. *See figures 16, 61-68.*

The attic consists of an open volume with wood flooring spanning across the joists. Wood posts support the roof framing at each of the roof valleys. *See figures 17, 69-71.* The landscaping reflects the influences of the Koepf family, subsequent Jefferson Park Improvement Club changes, and more recent landscaping by the Washington State Federation of Garden Clubs to support event functions. These changes are addressed under alterations. The six pear trees are attributed to the Koepf family.² They are attributed as a cross between Clapp and Bartlett strains, and are on the south side of the house. They represent the remnants of a former residential scale orchard and some of the oldest known pear trees in the city. *See figures 2, 26, 28.*

The building and site have transitioned through several key phases in their development chronology.

² No physical dating of the trees was conducted as part of this nomination. If this were done in the future it could be compared with the chronology of building ownership to confirm if the trees were planted by the Koepf family.

-
- 1886, the Italianate style house was built by the Turners, who sold to the Stacys in 1886. It is unlikely the Stacys lived in the house.
 - Ca. 1887-1889, the Gabel family owned and possibly lived in the house before selling to the Koepf family.
 - 1890-1921, Koepf family residence started and ended during this period. The house was attributed as moved to its current location between 1896 and 1897. Between 1906 and 1916 the house was converted to the Queen Anne style. Pear trees and the rose were also planted during this period. Between 1917 and 1920 the east second story addition was built.
 - 1924-1977, Jefferson Park Ladies' Improvement Club purchased and remodeled the house and conducted club events in the building.
 - 1977-2018, Washington State Federation of Garden Clubs were gifted the house in 1977 and remodeled the building and completed site work during the 1980s and recent landscape changes.

For clarity, the following terms are utilized to refer to the different, existing parts of the building. *See figures 14-17.*

- Main house: two-story original construction
- South porch: one-story portion (this refers only to the existing porch, the previous version is addressed under alterations)
- North side of the house: one-story that refers to the existing enclosed area that is the north half of the meeting area (the previous porch that was enclosed to create this space is addressed under alterations)
- West end of the house: one-story living room expansion (located on the front of the house that removed the lower portion of the front turret)
- East kitchen addition: one-story off the rear of the house
- East former back porch: one-story addition off the east side of the kitchen addition.
- East second story addition: built out above the east kitchen addition
- North porch, turret, and stairs: 2006 addition supporting event functions

CHARACTER-DEFINING SPACES AND FEATURES

The following spaces and features contribute to the historical and architectural significance of the building. They relate to its original construction, early additions and use by the Koepf family, and Jefferson Park Ladies' Improvement Club use of the building.

Original Features

Features and spaces constructed as part of the original 1886 Italianate-style building.

- Main house (two story)
- V groove horizontal siding

-
- Hip roof
 - Canted bay at second story (first story portion removed as part of subsequent alterations)
 - Window frames and second story west and south window openings
 - Mahogany stairway (this is attributed to this period based on the original location; however, may also be an upgraded version of a previous stair added as part of the Queen Anne style conversion)

Early Additions

Early additions that were constructed shortly before the Queen Anne conversion.

- Brick piers at south porch (1896-1897, these were the piers from the previous south porch and were retained as part of subsequent alterations)
- Brick foundation below the main house and kitchen addition (1896-1897) including the 2-lite wood sash windows
- East kitchen addition (1887-1896, one story off the rear of the house) including the south window now a relite, interior doors, scored plaster wainscot and chair rail.
- East former back porch (1898-1905, north end enclosed 1898-1905 and south end enclosed 1917-1920, one story addition off the east side of the kitchen addition), including the v-groove siding, wood sash windows, tongue and groove flooring, and chamfered wood posts.

Queen Anne Conversion

Queen Anne conversion of the house between 1906 and 1916, including the rear second story addition attributed to 1917-1920.

- Front turret.
- Dormers.
- Rafter extensions.
- Kitchen chimney relocation.
- Front first story remodel to extend the living room.
- South porch.
- North porch addition.
- Windows replaced.
- Pear trees south of the house (five remaining).
- Rose off the northeast corner of the house.
- East second story addition (1917-1920, built out above the east kitchen addition).

Beacon Hill Clubhouse

Remodel of the building by the Jefferson Park Improvement Club for use as the Beacon Hill Clubhouse, starting with initial work in 1924 and a second wave between 1925 and 1929.

-
- Lighting Fixtures in the main meeting area and the second floor director's office, ca. 1924.
 - Enclosing the north porch.

ALTERATIONS

The following dates provided for alterations are based on historic photographs, permit and archival records, and a site visit. Overall the building exterior retains a high level of integrity and original visual character. Landscape, interior, and exterior changes are addressed in the following list of alterations. *See figures 8-12, 14-17, 72-77.*

The chronological listing of alterations follows below. Changes for which the specific date are not known are identified by ranges based on available background information.

1883

Four-acre site purchased by Estelle Turner from Cyrus Walker.

1886

House construction encompassing the main two-story portion. Turners lived in the house briefly before selling to the Stacys in 1886, who likely did not live in the house.

ca. 1887-1889

Gabel family owned (and possibly lived in) the house by 1889 and sold it to Koepf that same year.

Koepf Residence

1890-1897

Frederick Koepf's listing in the city directories describe his location as "east side of S 16th between Bay View and Walker" and "between 15th and 16th, Bay View and College" from 1890 through 1896. Then in 1897 Koepf is listed at 2336 15th Avenue S.³

The kitchen addition occurred either during this period, or the previous Gabel family ownership.

³ The 1975 National Register of Historic Places nomination for the building indicates the house was moved ca. 1907 due to street grading; however no conclusive evidence was identified to document this.

1898-1905

The 1904-1905 Sanborn Fire Insurance map (sheet 72) recorded the house with its original front and south facade configurations, one-story kitchen addition, and the one-story east porch addition, and several outbuildings behind the house.

The rear east porch addition is attributed to this period based on the framing and lack of integration with the brick foundation and lack of brick piers. The north end of the porch appears based on interior horizontal v-groove siding to have been enclosed prior to enclosing the south portion.

The outbuildings included a building (roughly 16-by 24-feet in size), two roughly 5- by 5-foot structures in front of the outhouse, and an approximately 10- by 16-foot building southeast of the house.

The building was labeled an outhouse on the 1904-1905 Sanborn. This gable roofed building remained evident in a 1937 King County aerial, the 1950 Sanborn, and a 1968 aerial. By 1975 the building had been removed.

The smaller building remained evident on the site through the 1950 Sanborn.

1904

Building permit no. 29778 issued for work on the house. Total work estimated at \$150. The permit did not include any description of the work.

1906

City of Seattle Council Ordinance (Ordinance) no. 360, approved in November of 1906, authorized the City to proceed with grading and curbing of streets within the area generally bounded by S Grand Street on the north, S Bayview Street on the south, 13th Avenue S on the west, and 16th Avenue S on the east. Contractors completed work in July of 1908. At the time there were no plank walkways along 15th Avenue S in front of the Turner-Koepf House (though they did exist along S College Street immediately north of the house). The grading of 15th Avenue S extended from S Grand Street S to Beacon Avenue S.

During this same period sewer and water lines were installed in the area, including an 8-inch line with wooden box sewer drains along 15th Avenue S. The Turner-Koepf House connects to this line. This work was completed by March of 1906.

1908

Ordinance no. 18370, local improvement district (LID) no. 1733, authorized the installation of concrete sidewalks within the same general area as the 1906 street grading occurred.

Coast Concrete Company started work in 1908 and completed work in May of 1909. This work included a concrete sidewalk along 15th Avenue S in front of the Turner-Koepf House.

1909

Ordinance no. 19512, LID no. 1866, authorized the planking of the streets graded as part of the 1906 work. Contractor A. K. Dye started work in February of 1909 and completed work in April of 1910. Planks were four-inches thick and twelve-inches wide and nailed to stringers. The stringers were bedded in a sub-grade. Wood curbs flanked the roadway.

