



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 617/18

### REPORT ON DESIGNATION

Name and Address of Property: **Mount Baker Community Club Clubhouse**  
**2811 Mount Rainier Drive South**

Legal Description: THE SOUTHERLY 8.75 FEET MEASURED ON THE WEST LINE OF LOT 1 AND ALL OF LOT 2, BLOCK 31, MOUNT BAKER PARK, ACCORDING TO THE PLAT FILED IN VOLUME 16 OF PLATS ON PAGE 3, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3, SAID BLOCK 31, MOUNT BAKER PARK DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTH  $81^{\circ}00'10''$  WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 111.17 FEET; THENCE NORTH  $85^{\circ}55'41''$  EAST A DISTANCE OF 112.88 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3, SAID POINT LYING ON THE ARC OF A CURVE HAVING A RADIUS OF 1181.28 FEET, THE RADIAL POINT BEARING NORTH  $73^{\circ}07'08''$  EAST; THENCE NORTHERLY ALONG SAID EASTERLY LINE AN ARC DISTANCE OF 9.78 FEET MORE OR LESS TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LOT 2, SAID BLOCK 31, MOUNT BAKER PARK DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH  $81^{\circ}00'10''$  WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 111.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  $85^{\circ}55'41''$  WEST A DISTANCE OF 15.18 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT LYING ON THE ARC OF A CURVE HAVING A RADIUS OF 575.00 FEET, THE RADIAL POINT BEARING NORTH  $82^{\circ}43'44''$  EAST; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AN ARC DISTANCE OF 1.30 FEET TO THE

**Administered by The Historic Preservation Program**  
**The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 81°00'10" EAST A DISTANCE OF 15.16 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

At the public meeting held on October 17, 2018 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Mount Baker Community Club Clubhouse at 2811 Mount Rainier Drive South as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*
- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.*

## **DESCRIPTION**

The Mount Baker Park Improvement Club Clubhouse is a two and one-half story wood frame Craftsman-style community facility built in 1914. The nominated resource lies in the heart of the Mount Baker neighborhood just southeast of downtown Seattle and sits between two major boulevards; Mount Rainier Drive South and Mount Baker Boulevard. The .21-acre property slopes drastically to the west, with the main entry facing Mount Rainier Drive. The rear entry is a full story below and faces Mount Baker Boulevard creating a daylight basement, which is not accessible from the inside of the building.

The building straddles the north property line creating a narrow 15-foot-wide corridor. This area contains limited foliage of simple ground plantings and trees, as well as exterior wooden stairs, a wood accessible ramp, and garbage containment area. The south side of the lot is defined by a chain-link fence and contains a small level outdoor patio space/preschool outdoor space with a small forest garden.

The building, resting on a concrete foundation, is comprised of two sections; a front facing gambrel wing fronting Mount Rainier Drive, and a slightly lower gable roof wing at the rear. The roof is covered in asphalt shingles and has deep eaves with exposed, shaped rafter tails. The gable and gambrel ends are highlighted by larger bargeboards supported by decorative knee braces. Simple, shed roof dormers project from the north and south roof slopes of the gambrel portion of the building. Bands of multi-light fixed windows in the dormers allow light into an attic area. Exterior siding consists of an upper story-and-a-half of coursed cedar shingle siding, while the lower floor, separated by a drip course, is 10" exposed clapboards. Windows are generally grouped in pairs or gangs of three and are comprised of single-pane casements below six-pane transom units on the upper gambrel section of the building. The lower gable section contains wood, paired, one-over-one single hung wood units highlighted by single pane fixed transom windows. These windows lie within the stringcourse which follows the upper frame of the window units. A grouping of three windows is found on the west façade and boasts a false, shallow balcony supported by small brackets. The ground floor contains single,

wood, one-over-one double hung units. Two single entry doors with four-pane transoms along the west facade provide access to the ground floor.

The main east entry, which sits below the street level, is defined by a gable roofed stoop. A set of double wood, paneled entry doors, highlighted by a six-pane transom window, provide access to the interior. Above, defining the space in the gable end, is board-and-batten siding. Hanging from the roof of the porch is an original Mission-style lantern whose sides are painted "Mount Baker Park Club." To the right of the entry is a wooden accessible ramp.

Inside, the building's main door opens to a small entry vestibule which lands between two floor levels. Proceeding up a small flight of stairs leads to a mezzanine level meeting room and office/storage space.

