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Ordinance No. 107613

AN ORDINANCE relating to historic preservation, designating the Thompson/Lafurner House as a Landmark under Ordinance 106348.

8-8-78 WD & H PASS

COMPTROLLER
FILE NUMBER _____

Council Bill No. 99633

INTRODUCED: JUL 31 1978	BY: EXECUTIVE REQUEST
REFERRED: JUL 31 1978	TO URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: AUG 14 1978	SECOND READING: AUG 14 1978
THIRD READING: AUG 14 1978	SIGNED: AUG 14 1978
PRESENTED TO MAYOR: AUG 15 1978	APPROVED: AUG 24 1978
REFD. TO CITY CLERK: AUG 24 1978	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 107613

AN ORDINANCE relating to historic preservation, designating the Thompson/LaTurner House as a Landmark under Ordinance 106348.

WHEREAS, Ordinance 106348 establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on March 22, 1978 recommended that the Thompson/LaTurner House be designated a Landmark under the above-mentioned ordinance; and

WHEREAS, the Board and the owners of the designated property have agreed to controls and incentives; and

WHEREAS, the Board at its May 17, 1978 meeting voted to recommend approval of the agreed controls and incentives to the City Council; and

WHEREAS, the Urban Development and Housing Committee of the City Council considered the recommendation of the Landmarks Preservation Board at a public hearing on July 11, 1978, and reported to the City Council in favor of such recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Thompson/LaTurner House at 3119 South Day Street in Seattle, Washington as a landmark as provided in Ordinance 106348 is hereby approved, based upon the historical, architectural and cultural considerations stated in the "Report on Designation" dated April 5, 1978 and, the following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- (a) The entire exterior of the structure, including the porch, and including changes in paint color; and,
- (b) The mantelpiece in the parlor and the three story oak stair-

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well in the interior;

and excluding from these controls any in-kind maintenance and repairs for the above noted features.

Section 2. The Secretary of the Landmarks Preservation Board is hereby directed to send to the owner of record of the property designated, by registered or certified mail, and to the Superintendent of Buildings, a copy of this ordinance and a letter outlining the basis for such designation and the obligations and restrictions which result from such designation.

(To be used for all Ordinances except Emergency.)

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of August, 1978, and signed by me in open session in authentication of its passage this 14 day of August, 1978.

Phyllis Langphere
President of the City Council.

Approved by me this 24 day of August, 1978.

Charles Roper
Mayor.

Filed by me this 24 day of August, 1978.

Attest: E. L. Kim
City Comptroller and City Clerk.

(SEAL)

Published

By W. W. Alfrey
Deputy Clerk.

CITY COUNCIL TRANSMITTAL

TO:

LAW DEPARTMENT

Carroll/Fleming

FROM:

URBAN DEVELOPMENT AND HOUSING COMMITTEE

C. F. # *none*

Date Sent:

Reply Requested

Subject: Agreement on Contracts/Incentives for the Thompson/LaBurger House, pursuant to Section 11.01 - Ordinance 106346.

ACTION

→ required

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate
XXXX	Prepare Legislation and Return File to Sender

Additional Information:

Signature



The City of Seattle

Landmarks Preservation Board

400 Yesler Building

3100 1st Avenue, Seattle, Washington, 98104 • (206) 625-4501

RECEIVED

JUN 16 1978

PHYLLIS LAMPHERE

COPY OF WORK RECEIVED

JUN 26 1978

Douglas N. Jewett
CITY ATTORNEY

June 14, 1978

LPB 144/78

The Honorable Phyllis Lamphere, President
Seattle City Council

SUBJECT: The Thompson/LaTurner House
Request for Council Action pursuant to
Section 11.01 - Ordinance 106348

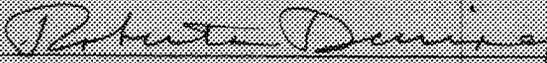
Dear Ms. Lamphere:

At their meeting May 17, 1978, the Landmarks Preservation Board voted to transmit the approved Agreement on Controls and Incentives (enclosed) for the Thompson/LaTurner House, and to request Council action pursuant to Section 11.01 of the Landmarks Preservation Ordinance 106348.

