

# ***‘What makes the West Seattle Junction special?’***

**A REPORT BY THE  
WEST SEATTLE JUNCTION  
HISTORICAL SURVEY GROUP**

**March 2016**



West Seattle Junction – California at Alaska, 1926

## West Seattle Junction Historical Survey

A project of:

Southwest Seattle Historical Society  
Southwest District Council  
West Seattle Junction Association  
Junction Neighborhood Organization (JuNO)  
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# ‘What makes the West Seattle Junction special?’

A REPORT BY THE WEST SEATTLE JUNCTION HISTORICAL SURVEY GROUP

The West Seattle Junction Historical Survey Group presents this report about the West Seattle Junction, which responds to the question: “What makes the West Seattle Junction special?”

Our report presents a thorough look at the historical character of The Junction and the elements that define its character and uniqueness and have allowed The Junction to thrive as the business hub of the West Seattle peninsula. Our report contains the following:

### **Part One: West Seattle Junction Historical Resources Survey prepared by Sheridan Consulting Group**

The West Seattle Junction Historical Resources Survey leads with an overview of West Seattle history from the early 1900s to the present, along with the development of the West Seattle Junction, the commercial hub of West Seattle. Information about development influences, local organizations, population trends, transportation and infrastructure are included. A total of 58 buildings in the West Seattle Junction constructed between 1908 and 1975 were surveyed to evaluate their historic and architectural significance and to further determine their potential eligibility for designation as City of Seattle landmarks. These buildings were categorized as (A) buildings that are potentially eligible for nomination as city landmarks; (B) buildings that require additional research to determine their eligibility as city landmarks; and (C) buildings that are unlikely to be eligible as city landmarks. Of the 58 buildings, two were identified as Category A; six were identified as Category B and 50 were identified as Category C. The full survey is Part One of this report.

### **Part Two: Interviews with Junction Building and Business Owners**

The West Seattle Junction Historical Survey Group also interviewed Junction building owners to learn about the history and development of their buildings as well as their perspectives and opinions of the West Seattle Junction. Some of the questions: “How did you come to own your building?” “What do you love about your building?” “What are the advantages/challenges of being in The Junction rather than somewhere else?” and “What characteristics of The Junction are worth promoting or preserving?” Their collective responses are included as Part Two of this report.

### **Part Three: A Citizens Survey on the West Seattle Junction**

Finally, during the summer of 2015, the West Seattle Junction Historical Survey Group asked the public three questions about the West Seattle Junction: “What is special about The Junction” “What is your favorite building?” and “What in The Junction is worth saving?” The responses from 265 individuals are included as Part Three of this report.

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With support from **CULTURE**

March 2, 2016

To the readers of this report:

Today, we are grateful to be able to release this final report of the West Seattle Junction Historical Survey. It is the culmination of a year of planning and another year of intensive work. As the core members of the survey team, we trust that the information and insights in this report will be useful for a variety of audiences for many years to come.

Here, you will find historical data about every building in The Junction that is at least 40 years old, which is the vast majority of buildings in The Junction! You also will see an architectural historian's findings on which buildings are potentially eligible for nomination as City of Seattle landmarks and which are not. Rounding out this report are the insightful and lively observations of nine Junction property owners and more than 260 members of the public.

To architectural historian Mimi Sheridan (for Part One), to Lisa McNelis Architects (for the maps), to the participating property owners, to those of you who took the public survey and especially to 4Culture, we extend our heartfelt thanks. And we hope that all of you all enjoy this report!

The West Seattle Junction Historical Survey Team

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**Our Mission Statement:** 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.

# **WEST SEATTLE JUNCTION HISTORIC RESOURCES SURVEY FINAL REPORT**

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**March 2016**

Prepared for  
**West Seattle Junction Historical Survey Group**

Prepared by  
**Sheridan Consulting Group  
Seattle WA**

Funded by:



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## SECTION I: INTRODUCTION

### *Background and Purpose*

The West Seattle Junction Historic Resources Survey was sponsored by the West Seattle Junction Historical Survey Group and was funded by a grant from 4Culture. The primary purpose of the West Seattle Junction Historic Resources Survey was to evaluate the historic and architectural significance of buildings in the West Seattle Junction commercial district and to determine their potential eligibility for designation as City of Seattle landmarks.