The meeting room is a rectangular 1,005 square foot space and takes up approximately 1/3 of the floor space. This carpeted area features a small closet-like kitchenette off the north wall. Flat plaster ceilings with crown molding and a wood paneled door highlight the meeting room. Also found at the mezzanine level is a small office space and storage room. This level is connected to the lower ballroom space by a window wall of 20 casement windows. These windows float just above a low board-and-batten wainscoting.

Proceeding down from the entry vestibule is the ballroom level. Here you are greeted by a small lobby with accessible men's and women's bathrooms, storage spaces, and a commercial kitchen. Double doors with sidelights lead to an arcaded ballroom vestibule. The vestibule is separated from the ballroom by a railing. The ballroom features a 2,654 square foot maple dance floor. Twenty-five 8-foot-2-inch tall multi-paned windows line the three exterior sides of the ballroom. The coffered ceiling is a replacement but was reconstructed using historic images and on-site evidence. The coffers are infilled with acoustical tile.

The building's lowest level houses the Central Branch Preschool and club storage areas. This area is not accessible from inside the building. This level provides three separate classrooms, a restroom, small kitchen, and an office space,

### *Alterations*

In 1992 an arson fire damaged much of the roof structure and both the gambrel and gable portions of the building were rebuilt. While they remained true to the original specs on the exterior, a second-floor space was rendered unusable due to the new truss system and is used today for storage. At that time accessible accessories were added including the ramp outside and a small interior elevator. Bathrooms and kitchen spaces were updated, and some walls were reconfigured. Despite the fire, the building retains a high level of historic character and many of the interior finishes remain.

In 2005, mechanical and ventilation improvements were undertaken. This work installed an intake louver at the basement level on the east facade. The north two attic level gable end windows were retrofitted with an exhaust louver. The project also installed mechanical equipment in the west end of the building interior.

In 2009, the side sewer was repaired. The lines run west and connect with the main city line along S Mount Baker Boulevard.

Undated alterations include the following:

- Universal access ramp installed along the north facade at the east end. The original east entrance opens to a vestibule with stairways leading up and down to the respective floor levels. To retain this vestibule and provide access, a ramp was added from the sidewalk to an added doorway on the north facade that enters at the second floor. The ramp features a low concrete planter and brick pavers at the sidewalk and wood frame construction with a wood and metal hand railing.
- Railroad tie planters built up along the base of the west facade to provide beds for foundation plantings.
- The mezzanine overlook on to the ballroom consists of three bays. The south two bays originally had a low solid railing with four-lite sash above that could be raised up to provide an open connection between the mezzanine and the ballroom volume. The north bay had a low open railing and was open along the top. Alterations extended the low solid railing to this north bay, added upper lites, and fixed all the upper lites in place.
- The ballroom ceiling has been altered slightly to expose the wood ceiling grid pattern with acoustical panels within the grid.

## **SIGNIFICANCE**

The Mount Baker Park Improvement Club clubhouse is located at 2811-2815 Mount Rainier Drive South just southeast of downtown Seattle, Washington. Established ca.1908, the Mount Baker Park Improvement Club began as a community of like-minded individuals who initially came together to promote specific municipal improvements for their neighborhood. While not necessarily always viewed as reformist or progressive, improvement clubs were nonetheless important local organizations. Strictly residential in nature, these organizations focused their activities on local betterment. Despite a myriad of ties that drew them out of the neighborhood, these organizations provided a platform for residents to debate, petition, rally, and lobby the government on issues related to their neighborhood. Quickly, however, organizers realized that the club could also serve as a social hub for neighborhood residents. And, for Mount Baker residents, having their own club facility became a status symbol for the neighborhood.

The community club movement grew in Seattle during the early 1900s, tripling in number between World War I and 1929. Other historic neighborhood improvement clubs in Seattle established during the early 20<sup>th</sup> century include:

- Renton Hill Community Improvement Club on First Hill on 18<sup>th</sup> Avenue near Madison Street (established in 1901, clubhouse constructed in 1903, status unknown),
- Highland Park Improvement Club in West Seattle at 1116 SW Holden Street (established in 1919 as the Dumar-Outland Improvement Club, significantly altered),

- Jefferson Park Improvement Club in North Beacon Hill at 2336 15<sup>th</sup> Avenue E (established in 1923 in the former Turner-Koepf House, extant), and
- Lakewood Seward Park Community Club in Lakewood at (established in 1910 with the men-only Lakewood Improvement Club and female-only Lakewood Civic Improvement Club, clubhouse built in 1914 at 50<sup>th</sup> and Angeline Street, extant).