1906-1916

Conversion of the house to the Queen Anne Style. This work likely occurred during or shortly after the street grading and infrastructure improvements to the area, including sewer and water connections. The work is not evident in the 1904-1905 Sanborn map, but is evident in the 1916 Sanborn map, and a 1924 newspaper photograph.

The pear trees are attributed to this period; however, they could have been later additions. No physical dating of the trees was undertaken and Koepf passed away in 1920, and they exist in a 1924 photograph.

The rose off the northeast corner of the house, directly behind the east porch addition is also attributed to this period as it does not relate to the foundation plantings used by the Jefferson Park Improvement Club.

Changes include:

- Front turret addition by extending the existing canted bay up past the roofline and adding the existing steeply pitched octagonal roof. This provided space for the diamond pane stained glass windows at the turret. The second story portion of the original canted bay was reclad above and below the existing window openings to fit with the Queen Anne style.
- Dormer additions, gable roofed, each with a pair of small windows.
- Rafter extension installation, and removal of the original brackets along the soffit. This included the existing decoratively cut braces, along with the decorative shingles between the rafter extensions.
- Kitchen chimney relocation (slightly north from its previous location) and extension up past the roofline of the main house and continuing the original decorative corbeling.
- Front first story remodel to extend the living room. This included structural changes, removing the first story portion of the canted bay and the outer building walls north of the front entrance. A new foundation was constructed to carry the new outer west wall and a hip roof added to extend out over this one-story addition. This roof tied into the new roof or the south porch remodel and the north porch addition (see

below). Four windows were installed along the front facade, each having a narrow upper lite and larger lower lite. Horizontal siding clads the addition with a decorative molding band wrapping the outer wall and serving as a sill for the new windows.

- South porch remodel replaced the original south porch with a more substantial porch that wrapped around the southwest corner of the house to include the front doorway. The original brick piers were retained and reused as bases for the new round columns with simple capitals and bases. A shingle clad solid railing extended the length of the porch and supported the columns. A new hip roof projected out over this porch, with the outer edge carried on a beam spanning between the columns. A pedimented gable on the hip roof marked the front entrance. The existing concrete steps (without the metal railings) and associated concrete wall were added as part of this work. The concrete foundation wall ties in with the new concrete wall below the front first story addition.
- North porch addition consisted of a hip roof porch addition matching the south porch and carried on posts along the outer north edge. The roofline connected with the front and south hip roofs.
- Windows replaced (originally 2:2 sash) with 1:1 sash on the original building, except at the basement level.

1917-1920

East second story addition constructed. This addition is not shown in the 1916 Sanborn, but exists when the Jefferson Park Improvement Club purchased the building in December of 1923. Frederick passed away in 1920, and Laura remained in the house through 1921.

Enclosure of the south end of the east porch addition is attributed to this period, though it may have occurred between 1906 and 1916. The enclosure was not done by the Jefferson Park Improvement Club. The multi-lite windows differ from the Queen Anne stylistic approach to the earlier remodel.

Jefferson Park Improvement Club

1924

The Jefferson Park Improvement Club purchased the building and remodeled it for club use.

The east second story addition was remodeled to provide men's and women's restrooms (cloakrooms), each with two toilets. This configuration remained until the space was remodeled in 1979 for use as a care-taker's residence.⁴

⁴ Renovation Plans, 1979. Prepared by Calvin Jordan and Associates, architects.

Remodel work included a tiled fireplace built in the long living room. Walls were repapered on the first and second floor, the woodwork repainted, and new lighting fixtures installed.⁵ The existing light fixtures in the first floor event space and the second floor director's office are attributed to this work. Second story rooms were remodeled for use as club rooms.

1925-1929

The Jefferson Park Improvement Club undertook expansion of the first-floor event space during this period to provide a large community gathering space.

Landscape changes implemented by the club included planting of small conical evergreens along the west and south sides of the building. Existing lawn areas were retained to the north and south of the house, along with the existing pear trees.

Alterations by the club include:

- North porch enclosure and conversion of the living room to the event space. This work extended the same design features from the front west facade to the northwest corner, adding two additional windows. A concrete foundation wall was added along the north side of the house at the outer edge of the former porch and a new exterior wall constructed and the original north wall of the house removed. As part of this work the hip roof over the porch was converted to a low sloped roof with a low parapet, with a peaked pediment at the front.
- A street light was installed in front of the property, between angle-in parking by 1937.
- The original central chimney was removed.
- Evergreen foundation plantings were added along the west and south sides of the building.

1937

By 1937, based on a King County aerial, the pear orchard included ten trees. There were also two trees off the southeast corner of the house, close to the porch, and in the current parking area, each with approximately 20-foot canopies. The open yard remained on north side of the house. An evergreen had been planted in the southwest corner of the site.

1968

By 1968 trees had been added along the north/south fence off the northeast corner of the building, near the current gazebo location.

⁵ "How the Oldest Beacon Hill Home Became the Oldest Women's Clubhouse," *The Seattle Times*, April 27, 1924: National Weekly Section, 5.

Washington State Federation of Garden Clubs

1977

Jefferson Park Ladies' Improvement Club gave the building and all furnishings to the Washington State Federation of Garden Clubs. The club then began a series of improvements to the site and building.

1978

Building permit issued for the installation of a replacement water heater, including associated wiring. Work done by Electric Home Service.

1979

Building permit no. 78995 issued for interior alterations and repairs, as well as repairs to the rear steps. Total value of the work estimated at \$6,000. Calvin Jordan and Associates were the project architects. The rear stairs were rebuilt as part of this work and additional 2x10s added below the east porch addition along with 4x4 wood columns on concrete pier blocks to reinforce the porch framing. This work also included the second floor remodel work establishing the care-taker's residence with the existing bathroom, and kitchen spaces. The living room for the care-taker's residence is now an office. As part of this work, an existing doorway from the second floor was filled in and walls were added within the living room's west end to create the existing closet space.

Building permit issued for new wiring installation in the second floor former care-taker's apartment at the rear of the house. This included lighting, electric baseboard heater, and wiring for appliances. Work done by Eastside Electrical Service.

Planning for parking and landscape work also undertaken by Calvin Jordan and Associates.

1980

Work during this year installed a second restroom in the first floor northeast corner restroom. The south porch structure was rebuilt to bring it back to level and a new deck installed. Exterior siding was cleaned and the attic cleaned and insulated. A new front and side door were installed.

1981

Work during this period included grading of the rear parking area and installing gravel.

1982

Building permit issued to relocate a 60-amp sub panel and install new lighting and heating circuits. Work done by A. B. Electric.

Work during this period included painting the house and removal of all shrubs from the base of the house and along the north fence. The north lawn was regraded and new soil brought in and planting beds established.

Landscaping changes during the 1980s included the planting of the existing rhododendrons and azaleas around the building.

Space was set aside for adding a gazebo and sun dial on the north side of the house, and an automatic sprinkler system was installed on the north side of the house. Railroad ties were arranged to make a raised bed for an herb garden in the southeast corner of the site.

Stained glass windows were installed in the building. The rhododendron themed window on the south facade of the house was designed and built by Nancy Hill and Gordon Dudley.

The gazebo and sundial were installed and the dogwoods along the north fence were planted. At the time there was a low picket fence along the north side of the property.

1983

Work included a new bathroom and dressing room on the second floor at the southeast corner for use for weddings, and new carpeting at the stairway. The metal fence along 15th Avenue S was installed, and a wood fence (initially lattice and then solid wood) was installed between the gazebo and the parking area along the alley. The parking lot along the alley was also expanded.

1984

Work included constructing a new stairway at the east end of the south porch and interior painting and wall papering.

1985

The kitchen and back porch and dressing room were painted. The entry hall and stairwell walls were resurfaced and papered. Water pipes under the house were repaired and insulated.

1987

The stained glass windows on either side of the front door were donated by the Louisa Denny Garden Club.