The West Seattle Junction Historical Survey Group, in association with the Southwest Seattle Historical Society, the West Seattle Junction Association, the Southwest District Council, the Junction Neighborhood Organization (JuNO), and ArtsWest have been working on a project to answer the question: *What Makes The West Seattle Junction Special?* With significant 4Culture financial support, this report plays a key role in that effort. The mission statement of the West Seattle Junction Historical Survey Group states:

*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.*

Along with this historic resources survey, the Survey Group conducted interviews with Junction property owners to find out the history of their building(s) and how The Junction contributes to the success of businesses in their buildings. The group also conducted a citizen survey on the West Seattle Junction. Those results are featured in Part 2 and Part 3 of the group's report, "*What makes the West Seattle Junction special?*"

The West Seattle Junction Historic Resources Survey is a preliminary evaluation of the built form in the West Seattle Junction. It is intended to be a first step in evaluating the historic and architectural significance of the main business district of West Seattle. This historic resources survey is not intended to serve as a formal landmarks nomination, nor is it intended to supersede any subsequent report on the West Seattle Junction.

## ***Survey Area and Methodology***

The West Seattle Junction takes its name from the intersection of California Avenue SW and SW Alaska Street in the center of the West Seattle peninsula. California Avenue SW runs for 4.5 miles along the north/south spine of the peninsula, while SW Alaska Street runs east/west across the middle of the peninsula. The West Seattle Junction survey area originally was defined as both sides of California Avenue SW between SW Oregon Street and SW Edmunds Street and the east faces of those blocks on 44th Avenue SW and the west faces of those blocks on 42nd Avenue SW. The survey area later was extended north to SW Genesee Street to include key early Junction buildings. Also, the survey area narrowed when it was determined that most of the east block face on 44th Avenue SW and the west block face of 42nd Avenue SW no longer contained any age-appropriate buildings.

A total of 58 buildings were surveyed. The survey captured buildings built between 1908 and 1975, which corresponds to West Seattle Junction development immediately after the 1907 annexation into the City of Seattle, through almost seven decades of development as a mature business community. Each building in the survey area that was built in or before 1975 was photographed, and information on its style, characteristics, materials and integrity (alterations) was collected and entered into the city and state's historic property databases.<sup>1</sup> Additional information on the buildings and their history was obtained primarily from King County Assessor historical data, Polk's city directories, historical maps and the local history book *West Side Story*. The *Historic West Seattle* website was particularly useful in identifying previous tenants (<http://historicwestseattle.blogspot.com/>).

## ***Results Summary***

The survey found that most buildings in the West Seattle Junction survey area had been altered to some extent in the preceding decades, but it identified two buildings (the Campbell and Hamm buildings) that are potentially eligible for designation as Seattle historic landmarks, as they appear to meet several of the eligibility criteria. (These buildings are labeled as 'Category A' in this report.) An additional six buildings (labeled as Category B) also may be eligible, pending further research. The remaining 51 buildings (labeled as Category C) have been so altered in their present form or have the least significance and are unlikely to meet any of Seattle's landmark criteria in their present form. All the surveyed buildings are listed in Sections III and IV, as well as in Appendix A and depicted in maps in Appendix B and Appendix C.

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<sup>1</sup> Buildings more than 25 years old (as of the project date of 2016) can be considered eligible as landmarks under Seattle codes.

## SECTION II: HISTORICAL OVERVIEW

The West Seattle Junction sits near the center of West Seattle, surrounding the intersection of SW Alaska Street and California Avenue SW, the primary commercial street of West Seattle. Much of West Seattle's history has been shaped by its isolation on a peninsula bordered by water on three sides, accessible only by ferries and bridges or via streets from southern suburbs. Although it became part of the City of Seattle in 1907, West Seattle has continued to exhibit a strong sense of independence.