The city of Seattle grew phenomenally during the first two decades of the 20th century, from a population of 80,671 in 1900, to 315,312 in 1920. The Mount Baker neighborhood, in which the nominated clubhouse is located, was a part of this growth surge. It was annexed into the city of Seattle in 1907. The annexed area stretched from south of Hanford Street to Rainier Beach, and the neighborhood is comprised of several plats. The main plat, which defined the area, was called the Mount Baker Park Addition and, at the time of its platting, was one of the largest planned communities in Seattle. It was also the first subdivision to be incorporated directly into larger city planning efforts.

Developers of Mount Baker Park, the Hunter Tract Improvement Company, had purchased 130 acres from early Seattle settler David Denny's holdings and formally platted the area in 1907. For the initial layout and planning, the company had considered hiring the Olmsted Brothers, who had recently completed their 1903 plan for Seattle's parks and boulevards system, which included recommending a park, to be called Mount Baker Park, on a proposed parkway along Lake Washington in the future location of the Mount Baker Park Addition. Instead, the company selected George F. Cotterill of the engineering firm, Cotterill & Whitworth. Cotterill was a strong proponent of the Olmsted plan and an ardent supporter of the "Good Roads" movement. He had arrived in the city in 1884 as an engineer and surveyor with the North Pacific Railroad and then took a job with the engineering firm of Thomson & Co. before serving as the Assistant City Engineer in 1892. Cotterill's plan for the Mount Baker Park subdivision was based on the early bicycle trails he had designed (which were also a basis for the Olmsted plan) and utilized the topography of the site to integrate residential lots into the natural setting with sweeping views.

Landscape architect Edward O. Schwagerl, Seattle's former parks superintendent from 1892-1895, was hired to work out the details for the landscape design and specific engineering features of the 70-block subdivision were executed by the Sawyer Brothers. In the fall of 1906, John Charles Olmsted provided the Hunter Tract Improvement Company with comments on Cotterill's plan and suggested deed restrictions to assure the quality of the development of the plat.

The development company intended to create an exclusive upper-income community and marketed the site as "an addition of character" with "perfection in architecture." Deeds of sale contained a variety of restrictive covenants relating to minimum setbacks, the value of structures on the lots, (e.g., no house could cost less than \$2,000 to \$5,000 per lot, depending on the lot, with a minimum 25-foot front setback from the street), as well as racial and ethnic limitations (a typical deed restriction of the time).

The street names in the Mount Baker Park Addition also reflected the developers' high hopes for the community and emphasized the fine views. These names include Mount Baker Boulevard, Mount Rainier Drive, Mount Saint Helens Place, and Cascadia Avenue. McClellan

Street was reportedly named after George McClellan, a Civil War general and an engineer who tried to locate a railroad route through Snoqualmie Pass. The viewpoint at the north end of Cascadia Avenue was known as Jones Point in honor of developer Daniel Jones.

Once platted, sales began immediately, and the Hunter Improvement Company opened a small sales office on the corner of 34th Avenue South & McClellan Street, managed by Mitchell Phillips. Daniel Jones and F.L. Fehren served as sales agents for the various lots. Grading and the paving of streets also happened quickly. By January of 1909, one mile of Cascadia Avenue and Mount Baker Blvd had been asphalted, and the telephone company expected to have service extended into the district within the next thirty days.

The development company noted that over \$50,000 would be allocated for various improvements to the site. One of the main amenities was to be a community clubhouse, which was mentioned frequently as a selling point for the subdivision and was featured as part of their marketing plan from the beginning. A 1907 advertisement described the club house as follows:

*The Club House—Of exquisite architecture and ample proportions will be built on one the pinnacles of Mount Baker Park. It will be surrounded by spacious grounds well laid out; and will command a sweeping view of the Olympics and Cascades from Mt. Baker to Mount Rainier, with the limits of Lake Washington as a foreground. Here every convenience and comfort of club life and association will be provided for the members.*

The clubhouse was to have a 40-foot by 80-foot gymnasium in the basement complete with a variety of athletic apparatus, showers and lockers; a bowling alley with three lanes; an assembly hall on the main floor surrounded by porches; and a second-floor ballroom. Noted local architect Ellsworth Storey was commissioned to come up with an initial design for the clubhouse. Additional neighborhood amenities were to include a boat house, a wharf, a bath house, tennis and croquet courts as well as stables. Despite early promotional material, construction of an actual dedicated clubhouse did not occur until 1914. Reportedly the club met in the 2nd floor of the Mount Baker Park Garage (which was a strikingly similar design to the final version of the clubhouse with a gambrel roof and craftsman details).

