



The City of Seattle

# Landmarks Preservation Board

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HISTORIC PRESERVATION PROGRAM

## LANDMARK NOMINATION

Name Cooper Residence Year Built ca. 1902

(Common, present or historic)

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\_\_\_\_\_  
\_\_\_\_\_

Street and Number 225-227 14th Avenue East

Assessor's File No. Parcel # 6003501795

Legal Description \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Plat Name Nagle's Second Addition to the City of Seattle Block 55 Lot 8

Present Owner The Balfour Company Present Use Multi-family residence

Address 513 First Avenue West, Seattle, WA 98119

Original Owner John O. Cooper

Original Use Two family residence

Architect Fred L. Fehren and Company

Builder Fred L. Fehren and Company

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

See attached report

Statement of significance

See attached report

Photographs:

See attached report

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Date August 8, 2005

Reviewed

Karen Gordon

Date 18 August 2005

Historic Preservation Officer



**The Cooper Residence  
225-227 14th Avenue East**

The Cooper Residence is two-flat duplex at the southern end of Capitol Hill, one block west of the Fifteenth Avenue commercial district. It was constructed ca. 1904 at 225-227 14<sup>th</sup> Avenue East. The building represents the Neoclassical style in residential design, a style that was popular from the 1890s through the first half of the twentieth century.

## STATEMENT OF SIGNIFICANCE

### Neighborhood Setting

Capitol Hill is part of a long ridge that runs north-south northeast of downtown Seattle. The summit of the hill is 444 feet high at Volunteer Park. The boundaries of Capitol Hill are subjective. It is generally accepted the northern boundary of Capitol Hill is Montlake Cut and Portage Bay, eastern boundary Madison Valley and southern boundary Pike and Pine Streets. With the 1960s construction of I-5, the freeway clearly defines the western boundary. Fourteenth Avenue runs north-south, along the summit of the ridge.

In 1872 pioneers cleared a wagon road through the forests of what was to become Capitol Hill to a cemetery now known as Lake View Cemetery. The area was logged in the 1880s. The early 1880s saw rapid growth for Seattle, with the construction of new institutional and commercial structures and the expansion of residential areas. (Ochsner p. xviii.) The boom of the early 1880s died out with the collapse of Henry Villard's transportation network, of which the Northern Pacific Railroad was the centerpiece. Building construction did not pick up again until 1886-87 when the Northern Pacific line through Stampede Pass in the Cascades was completed. (Ochsner p. xix.) The city boomed, and by the 1890 census Seattle's population was 42,837. The panic of 1893 and the subsequent collapse of the national economy brought this early building boom to an end. The economy rebounded in 1897 with the Klondike gold rush, and Seattle's population reached 80,761 by 1900.

In 1900, real estate developer James Moore acquired 160 acres of land north of subject property, known as the Capitol Hill Addition, and began selling 800 building lots the following year. This land was north of East Roy street. Originally called Broadway Hill, in 1901 Moore renamed it Capitol Hill. The same year Moore, seeking to push his newly acquired property, advertised that the homes would be near "six street car routes," including the "to be built" Capitol Hill Line on Fifteenth Avenue. The Capitol Hill Line formally opened to traffic on November 16, 1901. (Williams p.42.) By 1902 thirty-two residences were either completed or under construction. Moore imposed restrictive covenants to preserve a high quality residential character. Examples of Tudor Revival, English Cottage, Queen Anne, Craftsman Box, Classic Revival Georgian and Dutch Colonial, the more unusual Italian Renaissance and Norman Country style, as well as Neo-classical can be found in Moore's Capitol Hill Addition.

The homes in the Capitol Hill Addition are a mixture of architect designed and pattern book/builder inspired houses. This is evident by the variation in quality of the design and the number of homes where the designer/builder is unknown versus those with a record of a known architect. While the areas in the Capitol Hill Addition attracted wealthier families that tended to build large, architect-designed homes, the area south of East Roy developed with solidly middle-class builder-designed homes. The subject property is an anomaly for its neighborhood since it incorporates the imaginative detailing representative of the Neo-classical style of the Eclectic movement setting itself apart from most of the neighboring homes and buildings.

With the introduction of the Capitol Hill Line streetcar on Fifteenth Avenue came significant retail development servicing the expanding population of the area. Employing what was known as the Philadelphia system, that is, cars running out one track and returning on another, the Capitol Hill route ran north along Fifteenth from Pine to Prospect and returned

south along fifteenth to Mercer, then south on Fourteenth to east Pine. (Williams p.43.) The working and professional households of a booming Seattle settled along this business and transportation strip, with the residents expecting to raise families in these "streetcar suburbs." Sometime between 1902 and 1906, grocers H.H. Kent (corner of Fifteenth and Harrison), J.E. Vander Bogart (406 15<sup>th</sup> Avenue East), and Parsh & Orth (433 15<sup>th</sup> East) recognized the potential for profit and opened stores. Before long, Fifteenth Avenue rivaled Broadway as an important commercial street. Walking along the busy street, Capitol Hill residents could find laundries, dry cleaners, shoe-repair shops, beauty and barber shops, bakeries, and drug stores. (Williams p.166.) By 1910 the census would count 237,194 residents in the city. (Ochsner p.xxi.) The subject property, at 225-227 14<sup>th</sup> Avenue East, was convenient to these businesses a few blocks away and out of the front door was the streetcar running south along Fourteenth Avenue to downtown.

The 1905 Sanborn map shows most parcels in the area developed with single family frame dwellings. There was only one other two flat dwelling, in the vicinity, and no apartment buildings. By 1908, one apartment building was showing, the Capitola two blocks north on Fourteenth East. The 1908 map also showed that most of the parcels in the blocks surrounding the subject property, west of Fifteenth, had been developed. While many parcels were developed on land east of Fifteenth, and land north of Roy, more vacant parcels existed there than in this neighborhood.

By 1920, most of the more substantial multi-story brick buildings were showing on the map. Many apartments went up between 1910-1920 to house Seattle's growing middle-class population. To overcome prejudices against apartment living, which people associated with housing for the poor, builders offered well-crafted interiors and exteriors. Advertisements of the day boasted apartments with private baths, gas ranges, refrigerators, and telephones, as well as bay windows, high ceilings, leaded and/or beveled glass, hardwood floors, and built-in cabinets. (Williams pp.33-34.)

Presently, the neighborhood surrounding the subject property is diversified in its age of structures and population, ethnicity, household income, architecture and commercial development. The area suffered in the 1960s and 1970s with the flight to suburbs outside the city. The last 20 years has seen the area revitalized with many houses being restored, although some have been destroyed for newer developments. Numerous neighboring structures remain, however some uses have been changed from their original single-family residential use.

The Bering Apartment building is located adjacent to the subject property to the north. The Bering was one of the more substantial buildings with the amenities mentioned. The building was an apartment for many years with the owner providing excellent maintenance. Several years ago the building was converted to condominiums with some improvements. The apartments are essentially in their original condition and command high prices.

To the immediate south is the Paul Revere Apartment building that was not built with well-crafted interiors and exteriors, and maintenance over the years hasn't been good. It remains an apartment building offering relatively reasonable rents. Originally on the property was a single-family frame house.

In 1975, Historic Seattle contracted with architect and activist Victor Steinbrueck and Folke Nyberg to survey Seattle's neighborhoods. In their publication *Capitol Hill: An Inventory of Buildings and Urban Design Resources* they identified 225-227 14<sup>th</sup> Avenue East as a "significant building." There are few residential buildings in the general vicinity of the Cooper residence identified as significant. There are only two others within a couple of blocks radius, both on Fourteenth Avenue East. One being the Judge Stone residence at 203 14<sup>th</sup> Avenue East, built in 1898, and presently used for commercial purposes. The other is an unnamed residence at 133 14<sup>th</sup> Avenue East, built in 1895, that is also used for commercial purposes. The area north of East Roy, in the Capitol Hill Addition, contains a greater number of residences identified as "significant."

The subject property is currently zoned L3, low rise 3 for 3 story low rise apartment buildings and townhouses. Most of the property to the north, west and immediate south is also zoned L-3. The property across the street, and the Fifteenth Avenue commercial area is zoned NC2-40 for neighborhood commercial. The NC2-40 zoning allowed for the building of a large Safeway grocery store across the street.

#### **John H. Nagles Second Addition**

Soon after settlers landed at Duwamish Head, the Surveyor General for the Oregon Territory began the donation of public land to settlers. The Donation Land Claim Patents Act of September 27, 1850 allowed that every male over 18 years of age who was a citizen, or had declared intention to become one, and who settled in the area between December 1, 1850, and December 1, 1853 was entitled to 160 acres of land.

John H. Nagle arrived in Seattle October 1, 1852. He was born in Germany in 1830. The 1857 census listed Nagle's occupation as farmer. Donation Land Claim #233, dated March 6, 1866 provided Nagle with 160 acres of land on Capitol Hill. The land contained what is now the John H. Nagle Addition and John H. Nagle's Second Addition. The northern border of the land is approximately what is now East Thomas, eastern border Fifteenth East, southern border East Union, and western border Harvard Avenue East.

Records of the Probate Court for King County show that John H. Nagle was committed to the asylum for the insane, in Steilacoom on July 14, 1874. That same court granted David T. Denny guardianship of Nagle's estate. David T. Denny was the first of the Dennys to set foot on Puget Sound, landing at Duwamish Head on September 25, 1851. On March 28, 1890 John H. Nagle's Second Addition was approved. As guardian for the estate, David T. Denny laid out the plat. The plat description included, "This John H. Nagle's Second Addition to the City of Seattle, as laid out by D. T. Denny, guardian of the estate of John H. Nagle, an insane man, consists of the following numbered full blocks." Including the two Nagle Additions, David T. Denny platted seven additions to the city of Seattle. (Bagley p.705) The subject property is on the northern edge of Nagle's Second Addition. As platted it was on Jones Street (now Fourteenth East) between Chester Street (now East Thomas) and May Street (now East John). Most of the property was unimproved until 1900. Tax records indicate that the Nagle's estate was still the owner of most of the land in 1895. Nagle died February 18, 1897.