A copy of the Report on Designation and the Seattle Landmark Nomination Form for this structure are included with this letter.

Sincerely,

Earl D. Layman
City Historic Preservation Officer

By: 
Roberta Deering, Coordinator
Landmarks Preservation Board

RD:mbw

Enclosures - 4

cc: Peggy Corley, Chairperson
Landmarks Preservation Board



City of Seattle
Department of Community Development/Office of Urban Conservation

Landmark Nomination Form

Name (WILL H.) THOMPSON-LaTURNER HOUSE
(Common, present or historic)

Street and Number 3119 South Day Street

Legal Description Plat Name Prospect Terrace Block 8 Lot s-13&14 Year Built* 1897

Present Owner Gary LaTurner Present Use Private residence

Original Owner _____ Original Use Private residence
Interim Sanitarium

Architect _____ Builder _____

Assessed Value: Building _____ Land _____ Assessor's File No. _____

Classification:

- | | | | |
|--|---|--|-----------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public | <input type="checkbox"/> Occupied | Open to Public: |
| <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied | |
| <input type="checkbox"/> Structure | <input type="checkbox"/> Both | <input type="checkbox"/> Preservation work | <input type="checkbox"/> No |
| <input type="checkbox"/> Object | | in progress | Hours _____ |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Threatened by
demolition | |
| | | <input type="checkbox"/> Unknown | |

Designation Criteria:

Standards for Designation of Landmark Sites and Landmarks. (Ordinance 106348 Section 3.01). An object, site or improvement which is more than twenty-five (25)* years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value, as part of the development, heritage or cultural characteristics of the city, state, or nation and if it falls into one of the following categories:

Explain and list documentation supporting each criterion checked: (use additional sheets if needed for detailed descriptions of property, historical significance, etc. as applicable.)

(1) It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, city, state or nation; or

(2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or

(3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; or

(4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or

One of the few extant examples of late Victorian/Queen Anne towered mansions in the city; this is a somewhat simplified version, but does incorporate some good machine-made bracketry and balustrades.

(5) It is an outstanding work of a designer or builder; or

(6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

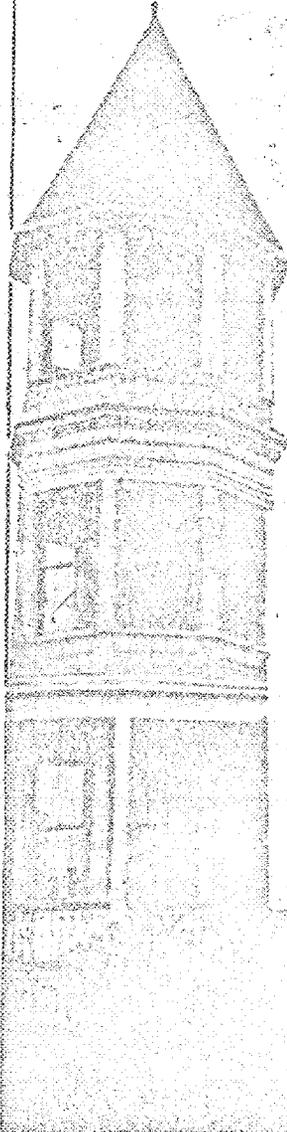
Because of its size and siting, the mansion is unquestionably a very visible and distinctive landmark in the community.

The Seattle Times

Sunday, May 7, 1977

Falling in love with an aged beauty

By CATHY REINER



Like an aging society beauty of questionable reputation, the castle at 3119 Day Street has led a colorful life but has been down on its luck in the more recent of its 83 years.

First it was an elegant private mansion complete with servants quarters. Then it was the Mt. Baker Sanitarium. Then it sank to a boarding house for sailors.

The mansion with its scalloped shingles, cupoles and gables was built in 1894 at a cost of close to \$8,000 — a tremendous sum in those days. The builder went bankrupt and it was sold at public auction for \$4,000.