With easy access to the development, yet far enough away from the hustle and bustle of the downtown area, lots sold quickly to affluent Seattleites. Early buyers included doctors, lawyers, and prominent businessmen such as Frederick Simpson, Charles A. Reynolds, I.L. Strong, S. W. Prescott, A.L. Maryote, Rigley Force, Joseph Kraus, I.C. Burkheimer, Martin Paup, Frank Buty, J.K. Gordon, Charles Horton, and Dr. Albert Bouffleur.

### ***Mount Baker Park Improvement Club History***

Residents had established the Mount Baker Park Improvement Club ca.1908. However, it was not legally incorporated until January 12th, 1910. The original Board of Directors was: R.M. Dyer (Mechanical Engineer, V.P of Puget Sound Bridge & Dredging Co., and Chairman); C.J. Zintheo (Manager of Electric Transportation Co./ owner of Studebaker Bros. Co.); J.F. Grant; F.G. Dewar (real estate agent); T.E. Dicken (Contractor, T.E. Dicken & Co.); C.C. Dose (Architect) and H.S. Stine (Lumberman). The club's original purpose was to promote the physical development of Mount Baker Park in its entirety, to encourage homeowners to

develop and improve their property, and to organize and aid other neighborhood clubs to benefit the community. The club's motto was "Get Together: Get Busy: Boost!" Such civic improvement clubs were a popular pastime in the city. In fact, by 1923 the city had over fifty such clubs. The first such club in the city was the Phinney Ridge Improvement Club, established in 1900.

At the time, the Mount Baker Improvement Club was distinctive in the sense that all the residents of Mount Baker Park were members of the Mount Baker Park Club Inc., an organization in which all property owners had one share of stock in the club which owned the club house and surrounding property. The club held monthly meetings and a wide range of events, from small private luncheons to citywide festivals. They also lobbied for "improvements" to their neighborhood and to the city. Among the club's concerns were lighting, schools, police protection, beautification, and social life of the residents.

The Improvement Club was known early on as one of the "pre-eminent neighborhood clubs in the West" due to their organization and accomplishments. Bolstering this record was one of the club's initial objectives to build, own, and operate a community clubhouse. The building and grounds represented an investment of \$17,000 of which \$12,000 was contributed by the Hunter Tract Company and the remainder by prominent residents of the district. The club building was to be 44-feet by 100-feet with a large basement. The clubhouse was to be used for a variety of purposes such as meetings, card games and any other purposes which the community saw fit. The clubhouse construction committee consisted of I.L Strong (Shipping and storage magnate); Dr. W.L. Reedy; Prof. Ralph R. Upton (a Safety Engineer with Puget Sound Traction, Light & Power Co.); C. Alan Dale (Restaurateur/City Councilman), and R.M Dyer (Mechanical Engineer, V.P of Puget Sound Bridge & Dredging Co., and Chairman). The Improvement Company enlisted the services of architect Charles C. Dose to design the clubhouse.

As the neighborhood was developed, by 1914 the club had grown to 100 members. Such a big, and ever-expanding club required various committees to organize the events, and to address the concerns of the community. By 1915 the committee list included the Executive, Educational, Entertainment, Membership, Parks & Playgrounds, Public Safety, Publicity, and Streets & Public Improvement committees. While men served in many of the leadership positions within the club, women were heavily involved in the club, serving on many committees and organizing sub-clubs under the umbrella of the main club, such as the Rose Society.

Among the first issues that the Improvement Club discussed (even before they were legally incorporated) was to lobby for better trolley access to the neighborhood. They also endorsed a resolution in favor of an anti-racetrack legislation and called upon authorities to abolish "disreputable houses" in certain sections of the city. Such lobbying and political involvement would become a standard action of the Improvement Club. Other early efforts included a request to build a fire station; the installation of a sewer system; the paving of streets; better police protection; support for a city ordinance requiring all dogs in the city to be muzzled; and approving a system of garbage removal.