2001

Work included the renovation of the large meeting room, two restrooms and the kitchen. New marmoleum floors were installed in the kitchen and bathrooms. New wall paper was installed in the meeting room, the floors refinished, a new wainscot installed, the ceiling

painted, and a new crown molding installed. Windows damaged by the 2001 earthquake were replaced. New window treatments were installed in the meeting room and the lighting upgraded by lowering existing lights, increasing wattage, and adding nine wall sconces and three can lights.

Restrooms received new floors, toilets, sinks, cabinets, and wallpaper.

Work in the kitchen included a new flooring, relocating the dishwasher, reinforcing the floor drain, repairing walls damaged by the 2001 Nisqually Earthquake, new paint and repairs to the chimney.

Landscape work included new plastic edging at beds and planting new bulbs and roses. On the exterior of the house a new back door was installed at the east porch addition. The porch and stairs were painted.

2006

Work included the north addition designed by architect R. W. Hendershott. This included the octagonal porch and roof along with the turret, a concrete planter, a ramp, and the concrete walkway along the north side of the new stairs. Work removed an existing window and replaced it with a pair of French doors and installed new siding to match the original. The brides room in the southeast corner of the second floor was also stripped down to the studs and refinished for use as a dressing room and changing area for brides.

2006-2018

Work included removal of a tree in the southeast corner of the site and developing a large planting bed at this corner along with associated benches donated from different clubs.

ARCHITECTURAL DETAILS

Due to the complexity of the building with multiple additions and alterations, the supporting details to the main architectural follow below and are organized by feature.

Landscape

The overall grounds consist of large lawns to the north and south with asphalt paved parking along the east side of the site the length of the alley frontage. Large planting beds anchor the outer northwest and southwest corners of the site, framing the view of the house from 15th Avenue S. A narrow planting bed extends the length of the sidewalk along 15th Avenue S with a low metal fence at the east (back) edge of this planting strip. The fence curves inward at the front sidewalk entrance to the site and house. A large planting bed along the north and northeast side of the property frames the lawn with a small gazebo along the east side of the lawn. A wood north-south running fence immediately

east of the gazebo and planting beds north of the house provide added visual separation between the lawn and the parking area. A foundation planting bed wraps along the south, west, and east ends of the north side of the house.

Circulation features consist of a short concrete sidewalk connecting the front steps to the sidewalk along 15th Avenue S and a larger concrete sidewalk along the east side of the building linking the various entrances, ramp from the north side of the building, and the parking. A small area directly east of the house is paved with 11.5-inch square concrete pavers and used for recycling and refuse bin storage. A concrete sidewalk extends along the north side of the building, connecting the north porch and stairs with parking to the east.

The small wood frame gazebo features an octagonal plan. The gazebo has painted wood decking and a wood soffit.

Foundation

The main house and east kitchen addition are carried on a brick foundation that appears to have been constructed as a single work. This three wythe foundation consists of sand struck, 8.25- by 2.25-inch bricks with 3/8-inch mortar joints. The mortar has small, dark, rounded aggregate. Joints are struck. The sill plate consists of a 6.75-inch tall by 5.75-inch deep plate set in a mortar bed along the top of the brick foundation wall. Openings in the brick foundation utilize this plate as the header. The foundation projects out to follow the canted profile of the front turret on the west facade. *See figures 44, 46-47.*

- A central row of wood posts (same size as the sill plate) support a wood beam (same size as the sill plate) running east-west the length of the main house. The posts occur on roughly 5-foot centers. Separate from this series is a single post having a board formed concrete lower portion and upper wood post roughly matching the dimensions of the sill plate.
- The south porch utilizes brick piers to support the outer columns, with the sill plate of the main house serving as the ledger for floor joists supporting the porch deck.
- The single-story north side of the house (formerly the north porch) utilizes a board formed concrete foundation to support the outer building wall. A wood sill plate supports a low wood frame pony wall at the basement level.
- The west end of the house, one story, is carried on a board-formed, concrete foundation that extends to the southwest corner of the house.

-
- The east end of the house (formerly the back porch) consists of small concrete piers supporting post bases, which in turn support the floor joists carrying the decking for this former porch that has since been enclosed.

Exterior Walls

The main house consists of either balloon or platform framing (access to the internal framing at the first/second story transition was not possible due to existing finishes) with full dimension studs. A double top plate wraps the outer wall framing at the attic level. The main building and east kitchen addition feature horizontal v-groove siding with a 6.75-inch face at the first and second story levels. Corner boards, approximately six inches wide define the outer building corners. At the southwest corner, the corner boards are set back slightly with a round profile molding run vertically at the outer building corner. The cornice molding (below the south porch roof along the top of the wall) steps out around these corner boards and molding to create a capital. A broad fascia wraps the top of the wall below the roofline. This fascia consists of several courses of scallop cut shingles that run just below the braces for the eaves. A narrow fillet molding runs between the braces at the top of the shingle courses, with square cut shingles cladding the panels between the braces and decorative eave extensions. *See figures 20-23, 38-39, 41-43.*

- The single-story north side of the house (formerly the north porch) utilizes platform frame construction to enclose the former porch volume. This portion utilizes coursed shingles at the basement level with horizontal v-groove siding above that matches the main house. A narrow water table runs at the basement to first story transition. A fascia with a decorative molding wraps along the top edge of the wall at the parapet.
- The west end one-story addition utilizes platform frame construction. This portion utilizes horizontal v-groove siding that matches the main house.
- The east end of the house (formerly the back porch) consists of wood framing enclosing the walls between the post and beam porch framing. The porch posts consist of approximately 6- by 6-inch wood posts with chamfered corners. Horizontal v-groove siding with a 5-inch face and 6-inch wide corner boards encloses this addition. A quarter-round molding runs vertically to cover the joint where this addition connects to the back of the main house's kitchen addition. A broad fascia wraps the basement to first story transition just below the floor decking of the former porch. Vertical v-groove boards wrap around the basement level of this addition at the northeast end, with vertical boards at the southeast end. A vertical board on the east facade covers a seam in the siding. The seam corresponds two stages in enclosure of the porch.

-
- Coursed shingles clad the east second story addition with a fascia board extending along the top of the wall below the roofline and serving as the header for windows on this addition.
 - The gable roof dormers feature coursed square cut shingles on their sides and fronts with scalloped shingles in the gable end.

Roof

The main building has a hip roof with broad eaves. Decorative scroll cut brackets support the open eaves with bead board sheathing along the underside of the eaves. Skip sheathing, 5.75-inch wide, spans the rafters. Rafter extensions support the broad eave overhangs. The extensions have an arced cut along their underside with small scalloped wood braces projecting from the wall to provide added bracing for these long rafter extensions. Plywood sheathing is nailed to the outer face of the skip sheathing. A gable roof dormer projects on each of the four roof slopes. These dormers feature similar rafters but have tongue and groove boards for skip sheathing with plywood nailed to the outer face of the boards. The dormers have prominent rake moldings that continue along the open eaves. The turret on the west end of the building features an octagonal roof. All the roofs described above are clad with asphalt composition shingles. Rain water management consists of painted metal gutters along the outer edges of the roofs that feed metal downspouts connected to the building walls. A brick chimney extends up from the basement on the east side of the house. The portion exposed along the east side of the house is painted to match the wood siding with the upper portion left as exposed brick with a round tile cap. *See figures 17-23, 38, 70-71.*

The south porch roofline extends along the south side of the building and wraps around the southwest corner of the house over the front entrance. It extends the full length of the west facade as a roofline and has a small eave return at the west end of the north facade. This is a hip roof with a front gable in the porch roof at the tympanum over the front entrance. The front gable on the porch roof has prominent rake moldings. Asphalt composition shingles clad this roof. A bead board soffit extends the length of the porch roof with a cyma recta (convex part projecting beyond lower concave part) molding along the roof/wall juncture.