It is unclear what date the subject property was sold by the Nagle estate, however, the tax record for 1900 shows the owner to be Wilber L. Childs. In 1900 Childs lived a block away at 422 14<sup>th</sup> Avenue East and continued to live there until his death July 7, 1919. He was a

partner in Westberg & Childs, a store at 1118 2<sup>nd</sup> Avenue that sold curtains, rugs, clocks, pictures and silverware. It is not known whether Mr. Childs had any plans for building on the property, but he sold it to John O. Cooper sometime before 1902, since Cooper applied for a building permit in April of 1902.

### **Past Ownership**

According to Department of Planning & Development records, the subject property was permitted in 1902, with an estimated construction cost of \$5,000. The permit was issued to John O. Cooper. The 1901 Polk Directory showed Cooper residing at 1829 14<sup>th</sup> Avenue, 2 blocks south, and his business was listed as insurance. In 1902, according to the 1902 Polk Directory, Cooper had moved to 223 14<sup>th</sup> East, next door to the subject property. At that time, 223 14<sup>th</sup> Avenue East was a house, not an apartment that now occupies the address. The construction was completed in 1904, according to assessor's records. The upper flat was 225 14<sup>th</sup> East and main floor flat was 227 14<sup>th</sup> East.

By the 1905 Polk Directory, the builder John O. Cooper's business was listed as mining. It's not clear what type of mining business he was in, but the position must have had some social prominence since Mr. And Mrs. Cooper were listed in the Seattle-Tacoma Blue Book for 1905-1906.

A deed transferred 225 14<sup>th</sup> Avenue East from James Esary to Anna M. Cooper, John's wife on December 21, 1909. It appears at some point Esary was property owner, however, tax records show the Coopers as owners in 1905 and 1910. Also, the Coopers showed as residing at 225 14<sup>th</sup> East from 1905 to 1912. The Cooper's continued to live in the upper flat until 1912. By the 1914 Polk directory, there was no listing for either John Cooper, or his wife Anna, so perhaps they moved from the area.

In 1912 Cooper sold the property to John E. (J.E.) Minkler. J.E. Minkler was the eldest son of eight children of B.D. Minkler, who was prominent in Skagit County history, and was elected to the first Washington State House of Representatives in 1889-90 and later as a state senator. J. E Minkler was said to be an excellent businessman, involved with the Minkler Store and Lyman Lumber & Shingle Company in Skagit County. The town of Minkler was established by the family, as well as a lake named Minkler Lake. A massive flood destroyed the town in 1987. The lake is still on maps and is located between Sedro Woolley and Lyman south of Hwy 20 in Skagit County.

J. E Minkler never lived in the house, nor did any Minklers until 1937. J.E. Minkler's youngest sibling, a brother Elmer "Punch" Minkler moved to Seattle in 1935, with his wife Vera, and moved into the house in 1937. Elmer had worked in the lumber industry before coming to Seattle. In Seattle, Elmer worked for the Washington State Department of Forestry. He later worked in the logging equipment industry from 1942 until his retirement in 1956. Elmer and Vera Minkler lived in the house for another year after his retirement, and then moved to the Village Vista Apartments at 5000 22<sup>nd</sup> Avenue NE and they were managers of the apartment house. Elmer Minkler died in Bellevue in 1978.

Even though Elmer and Vera lived in the house for 20 years, they were never owners of the property. J.E. Minkler maintained ownership of the property until it was sold November 19, 1958. He died the next year on July 8, 1959 at the age 83 in Sedro Woolley, WA.

### **Plan and Pattern Books, Eclecticism and the Neo-Classical Style**

The homes found in the Capitol Hill Addition are an example of the trend toward architectural eclecticism, which began in America around 1880. Howe, in his book *The Houses We live In*, notes that the eclectic movement emphasized a new authenticity in the adaptation of period styles. This was directly influenced, initially by the 1876 American Centennial Exposition in Philadelphia, where the exhibition builders drew directly upon architectural formulas imported from England, and subsequently by the 1893 World's Columbian Exposition in Chicago at which the exhibition facilities were constructed in a commanding Neo-classical form. The trend was also deeply influenced by the large number of architectural and design books and magazines available.

A further significant factor that stimulated the late-nineteenth century's movement toward a national preference for eclecticism and continued into the early twentieth century was the widespread appearance of the balloon-framed house. The balloon-framed house effectively did away with traditional joinery by producing timber-milled materials to standard specifications, and required little more than partially skilled labor and manufactured hardware for the construction of the new home. Balloon-framed construction houses took the form of more or less standardized rectangular boxes, and could be constructed rapidly of inexpensive materials and personalized by imaginative detailing. Standardized building products, prefabricated millwork, and an expanded array of materials soon became available to builders. Potential patrons, no matter how modest, could choose from a variety of styles and modify to fit their budget.

It is probable that the Cooper residence was a modified pattern book duplex. Daniel Reiff in his book *Houses from Books: treatises, pattern books, and catalogs in American Architecture, 1738-1950: a history and guide* says that from the turn of the century through 1940, the demand for catalogs from which one could order house plans seems to have been insatiable. During this period, a great number of companies located in every part of the United States met this need with attractive, fully illustrated catalogs.

Indications are that the subject building was designed and built by Seattle architect and builder Fred L. Fehren. The Fred L. Fehren Company published a catalog of homes they had built called *Artistic Designs*. The catalog includes in the introduction, "hundreds of satisfied families living in homes erected by our plans are our excuse for offering this selection to the public. Herein may be found homes suited to every purse, from cozy \$500 cottages to the \$6,000 city residence: homes suited to varied tastes from the colonial cottage to the sumptuous seaside bungalow of shaggy logs. If you are not quite suited by any floor plan or exterior shown, we will gladly prepare new ones to meet your every requirement of cost and style."

Although there is no written record linking Fehren with the Cooper residence, a virtually identical building located at 432-434 17<sup>th</sup> Avenue East, features the same columns, capitals, pilaster placement and style, semi-circular portico with second floor balcony with balustrades, and entryway configuration. The Neo-classical detailing terminates on the side elevations in the same manner as on the Cooper residence. The building at 432-434 17<sup>th</sup> Avenue East was issued a permit March 30, 1903, about a year after the Cooper residence permit. The permit form used in 1903 added "Plans Filed by" that was not on the 1902 form. The permit for 432-434 17<sup>th</sup> Avenue East noted that Fehren & Co filed the plans. It is not

clear what the relationship was between the two buildings, but the same Neo-classical façade design was used for both and possibly the same floor design, with modifications.

An October 1905 issue of *The Coast* had an article entitled *Seattle Architecturally*. The article states that the firm of Fred L Fehren Company had built over 700 houses from 1900 to 1905 and has sent many plans of the houses they have built all over the country.

A December 19, 1903 issue of *Seattle News-Letter* has a feature entitled *A Group of Fehren Homes*. Pictured were six houses designed by Fehren, including Fehren's personal residence at 3909 East Howell Street. Also included was the Morris Johnson residence at 1509 7<sup>th</sup> West, and the R.H. Brinker home at 1206 16<sup>th</sup> Avenue East. These three residences still exist however, at the least, minor modifications have been made, as with the Morris house, and substantial modifications having been made to Fehren's personal residence overlooking Lake Washington in the Denny Blaine neighborhood. In the *Seattle News-Letter* feature, as well as in their regular "Real Estate" section, several references were made to houses Fehren built, or was planning to build.

Fehren was more noted for the Classic Box style, however, he did build other designs. Architectural historian Shirley Courtois in her 1979 writing *Criteria for Evaluating Classic Boxes* credited Fehren as a leading proponent of the Classic Box style in Seattle. More recently she identified one style of Fehren's as being distinctive. The Morris house exhibits that style. The style has three, equally spaced columns along the façade, with a doorway usually to the right of the center column and oftentimes a bay window to the left. Several homes on Capitol Hill exhibit this distinctive style. In researching it is not possible to confirm Fehren designed them. The homes are located at:

- 415 15<sup>th</sup> Avenue East
- 420 16<sup>th</sup> Avenue East
- 606 12<sup>th</sup> Avenue East
- 713 16<sup>th</sup> Avenue East
- 1134 17<sup>th</sup> Avenue East

Dennis Anderson, former Chair of the City's Landmarks Board and authority on local architects adds that Fred Fehren was indeed a prolific builder/designer during the first two decades of the 20th century -- one of a number of such people who marketed their contracting and land speculation businesses by also offering architectural services. His houses and commercial structures can be found all over the city, but especially concentrated on Capitol Hill, Ballard and greater Beacon Hill.

Design No. 571 in the catalog has a very similar floor plan and entryway placement as the Cooper residence and is described as a two-flat building. Cooper likely contracted with Fehren to modify this plan, using a different façade than the one shown in the catalog. The 1905 *Coast* article stated that Fehren had built design No. 571 in Seattle, but did not state where.

Other existing examples of Fehren designed homes have not been found. It appears looking at what does exist, and the photos of homes he built that were featured in earlier publications, that the Cooper residence and the four-plex at 432-434 17<sup>th</sup> Avenue East were an unusual departure from the style of house he normally designed.

The Cooper house is unusual, although not unique, in that it was built for use as a residential multiplex. Eleven single-family scale multiplexes (mostly duplexes) were located on Capitol Hill in the vicinity of the Cooper house. These are buildings that are, for the most part, interspersed in single-family residential neighborhoods. Upon examining the original permits of those eleven, only four were actually issued permits as multiplexes. The rest were converted at later dates. The four that were originally built as multiplexes are the Cooper residence, the four-plex at 432-434 17<sup>th</sup> Avenue E, and two buildings immediately south of 432-434 17<sup>th</sup> Avenue E at 424-426 17<sup>th</sup> Avenue E and 428-430 17<sup>th</sup> E. Beside the Cooper residence and the four-plex at 432-434 17<sup>th</sup> East, there is no indication the other duplexes were built by Fehren.