One of the more active committees was the "Restrictions Committee," which was charged with enforcing the restrictions contained in the deeds regarding the construction of only single-family housing, and the restrictive covenants that prevented non-whites and other minorities

from purchasing property in the area. The club also passed a resolution stating that the club was against using any lot for clubs, schools, boarding or lodging houses, churches, charitable or religious societies or orders, or for any other purpose than strictly detached family residences. One of their first issues they tackled was to pursue a lawsuit with the recently opened Catholic Ursuline Seminary/Convent (at 2745 Mount Saint Helens Place).

The restrictions enforced by the “Restrictions Committee” extended beyond restrictions ensuring the neighborhood’s aesthetic standards to outright racial and ethnic discrimination. This type of discrimination occurred early in the development’s history and continued for several decades. The National Register of Historic Places nomination for the Mount Baker Park Addition Historic District outlines the earliest pushback to the Restrictions Committee’s discriminatory efforts in the 1910s:

*[D]uring this decade, the neighborhood experienced the first cracks in its rigid stance on exclusivity. Two lawsuits were filed in 1910 which challenged these racist actions. First, the Hunter Tract Improvement Company filed a lawsuit against Samuel and Susie Stone and Marguerite Foy. In 1909, Foy, a white woman, had sold a parcel of land within the Mount Baker Park Addition to Samuel and Susie Stone, a black couple. The company sued after the Stones were mid-construction on their new house (3125 34th Avenue S), contesting that Foy and the Stones had intentionally concealed the Stones’ race. Prominent black attorney Andrew Black defended the Stones and persuaded Judge John F. Main of the King County Superior Court to side with the Stones and Foy. The Hunter Tract Improvement Company appealed, but the Washington State Supreme Court upheld Main’s decision. Andrew Black had represented a similar case the same year; David Cole, a black railroad porter for the Northern Pacific, sued the Hunter Tract Improvement Company for withholding the deed to a lot in the Mount Baker Park Addition for which he had already paid.<sup>26</sup> Like the Stone case, the court upheld Cole’s right to purchase property in the neighborhood.*

In 1919-20 the club drafted an agreement for owners to sign which promised that they would not rent, sell, or lease to any persons other than Caucasians, or to any person acting as their agent. Such restrictions continued for several decades. The committee distributed another agreement throughout the neighborhood in the 1920s within the neighborhood for property owners to restrict renting, selling, or leasing to non-whites. The Mount Baker Park Addition Historic District nomination cites the University of Washington’s Seattle Civic Rights & Labor History Project, stating “This exclusivity was not limited to the Mount Baker Park Addition; in fact, it was during this period that deeds began to include racial discrimination clauses. These restrictions were affirmed by a 1926 U.S. Supreme Court decision (Corrigan v. Buckley) and...were ‘an enforceable contract and an owner who violated them risked forfeiting the property.’”

In 1938, the Mount Baker Park Improvement Club vocally dissuaded an African-American family from purchasing a house near Dose Terrace; and in the same year the club asked the Seattle Parks Board to develop a segregation plan for Mount Baker Park. While restrictions were not actively enforced during World War II due to the housing shortage, following the end of World War II, the community again turned its attention toward the enforcement of its housing restrictions policy. The Improvement Club even went so far as to hire the Burns



Detective Agency to investigate and enforce the local housing restrictions in 1946. In fact, the Club took legal action on such a case (Gholson v. Connell) in 1948.

During the 1950s concern about a non-white family purchasing a house in the neighborhood dissipated when the community discovered that it was a Brazilian family. Despite these harsh actions of the Restrictions Committee, by the early 1960s Mount Baker had begun to change from an all-white to an interracial neighborhood, with an influx of residents of Chinese, Japanese, Filipino, Vietnamese, and Korean descent. A group of younger residents led the drive to change the attitude towards persons of color. In 1967-68, the club formed a Committee to Revitalize Mount Baker, aimed at eliminating the earlier racial discrimination and developing new bylaws to reorient the mission of the club.