### *Early Development*

West Seattle was one of the first areas of Euro-American settlement in Seattle, with the landing of the Bell/Boren/Denny/Low/Terry party (often called the Denny Party) at Alki Point in November 1851. The settlers were greeted and assisted by the Duwamish tribe, which had thrived in the area for many centuries. Although most of these settlers moved across Elliott Bay the following spring, entrepreneur Charles C. Terry platted the town of Alki in 1853 and remained until 1856. A longer-lasting settlement was located on the more sheltered east side of West Seattle's Duwamish Head, where Freeport was established on the current Harbor Avenue in 1864. It soon had sawmills, shipyards and a salmon-packing plant. By August 1877, Freeport was a lively community with steamer service to Seattle. Alki itself evolved into a resort community with summer cottages and a popular amusement park. (Eals, Clay. ed. *West Side Story*, Seattle: Robinson Newspapers, 1987: 18-20; 21-24; Bagley, Clarence B. *The History of Seattle from its Earliest Settlement to the Present Time*. Chicago: S. J. Clarke, 1916, 19-22.)

However, most of the peninsula was surrounded by steep bluffs. It was some time before residential development took place on the uplands. In 1885, the northern part of the peninsula, now known as the Admiral District, was platted by Uriah R. Neisz, but few people purchased the inaccessible lots. In 1888, the West Seattle Land and Improvement Company platted a much larger area and began to aggressively market the property. To attract residents, the company initiated ferry service from Seattle, with a landing at the foot of the bluff near Duwamish Head. In 1890, the company added a cable-car line ascending the steep hillside to California Avenue. These efforts proved worthwhile, as more than \$300,000 worth of property was sold during the first year. However, the Panic of 1893 slowed growth and the cable-car line closed in 1897. (Eals: 26-31; Tate, Cassandra. *Seattle Neighborhoods: West Seattle Thumbnail History*, Historylink File #3428, 2001, accessed 4/30/2015).

In April 1902, West Seattle residents voted to incorporate as a 4th-class city with boundaries extending from the north end of the bluff to what is now SW Lander Street. They hoped that this would encourage utility companies to seek franchises to provide amenities such as streetcars to the growing community. When this did not occur, the city decided to issue its own bonds for a streetcar line. It first had to reincorporate as a 3rd-class city. In 1904, West Seattle reached the required 1,500 residents, reincorporated, and issued the bonds. Its one-mile-long line streetcar line opened in 1905, making history as the first municipally owned streetcar system in the United States. Since the newly incorporated city could not extend the line beyond its very limited boundaries, in 1906 it sold the just-completed line to the Seattle Electric Railway Company, which already owned most of the streetcar lines throughout Seattle. This was a transformative step in the development of West Seattle and, most particularly, of the West Seattle Junction. (Eals: 39-42; Tate; Blanchard, Leslie. *The Street Railway Era in Seattle: A Chronicle of Six Decades*, Forty Fort, PA.: H. E Cox, 1968).



## ***A Maturing Community***

The new city expanded significantly on May 25, 1907, when residents of the adjoining areas of Alki, Youngstown and Spring Hill voted to become part of the City of West Seattle. However, only weeks later, on June 29, 1907, West Seattle voted to be annexed to Seattle to obtain better electric and water service, sewers and fire protection.

Earlier that same year, in January 1907, Seattle Electric fulfilled expectations by connecting West Seattle's streetcar line to downtown Seattle via a bridge over the Duwamish River and through the steel mill neighborhood of Youngstown. It also extended the line south through wilderness to encourage development at Fauntleroy Park. It was the "junction" of the Admiral line and the new Fauntleroy line that gave the intersection of California Avenue SW and SW Alaska Street its West Seattle Junction name--a name that has long outlasted the streetcar lines (Blanchard: 66; Eals: 44).

At that time, the West Seattle Junction was essentially a streetcar stop in a swamp, with no roads graded south of Lander Street. The only commerce in the West Seattle Junction was a few real-estate offices. These proved sufficient, however, as paved roadways and the enhanced transportation, accompanied by heavy promotion, encouraged a real-estate sales boom, with new residents rapidly buying lots and building homes in the newly platted land.