The one-story north side of the house (former north porch) features a flat to slightly sloped roof with a parapet along the west and north sides. Rolled asphalt composition roofing clads this roof. The parapet at the west end of the roof features a peaked profile echoing the gable over the front entrance.

The one-story east kitchen addition has a hip roof clad with asphalt composition shingles. The roof features broad overhanging eaves with an enclosed, bead board clad soffit.

The one-story east former back porch addition features a hip roof clad with asphalt composition shingles. The roof features broad overhanging eaves with an enclosed, bead board clad soffit.

The second story east addition features a hip roof clad with asphalt composition shingles. The roof features broad overhanging eaves with an enclosed, bead board clad soffit.

The north porch and turret addition feature an octagonal roof over the turret and the porch. Both are clad with asphalt composition shingles. The north porch features a stained board soffit.

Windows

The building features a variety of window types. Window openings originally had 2:2 double hung sash. *See figures 18-23, 38-39, 43-44.*

- Vertical 2-lite wood awning sash oiled and located in the basement along the south and north brick walls. These have a decorative bottom latch with two hinges along the top rail. They originally provided daylighting and ventilation into the basement and access to the crawl space below the porch. These sash date to the relocation of the house and may have been part of the original house and incorporated into the new foundation. The 2-lite configuration appears similar to sash configuration for the house prior to the Queen Anne style conversion.
- 1:1 wood double hung sash, painted, with stile extensions, and located off the rear of the one-story kitchen addition. This is now a relite between the kitchen addition and the rear porch addition. This is the only window with stile extensions. This sash corresponds with the kitchen addition, which occurred prior to relocating the house. Interior casings are plain, painted wood with a projecting stool (interior sill) and wide apron (horizontal board below the stool).
- 1:1 wood double hung sash, painted, and located in the majority of the first and second story window openings of the main house and the south side of the kitchen addition. These feature metal pulleys and cotton sash chords with metal thumb latches at the meeting rails. These occur in paired and single units and are all prominently framed with wood casings and projecting moldings creating a stylized pediment above the openings. Window openings original to the building have molding returns at the pediment, while later additions lack these. The rear (east) facade second story windows on the main house feature a simplified header with a flat projecting cornice rather than the peaked cornice of the side and front facade window openings.
- 1:1 wood double hung sash, painted with a small upper sash and larger lower sash. These occur along the main event room and associated rear restrooms (west and north facades) and date to the west addition (expanded living room) and north porch enclosure (event space creation). The window openings on the north facade

either reused or replicated detailing from the original north facade building window(s).

- Multi-lite diamond pane fixed sash, painted, and located at the attic level of the west turret. These date to the conversion of the building from Italianate to Queen Anne style.
- Stained glass sash installed in a window on the south facade and at the relites flanking the front entrance. This work occurred in the 1980s at existing window locations and replaced glazing.
- 6-lite, paired, awning sash, painted and located on the south and east sides of the east porch addition. Mullions separate the sash. Window openings have plain, painted wood casings. Metal sash locks are located along the bottom rail.
- Single lite, fixed sash painted and located on the east side of the east porch addition. This opening has plain, painted wood casings.
- 1:1 wood sash with simple wood casings. These occur on the north and south sides of the second story east addition.
- 1:1 new wood double hung sash, painted, and located in the second story of the west turret.
- Vinyl, single fixed lite sash located in each of the dormers. Window openings feature plain painted casings with a projecting cornice above the header.
- Anodized aluminum horizontal slider sash located in the two restrooms at the north end of the east porch addition. These openings have plain painted casings and no sill.

Entrances

The building features several entrances originating with the original construction and subsequent alterations. The main approach to the house is from the west with secondary entrances off the rear (east) and sides of the house. *See figures 18-23, 37, 40-43.*

Main entrance is on the west side of the building in its original location on the building, and reflects alterations from the Queen Anne style change. The doorway opens to the main stair hall. A direct flight of concrete steps with round concrete newels, low cheek walls with a projecting scroll type cap lead up from the sidewalk to the porch. Most of the risers feature a recessed panel formed into the concrete. Painted metal railings extend from the newels up to the house. Constructed as part of these stairs is a board-formed concrete foundation wall extending south under the porch to the southwest corner, and north to the northwest corner of the house. The south porch deck provides access to the front door, with a slight step up from the porch to the entrance threshold. The doorway features plain, painted wood exterior casings with decorative interior casings. This doorway consists of a single lite transom and transom bar spanning a centrally placed contemporary door flanked by original side lites. Each side lite consists of a low raised painted wood panel with tall stained glass lites above. A protective plexiglass layer covers the stained glass. Both

lites feature imagery of a woody trunk with flowers and leaves. A contemporary ceiling mounted pendant type porch light provides exterior illumination. A contemporary metal mail box is mounted to the wall adjacent the doorway.

South entrance opens to the south side of the main event volume. The entrance consists of a contemporary door flanked by original painted wood casings with the same capital, plinth and header detailing as the original window casings. The interior features decorative painted wood casings. A transition step from the south porch steps up to the wood threshold, which projects out from the building wall and has a narrow apron below it.

South porch extends the full length of the south facade of the original building and wraps around the west end of the building to service the main entrance. The porch consists of 3-inch painted, tongue and groove decking. A fascia runs along the outer face of the porch just below the decking. Shingles clad the lower portion of the porch, with a wood louvered vent along the south side to ventilate the crawl space. The brick piers supporting the upper posts are painted. A solid railing extends along the outer edge of the deck and is clad with square cut shingles along its base and two courses of scalloped shingles along the top. A pressure treated wood cap extends along the top of the railing. Posts supporting the boxed beam along the outer edge of the roof consist of contemporary rough cut one-by boards over a structural core and are painted. Contemporary ceiling mounted light fixtures provide illumination. The main entrance stairs provide access at the west end, with a direct flight of pressure treated wood stairs and associated railing at the east end.

East first floor entrance consists of a direct flight of contemporary wood stairs and associated wood railings leading to a small landing. A contemporary door provides access to the interior. Painted wood casings frame the doorway. This doorway opens into the east porch addition.

East basement entrance provides access to the east end of the basement. A short flight of three concrete steps descends to grade level and a short walkway leading back under the east porch addition to the basement. Concrete retaining walls flank the concrete slab walkway. A contemporary metal grille at the outer edge of the east porch addition serves as a security screen.

North entrance consists of a pair of 24-lite contemporary French doors with painted wood casings. This doorway opens from the added porch into the north side of the main event volume. The porch consists of a wood deck with four outer posts supporting the roof. A series of stairs descends from this porch to the north lawn. A ramp extends from this doorway east to the parking area along the alley. Ceiling mounted lighting provides illumination. There is a concrete planter integrated into the west side of the porch.

Interior

Basement

The entire basement has a concrete slab floor. The basement does not extend below the north side of the house, or the east porch addition, both of which were porches before being enclosed. The portion below the main house consists of an open volume with a boiler room located in the northeast corner. The rest of the space is used for storage. The boiler room access is from the space below the kitchen addition. The boiler room consists of wood stud framing clad with plaster on lath (west and south walls), sheet rock (east walls), and a sheet metal clad fire door for access. The gas furnace is in this room. The rest of the volume below the main house consists of exposed brick walls with a plaster on wood lath ceiling. Remnants of plaster cladding remain in the southeast corner. Window openings occur on the north (one window) and south (two windows) sides. Stairs providing access to the first floor are in the southwest portion of the floor along the south wall. A large open walkway connects this volume with the volume below the kitchen addition. Sheet metal ducting for the heating system runs along the ceiling.

The volume below the kitchen addition has brick walls with some of the plaster cladding remaining. The ceiling is plaster on wood lath. Window openings occur on the east (one window) and south (one window) sides. The east basement entrance is centrally located on the east wall. This volume is used as a maintenance shop for the building.

The stairwell connecting to the first floor consists of a direct flight of stairs with wood tread and risers within a plaster clad stairwell. The stairwell is open from the bottom of the first floor down. A wood railing extends along the north side of the stairwell. The stairwell is located directly below the stairwell to the second floor.