EIGHTY YEARS later Gretchen and Greg LaTurner were driving across the quiet residential area just south of the Mercer Island Floating Bridge when Gretchen slammed on the brakes.

"I practically crashed into it when I saw the for sale sign," she said. "There are very few good Queen Anne Victorians left in Seattle. Most were built in what's now downtown and later torn down."

"We had to have it."

Gary remembers the day they bought the 11-bedroom, six-bath, four-kitchen monstrosity.

"We walked in the door again, looked at each other and started laughing," he said, shaking his

head. "Where do you start in a place like this?"

"Mansion isn't quite to word for it yet," Greg said wryly.

"You can see it had been inhabited by transients for 40 years. Every room in the place was chopped into sections, painted hideous colors — they probably bought the black and orange and purple paints at garage sales. The place was just plain decrepit."

THERE WERE some advantages. The building had been kept up to code, and had two new forced-air furnaces.

The LaTurners had experience: They had just finished redoing an old barn of a house near Volunteer Park (They sold it and moved themselves, daughters Solveig, 4, and Beiba, 2, lock, stock and barrel into the mansion.)

And the couple both are artists (Greg teaches at Bellevue Community College). They could visualize what they wanted and what the refinished house will look like someday.

Why would a young family buy a huge old mansion and face all that work alone?

"You may look at this house and see dust and grime and old fixtures," Gretchen said.

"But I see all the old elegance: tiled entries, glowing polished wood everywhere, the fantastic spiraling staircase, antiques and the views of the Cascades, down-

town, the Olympics, the lakes. Why, we have almost a 200-degree view from this hill."

THE HISTORY matters to them, too: The old mansion, a basic, not-too-gingerbread version of typical Queen Anne Victorians of its day, is being considered for historical designation. (There may even be some government available for refurbishing help.)

Gretchen has done considerable research in finding the home's history. A search through city records turned up the original building permit: Number 41, 1894.

"It is like a recurring nightmare some days," Gretchen said with a sigh. "We know we're facing at least six years of work and maybe \$20,000 to bring this up to the historical beauty and living condition it deserves."

"But when we're done, it will be wonderful."

She glanced around the house. The kitchen has been brought up. Upstairs, the LaTurners have cleaned up three bedrooms and a bath for their own use and turned the third-story turret room into a sunny art studio for Gary.

"We finally decided what rooms we needed first and set to work. There's a long haul ahead, but we're making progress. You just have to keep from getting bogged down in the middle."

"Mostly, it's plain old for-tude."

The LaTurners and their Mount Baker labor of love. — Staff photo by Ron DeRosa.

Submitted by _____

Address _____ Phone _____

Date _____

Reviewed E. D. Layman
Historic Preservation Officer

Date 20 March 1978

LaTurner Residence 3119 South Day Street

Received @ LFB mtg
2-22-78 yd
③
from Gretchen LaTurner

Ernest A. MacKay purchased the land from Edward Brady in 1893. The building permit was issued April 18, 1894 to Mr. MacKay and is recorded as number 41. It reads as follows:

SIR; The undersigned asks permission to build a 2½ story frame building on lot 13 and 14 block 8 of Prospect Terrace Addition, Corner of Baker and Walnut of the following dimensions: Width 30 Length 38 Height 22 Estimated cost \$4500.00 1500 yards plaster 20,000 brick. Permission is also asked for the use of Baker Street for the period of sixty days. signed: E.A. Mac Kay

The next record of the house is a Deed, dated November 3, 1898. The house was sold at public auction on February 19, 1897. It was purchased by Mr. A.E. Hall, who turned it over to Edward Brady, who in turn assigned his interest in it to Will H. Thompson and Ida Lee Thompson. The home was owned by the Thompsons and their son, Maurice Thompson, until 1917. The Thompson address changed at that time, although a record of the sale was not found.

The house was used during the 1920's and 1930's as the Mount Baker Sanitariums. It served as a home for patients, while the house adjoining on the south was used as a home for the nurses.