The Junction commercial district includes portions of five early plats, all filed with King County between 1888 and 1907. (See Appendix E for plat locations)

- **Sparkman & McLean's 1st Addition**, filed in 1903, was a small plat of only two blocks from 7th (now SW Genesee Street) to 8th (now Oregon) streets and from California west to Duwamish Avenue (now 45th Avenue SW). It was in the commercial district and had 12 large lots (100 x 120) and an alley in each block.
- **The Boston Company's Plat of West Seattle** was filed by Herman Chapin in 1888. This was a large, 64-block plat. It extended northeast of what was then Euclid Avenue (now California) and 9th Street (now Alaska), north to 5th Street (now Andover) and east to Boston Avenue (now 35th Avenue SW). Each block, divided north-south by an alley, had 48 deep, narrow lots.
- **Holbrook & Clark's Addition to West Seattle** was filed in 1890 by Frederick W. D. and Nellie J. Holbrook, and J. Albert Jackson. The plat extended four blocks west of California Avenue between today's Oregon and Alaska streets. Each block was divided east-west by an alley and contained 48 deep, narrow lots (measuring 25 feet by 117 feet)
- The **Central Park Addition** was filed in 1906 by two couples, M.E. and Dilla Duffy of Tacoma and pioneers Irving and Dora Alford of Kent. It had two north-south-oriented blocks west of California Avenue between Alaska and Edmunds streets. Like the neighboring plats, each block was divided by an alley and had 48 small lots, each measuring 25 feet by 112 feet.
- The **Scenic Park Addition** was filed in 1907 by the Park Land Company, a partnership of Irving Alford and Peter Brown. It had only six blocks, from 9th (now Alaska) to 11th (now Hudson) streets and from California east to Harvard (now 40th). Its configuration was similar to the others, with alleys and 48 narrow lots in each block.

Most of the subsequent commercial development took place on lots that faced the streetcar tracks on California Avenue, with alleys in the rear.

Although most of those who platted the area did not live in West Seattle, some of the early lot purchasers would become prominent in The Junction. Key figures were:

- William Thomas Campbell, who arrived in West Seattle in the early 1890s with his bride, Jennie Bennett Campbell. They taught the first students at West Seattle Central School. In 1902, he began a high school in the building and served as its first principal for several years. By 1911, Campbell had branched out as a land agent and business activist. He primarily owned property north of Alaska Street and in 1918 built the first brick building in the West Seattle Junction. He was a strong proponent of West Seattle business. He chartered and served as the first president of the West Seattle Commercial Club (the precursor to the Chamber of Commerce) in 1921, and was elected to the Seattle City Council in 1924 for two terms.
- Laurence J. Colman (1860-1935), son of Seattle pioneer James M. Colman (1832-1906), was a Fauntleroy resident who owned Junction property primarily south of Alaska Street, where he built several office and retail buildings. Known for his philanthropic largesse, his family honored him by donating money to build Lincoln Park's Colman Pool in 1940.
- Lyman B Russell was a well-known West Seattle contractor and builder, living for decades with his wife, Dee, on 47th Avenue SW. His 1927 building that housed Ernst Hardware and J.C. Penney still bears his name today. Business was so good for Russell that he purchased a new Studebaker Commander Straight Eight in June 1930.

By 1911, The Junction had grown from a core of real-estate agents to a full-fledged "home town" business district. The bustling Junction was the community hub, with multiple grocery stores, lumber companies, a hardware store and others, all vying to serve the surrounding residential neighborhoods. Developers erected new wooden buildings at a fast pace to keep up with The Junction's transformation.

West Seattle continued to grow dramatically until a national recession in 1915 temporarily slowed development, but it regained strength with the U.S. entry into World War I in 1917, which brought workers to the nearby shipyards and William Boeing's new Pacific Aero Products Company along what is now West Marginal Way. The community experienced steady growth until the 1929 stock market crash. New stores shaped a mature commercial district, while the surrounding residential blocks were developed with single-family houses.

Little growth occurred during the Depression, but the advent of World War II brought major changes. Between 1941 and 1945, Seattle's population jumped from 368,000 to 480,000. West Seattle, located close to both the shipyards and Boeing, had several major housing projects, totaling more than 1,300 rental units, to accommodate these new workers and their families. Although these were not in The Junction itself, their residents shopped in the stores and added to its vitality. (Berner, Richard C., *Seattle 1921-1940: From Boomtown to Bust*, Seattle: Charles Press, 1992).