Cooper may have been taking advantage of the developing commercial activity on Fifteenth and the new Capitol Hill streetcar line, which began operation five months prior to the issuance of the construction permit. The residences in this area south of East Roy had a vernacular architecture with few examples of any distinctive style compared with those built in Moore's Capitol Hill Addition. In this neighborhood, the Neo-classical style of the house is unique. Most of the Neo-classical houses in Seattle were built after the Cooper residence, so it is unclear what the inspiration was for this design. Perhaps houses built in other parts of the country inspired Cooper. Housing design of the time became an exercise in the marketing of fashionable styles as potential occupants increasingly bought into the identities to which they aspired. (Howe p. 272.)

Steinbrueck and Nyberg in their publication *An Urban Resources Inventory of Seattle* identifies Neo-classical as being a style in some buildings built ca. 1895-1918 in Seattle. They identify the style as the use of the classic (Roman or Greek) orders, usually with porticos and pediments as the identifying characteristic. Sometimes only a porch was done in the classic manner on an otherwise plain building. Doorways and windows are ordinarily made with lintels rather than arches. Buildings are usually large and large in scale (or relation to people). Symmetry and careful ordering of parts of such as the fenestration, the general massing and regular roof lines are another aspect of these very traditional conservative but idealistic buildings. The semi-circular shape of the portico is an unusual variation of the more common rectangular portico. Virginia and Lee McAlester in their book *A Field Guide to American Houses* note that even though the semi-circular is uncommon, it still is an example the Neo-classical style. A balustraded parapet along the roofline which echoes a raised porch on the ground story is also found in some examples of Neo-classical architecture. Square block modillions line the underside of the roofline, and are used for decoration.

John Milnes Baker in his book *American House Styles: A Concise Guide* notes that pilasters or possibly quoins might appear at the corners of the building of a Neo-classical house, but without great emphasis on shadow and depth. Symmetry was important and the portico usually dominated the central section of the façade.

## PHYSICAL DESCRIPTION

### Current Appearance

The multi-family residence at 225-227 14<sup>th</sup> Avenue East is located on the west side of Fourteenth Avenue East, near the northern end of the block bounded by East Thomas Street to the north, and east John Street to the south. The Neo-classical style house has

two full floors, as well as an attic and a basement. Originally built as a duplex, it currently has the original two flats, with two additional apartments, one in the attic and the other in the basement. A two story semi-circular portico is centered on the main elevation. The bellcast hip roof features three dormers, the prominent dormer being on the front elevation. The front dormer includes French doors leading to a non-original balcony with a 2 X 4 railing.

King County records show the property is 60' wide and 128' deep for a total of 7,680 square feet. The lot the house sets on a slope, so the first floor of the front is at ground level, but with the slope, the basement at the back of the house also opens to ground level.

The building, especially when the trees have leafed out, can easily be missed when driving past the house. This is due to the 38' deep front yard, two large Sugar Maple (*Acer saccharum*) trees on the parking strip and other vegetation on the property. In 2000, city arborist Bill Ames performed a Vegetation Assessment for the property. He found the two Sugar Maples to be "significant." He also noted the trees were also "considered as a neighborhood amenity." Other, on-site vegetation noted in the assessment are two Deodar Cedar trees and 4 Cherry trees. In addition to the dense foliage of the trees, the facades of the apartment buildings to the north and south are nearly at the sidewalk so the Cooper residences deep setback is more pronounced.

Similar to many houses built at the time in Seattle, even houses of more prominence, the façade exhibits a characteristic style – in this case Neo-classical – while the sides and back are devoid of features typical of a particular style. The façade of the Cooper residence contains elements Steinbrueck and Nyberg identify as belonging to the Neo-classical style. The prominent feature is the two-story, semi-circular, colossal portico. Typically, the porticos of Neo-classical buildings are squared, but the McAlesters do note that the semi-circular portico is a less common variation.

The portico is supported by two fluted colossal columns with composite (Ionic and Corinthian) capitals. Additionally, two fluted pilasters with composite capitals give the visual appearance of supporting the portico where it joins the façade. The entablature of the portico consists of a curved fascia with dentils. The portico covers a first story porch, as well as a second story balcony. Both porch and balcony are enclosed with a balustrade. A pair of multi-paned French doors provides access to the balcony. The front porch does not have any direct access from the first floor by means of a door, however, two large double-hung windows open to it.

The rest of the façade contains the typical symmetry of the Neo-classical style. On the outer corners are pilasters with capitals echoing the pilasters of the portico. The pilasters wrap around to the side elevations of the house. Framing the portico on the first floor are two entryways providing access to the house. On the second floor a single, large single-hung window on each side frames the portico.

A variation of the Neo-classical style is the two entryways. Since the building is a duplex, it features two front entrances that are mirrored, one at both corners of the façade. Typically, a single family Neo-classical house would have a single doorway centrally located on the façade. The entryways are set inside the corner pilasters and columns support entry arches. The spandrels of the arches are embellished with keystones as well as wreaths. The entryways are 8' by 8'. Both entries have half-glass doors with transom windows. The

transom window of the south entry is stained glass and the north entry transom window is plate glass. Probably the stain glass is original and the plate glass was replaced later. Echoing the façade entry arches are arches that open to the north and south sides of the house, varying only with the inclusion of balustrades.

Adding detail below the second story windows that frame the portico is half-round molding forming a rectangle. Completing the embellishment of the façade is the entablature continuing from the portico with fascia and dentils.

There is a metal fire escape ladder attached to the façade south of the portico that is unlikely original. The ladder provides fire escape from the balcony of the attic apartment and goes through an approximate 2' by 2' hole in the eave. The ladder was probably added sometime after the building was constructed but before 1937, since it is shown in the 1937 assessor's photo.

Neo-classical details continue around to the north and south side of the house, but only as far back as the depth of the entryways. Pilasters with capitals, like the ones on the façade, terminate the side embellishments. Between the corner pilasters and the pilasters terminating the embellishment are large second story single-hung windows on the north and south sides of the house. Except for the balustrades on the entryway porches, the forward embellished areas of the north and south sides of the house echo the embellishment of the areas on the façade between the portico pilasters and corner pilasters.

Beyond the pilasters that terminate the embellishments, the north and south sides of the house are more common with a vernacular style. The siding, according to 1937 assessor records, is six-inch lap siding. On the north side of the house the placement of windows on the first story is identical to the second, except the first floor has an additional vestibule leaded glass window. To the west of the vestibule window is a bay window on both floors with a single hung window in each section of the bay. Continuing from the bay window to the rear of the house are three single hung windows nearly equidistantly spaced. Separating the first floor from the basement is band molding and the lap siding continues from the upper stories.

The south side is similar to the north with the six-inch lap siding on the first and second stories. Instead of a first floor vestibule window there is an eight light window that corresponds to the stairway landing accessing the second floor from the south entryway. There is a bay window on both floors, with single hung windows in each section of the bay, as well the three single hung windows between the bay and rear of the house on both stories. Band molding separates the upper stories from the basement. On the south side a walkway runs from the front of the house to a stairway, about a third of the way back, that leads down to the basement level. Removal of soil at the time of construction made for a daylight basement from the bottom of the stairway to rear of the house on the south side.

Approximately half way from the south side stairway, to the rear of the house is a single, French door. East of the French door are two, single hung windows located below the overhang of the bay window on the first floor. West of the French door is a single-hung window. The basement area is sided with ship lapping from the bottom of the stairway to the rear of the house.

The rear of the house has siding consistent with the rest of the house, however, some windows appear to have been replaced from original. The most prominent feature of the rear is a wooden stairway providing access to the first and second stories with a metal stairway continuing from the second story to attic apartment.

The house has a bellcast hip roof. The eaves on the portion over the embellished façade, and north and south embellished sides, contain block modillions, consistent with the Neo-classical style. The block modillions end at the pilasters on the north and south sides. The remainder of the sides and rear under the eaves is shiplap.

The north, east and south side of the roof have hipped dormers. The south dormer contains a casement window, while the north, larger dormer is a bay window with a single-hung window in each section of the bay. The east dormer is cut deeper into the roof to allow for French doors to access an outdoor area on the flat roof of the portico.

East of the south dormer is a brick chimney. The brickwork of the chimney is embellished with bas-relief ceramic tiles centrally placed on the east and south face. It is not possible to determine if the ceramic tiles are on all four sides since the west and north face of the chimney cannot be seen.

### **Interior**

The first-story apartment is accessed by the entryway on the north side of the façade. There is an entry vestibule that has two doorways; one leads to the living room, the other the dining room. The living room has a fireplace in the southwest corner and two, large, single-hung windows on the east wall that open to the front porch. The fireplace is original and has a tile surround and hearth, in addition to a wood surround and mantel. The ceilings are 9' high.

The living room is separated from the dining room with double pocket doors. The dining room has a bay window on the north wall and a freestanding gas heater centrally located on the west wall. The west wall has a doorway providing access to a small pantry and beyond to the kitchen.

On the north wall double pocket doors separate the dining room from a bedroom. The bedroom has a bay window on the south wall.

A long hall leads from the west wall doorway of the dining room to a bedroom in the southwest corner of the apartment, and a bath centrally located at the back. A doorway from the back of the hallway also leads into the kitchen. The apartment retains the original fir floors, as well as picture rails, door and window trim, and floor molding.

The floor plan for the second-story is similar to that of the first-story, except instead of leading directly into the apartment from the south entryway, one is lead up a stairway with landing to what was originally the second-story entrance foyer. The original foyer had four doors; one leading to the second story living room, one the dining room, one the bedroom, and one to the attic stairway. The doorways to the living room and bedroom have been boarded up, and what doors remain in the foyer provide access to the second-story apartment, and attic apartment stairway. Originally, entrance to the apartment was provided by the south first-story entryway. Inside the entryway is a vestibule and stairway, with

landing, leading to the original second-story foyer. As with the first-story, ceilings are 9' in height.

The front of the second-story apartment has a living room and a sitting room separated by double pocket doors. The living room has a fireplace similar to the fireplace in the first-story apartment.

Much appears original in the unit. Notable exceptions are the kitchen and bath. The kitchen has a combination of metal and newer wood cabinets. The lower pantry cabinets appear original, however, the uppers match the newer wood cabinets in the kitchen. The bath has been updated at different times, the toilet was manufactured in 1946, so was installed after that date. The sink and tub were replaced at a later date, probably in the 1960s or 1970s.