First Floor

Event volume consists of a roughly 23- by 40-foot space in the northwest portion of the house. The volume features a maple floor (2.25-inch face) installed over the original tongue and groove flooring. A wood built-in bench with storage (at the north end) is along the west wall below the windows. A large beam spans east/west across the volume with a secondary beam extending to the south to carry the structure above. Contemporary sheet rock and wall paper clads the walls with a painted, particle board wainscot below. Contemporary capitals, cornice molding, and added acoustical tiles finish out the ceiling. The pair of 18-lite French doors and associated 9 lite panel date to the conversion of this space to an event volume and provide access to the stair hall. Similar 24-lite French doors in the northeast corner also date to the space conversion and provide access to the adjoining event support space. Pendant type lighting fixtures within the volume provide illumination and are attributed to the conversion of the space for event use based on their detailing and metal finish. The free-standing organ is located along the east wall.

Stair hall consists of a small entry foyer immediately off the main entrance which provides access to the stairway up to the second floor, a hallway leading east towards the kitchen, or the French doors opening to the event volume. The stairway is attributed to the original construction and consists of a round stained mahogany newel, balusters, and handrailing. Added carpeting protects the wood tread. Maple flooring added over the original tongue and groove flooring extends throughout the space. The ceiling light fixture and associated push button light switch is attributed to the conversion of the even space based on detailing and metal finish. Walls and ceilings feature contemporary sheetrock and wall paper finishes.

Kitchen occupies the south two-thirds of the kitchen addition. The chimney rises through the space in the southwest corner. Original multi-panel doors with decorative knobs and escutcheons remain on the east and west sides of the space (three panels with upper lite east, and four vertical panels west). A wood baseboard and scored plaster wainscot (scored to resemble subway tiles) extends along the walls with a wood chair rail along the top. The wainscot steps down slightly along the north side of the west doorway. The doorways have plain, painted wood casings. Free standing cabinets along the north side of the space are painted with leaded glass and wood panel doors with brass pull knobs. The lower portion consists of wood drawers with metal pulls. Contemporary vinyl flooring extends throughout the space. A water heater, stove, and refrigerator are along the south wall. A stainless-steel counter and sink are in the north portion of the space. A free-standing china cabinet stands in the southeast corner of the space.

Restrooms occupy the north one-third of the east porch addition. These feature all contemporary wall, ceiling and floor finishes consist of gypsum board clad with wallpaper and sheet vinyl flooring. Contemporary toilets and built-in counters and sinks support the restroom functions. Ceiling mounted lighting fixtures provide illumination.

An event support space occupies the north one-third of the kitchen addition. Contemporary sheet rock and wall paper clads the walls with a painted, particle board wainscot below and cornice molding along the top of the walls. Maple flooring matching the event volume extends throughout this space. A pendant type (chain supported) school house fixture provides illumination in this space. Doorways on the east and west sides feature plain painted wood casings.

Storage space occupies the south two-thirds of the east porch addition. There is a slight step down to this space from the kitchen volume. A painted, beadboard cabinet stands along the west side of the space. The north and west walls consist of horizontal v-groove board siding. Portions of the east wall are unfinished on the interior, leaving the framing and the original porch posts exposed. Contemporary plywood cabinets for storage are along the north side of the volume. The ceiling consists of unpainted sheetrock. Sheet vinyl clads the original tongue and groove wood porch flooring.

Second Floor

West office served as the director's office for the Washington State Federation of Garden Clubs. Original detailing remains at the elliptical arches over the opening to the turret volume and between the north and south portions of this space. These consist of decorative corbels with wood ribbing extending along the soffit of the arch. A small closet is off the east side of the space. The original wood baseboard extends around the room, with new baseboard within the turret. The ceiling fixture is attributed to the conversion of the building for club use based on shared detailing and finishes with the event space fixtures. The space features sheetrock walls and wall to wall carpeting with new doors and casings. Windows on the west facade provide day lighting and ventilation.

Northeast office consists of painted walls and ceiling with wall to wall carpeting. A painted wood picture railing wraps the room at the top of the walls. A doorway on the east end provides access to the east second story addition. Two closets are on the west side of the space and finished with painted gypsum board.

Southeast bathroom consists of contemporary gypsum board wall and ceiling finishes and new tile floor. All counters and bathroom fixtures are contemporary. New wall sconces and ceiling lighting provides illumination.

East second story addition consists of a small kitchenette with a stove, counters, sink and refrigerator in the north portion of the addition and a bathroom in the south portion. Walls and ceilings consist of painted gypsum board with contemporary flooring.

Hallway extends east west along the top of the main stairwell and links to the second-floor rooms. The open railing of the stairwell continues up to and along the south side of the hallway. An original painted wood baseboard extends along the north side of the hallway. The space features painted wall paper on the walls and ceilings with a contemporary pendant type ceiling fixture providing illumination. Wall-to-wall carpeting clads the floor. A painted wood fascia extends across the stairwell header at the second story level.

Attic stairwell consists of two short flights of steep wood stairs with an intermediate landing. The upper flight has open risers. The volume has plaster on wood lath at the walls and ceiling.

Building Systems

The building is connected to the municipal water and sewer system. A gas-fired furnace in the basement provides forced air heating to the first-floor spaces. Associated metal ducting runs below the first floor. Electric baseboard heaters provide heating at individual rooms on the second floor.

3. Historic Context and Significance

NEIGHBORHOOD CONTEXT

The Turner-Koepf House is located in the North Beacon Hill neighborhood and is an example of the second wave of residential development in Seattle as the city boomed in the 1880s. The earliest residential construction in Seattle occurred north of the burgeoning city's business district (present-day Pioneer Square), from Pike Street to Denny Hill (present-day Belltown). These early residences were cabins and simple wood-frame dwellings, scattered amongst the landscape. As the city grew, additions were platted and residential construction began to move beyond the simplicity of early structures to utilize popular architectural styles. In the first two years of the 1880s, in anticipation of the arrival of an extension of the Northern Pacific Railroad, 67 new subdivisions were filed by developers in or around Seattle.⁶ *See figure 3.*

The Turner-Koepf House is sited within the boundaries of the donation land claim (no. 41) filed by John C. Holgate (1828–1868). Much of the north portion of Beacon Hill was platted during the 1870s, as the city hoped it would be selected as the western terminus for the Northern Pacific Railroad's transcontinental line. However, the railroad didn't arrive until 1883 and the neighborhood's isolation from the rest of the city kept Beacon Hill relatively undeveloped.⁷ The area of Beacon Hill south to S Hanford Street, including the current Turner-Koepf House, was annexed to City of Seattle in 1883. *See figures 4-5.*

The arrival of the first streetcar line in the early 1890s helped spur development in the neighborhood. This line, operated by the Union Trunk Line, ran south on Broadway from James Street to Main Street, then south along 12th Avenue S to S Massachusetts Street, then east to 14th Avenue S before continuing south along 14th Avenue S to S College Street.⁸ *See figure 6.*

With access to the neighborhood eased with the streetcar line, residential construction on Beacon Hill took off in the 1880s and 1890s as prominent families moved to the neighborhood. Early well-known residents included Edward A. and Estelle Turner (the original owners of the Turner-Koepf House), M. Harwood Young, and Frank D. Black (1854–1919). Young was an early investor in Seattle's streetcars and gave Beacon Hill its name,

⁶ Greg Lange and Thomas Veith, "Early Neighborhood Historic Resources Survey Report and Context Statement" (Seattle: Historic Preservation Program, City of Seattle Department of Neighborhoods, 2005, revised 2009), 6.

⁷ Caroline Tobin with Artifacts Consulting, Inc., "Beacon Hill Historic Context Statement" (City of Seattle, Department of Neighborhoods, May 2004), 16.

⁸ Tobin, 20.

after the neighborhood in his hometown of Boston. Black sat on the board of directors of Seattle Hardware Company and dabbled in real estate.