Transportation, the primary factor that shaped The Junction's early years, also changed significantly. Buses replaced the streetcars in 1940, as people turned more toward automobiles. Tracks from the West Seattle and Fauntleroy streetcar lines were abandoned in 1941. The twin low-level Spokane Street Bridges were completed between 1924 and 1930; in 1943, a viaduct connected the bridge directly with California Avenue at Admiral Way. In the 1960s, the Fauntleroy Expressway was constructed to connect the low bridge with Fauntleroy Way and the California/Alaska Junction. The high-level West Seattle Bridge was fully opened in July 1984, and a new low-level swing bridge opened in 1991. These improvements greatly enhanced access between West Seattle and downtown Seattle.

Most of the residential areas surrounding The Junction were fully developed with single-family homes in the 1930s, so the area was little affected by residential construction during and after the war. However, the number of apartments began to increase. Some small-scale apartment buildings had been built in the late 1920s, as was true in all Seattle commercial districts. After World War II, small-scale modernist apartments proliferated. The scale changed dramatically in 1976 with the construction of the nine-story Alaska House senior housing complex. Currently, large, mixed-use projects containing hundreds of apartments are transforming The Junction's streetscape.

### ***The Junction Commercial District***

While early West Seattle businesses were located along the shoreline or in the Admiral District, once the streetcar lines intersected at California and Alaska in 1907, The Junction became the commercial center, attracting stores and services to serve the entire West Seattle community; a “home town” business district, notes *West Side Story*. Many early businesses – lumberyards, hardware stores, electrical supplies and fuel – reflected the needs of the surrounding housing construction. Services and supplies also were important, particularly groceries, drug stores and medical offices. Most early commercial structures were wood-frame-clad with wood siding; many had “boomtown” facades, making them look larger than they were.

By the early 1920s, The Junction had become one of the city's premier neighborhood commercial districts. It was reported that California Avenue had become so crowded between Oregon and Edmonds streets that new merchants were routinely turned away. W.T. Campbell, the local entrepreneur and well-known real estate agent, had built the two-story, brick-clad Campbell Building in 1918 at the prominent northeast corner of California and Alaska. This immediately became West Seattle's most prestigious business address. In 1926, he built the two-story Crescent (now Hamm) Building across the street on the northwest corner.

By 1927, E.B. Russell had built his namesake Russell Building, which initially housed Ernst Hardware and the J.C. Penney department store. Russell also built two “dime stores,” Woolworth's and Kress. In 1924, Lawrence Colman's 200-foot long public market filled much of the west side of the block south of Alaska. He added the two-story, brick-clad Junction Building to the southwest corner. Opening in 1925, the Junction Building housed the Junction Drug Store, a bank and, starting in 1938 and on the second floor, the West Seattle Hospital. Campbell added the Arcade Market in 1930 north of the Campbell Building.

The Depression slowed the pace of commerce and construction in The Junction, although in 1939 W.T. Campbell built a single-story brick building at the NW corner of California and Oregon. During World War II, business-district development took a back seat to “the war effort.”

As it developed, The Junction commercial district reflected the influences of changing transportation modes. The pre-World War II sections of California Avenue reflected its streetcar heritage, with predominantly one- and two-story buildings with small storefronts extending to the sidewalk. “The look, feel, and sound of The Junction changed dramatically with the loss of its signature streetcars in 1940. The ringing of streetcar bells gave way to the honking of automobile horns. During the 1940s, West Seattle’s neighborhoods swelled with workers employed in nearby shipyards and airplane factories. They came to The Junction to shop, eat, drink and relax. The resulting congestion led to the installation of The Junction’s first traffic lights, activated on May 11, 1943.” (Tate 2008) In the 1950s to 1970s, several auto-oriented buildings (notably banks and the post office) with parking lots were constructed, and a group of Junction property owners converted residential lots on 42nd and 44th avenues (on the back sides of California Avenue businesses) into public parking lots to ensure that Junction businesses would be able to compete with local shopping malls. The eastern portion of Alaska Street, near Fauntleroy Way SW, was redeveloped after completion of the Fauntleroy Expressway with auto-oriented businesses, including vehicle dealerships.