Original fir floors are found throughout the second-story apartment, with the exception of kitchen and bath. The living room and adjacent sitting floors are stained fir. The rest are painted. Original picture railing remains as does floor moldings and window and door trim. Operable wood panel pocket doors separate the living room from sitting room, as well as the dining room from the bedroom that has a bay window.

Most of the doors that remain are original wood panel retaining their original hardware. Some doors, such as dining room to pantry and dining room to hallway have been removed. The door from the dining room to living room has been replaced with a stained, louvered door.

A wide doorway leads from the kitchen to a sun porch that has a nice view of the city, Space Needle, sound, and Olympic Mountains. A door from the sun porch accesses the back stairway.

Access was not obtained for the attic or vacant basement apartments. The apartments were added sometime after building, therefore have no original features.

#### **Alterations to Original Appearance**

The building has had a minimal amount of change in its appearance since it was built. The north and south sides have consistent detailing indicating that few, if any changes were made to those surfaces. The back of the building appears to have the most change. There may have been some sort of outside stairway to the first and second floor enclosed back porches, but the current stairway is not original. The second-story back porch windows appear newer and consists of two, large glass plates without sash. The first story back porch windows are divided lights and consistent with the windows of the rest of the house, so probably original. A smaller window on the first story back porch is plate glass and likely was originally a divided light.

The first and second-story apartment interiors also have had a minimal amount of change. Most of the change involves updating the kitchen and baths. The second story apartment has had two of the foyer doorways boarded up, and two have entrance doors, with locks, for the second-story and attic apartments.

In addition to the metal fire escape ladder on the façade, the attic balcony and 2 X 4 railing are not as originally built. It is difficult to determine if there were changes made to the front dormer.

**Conclusion**

The Cooper residence is entering its second century as part of the Seattle landscape. Walking down Fourteenth Avenue East, one sees many of the changes that have occurred with the dynamic nature of a city. However, from the street the Cooper residence appears much as it did when it was built over 100 years ago. The house embodies the distinctive characteristics of the Neo-classical style that was popular at that time. Many residents have come and gone over the years, and some internal components have adapted to changing use. But little has changed in the appearance of the house and its use as housing for workers of Seattle.

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Dennis Andersen, Former Chair of the City's Landmarks Board

Shirley Courtois, Architectural Historian

- Mari Dunsmore, Librarian, Skagit County Historical Museum
- Jodee Fenton, Librarian, Seattle Room, Seattle Public Library
- Kate Krafft, Landmarks Coordinator, King County Historic Preservation Program
- Larry Kreisman, Program Director, Historic Seattle
- Christine Palmer, Preservation Advocate, Historic Seattle
- Mimi Sheridan, Planner/Historic Preservationist

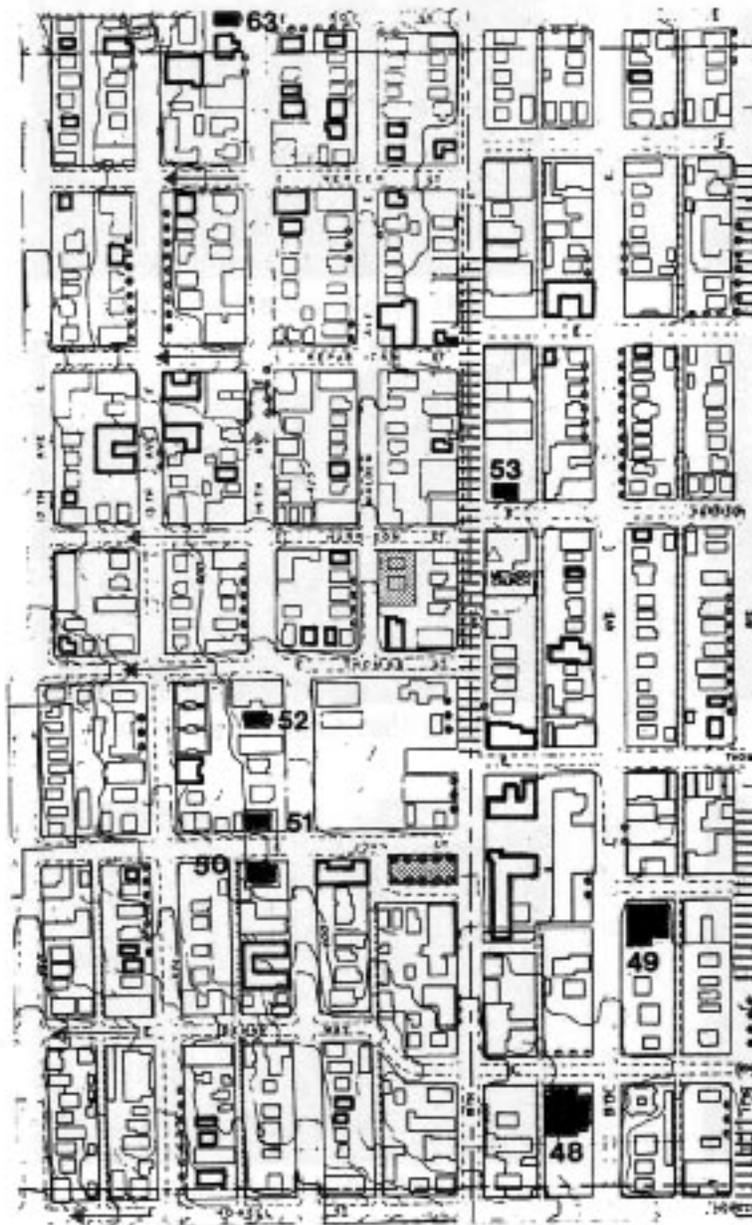


-  Cooper Residence 225-227 14th Avenue East  
Residence built ca. 1904
-  Fifteenth Avenue Streetcar—Southbound Route  
Fifteenth Avenue Streetcar—Northbound Route  
Operation began 1901
-  Fifteenth Avenue Business District  
ca. 1902 stores opened in the area

This aerial photograph, with highlights, illustrates the Cooper residence's place in the development of the Fifteenth Avenue area of Capitol Hill.



City of Seattle Aerial view of the neighborhood around the Cooper residence. The Cooper residence is the red rectangle in the center of the photo, and Landmark Capitol Hill United Methodist Church is the yellow rectangle in the lower right.



### Significant Buildings

- 48 First Church of Christ  
Scientists  
16th and E. Denny Way
  
- 49 Capitol Hill Methodist  
Church  
128 16th Avenue E.
  
- 50 Residence (now  
commercial)  
133 14th Avenue E.
  
- 51 Judge Stone House  
(now commercial)  
203 14th Avenue E.
  
- 52 Duplex (Cooper  
Residence)  
225-227 14th Avenue E.
  
- 53 Old Fire Station #7  
402 15th Avenue E.

A section of the neighborhood surrounding the Cooper residence from Victor Steinbrueck and Folke Nyberg's *Capitol Hill: An Inventory of buildings and Urban Design Resources*. The buildings they identified as significant are numbered.



904-16th Avenue East (1906)



747 16th Avenue East (1907)



905 12th Avenue East (1906)



1013 15th Avenue East (1905)



1409 East Prospect (1909)  
A Seattle Landmark



917 16th Avenue East (1902)

Moore's Capitol Hill Addition has these examples of Neoclassical architecture. These homes are much grander and were built for a wealthier class than the Cooper residence. What is unusual about the Cooper residence is that it uses similar Neoclassical embellishments on a more modest house.





Front façade with semi-circular portico, columns with capitals, mirrored entryways and first story porch and balcony balustrades.



Side view showing corner pilasters and pilasters partially down the side marking termination of the Neoclassical embellishments.



North and south mirrored entryways with columns supporting arches, half glass doors, and transom windows.

#### **432-434 17th Avenue East**

The permit for this Fred L. Fehren Company planned house was issued almost a year after the permit for the Cooper residence. The nearly identical façade and similar layout leads one to believe that Fehren also planned and built the Cooper residence.

Write for **“FACTS**  
**About Seattle Investments”**



We planned and built this 6-room and basement Cottage for \$1600—with best of plumbing. Send for “Artistic Designs,” a book of 80 original designs, ranging in price from \$1000 to \$6000

We Can Invest Your Funds to Net 10 Per Cent to 15 Per Cent Per Annum  
 Monthly Income, Besides the Increase in Value  
 6 Per Cent. to 7 Per Cent. First Mortgage Loans. 40 Per Cent. Actual  
 Value of Property

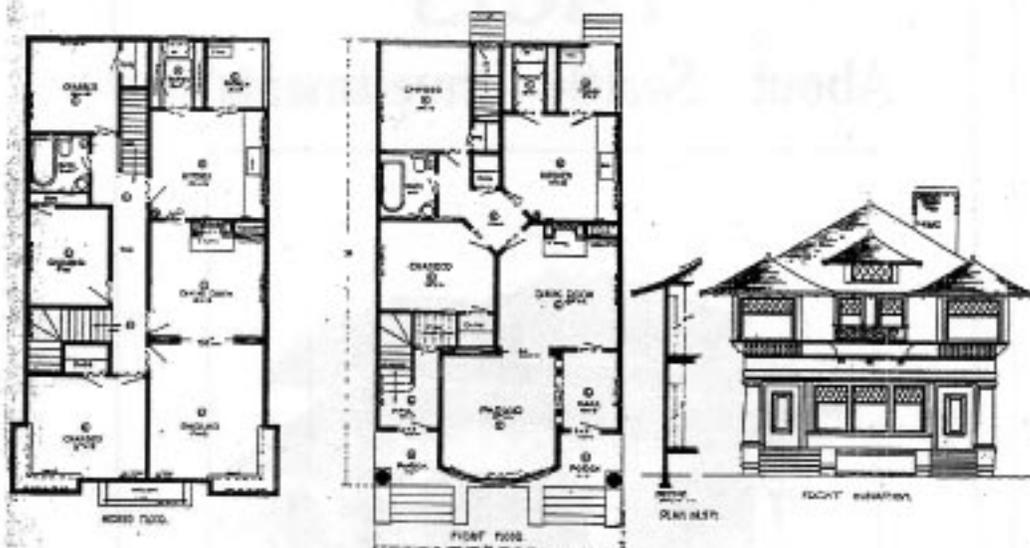
**FRED L. CO.**  
**FEHREN**

Real Estate  
 Investment Brokers  
 Architects

230-231 Pioneer Building

SEATTLE, WASHINGTON

The 1903 Polk Directory for Seattle had this full page advertisement for the Fred L. Fehren Company. The *Artistic Designs* book of 30 designs mentioned here apparently is an earlier edition of their 1905 publication of 100 designs. A copy of the earlier edition of 30 designs could not be found. The University of Washington Special Collections has a copy of the 1905 publication.



