

The West Seattle Junction

The district got its name immediately prior to West Seattle's annexation to Seattle, in 1907, when the West Seattle and Fauntleroy streetcar lines converged at a transfer point at California Avenue and Alaska Street, forming "The Junction."



The West Seattle Junction





CALIFORNIA AVE. & W. ALASKA ST.
LOOKING WEST
MARCH 8TH TO MARCH 10TH INCLUSIVE.
REMOVING PLANKING, EXCAVATING 4 1/4" RAIL,
TIES, AND FOR 8" CONCRETE BASE

SW Seattle Historical Society, Log House Museum

The West Seattle Junction Historical Survey

Background

The West Seattle Junction Historical Survey

- Concept began in 2013 as California Corridor.
- Narrowed to the West Seattle Junction.
- Purpose: to assemble professional and anecdotal data to document the historic value of Junction buildings, including their potential as designated city landmarks.
- Presentation made to SWSHS board in February 2014.
- SWSHS board voted to participate as fiscal agent for 4Culture grant of \$10,000 to pay an architectural historian to prepare a professional survey report.
- 4Culture awarded the \$10,000 grant in May 2014.

The West Seattle Junction Historical Survey

The work

The West Seattle Junction Historical Survey

- West Seattle Junction Historical Survey working group formed.
- Organizations enlisted.
- Mission statement created.

The West Seattle Junction Historical Survey

- West Seattle Junction Historical Survey working group formed.

Sincerely,

The West Seattle Junction Historical Survey Team



Clay Eals
Executive Director
Southwest Seattle Historical Society



Deb Barker and Chas Redmond
Board Members
Southwest District Council



Susan Melrose
Director
West Seattle Junction Association

The West Seattle Junction Historical Survey

- Organizations enlisted.

West Seattle Junction Historical Survey



A project of:

Southwest Seattle Historical Society
Southwest District Council
West Seattle Junction Association
Junction Neighborhood Organization (JuNO)
ArtsWest

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With support from **CULTURE**

The West Seattle Junction Historical Survey

■ Mission statement created.

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

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

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

The West Seattle Junction Historical Survey

Survey enlarged to three parts:

- Professional architecture history of 59 buildings on California Avenue from Genesee to Edmunds streets
- Interviews of property owners
(mostly on video for posterity)
- Public survey

The West Seattle Junction Historical Survey

■ Professional architecture history



Mimi Sheridan
historic preservation consultant
The Sheridan Group

The West Seattle Junction Historical Survey

West Seattle Junction Historical Survey Property Owner Interview Questions

The West Seattle Junction Historical Survey aims to identify the features that make The Junction a thriving business hub with a unique character. The project will consult with property owners to identify the characteristics that most enhance the district's visual appeal and business climate.

The information we gather will help the whole community at a critical time in our history, guiding the district to move forward while honoring its past.

We are including this basic list of questions so that you can be prepared for the interview. We look forward to scheduling it with you!

1. How did you come to own your building(s)?
2. What is the history of your building?
3. What do you love about your building?
4. What have you done to enhance or maintain it?
5. How do select your uses/tenants?
6. What do you think makes The Junction special?
7. What are the advantages of being in The Junction rather than somewhere else? What are the challenges?
8. What characteristics of The Junction are worth promoting or preserving as we adapt to new development?
9. Do you use your location in The Junction for an advantage in your advertising?
10. Do you own buildings elsewhere? How does this compare?
11. How is the redevelopment of The Junction affecting you?

■ Interviews
of
property
owners

The West Seattle Junction Historical Survey

West Seattle Junction Historical Survey Community Opportunity

■ Public
survey

We are conducting a historical building survey, trying to figure out what role the buildings play in making The Junction special. We have a few questions to ask you. Please jot down your thoughts!

- 1) What is special about The Junction?
- 2) What is your favorite building in The Junction and why?
- 3) What in The Junction is worth preserving?