The Turner-Koepf House is located within Walker's Addition in the Beacon Hill neighborhood. The Walker's Addition was platted in 1890 by Cyrus Walker and Emily T. Walker, his wife. According to the plat, filed on August 20, 1890, the Walkers owned all the land within the boundaries of the plat which extended a half block to the north along S Bayview Street from S Grant Street (now 11th Avenue S) to 32nd Street (now 32nd Avenue S). The new plat bordered multiple previous additions, including McNaught's of Central Seattle plat (recorded 1870), McNaught's Supplemental to Central Seattle, C. Hanford's 1st Addition, C. Hanford's 2nd Addition, and Bayside Addition (platted in 1881 by the Turner's just southwest of their future house site). However, as is mentioned below, the Turners did purchase the property from the Walkers within the bounds of the Walker's Addition in 1883, prior to the 1890 creation of the addition. *See figure 7.*

The Beacon Hill neighborhood continued to grow after the streetcar arrived in the late 19th century and its early commercial districts developed along these streetcar routes on Beacon Avenue S and S Hanford Street. The intersection of Beacon Avenue S and 15th Avenue S, a half-block south of the Turner-Koepf House, became known as "the Junction."⁹ In 1892, the Seattle School Board purchased property just east of the Junction (and southeast of the Turner-Koepf House) on the block bounded by 16th Avenue S, S Bayview Street, 17th Avenue S, and S Lander Street. A two-room schoolhouse was constructed in 1899; a larger school designed by architects Saunders & Lawton was added to the site in 1904.¹⁰

Residential and commercial construction increased on Beacon Hill in the early 20th century, particularly as the streetcar line extended further south in 1908. Regrading efforts along Jackson and Dearborn streets, between 1907 and 1910, relocated several houses and school and sought to better connect downtown to Rainier Valley. According to Sanborn maps, the north part of Beacon Hill experienced significant infill between 1904 and 1916, with numerous wood-frame houses dotting the landscape. Religious congregations also constructed buildings during this time, reflecting the neighborhood's growing population. Beacon Hill Congregational Church (a City of Seattle Landmark and now Beacon Hill First Baptist at 16th Avenue S and S Forest Street) was established in 1903 and their building was constructed in 1910.

⁹ Tobin, "Beacon Hill Historic Context Statement," 20.

¹⁰ Tobin, 20: "Seattle Public Schools, 1862-2000: Beacon Hill Elementary School," *HistoryLink.org: The Online Encyclopedia of Washington State History*, August 22, 2013, (accessed November 29, 2018).

Residential construction, both single-family and apartment buildings, continued into the 1920s. Beacon Avenue S was firmly established as a commercial corridor for the neighborhood by this time. Construction slowed during the 1930s as the effects of the Great Depression hit Seattle. The business district on Beacon Hill changed after WWII as shopping trends shifted to malls and car-oriented roads like Rainier Avenue. Space became tight at the Beacon Hill School and a new building was constructed, Beacon Hill Elementary, in 1971. The former school was closed and then occupied in October 1972 by the founders of El Centro de la Raza, a vocal advocacy organization for the Latino community. El Centro de la Raza purchased the building in 1999 and remain at the site.¹¹

Beacon Hill remains a predominately residential neighborhood with a few commercial corridors. The neighborhood features a mix of single-family residences, mid-century apartment buildings, small commercial buildings, and contemporary construction.

CONSTRUCTION, OWNERSHIP, AND USE OF THE BUILDING

According to the 1937 King County Assessor property card, the house now located at 2336 15th Avenue S was constructed in 1886. The house was built for Seattle pioneer Edward A. Turner (ca.1853-1899) and his wife Estelle Turner (1860). The following provides a brief overview of the key periods discussed in the following narrative.

- 1886, the Italianate style house was built by the Turners, who sold to the Stacys in 1886. It is unlikely the Stacys lived in the house.
- Ca. 1887-1889, the Gabel family owned and possibly lived in the house before selling to the Koepf family.
- 1890-1921, Koepf family lived in the house, are attributed as having moved the house, and converted the Italianate style house to Queen Anne.
- 1924-1977, Jefferson Park Ladies' Improvement Club purchased, remodeled, and operated from the house.
- 1977-2018, Washington State Federation of Garden Clubs were gifted the house, remodeled, and operated from the house before selling in 2018.

Turner was born ca. 1853 in Maine and arrived in Seattle as a young man in 1875. Turner worked as a printer and editor. He briefly served as the editor of the *Pacific Tribune* before working as a reporter and publisher of the *Daily Tribune*, which was absorbed by the *Daily Intelligencer* in 1879.¹² Turner married Emma Estelle Roberts in 1877. They had two

¹¹ "Seattle Public Schools, 1862-2000: Beacon Hill Elementary School," *HistoryLink.org*.

¹² Elisabeth Walton Potter, "Turner-Koepf House," National Register of Historic Places nomination (November 1975), Section 8, Page 1. Available via WISAARD.

children together: daughter Minnie (b. 1878) and son Stacy (b. 1890).¹³ Turner left the newspaper business to work in real estate; this career shift occurred by 1882 according to local city directories. Turner worked as a partner in Turner, Engle and Lewis, Real Estate, Loans and Insurance Company. Turner was in partnership with Abraham W. Engle and Howard H. Lewis and their company maintained offices in the Occidental Building.

In June of 1883, Turner's wife Estelle purchased a tract of property from Cyrus Walker for a sum of \$1,000. The Turners had a residence constructed in 1886 within the boundaries of this approximately 4-acre tract. Construction of the Italianate style house is attributed to local carpenter J. D. Duncan, a Beacon Hill resident.¹⁴ The neighborhood was not yet established so the house's location was listed as "ridge 1¾ miles south of post office" in the 1885-86 city directory. The post office was located on the north side of Mill between Front and West.¹⁵ According to historic maps, it appears the property was located near the north-south road running along the Beacon Hill ridge. *See figure 5.*

King County grantor/grantee records indicate that the Turners sold the 4-acre tract of land to Elizabeth Stacy (wife of real estate dealer Martin VanBuren Stacy) in 1886. Martin Van Buren (M.V.B.) Stacy (1831-1901) arrived in Seattle during the 1870s. Around the same time, Elizabeth A. Briggs Grennan (widow of Lawrence Grennan) arrived in Seattle by early 1870s.¹⁶ It is unlikely that the Stacys lived in or even constructed the subject property as their large and grand Second Empire-style mansion at Third Avenue and Marion Street was completed by 1885, at a cost nearing \$50,000. Despite the completion of this house, the Stacys are listed as residing in the old John T. Jordan House at the corner of Second Avenue and Columbia Street in 1885-1887.¹⁷ They then built another large home on First Hill in 1889 (1004 Boren Street, extant). As a side note, the Stacys were connected to later owners of the subject property, the Koepfs, as their longtime housekeeper Sophia Bopp was the widowed younger sister of Frederick Koepf.¹⁸ *See figure 7.*

¹³ U.S. Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington, D.C.: National Archives and Records Administration, 1900), Seattle Ward 2, King, Washington, Page 23, Enumeration District 0086, Ancestry.com.

¹⁴ J.D. Duncan as the builder is mentioned in the April 27, 1924, *Seattle Times* article "How the Oldest Beacon Hill Home Became the Oldest Women's Clubhouse," and the National Register of Historic Places nomination.

¹⁵ Seattle and King County Directory, 1885-86.

¹⁶ "Elizabeth Stacy is Dead," *The Seattle Times*, September 28, 1904: 5.

¹⁷ Seattle and King County Directory, 1885-86; Margaret Pitcairn Strachan, "No. 17-M. V. B. Stacy," *The Seattle Sunday Times*, December 24, 1944: Magazine Section, 2.

¹⁸ U.S. Bureau of the Census, *Twelfth Census of the United States, 1900*.