**DESIGN NO. 571—COST \$3100.00.**

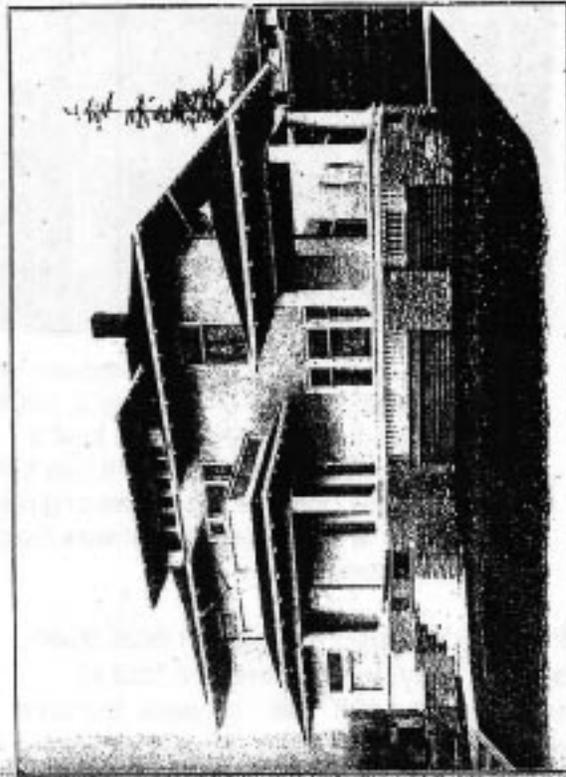
A neat modern convenient two-flat building that will not be an objection to any residence locality. It has a concrete foundation and a half basement. Double construction. Elegantly finished. Native woods. Pressed brick mantels. Best of plumbing. China closets. Each flat is entirely separate and independent of the other, there being nothing in common.

For further information see "Construction," front of book. Cost of plans, specifications and details \$31.00.

One set of plans (without change) \$15.

No original plan can be found for the Cooper residence. The floor plan and entryway configuration is nearly identical to Design 571 from page 31 of Fred L. Fehren Company's catalog of house designs, *Artistic Designs*. It is quite likely that John O. Cooper used this design as inspiration for his home at 225-227 14th Avenue East. *Artistic Designs* introduction includes, "If you are not quite suited by any floor plan or exterior shown, we will gladly prepare new ones to meet your every requirement of cost and style."

# A GROUP OF FEHREN HOMES



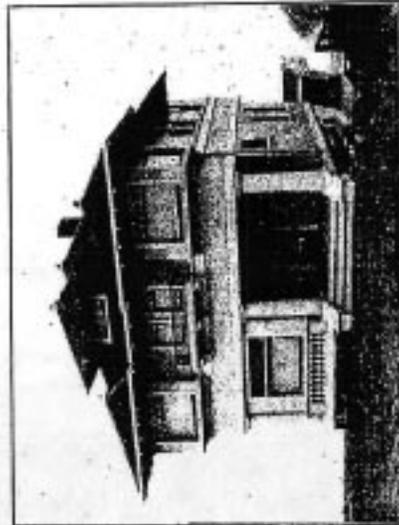
Five-room house of Fred. L. Fehren overlooking Lake Washington. A heavy, massive effect is carried out in detail both inside and out.



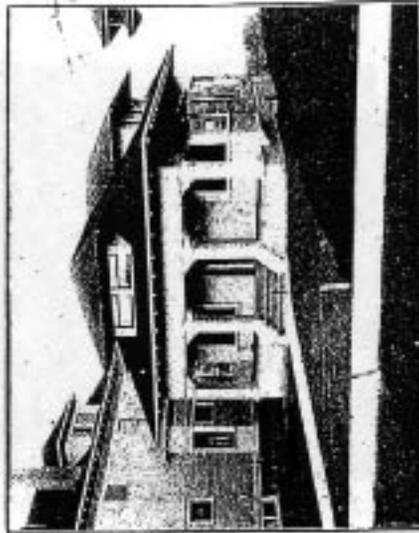
Homes built by Fehren for W. H. Williams and Joseph W. Eys. The outside finish is cedar, while the inside is fir.



Built by Fehren for Dr. C. L. Norberg. The entire trimmings of this house is the chimney, porch and cornice.



A striking house built by Fehren on Queen Anne Hill for Morris Johnson.



A pretty five-room cottage built by Fehren for R. H. Belker. The living room is built entirely of fir and cedar.



The Morris Johnson house at 1509 7th West. This house has had the least changes from the picture in the 1903 Seattle News-Letter.



Fred Fehren's personal residence at 3909 East Howell has been change significantly. Two porches have been removed, dormer enlarged and windows replaced. The only original window on the façade is the second-story, center window.



The R.H. Brinker house at 1206 12th Avenue East has had the porch enclosed and dormer windows replaced.



This house at 1428 16th was mentioned in the Real Estate section of the July 2, 1904 Seattle News-Letter. Fehren also built a house next to it at 1426 16th, but it has been destroyed. It is possible the house originally had a center and left column that was typical of Fehren designs.

Some homes noted in various sources as Fehren designed have been destroyed. Others, probably built by him, have no record that they were. Here are four of Fehren's homes still existing. Except for the house at 1428 16th, all were featured in the Seattle Newsletter's *A Group of Fehren Homes*.



Cooper House at 225-227 14th Avenue East. Originally built as a two flat duplex, it now contains four apartments, three occupied.



Four-plex at 432-434 17th Avenue East



Duplex at 428-430 17th Avenue East



Duplex at 424-426 17th Avenue East

Buildings originally built as multiplexes are not common on Capitol Hill. Here are four that were found, including the Cooper residence.



A 1937 assessor's photograph shows that the house looked very similar to today. The metal fire escape was present at that time. Two notable changes are a roofline balustrade existing in 1937 and the second-story balcony window has since been replaced with French doors.



A current photograph showing the Cooper residence retaining the original Neoclassical embellishments.

DISTRICT: 1 ADDITION: NAGLE'S BEND ADD. NAME: SECTION: TWP. N. RANGE EWN. BLOCK: 55 TRACT OR LOT NO.: 8  
 ADDRESS—PROPERTY: 227 14th Ave. No. CONT. PURCHASER: JOHN E. MINIKLER 8-25-13 547  
 PERMIT NO. ARCHITECT: CONTRACTOR:

CHG. COST: 50% BASEMENT: Frame & Conc. STORE FRONT: None  
 BUILDING: Apt House 2 Stories & Att. 1/2 Apts 17 Rms  
 FOUNDATION: CONCRETE EXTERIOR: Frame 6" Cedar Siding Wood Gornice Fir Trim  
 ROOF: Shingle  
 INTERIOR: Plastered Fir Trim  
 FLOORS: Fir  
 FIRE PLACE: 1 Br. & T.F.  
 PLUMBING: 17 Fixt. & Tubs Toilets & Basins & Sinks HW T's 2 Ldy Trays Average  
 TILE WORK: None  
 WIRING: Heating: 3 Stoves - oil  
 ELEVATORS: No  
 LOBBY: Ceiling—Height: Basement 7' 1st Fl. 9' 2nd Fl. 9' Attic 5'6"

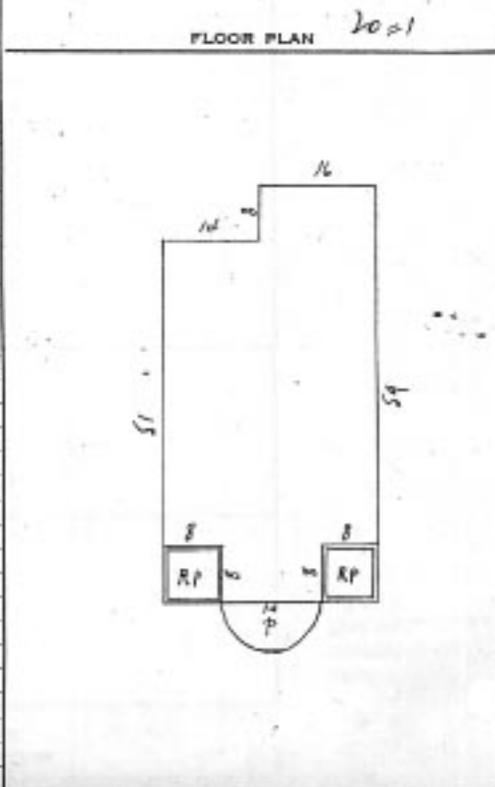
EXTRA FEATURES: NONE  
 CONSTRUCTION: Frame Double-Medium  
 REFRIGERATION: No  
 7 CONDITION, EXTERIOR: Good INTERIOR: Fair FOUND.: Fair  
 8 MAIN SUPPORT COLUMN: 6 x 6 FOOTING: CONG. SPAN: FT.  
 9 FIRST FLOOR JOIST: 2 x 10 16 INCH CENTERS BRIDGED: Yes  
 10 BUILDING: Fir.  
 11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$  
 12 DEPRECIATION: COND. 60% OBSOLE. \$ ECKH. SUIT. \$ TOTAL \$  
 YEAR BUILT: 1904 REMODELED: Yes  
 EFFECTIVE AGE: 27 YEARS FUTURE LIFE: 13 YEARS  
 DIMENSIONS: 30x51 x 8 x 16 SQUARE FT. AREA CUBIC FT. 1658