To reflect the changing times and demographics of the neighborhood, the club changed its name to the Mount Baker Community Club in 1968 and revised the bylaws to open the membership to all residents (not just property owners in the Mount Baker Park Addition) of Mount Baker. The leadership of the Club also became more diverse during this time. Matthew Hudson, a black teacher who along with his wife, Bea, worked to decentralize Seattle schools, served as vice president of the Club in 1968. Vera Ing, a Chinese-American urban planner and community activist served as president of the Club. Since the shift in the 1960s away from the club's earlier exclusivity, the club has continued to promote diversity, both in the neighborhood and its own leadership.

During the 1970s, the Club participated in the formation of the Mt. Baker Housing Rehabilitation Association (Mt. Baker Housing Rehab), and hosted offices for the organization in the lower level of the clubhouse. During its 10 years of existence, Mt. Baker Housing Rehab Association, which provided low interest home loans to property owners to repair their houses to meet current building code, was instrumental in the renovation and rehabilitation of a significant amount of the Mount Baker neighborhood housing stock.

Over the years, the clubhouse also played host to a variety of public forums ranging from political candidate debates, to educational speakers. Speakers ranged from Charles Frazier, Assistant Superintendent of Seattle Public Schools, who spoke on special education in 1933; to consulting engineer, Willis T. Batcheller, who spoke about the value of constructing a dam at Grand Coulee in 1934; to State Rep. Harry D. Austin who talked about the legislative activities of 1935; to Captains M.E. Cook and Robert Green, who discussed the traffic problems in the neighborhood (1953).

The clubhouse also played host to a countless number of social events. Dances, weddings, receptions, movies, private dinners, and holiday parties were held at the clubhouse, many of which were announced in the society sections of the local newspapers. Band concerts sponsored by the club were held in the park during the summer months. Miss Marie Hale was chosen as their "Queen" for 1935. The neighborhood decorated Christmas tree at the corner of Mount Rainier Drive and Mount Saint Helens Place and a children's Halloween party were always a highlight of the year.

One of the biggest annual events of the Club was playing host to an annual rose show. The show began in 1912, the city's first, and would be held annually for 20+ years. The first show

featured music and floral displays by amateur and professional gardeners, an exhibit by the Seattle Park Board and prize money worth \$1,000 dollars. By the 2nd year, the annual show drew to some 30,000 visitors with various locations across the neighborhood.

### ***Architect – Charles C. Dose***

While Seattle architect, Charles L. Haynes, was the official architect for the Hunter Tract Improvement Company and designed many houses in Mount Baker Park, architect Charles C. Dose lived in the neighborhood and was on the executive committee for the Improvement Club at the time. He developed his design for the clubhouse based on an earlier proposal by architect Ellsworth Storey.

Charles C. Dose and his father C.P. Dose had platted the Dose Addition (ten acres along South Walker Street between 31st Avenue South and Lake Washington) in the Mount Baker Neighborhood in 1906. Charles C. Dose designed several houses in the subdivision and the Dose family would live in one house as they built the next one. They then sold the first house, moved into a new one, and built another. The Dose family, especially Mrs. Charles C. (Phoebe) Dose, were actively involved in the creation of the Mount Baker Park Improvement Club.

Charles C. Dose was born in Chicago in 1870 to parents Charles P. and Ida L. Dose; Charles C. was the couple's second child. Charles began working for his father's residential and commercial real estate business by 1893, first as an assistant before working his way up to partner. The Doses were successful in their Chicago-based business and even worked in the electric lighting fixture business. Charles C. visited Seattle for the first time ca. 1890, but his father had been purchasing real estate in the booming city since 1871. Charles married his wife Phoebe E. (1870—1966) ca. 1896 in Chicago. Charles and Phoebe had a daughter, Julia, ca. 1900.

Charles C. Dose reportedly moved to Seattle in 1903 to assist his father who had moved to the city in 1898 and established the offices of C.P. Dose & Co., a real estate, loan and building enterprise. Around the same time, Charles C. Dose formed his own real estate company with partners George R. West and Claude A. Reinoehl. A November 1907 article in *The Seattle Times* noted that the partners in Dose, West & Reinoehl had previously been associated with C.P. Dose & Co. and that they would specialize in "erecting improvements of all kinds" as well as financing and development.