Grantor/grantee records indicate Philip and Effey (Rhoda) Gabel owned the property by 1889; the Gabels sold the 4-acres to Fred (Frederick) Koepf in June 1889. By 1904, Koepf had sold some of the original 4-acre site though retained lots seven through ten on block six and lots one through six on block seven.¹⁹ The other lots were sold off by at least 1918 when the neighboring house to the south was constructed.²⁰ Frederick Koepf and his family were then the known owners and occupants of the house for many years, until at least Frederick's death in 1920.²¹ Gabel officiated at the July 1890 wedding between Frederick and his wife, Laura C. Lenz.²²

Frederick Koepf worked as a civil engineer with Scurry & Owens between 1889 and 1890 then became a draftsman with the City's engineering department by 1891. He continued to work for the City until at least 1910. By 1913, he was employed as a draftsman by the port of Seattle and then for King County by 1917.²³ He passed away at the age of 67 in 1920. Laura continued to live in the house until at least 1921.

Queen Anne Redesign

A 1904-1905 Sanborn map shows the house before the Queen Anne facelift. The grading and curbing of streets by the City within the neighborhood around the house started in 1906 and was completed by 1908. Between 1906 and 1916 the house received its Queen Anne facelift as the footprint of the house in a 1916 Sanborn map shows the addition of the wraparound front porch (which was a larger south porch, a north porch, and a west extension of the living room all under a wraparound hip roof). *See figures 8-9, 14-17, 72-75.*

Clubhouse Use

In December 1923, the Jefferson Park Ladies' Improvement Club purchased the house for use as their clubhouse. The women of the club hired J. D. Duncan, still in business despite his advanced age, to help them remodel the house for club use. Duncan's work took place

¹⁹ Lots sold included lots 7 through 12 on block 5 immediately east of the house, lots 11 and 12 in block 4 to the west of the house across 15th Avenue S.

²⁰ Lots sold included lots 4 through 6 on block 5 to the south of the house and lots 7 through 10 on block 4 to the west of the house across 15th Avenue S.

²¹ "Deaths and Funerals: Koepf," *The Seattle Daily Times*, July 28, 1920: 17.

²² King County Marriage Records, Marriage License Register, v. 6, 1890, Frederick Koepf to Laura Lenz, via www.FamilySearch.org.

²³ Seattle city directories, 1889-1917.

over the course of only three months. A splashy feature in the *Seattle Times* to celebrate the opening of the clubhouse described the remodel as follows:

*A beautiful tiled fireplace was built in the long living room, the walls were papered in tasteful patterns of neutral tins which form an admirable background for lovely paintings of Northwest scenes. Soft gray paint freshened the woodwork and added a pleasing contrast to the pale yellow tones of the new fixtures.*²⁴

After the remodel, the first floor contained the large living room, a dining room, a club room, and a kitchen. The second floor contained cloakrooms for men and women plus club meeting rooms. The purchase price and improvements to the property cost approximately \$7,500.²⁵ Between 1925 and 1929 the Club undertook a second remodel to enclose the north porch and expand the main meeting room. *See figures 16, 49-50.*

The improvement club maintained the house as its clubhouse for the next several decades, working to promote improvements to Jefferson Park and the surrounding Beacon Hill neighborhood. By the 1970s, the club's aging membership had dwindled and they offered the property to the Washington State Federation of Garden Clubs. The offer to the federation "to give their club house with all furnishings and appurtenances, plus three fifty foot lots to the W. S. F. G. C., all property real and personal located 2336 15th Ave. So., Seattle, 98144," and in exchange the federation would pay of the approximately \$2,000 in debt owed by the Jefferson Park Ladies' Improvement Club.²⁶ Two conditions of the sale were written into the deed, dated November 15, 1977:

(1) Subject to the right of the Jefferson Park Ladies' Improvement Club to use and meet in the above premises on the first Monday of each month for a period of ten years following the date thereof, free of charge, (2) that the property described herein and the process therefrom shall be maintained in recognition of the property's status as an historic site and that said property shall not be used for commercial or business purposes except insofar as such purposes are incidental to the programs and functions of the Washington State Federation of Garden Clubs, its successors and assigns, as a nonprofit organization; that in no event shall the real

²⁴ "How the Oldest Beacon Hill Home Became the Oldest Women's Clubhouse," *The Seattle Times*, April 27, 1924: National Weekly section, 5.

²⁵ *Ibid.*

²⁶ Margery V. Bardon, "A History of Headquarters House of the Washington State Federation of Garden Clubs," November 15, 1977: 4.

property nor proceeds from the sale, lease or other transfer thereof be used for other than nonprofit purposes.²⁷

The property legally became the property of the WSFGC in November 1977 after legally incorporating. The federation of clubs had to incorporate so the federation could own the clubhouse, not the individual members.²⁸ Prior to selling the property, the clubhouse property was listed in the National Register of Historic Places. After taking ownership of the property, the WSFGC deemed the house “Headquarters House” and embarked upon a series of renovation projects to update the building for their use. In 2008, Headquarters House became known as The Garden House. The WSFGC continued to use the building for their meetings; rented the space out to other community groups including local garden clubs, guilds, and churches; and utilized the property for event rentals.

In 2016, the WSFGC filed a lawsuit to nullify the restrictive covenant in the 1977 deed. The covenant was found invalid in December 2016, due to the dissolution of the Jefferson Park Ladies’ Improvement Club.²⁹ The garden club sold the property to the Vuong Family in October of 2018.

COMMUNITY CLUBS & CLUBHOUSES

As a community club-owned club house, the building was one of multiple that existed through the 1930s in Seattle and one of only two that started as a single-family residence. **See figures 13 and 86** for a map and table listing community club-owned club houses in Seattle based on Durham’s thesis.

Jefferson Park Ladies’ Improvement Club & Beacon Hill Club House

The Jefferson Park Ladies’ Improvement Club was founded in 1912 (incorporated in 1916) to obtain improvements for the surrounding Beacon Hill neighborhood south to the Municipal Golf Links.³⁰ The founding members of the club were: Mrs. John Flaherty, Mrs. Annie E. Winsor, Mrs. George L. Palmer, Mrs. George A. Spencer, Mrs. O. I. Hall, Mrs. A. E.

²⁷ Quit Claim Deed, Jefferson Park Ladies’ Improvement Club to Trustees for Washington State Federation of Garden Clubs, November 15, 1977.

²⁸ Bardon, “A History of Headquarters House of the Washington State Federation of Garden Clubs.”

²⁹ Washington State Federation of Garden Clubs vs. Successors in Interest to Jefferson Park Ladies’ Improvement Club, Order of Default and Default Judgement Quieting Title, December 8, 2016.

³⁰ The 1929 thesis by Irene Somerville Durham lists the organization’s founding as 1910, not 1912.

Wisner, Mrs. L. F. Koontz, and Miss Carrie E. Hall. The first three presidents of the club were Miss Carrie Hall, Mrs. D. A. Wisner, and Mrs. Rhoda E. Flaherty.³¹

Some improvements that the women advocated for included: street grading, lights, paving, and sidewalks, as well as parking restrictions. Although the club did not have an official membership drive, by 1929, they counted 194 members among their ranks.

In addition to their regular club meetings, the club hosted an annual two-day carnival on their grounds, renting booths to merchants and hiring a merry-go-round. They also had monthly dinners, when husbands of members could attend, and partook in dances, card parties, and lectures. The Boy Scouts and Camp Fire Girls of the Beacon Hill neighborhood utilized the clubhouse for their meetings and the Beacon Hill Men's Club was allowed to rent the facility for their meetings.³² The clubhouse was called the "Beacon Hill Club House" as evidenced by a sign on the building from a 1929 photograph. *See figure 74.* Due to dwindling membership, the club was officially dissolved in 1983.