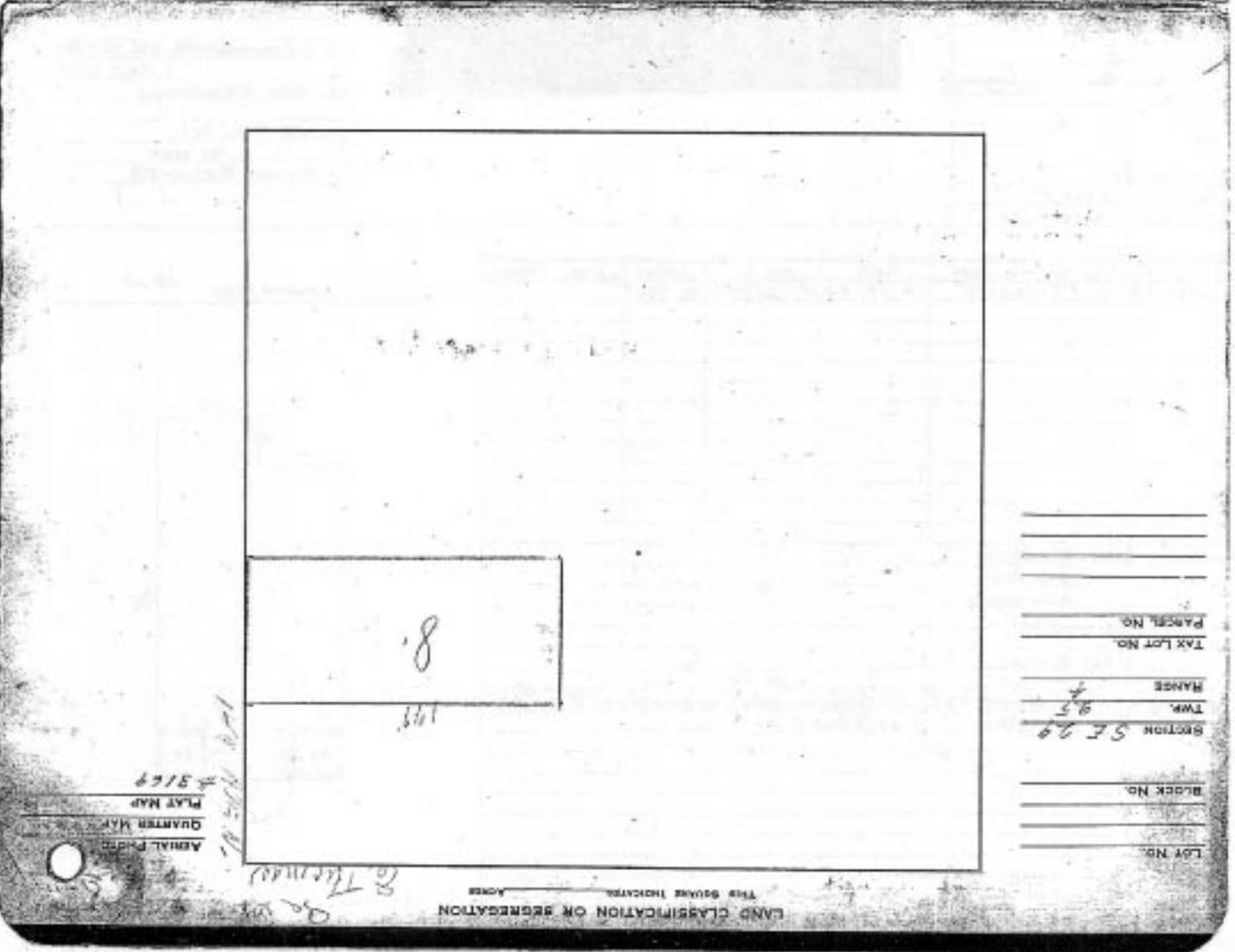
IMPROVEMENT VALUE: MAIN BUILDING \$ 2100 OTHER BUILDINGS \$ 10 TOTAL \$ 2200  
 DATE: 8-20-37  
 LAND INFORMATION:  
 1. SIZE x Level On Grade  
 2. STREET—ROAD Graded Paved No Alley  
 3. SIDEWALK CONG. Sewer  
 4. LANDSCAPING: Lawn and shrubs Fair Cond.  
 5. TREND Stat. VALUE \$  
 6. USE Res. Apt. No view  
 7. DISTRICT Medium-Old

O	C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTBK.	STAMP
		RE DAN FABIO BARDOLIN	11-19-58	E 320770	26,500		

REMARKS: Pchs. 2 1-Story 2 2-Story 2 Besssed 1 Encl. 2 Bay Windows  
 Garage 58' x 14' 11" x 14' 11" 15' 4" 16' 8" 16'  
 CAR PORT 12' OPEN 1st Floor 12' x 16'



DISTRICT		ROAD		SCHOOL		WATER		FIRE		DECREASE OR INCREASE IN ASSESSED VALUATION		60035 1795			
RECORD OF ASSESSED VALUE										600350-1795		3070		1750 0010	
YEAR	AC.	LAND	BLDG.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE	NO			
1938		1010	1100	2110											
1944		840	1100	1940	2-3-47	N.S.	R.V.								
1948		840	1650	2490	1946	Ch. Of	Reval								
1955		1150	1650	2800	1-4-54	Ch.	Reval								
1959		1150	2200	3350	4-25-58	Ch.	Reval								
1960		1950	2200	4150	11-19-58	Ch.	Reval								
1965		3070	2200	5270	12-16-63	Ch.	Reval								
1965		3070	1250	4820	2-27-64	Ch.	Reval								
71	L	6140 B	3500 T	9640	600350-1795-0	819									
72		15360	2640	23000	5-12-71	Ch.	R.V.								
72	L	12196 B	6066 T	18262	600350-1795-0	9/71									
73	L	15360 B	7640 T	23000	600350-1795-0	9/71									

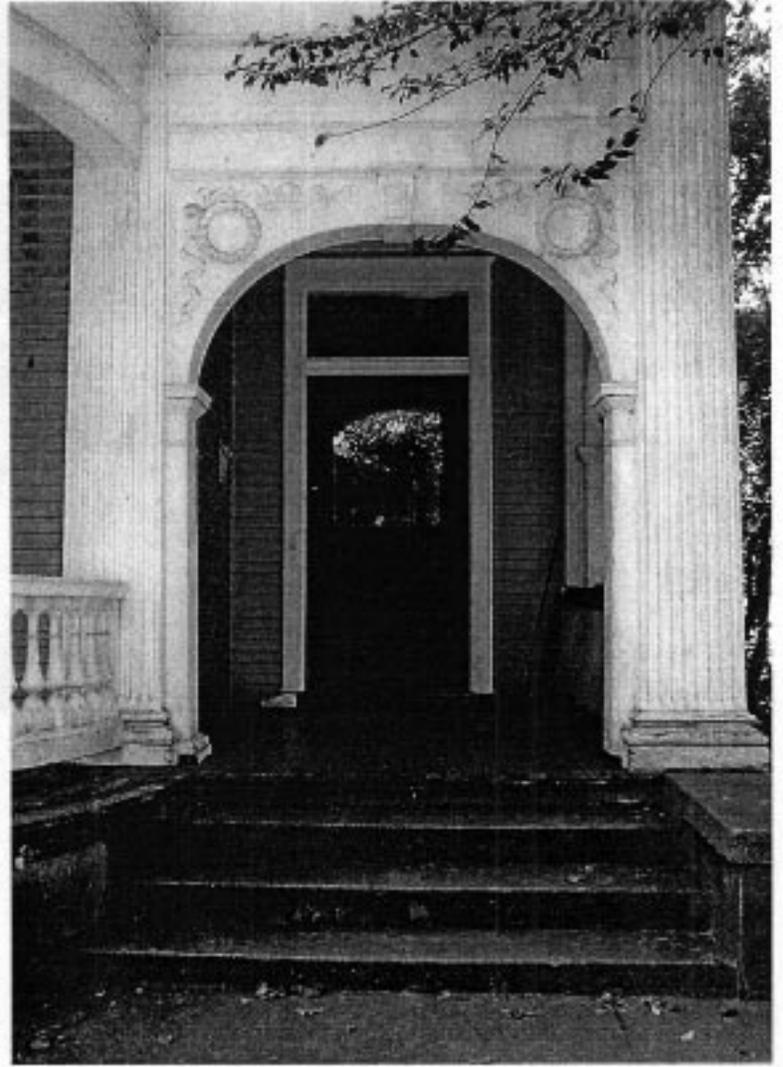




The deep setback and vegetation, including two "significant" sugar maple trees, provide a park-like setting for the Cooper residence.