The residence was purchased in 1941 by Elizabeth Royster. It was used during the war years as a rooming house for young women. Ms. Royster Rodgers sold the home in 1961 to Samuel and Vivian Ewing. It continued to be a rooming house.

The Ewings sold the property in August, 1976 to Gary and Gretchen LaTurner. The LaTurners are restoring the home to its original single-family status.

Ernest A. MacKay:

Although it appears that Mr. MacKay, the builder, continued to build homes in the Seattle area, no further information about him has been found to this date, excepting that he is listed in Polk's Seattle Directory of 1897 as Secretary and Treasurer of Puget Sound (art) Glass Company. In the 1905 Directory he is listed as President, Washington Manufacturing Company.

Hon. Will H. Thompson:

Will H. Thompson was born in Georgia, educated for the profession of civil and military engineer, and after the fall of the Confederacy moved to Indiana, where, for three years he pursued the profession of civil engineer, in the construction of several railways. He began his career as a lawyer in 1870, and the great success he achieved at the bar of his adopted state may be easily proved by an examination of the Supreme Court Reports of Indiana, which are thickly studded with his causes.

continued: p.2.

Will H. Thompson, cont.:

He has been especially noted for the force and scholarly finish of his oratory, both at the forum and on the stump. In the political campaign preceding the admission of Washington as a State, he was chosen by the Democrat's State Central Committee to meet the choice of the Republicans in the great joint discussion at Seattle.

"The fame of his literary work is as wide as the English language. His poem, "The High Tide at Gettysburg," which appeared in the Century Magazine has been translated into many languages, and pronounced by the greatest living critics as "the noblest battle poem of the republic." Mr. Thompson located in Seattle in 1889 and is a member of the law firm of Thompson Edsen and Humphries." Source: Seattle Illustrated, Chamber of Commerce, 1890

Mr. Thompson is included in Bagley's 1916 History of Seattle under his son, Maurice' listing, and also is listed in Men of the Pacific Coast, 1903. He served as Head Counsel for Great Northern Railway.

General Maurice Thompson

Maurice Thompson graduated from Seattle High School in the class of 1896. For two years he was a student at the University of Washington. In 1905 he was appointed to the position of deputy county clerk, of King County. In 1910 he was appointed deputy County Auditor, filling that position for two years.

In 1898 he enlisted in the National Guard of Washington. He was a Major in World War I, commanding Company B, Second Washington Infantry. After the war he was appointed Adjutant General of Washington and moved to Camp Murray.

Sources: Bagley's History of Seattle, 1916 and Mr. Arthur E. Campbell.



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
-319 Arctic Building, Seattle, Washington 98104 • (206) 625-4501

LPB-108/78

NOTICE OF APPROVAL OF AGREEMENT ON CONTROLS AND INCENTIVES

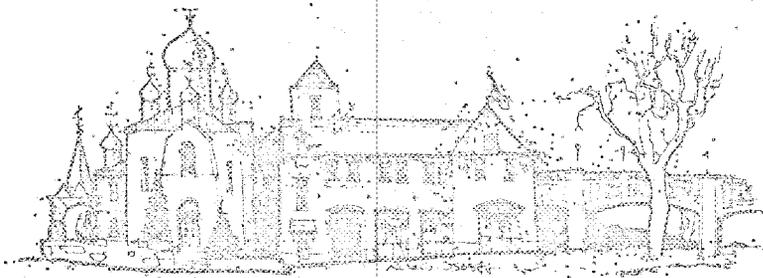
The Thompson/LaTurner House, 3119
South Day Street.

At their meeting of May 17, 1978 the Landmarks Preservation Board voted to approve the Agreement on Controls and Incentives for the Thompson/LaTurner House as represented in the attached document, LPB-84/78.