Washington State Federation of Garden Clubs & Beacon Hill Garden House

Founded in 1933, the mission of the Washington State Federation of Garden Clubs (WSFGC) is to coordinate "the interests of garden clubs to provide education, resources and networking opportunities for its members to promote gardening, floral design, civic and environment responsibility."³³ The federation of garden clubs began with 15 clubs in September 1933, but had expanded to 25 clubs by January 1934. The federation continued to grow, reaching 50 member clubs by the spring of 1935. Edna Greely was elected as the first State president of the organization and the club was accepted into the National Council of Garden Clubs in March 1935. Club membership in the federation spiked up to 174 clubs and over 5,300 members during World War II. After the war ended, membership had dropped, but it rebounded after a statewide membership, reaching 200 member clubs and 6,000 members. The WSFGC continues to exist and its members promote programs like the Blue Star and Gold Star Families Memorial Markers and Penny Pines.

ARCHITECTURAL STYLE: ITALIANATE & QUEEN ANNE

The Turner-Koepf House exhibits elements of both the Italianate and Queen Anne architectural styles. When the house was originally constructed, it was clearly Italianate in style, with its low-pitched roof, wide overhanging eaves, decorative brackets, and window hoods. *See figure 72.* The house was remodeled for its second owner, Frederick Koepf,

³¹ "How the Oldest Beacon Hill Home Became the Oldest Women's Clubhouse," *The Seattle Times*.

³² Irene Somerville Durham, *Community Clubs in Seattle* (University of Washington: Master of Arts Thesis: 1929), 49-50.

³³ "Our History," *The Washington State Federation of Garden Clubs*, <https://www.wagardenclubs.com/our-history> (accessed November 29, 2018).

which added Queen Anne stylistic elements to the building's exterior, such as the turret atop the two-story bay, a wraparound porch, and fish scale shingles. *See figure 73.*

Both Italianate and Queen Anne architecture are known for their elaborate ornamentation, with Italianate houses often exhibiting highly decorative cornices and window and door surrounds and Queen Anne houses showcasing spindlework and a mix of wall textures. The Italianate and Queen Anne styles are part of the larger collection of styles known as Victorian.

Italianate

The Italianate style began in England, but became popular for residential architecture in the United States between 1840 and 1885. The style took its cues from informal Italian farmhouses but was, according to Virginia McAlester in *A Field Guide to American Houses*, "variously modified, adapted, and embellished into a truly indigenous style with only hints of its Latin origin."³⁴ The style was incredibly popular in the Midwest and San Francisco. There are few examples of Italianate remaining in Seattle, as the style waned in popularity just as the city's residential construction began to increase.³⁵ Common features of Italianate-style houses include:

- Two or three stories
- Low-pitched roof with broad overhangs and decorative brackets
- Tall, narrow windows with crowns
- Square cupola or tower

The Turner-Koepf House was a clear example of an Italianate residence as it was originally constructed. The two-story house featured a low-pitched hip roof with decorative brackets. Window hoods highlighted the tall, narrow windows. The house also featured a simple, squared-off front porch. Other details included a two-story bay window and decorative scrollwork at the front and side porches. *See figure 72.*

Other Seattle Italianate examples include two Seattle Landmarks: the George W. Ward Residence (1882) at 520 E Denny Way and the residence at 1414 S Washington Street (1901). *See figures 78-79.*

³⁴ Virginia Savage McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 212, 214.

³⁵ Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, OR: Timber, 2005), 27.

Queen Anne Style

The Queen Anne style dominated residential construction in the United States from the 1880s until 1900, but persisted until at least 1910. The style borrowed from the Medieval-era Elizabethan and Jacobethan styles, utilizing steep roof lines, irregular massing, and mixed wall materials. Common features of Queen Anne-style houses include:

- Steeply pitched roof
- Patterned shingles
- Asymmetrical facade
- Spindlework or “gingerbread”
- Full-width or partial-width front porch

The Turner-Koepf House was modified to to have the appearance of a Queen Anne-style house rather than its original, boxier look as an Italianate residence. A wraparound porch was added, along with a turret cap to the original two-story bay window, emphasizing the asymmetry of the house’s principal facades. The building’s roof shape was altered to have a steep pitch and the original Italianate brackets were modified (or replaced) with decorative rafter tails to highlight the angle of the eaves. It also appears that patterned shingles replaced more simple panels on the bay window; these shingles also clad the wraparound porch to provide additional texture to wall surfaces. *See figures 72-77.*

Other Seattle Queen Anne examples include Seattle Landmarks: Victor Steinbrueck Residence (1891) at 2622 Franklin Avenue; 14th Avenue Housing Group (1890-1909) at 2000-2016 14th Avenue W; List-Bussell Residence (1892) at 1630 36th Avenue; Fisher-Howell Residence (ca. 1892) at 2819 Franklin Avenue E; and William H. Thompson Residence (ca. 1894) at 3119 S Day Street. *See figures 80-81.*

J.D. DUNCAN

J.D. Duncan is believed to be the builder of the original Turner residence. A 1924 *Seattle Times* feature on the Jefferson Park Ladies’ Improvement Club’s purchase and remodel of the house mentions the club hired carpenter J.D. Duncan, who helped build the house, to do their renovation work.³⁶

³⁶ “How the Oldest Beacon Hill Home Became the Oldest Women’s Clubhouse,” *The Seattle Times*.

Biography

J.D. Duncan (listed as James and John in the U.S. Census records over the years and James on what is believed to be his death certificate) was born ca. 1845 in Tennessee.³⁷ Duncan worked as a carpenter, builder, and painter throughout his life. He was married to Rebecca Ensey Duncan (born ca. 1856). They had 7 children, including sons Snow (b. 1873), Gordon (b. 1877), Sylvester (b. 1878), and Bird (b. 1881), and daughters Florence (b. 1876), Dolly (b. 1883), and Annie (b. 1892). The family appears to have moved from Tennessee to Arkansas between 1877 and 1878, according to the birthplaces of their children. Their second youngest daughter, Dolly V., was born in Arkansas in 1883. It appears the family relocated to Seattle shortly thereafter as Duncan is first listed in the Seattle 1884-85 directory.³⁸ J.D. Duncan and family are listed in the March 21, 1883, edition of the *Seattle Daily Post-Intelligencer* as set to arrive in Seattle shortly from San Francisco aboard the steamer *George W. Elder*.³⁹

Duncan, upon arriving in Seattle, is first listed in 1884-85 as residing on the east side of 14th between Canal and Catharine. The 1885-86 Seattle and King County Directory lists Duncan as a carpenter, with a residence on Ridge Road in south Seattle. Duncan continued to move over the next several years, residing on the east side of S 14th near Amy in 1887, at S 12th corner B in 1888 and 1889, at 617 Pearl in 1894-95, at the southeast corner of 16th Avenue S and College in 1898 and 1899, at the southeast corner of 8th Avenue and Dearborn in 1902, at 2311 16th Avenue S in 1905, and at 2323 16th Avenue S in 1910. The family remained at 2323 16th Avenue S until at least 1923.⁴⁰

Little else is known about Duncan's personal or work life, other than he was employed as a carpenter and painter over the years and a long-time resident of Beacon Hill.

³⁷ The 1900 U.S. Census lists Duncan's birthdate as October 1946, but a death certificate for a James Denny Duncan lists his birthdate as June 13, 1944. Death certificate image available through FamilySearch.org, Death Certificate King County, Seattle, 1941, State File No. 4131, Registrar's No. 4255.

³⁸ This biographical information was compiled from U.S. Census records of the Turner family from 1900 and 1920, via AncestryHeritageQuest.com.

³⁹ "Passengers Coming," *Seattle Daily Post-Intelligencer*, March 21, 1883: 3, via *Chronicling America*, <https://chroniclingamerica.loc.gov>.

⁴⁰ *Seattle Directory* 1888; *Seattle Directory* 1889; *Seattle Directory* 1894-95; *Seattle Directory* 1898; *Seattle Directory* 1899; *Seattle Directory* 1904; *Seattle Directory* 1905; *Seattle Directory* 1910; *Seattle Directory* 1913; *Seattle Directory* 1917; *Seattle Directory* 1923.

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