Dose and his partners published "Architecture of Dose, West & Reinoehl," a 120-page plan book catalog in 1908. The catalog depicted over 70 plans for residential and commercial designs, ranging from small cottages to a fireproof hotel building. The partners also used the plan book to advertise their construction loan services. The catalog identifies Reinoehl as the firm's architect, West as the superintendent (likely construction superintendent), and Dose as the business manager and construction loan coordinator.

However, by January 1909, Claude Reinoehl had moved to Los Angeles and the company was renamed C.C. Dose & Company, Architects. After this, all newspaper articles regarding projects cite the C.C. Dose & Company as the "architect" or "architects." While any formal

architectural training of Charles C. Dose is unknown, Charles C. identified his profession as “architect” in the 1910 US Census. Washington State did not begin to formally license architects until 1919 and prior to that time the term was rather loosely applied, and Charles C. Dose never obtained an architectural license. The firm continued to build and design homes into the late teens. A list of known projects associated with Charles C. Dose is included below.

**Table 1: Known Projects associated with Charles C. Dose [Extant unless otherwise noted]**

This table was pulled from the Charles P. Dose House City of Seattle Landmark nomination (2012), prepared by Katheryn H. Krafft, Krafft & Krafft Architecture/CRM.

Address	Client Name/Owner	Building Type	Date
1422 E Roy St		Residence	1905
2017 10 <sup>th</sup> Ave W	C. C. Draper	Residence	1906*
NE corner Queen Anne Ave N & McGraw St [D]	William Nohe	Store building – 2 story	1907*
2203 31 <sup>st</sup> Ave S	George West	Residence	1907*
1520 7 <sup>th</sup> Ave W	D. C. Sprague	Residence	1908*
2609 Mt St Helens Pl S	F. W. Beachwood	Residence	Ca. 1909
2913 S Washington St	Dr. Frank J. Filz	Residence	1909
2121 31 <sup>st</sup> Ave S	Charles P. Dose	Residence	1910
1310-14 E Yesler Way	Dr. Frank J. Filz	Apartment/hotel – 3 story	1910
1911 25 <sup>th</sup> Ave N	A. J. Myers	Residence	1910
Scenic Sunnyside Heights [U]	Dr. Frank J. Filz	Country residence	1910
N 48 <sup>th</sup> Ave & Aurora Ave N	D. S. Barton	Residence	1910
SW corner Queen Anne Ave N & W Garfield St [D]	James H. Lawler	Apartments – 4 flats	1910
[U]	M. Lard	Residence	1910
Hartford [U]		Residence	1910
Pleasant Beach [U]		Residence	1910
3111 S Dose Ter	Charles C. Dose	Residence	1910

3110 S Dose Ter	Ernest E. Sirrinc	Residence	1911
3210 S Dose Ter	C. P. Dose	Residence	1911
3211 S Dose Ter	W. F. Richardson	Residence	1912
3112 S Dose Ter	C. C. Dose	Residence	1914
2811 Mount Rainier Dr S	Mount Baker Clubhouse	Clubhouse	1914
3202 S Dose Ter	C. C. Dose	Residence	1914
3216 S Dose Ter	F. J. Comeau	Residence	1916
3215 S Dose Ter		Residence	1918
2818 33 <sup>rd</sup> Ave S	C. C. Dose	Residence	Ca. 1919
3007 S Walker St	C. P. Dose	Residence	Ca. 1919

[D] Demolished [U] Unknown status \* C. A. Reinoehl cited as architect

Charles C. Dose died in Seattle after a sudden serious illness on November 24, 1924. By this time, he and Phoebe were residing at 2818 33rd Avenue S. In addition to his wife, he was survived by his father C.P. Dose, his sister Clara Dose Parrott, and his daughter Julia Dose Graham. Phoebe Dose continued to reside in the Mount Baker neighborhood and remained active in community affairs for many years. Phoebe E. Dose died in Marysville, WA, in September 1966.

### *Craftsman Style*

For the Improvement Club building, Dose created a hybrid style building which blended both Craftsman and some Colonial style elements. Such eclecticism was typical of the era and many of the dwellings in the surrounding neighborhood reflect this rich blending of stylistic elements.