Submitted,
Earl D. Layman,
City Historic Preservation Officer

by: *Roberta Deering*
Roberta Deering, Coordinator
Landmarks Preservation Board
May 22, 1978

:rd



RECEIVED
APR 26 1978

CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

The City of Seattle

Landmarks Preservation Board

400 Yesler Building
Seattle, Washington 98104 • (206) 625-4501

LPB-84/78
17 April 1978

AGREEMENT ON PROPOSED CONTROLS & INCENTIVES

The Thompson-LaTurner House
3119 South Day Street

CONTROLS:

That, in order to assure the preservation of the specified features of the Landmark, the following controls upon the alteration or the making of significant changes of specified features or characteristics of the landmark designated for preservation are hereby imposed with respect to the landmark:

A Certificate of Approval must be obtained, or the time for denying a Certificate of Approval must have expired before the owner may make alterations or significant changes to:

- the entire exterior of the structure, including the porch, and including changes in paint color; and,
- the mantelpiece in the parlor and the three-story oak stairwell in the interior;

and excluding from these controls any in-kind maintenance and repairs for the above noted features.

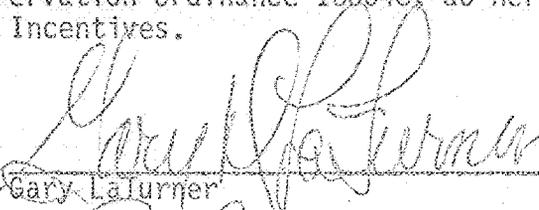
INCENTIVES:

The following economic incentives are hereby noted as available to the owner:

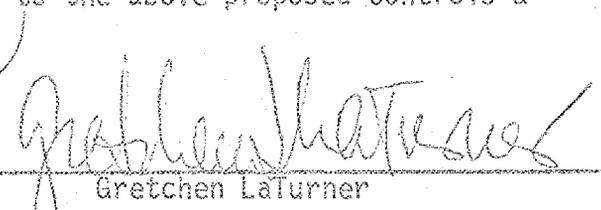
MORE-

- (a) the incentives to all Seattle Landmarks under the Zoning Code;
- (b) the availability of Historic Preservation Grants-in-Aid Funds, on an application basis, should the property be listed on the National Register of Historic Places;
- (c) the availability of benefits under the provisions of the Tax Reform Act of 1976 should the property be listed on the National Register of Historic Places.

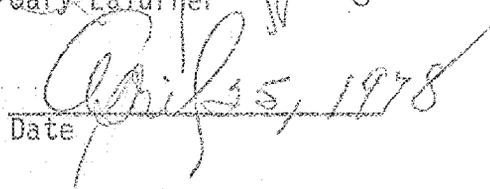
We the undersigned owners of this property in accordance with Landmarks Preservation Ordinance 106348, do hereby agree to the above proposed Controls & Incentives.



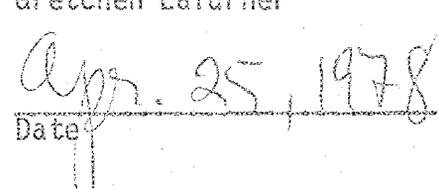
Gary LaTurner



Gretchen LaTurner



Date Apr. 25, 1978



Date Apr. 25, 1978

/hg



The City of Seattle

Landmarks Preservation Board

400 Yesler Building

Seattle, Washington 98104 • (206) 625-4501

LPB-66/78

REPORT ON DESIGNATION

APRIL 5, 1978

NAME OF PROPERTY:

The Thompson-LaTurner House
3119 So. Day Street.

LEGAL DESCRIPTION:

Prospect Terrace, Block 8,
Lots 13 & 14.

OWNERS:

laow
Greg & Gretchen LaTurner
3119 So. Day Street
Seattle, Washington
98144

RECOMMENDATIONS FOR DESIGNATION:

On March 22, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of The Thompson-LaTurner House as a Seattle Landmark. After receiving evidence and hearing testimony, the Board voted to approve designation of the structure as a Seattle Landmark; those significant features of the structure as noted in the Approval of Nomination (LPB-39/78) include:

- the entire exterior of the structure, including the porch; and the mantle-piece and the three-story oak stair in the interior.