South Entryway

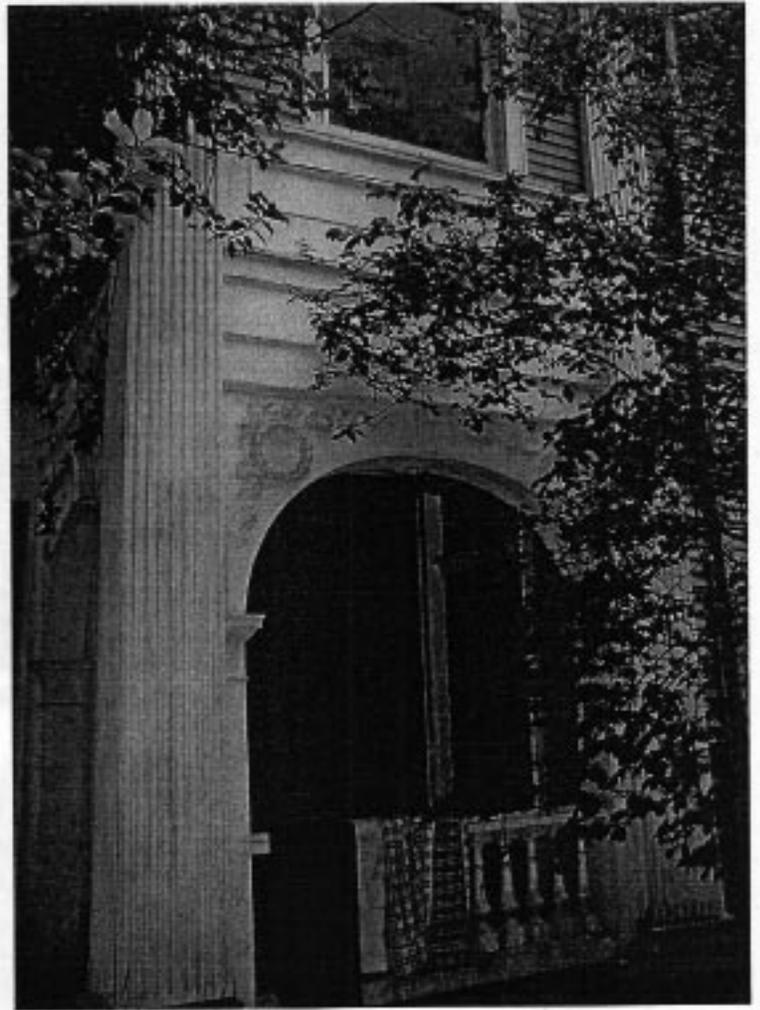


North Entryway

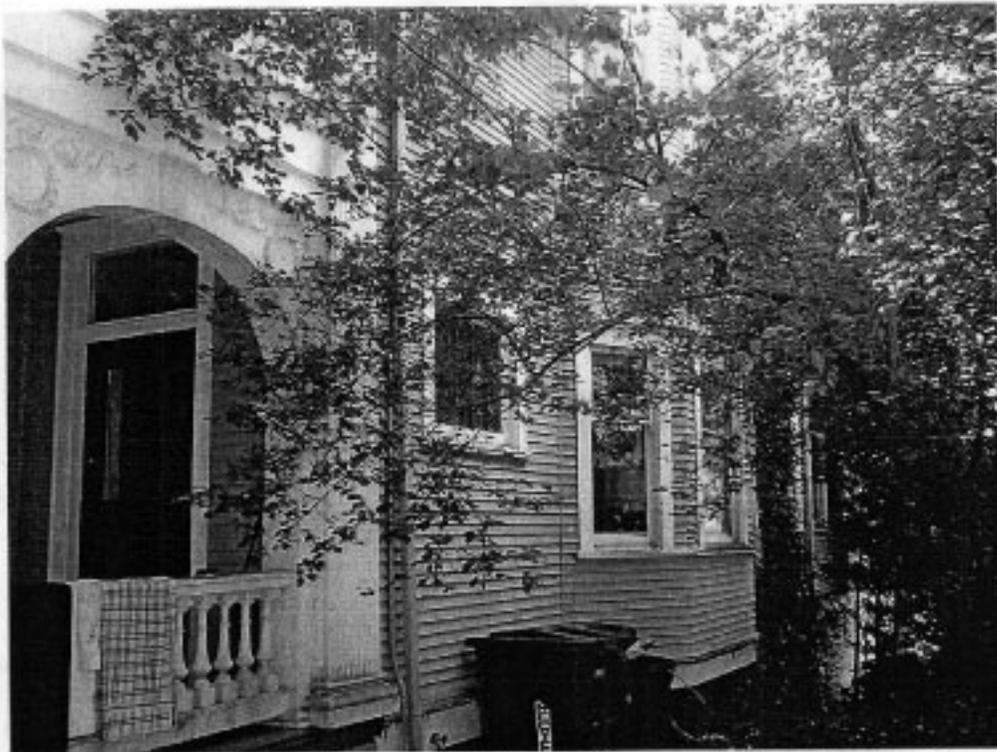
The north and south entryways with their arched doorways, half glass doors and transom windows.



South side embellishments with corner pilasters, and side pilaster terminating the Neoclassical elements on the side.



North side embellishments mirroring those of the south side.



View of the north side with entryway, led glass vestibule window and two story bay windows.



The south window placement and bays are similar to the north, except a stairway landing window replaces the north side vestibule window.



The bay windows on the north side of the house. The bay windows are on both first and second floors.



The south bay windows have the same window arrange and dimensions as the north bay windows.



The basement of the back of the house opens to ground level. The stairway to the left leads to the second story and attic apartment. The stairway to the right leads to the first story apartment.



The slope of the property toward the back allows for a daylight basement entrance on the south side.

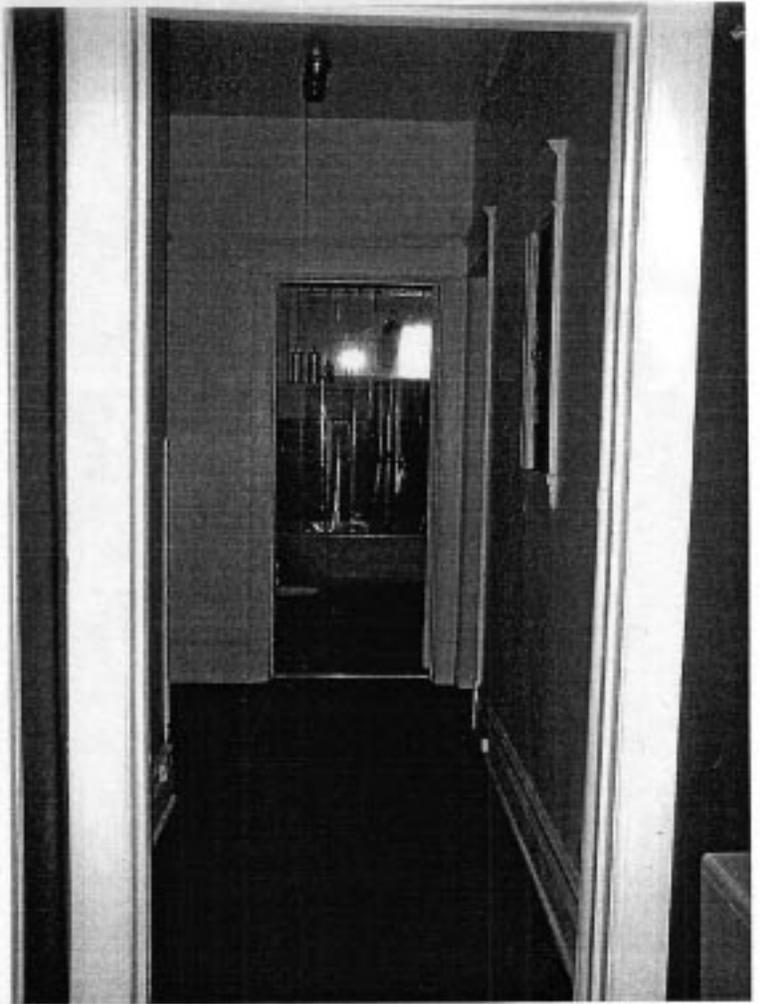


The back of the house showing the wood stairs to the second story apartment and metal stairs to attic apartment. The second story porch window has been replaced with plate glass.