In fact, many of the homes in the Mount Baker Park neighborhood were custom, architect designed dwellings. Represented projects included homes designed by architects Ellsworth Storey, Charles L. Haynes, Andrew Willatzen, Arthur Loveless, Charles C. Dose and Edwin Ivey, and the architectural firms of Bebb & Mendel, Saunders & Lawton, Graham & Myers. Several of these grand Mount Baker Park houses were published in *Homes and Gardens of the Pacific Coast*, and many of the same houses are included in the Mount Baker Improvement Company's promotional publication, "Flowers We All Love Best in Mount Baker Park," issued in 1914. While they range in style from early Spanish Revival, Tudor Revival, Classical Revival and Colonial Revival, many of the area homes are Craftsman style dwellings.

The Mount Baker Park Improvement Club clubhouse is an unusual example of the Craftsman style due to its use of a gambrel roof, a form typically more closely associated with the Dutch Colonial Revival style. This blending of styles fits well within the neighborhood and offers the building a more relaxed and informal presence to the street, rather than a grand classical

façade. Few examples with this particular blend of styles are known, however the Mount Baker Park Garage, located just north of the clubhouse and constructed a few years before the nominated building, utilized these same blending of details. It is unknown, however, if Dose designed the garage building.

The Craftsman tradition was one of the most popular design motifs in the United States and was used to enhance a variety of building forms in the early 1900s through the 1930s. The Craftsman style began and was based on the Arts & Crafts movement in Europe, led by renowned English architect, William Morris (1834-1896), and the English Arts and Crafts Exhibition Society, which was formed in 1888. Together, Morris and the Society extolled the virtues of hand-crafted art and opposed impersonal machine-made products.

Three of the most successful American house designers to promote the Craftsman style were Gustav Stickley in the eastern United States, and Charles and Henry Greene, from the western United States in Pasadena, California. Stickley produced a national magazine called *The Craftsman* that offered designs for house plans and espoused ideals relating to the larger Arts & Crafts movement. Stickley's magazine was distributed throughout the United States between 1901 and 1916, and sparked a flood of builder's pattern books, pre-cut house packages, and a plethora of bungalow designs. The Greene Brothers developed a type and style for domestic homes and buildings based entirely on craftsmanship principles promulgated by the Arts & Crafts movement. The brothers used mortise-and-tenon treatment in their house frames; fabricated most of their hardware; designed their own leaded-glass windows; cast decorative tile; and designed and constructed moveable and built-in furniture.

The Craftsman style quickly grew in popularity and spread throughout the United States in short order. The Craftsman tradition embraced nature, using natural materials, including stone, clay (bricks and ceramic tile), stucco, wood, wrought iron, forged brass, and leaded glass. The style integrated natural materials with organic expression illustrated in low, ground-hugging forms that appeared to erupt or grow from the site on which they were built. Horizontal emphasis and horizontal shadows were achieved through low-pitched roofs, widely overhanging eaves, exposed structural members (rafters, purlins, beams, posts, rails, brackets), horizontal bands of differing exterior cladding, horizontal stringcourses/belt courses, exposed mortise-and-tenon joinery, and battered/tapered walls, pillars, posts, and porch piers. Merging indoor and outdoor living was important where open floor plans utilized deep front and rear porches as outdoor entry halls and living spaces. The Craftsman style also promoted a reverence for and the use of wood in wood shingles, wood structural members, interior woodwork, wood floors, and wood built-in furniture. The wood could be coarse and rough, like split wood shingles, or finished as smooth woodwork with deep patinas. A variety of features with wood included sleeping porches, fireplaces, inglenooks, alcoves, and built-in furniture (bench seats, window seats, bookcases, drop-leaf desks, beds, china buffets/hutches, linen cabinets/closets, kitchen tables/counters/cabinets).

The clubhouse boasts many typical features of the style including the use of exposed rafter tails, large knee braces in the gable/gambrel ends, a change in materials from coursed shingle to clapboard (delineating the floors) and an open front entry porch. Colonial details are indicated using the gambrel roof, evenly spaced and abundant use of windows, and the false balcony on the rear façade.

## *In Closing*

Today the Mount Baker Community Club clubhouse continues to be the heart of Mount Baker neighborhood and it remains focused on its mission as a place to bring residents together to meet each other, to serve as a venue to discuss issues of importance to the neighborhood, and to host a variety of cultural events. Additionally, the building retains a high level architectural integrity and still retains the characteristics from its original construction date of 1914.

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**The features of the Landmark to be preserved include:** *the site and the building exterior.*

Issued: October 24, 2018

Sarah Sodt  
City Historic Preservation Officer

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