The Board finds that the structure merits designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348:

MORE--

Sec. 3.01(2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation;

Mr. Will H. Thompson, possibly the first resident with his family of the house, was a particularly prominent lawyer of his time, both in Indiana and then in Seattle. In Men of the Pacific Coast, 1903, he is listed as Head Counsel for the Great Northern Railway. He was chosen to represent the Democrats State Central Committee in the debate over the admission of Washington as a State. The Seattle Illustrated, Chamber of Commerce, 1890, notes his fame for literary works, particularly for his poem "The High Tide at Gettysburg" published in Century Magazine.

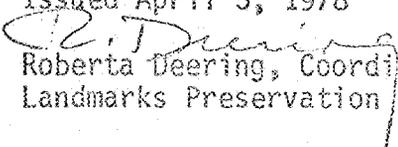
Sec. 3.01(4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

This structure is one of the few extant examples of late Victorian/Queen Anne towered mansions in the city; this is a somewhat simplified version, but does incorporate some good machine-made bracketry and balustrades. (Earl D. Layman/City Historic Preservation Officer)

Sec. 3.01(6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

Because of its size, one of the city's largest of this architectural style, and its siting, the mansion is unquestionably a very visible and distinctive landmark in the community. (Earl D. Layman/City Historic Preservation Officer and Historic Seattle Preservation & Development Authority Urban Resources Inventory/Mount Baker).

Issued April 5, 1978


Roberta Deering, Coordinator
Landmarks Preservation Board

/hg

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

URBAN DEVELOPMENT
& HOUSING

Your Committee on

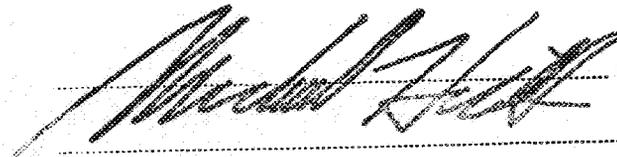
AUG 14 1978

to which was referred

C.B. 99633

Relating to historic preservation, designating the Thompson/La-Turner House as a Landmark under Ordinance 106348.

recommends that the same do pass.

 Chairman

Chairman

Committee

Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 107613

was published on August 26, 1978

B. H. Hatt

Subscribed and sworn to before me on
August 26, 1978

Barbara A. Jones

Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 16,612

AN ORDINANCE relating to historic preservation, designating the Thompson/LaTurner House as a Landmark under Ordinance 166348.

WHEREAS, Ordinance 166348 establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on March 22, 1978 recommended that the Thompson/LaTurner House be designated a Landmark under the above-mentioned ordinance; and

WHEREAS, the Board and the owners of the designated property have agreed to controls and incentives; and

WHEREAS, the Board at its May 17, 1978 meeting voted to recommend approval of the agreed controls and incentives to the City Council; and

WHEREAS, the Urban Development and Housing Committee of the City Council considered the recommendation of the Landmarks Preservation Board at a public hearing on July 11, 1978, and reported to the City Council in favor of such recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Thompson/LaTurner House at 3119 South Day Street in Seattle, Washington as a landmark as provided in Ordinance 166348 is hereby approved, based upon the historical, architectural and cultural considerations stated in the "Report on Designation" dated April 5, 1978 and the following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained at the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

(a) The entire exterior of the structure including the porch, and including changes in paint color; and

(b) The mantelpiece in the parlor and the three story oak stairwell in the interior;

and excluding from these controls any in-kind maintenance and repairs for the above noted features.

Section 2. The Secretary of the Landmarks Preservation Board is hereby directed to send to the owner of record of the property designated, by registered or certified mail, and to the Superintendent of Buildings, a copy of this ordinance and a letter outlining the basis for such designation and the obligations and restrictions which result from such designation.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14th day of August, 1978, and signed by me in open session in authentication of its passage this 14th day of August, 1978.

PHYLLIS LAMPHERE,
President of the City Council.

Approved by me this 24th day of August, 1978.

CHARLES ROYER,
Mayor.

Filed by me this 24th day of August, 1978.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

(Seal) By: D. W. ALFREY,
Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, August 26, 1978.

(C-562)