[The above video documents the 22-minute press conference held March 18, 2015, to announce the launch of the West Seattle Junction Historical Survey. Below are the press release and survey letter unveiled at press conference at Husky Deli.]

Survey of historical architectural features, funded by 4Culture, to capture, articulate the essence of West Seattle’s business hub

For the first time, the historical character of the West Seattle Junction will be documented in a professional survey.

Funded by 4Culture, the West Seattle Junction Historical Survey, launched on Wednesday, March 18, 2015, will interview property owners in the two-block Junction core to elicit data and anecdotal information and contract with an architectural historian to identify elements that define The Junction’s character, give it uniqueness and allow it to thrive as the business hub of the West Seattle peninsula.



The project teams the Southwest Seattle Historical Society (the survey’s fiscal agent) with the Southwest District Council, West Seattle Junction Association, Junction Neighborhood Organization and ArtsWest.

The 4Culture grant totals \$10,000, most of which will pay for the evaluation services of a professional architectural historian. The grant states that while The Junction “has undergone dramatic changes,” elements such as “the low-story look, the traditional narrow and deep interiors and the compression of multiple businesses into small spaces” have allowed the district to retain a distinctly “small-town feel.”

It also states that because there is only “outdated and insufficient knowledge about the worthiness of any of the structures” in The Junction, the survey will have great value.

The West Seattle Junction Historical Survey

- Survey announced March 2015

The West Seattle Junction Historical Survey

When the work took place:

- Architectural history: March 2015 to present
- Interviews of property owners: April 2015 to present
- Public survey: Summer 2015

The West Seattle Junction Historical Survey

The results

- Architectural survey creates three categories
- Owner interviews: Steve Athan, Leon Capelouto, Jerry Costacos, Tom Henry, Lisa and John Kennan-Meyer, Jack Menashe, Jack Miller, Jack Calvo.
- Public survey: 265 responses

The West Seattle Junction Historical Survey

Owner interviews: Steve Athan, Leon Capelouto, Jerry Costacos, Tom Henry, Lisa and John Kennan-Meyer, Jack Menashe, Jack Miller, Jack Calvo.

- Great anecdotal information
- Severely mixed opinions on whether any buildings are worth preserving
- Still hope to interview more owners this month

The West Seattle Junction Historical Survey

Public survey: 265 responses

What is special about the Junction?

- The special shops, the small-town feel - 101 respondents
- The unique character of the neighborhood, close-knit and walkable - 92 respondents
- The buildings, structures and other historic elements - 30 respondents

What is your favorite building?

- Easy Street - 74 respondents
- Cupcake Royale - 21 respondents
- Husky Deli - 17 respondents
- Hotwire Online Coffeehouse - 10 respondents
- Elliott Bay Brewing Co. - 9 respondents

- ArtsWest - 7 respondents
- J.F. Henry - 6 respondents
- West 5 & Matador - 4 respondents each
- US Post Office, Menashe & Sons Jewelers, Holy Rosary Church, Talarico's - 3 respondents each
- Antique Mall - 2 respondents

What in the Junction is worth saving?

- Old and historic buildings - 94 respondents
- History and small-town feel - 64 respondents
- "Everything" - 43 respondents
- Easy Street - 12 respondents
- Husky Deli - 6 respondents

The West Seattle Junction Historical Survey

Architectural survey's three categories

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

The West Seattle Junction Historical Survey



Category A:
Campbell
Building,
1918

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Category A:
Hamm
Building,
1926



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Category B:
Hotwire/
dental
office
complex,
1910

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Category B:
Courtesy
Accounting
building,
1947

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Category B:
J.F. Henry
building,
1908

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Category B:
former
J.C. Penney
building,
1927

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Category B:
Curious
Kidstuff
building,
1928



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Category B:
Technical
Analysis
building,
1961



**Press Conference March 2, 2016
@ Husky Deli, 9:00 am, to discuss findings**