## First-Story Apartment



Fireplace with tile and wood surround



Hallway from dining room to back bedroom and bathroom

## First-Story Apartment

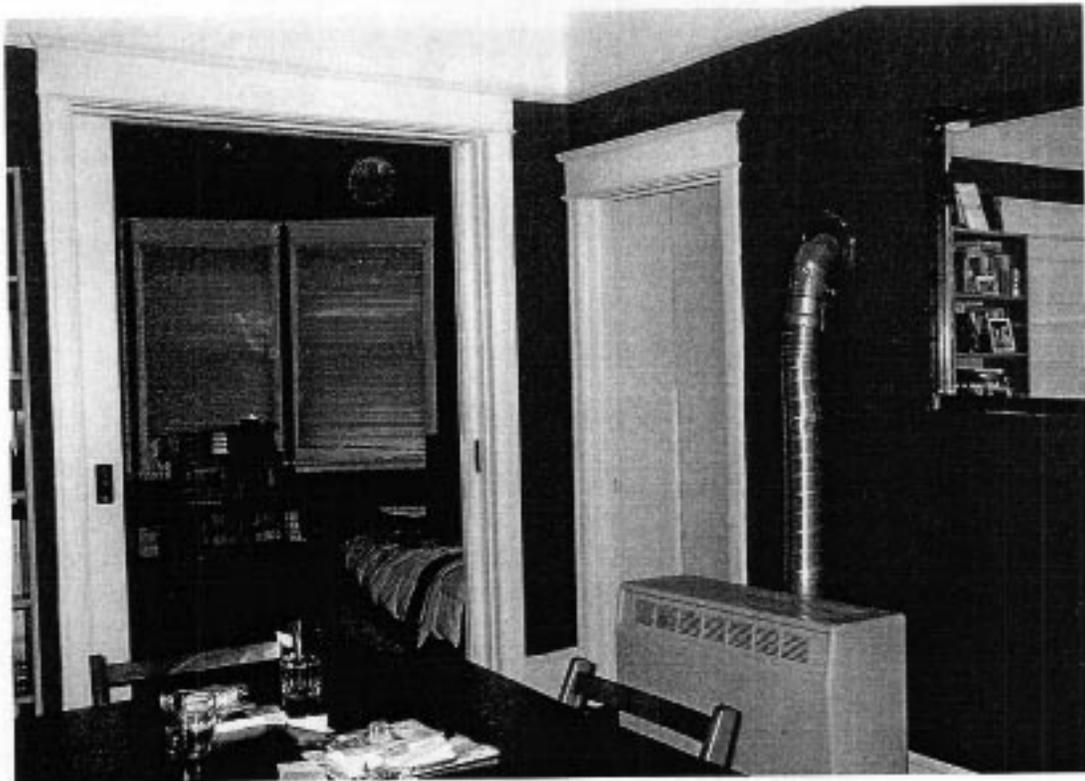


Dining room with bay window and doorway into pantry

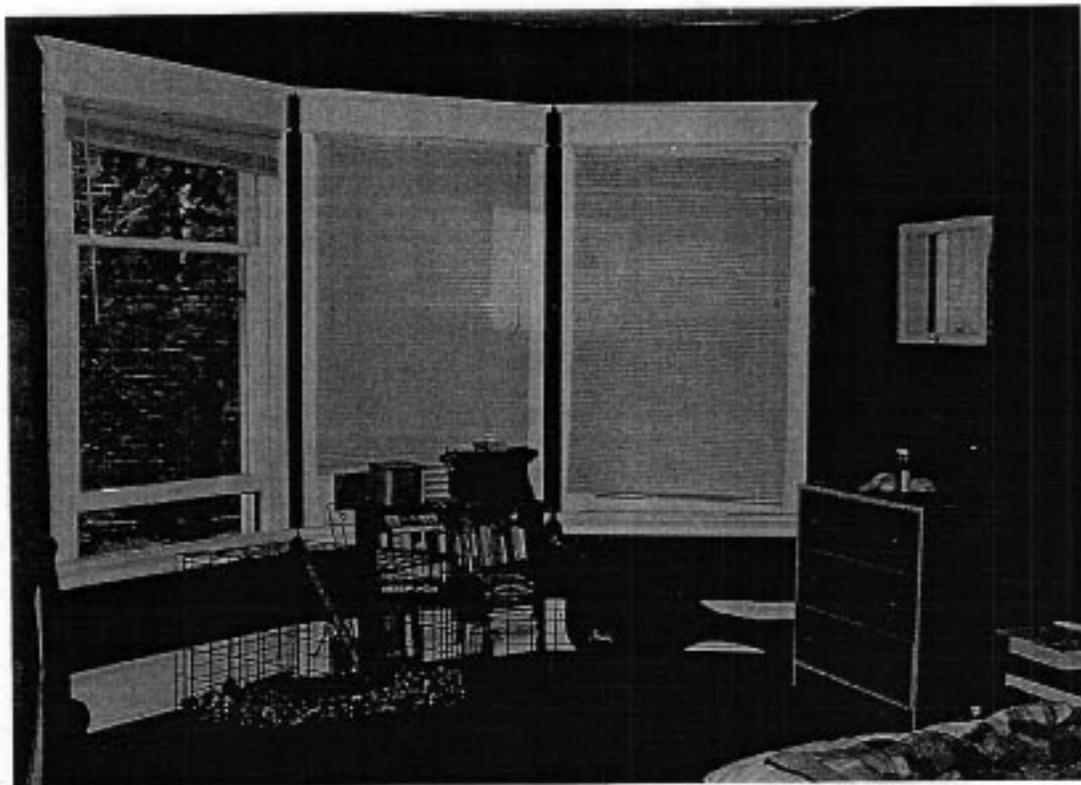


Looking from living room to entry vestibule with leaded glass window

## First-Story Apartment

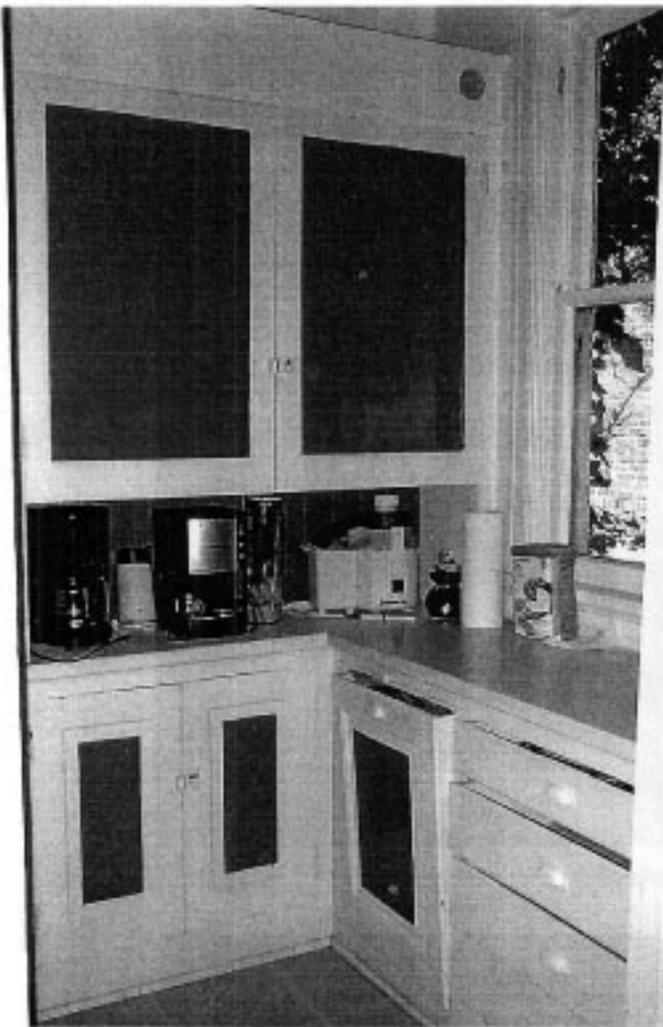


Dining room looking through double pocket doors into a bedroom

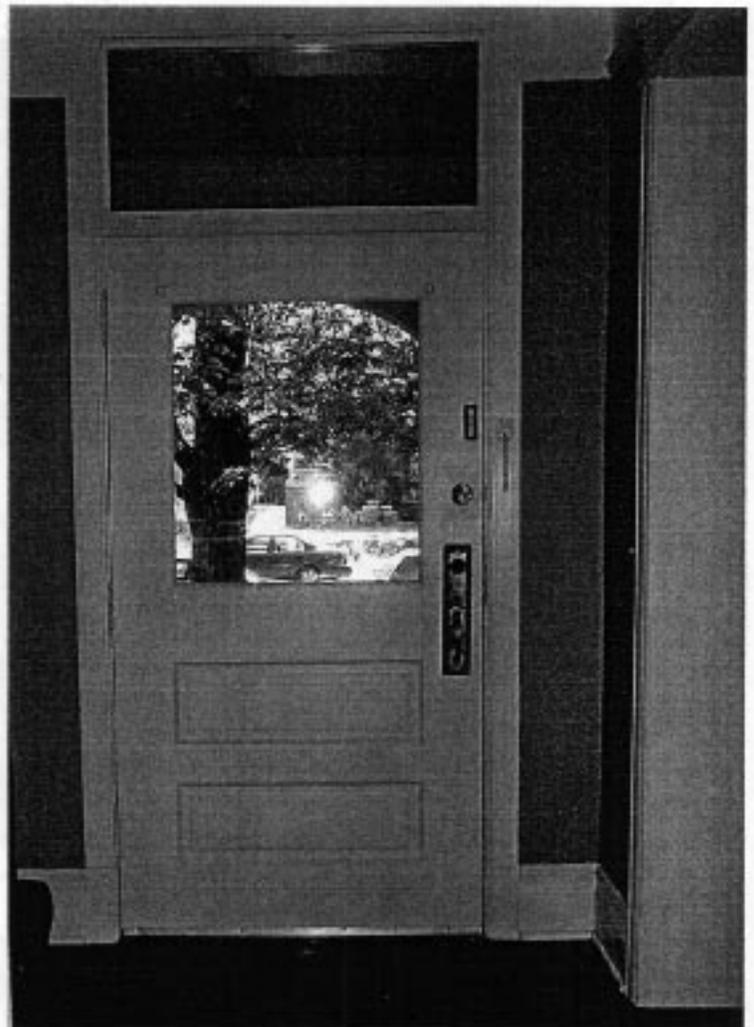


Bedroom off dining room with bay windows

# First-Story Apartment



Pantry



Entry door with transom window

## Second-Story Apartment



Living room fireplace



Living room French doors to balcony and pocket doors to sitting room

## Second-Story Apartment

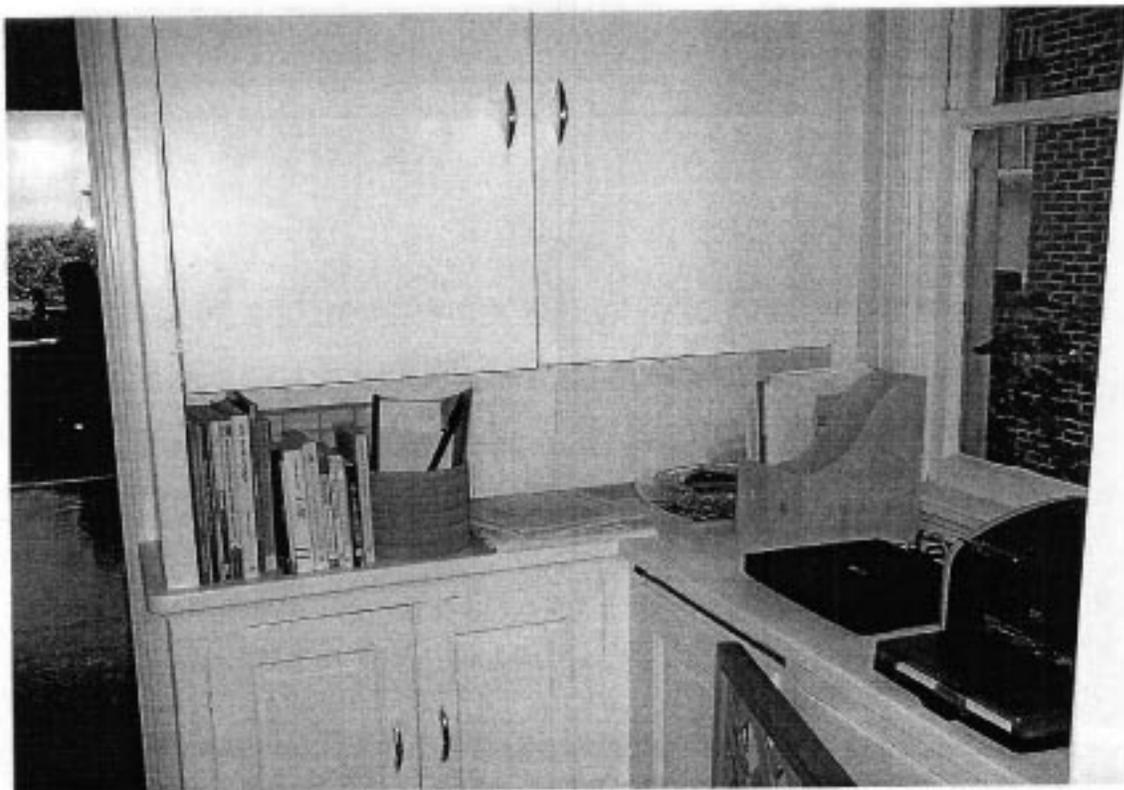


Dining room with bay window



Dining room doorway to bedroom with pocket doors

## Second-Story Apartment



Pantry



Kitchen with sun porch and view to the west