The Junction thrived into the 1950s with the increased population of defense workers, and several modern retail buildings replaced older ones. Larger stores, such as supermarkets, replaced smaller shopping arcades, and stores that catered to the shoppers who dropped their children off at nearby Jefferson Elementary School proliferated. Both pedestrian and automobile traffic grew so heavy that Junction merchants, “in an effort to promote peaceful coexistence between traffic and pedestrians, pushed the city to replace the ‘stop and go’ lights in The Junction with an ‘All Way Walk’ (or ‘scramble’) system in May 1952.” This system, which remains in place today, stops vehicle traffic in all directions while pedestrians cross right, left and diagonally through the intersection. Pedestrians then stop on all corners while traffic moves through (Tate 2008).

By the 1980s, however, competition from shopping malls made The Junction's stores less competitive. The commercial cornerstone of the district, J.C. Penney, left The Junction in 1987. Many of the other retailers selling common items such as clothing closed in the following years, generally replaced by restaurants, bars and service businesses. In 1985, a new retail/office/ residential project was built nearby on the former site of Jefferson Elementary School.

In an effort to revitalize the district, local merchants sought to increase the height limits from 60 feet to allow buildings as tall as 16 stories. This proposal met with strong opposition, but in 1986 the Seattle City Council approved an increase to 85 feet (Eals: 129). Nearly three decades later, this change was to trigger the transformation of significant portions of The Junction.

In the early 1990s, the City of Seattle adopted a comprehensive plan that focused growth in "urban villages." Despite considerable local opposition, The Junction was designated as an urban village because of its existing zoning and good transit connections. By 2010, it became apparent that The Junction was growing significantly, with numerous single-story buildings replaced by six-story structures with scores of apartments above retail spaces and underground parking. The intensive re-development also extended east along SW Alaska Street to 35th Avenue SW, facilitated by the adoption of the Triangle Plan and the closure of a major auto dealership and the sale of its numerous properties.

### ***Utilities and Services***

In 1907, West Seattle residents voted to be annexed into the City of Seattle to bring needed utilities and services. They weren't disappointed, as most of these improvements soon followed.

One of the important milestones in The Junction's early years was in 1914 when a fire station (housing horse-drawn vehicles) was built at the southeast corner of SW Alaska Street and 44th Avenue SW. Soon, an adjoining police garage was added. The shingle-clad complex was demolished in 1967 when a new fire station was built six blocks east on Alaska Street.

The 1912 Baist map shows, at California and Genesee (4400 California Avenue SW), a brick complex housing the office, stable and barn of the Seattle Lighting Company, built in 1910. This company, which later became the Seattle Gas Company, provided West Seattle with manufactured gas for heat and lighting before electricity became widely available. These buildings are still in use today. The Kroll map of 1920 shows a telephone exchange across the street from the gas company (4415 California Avenue SW). This still operates today, with a large addition. Seattle City Light had a Mission-style substation at 4541 California Avenue SW, which was later replaced by a retail building. A full-service post office opened in 1949 at 4412 California Avenue SW.

One vital amenity that West Seattle lacked was a modern general hospital. An early hospital opened in a large house near The Junction (on 42nd near Alaska) in 1912 but closed soon afterwards. Despite fundraising attempts, it was not until 1929 that a successful hospital opened, but it was on Fauntleroy Way, not in The Junction. Finally, in 1938, the West Seattle Hospital opened in the second story of the Peoples Bank building at the southeast corner of California and Alaska. It operated until 1961, when it moved to a modern facility at 26th Avenue SW and SW Webster Street SW (Eals: 244-247).

### ***Schools***

West Seattle's first public schools were in Freeport near Duwamish Head (circa 1870s) and in the Admiral District. The one-room wooden Haller School (1892) was replaced the following year by West Seattle School (later re-named Lafayette School), a castle-like brick structure with eight rooms at California and Lander. Although Lafayette opened with only 20 pupils, the 1907 development boom led to an addition to Lafayette, and a new school, Jefferson School, was built in 1912 one block from The Junction. The brick-clad school, located on 42nd Avenue SW, had 135 pupils when it opened. By 1917, it had 443 students, increasing to more than 600 in 1918.

The growth of defense industries during World War II led to further enrollment increases. However, in the 1960s-1970s, a precipitous decline in student enrollment led to the closure of Jefferson School in 1979. Because of the building's close proximity to West Seattle's primary business district, it was leased for commercial use in 1981 and, in 1985, was demolished for a large mixed-use project called Jefferson Square. (Thompson, Nile and Carolyn J. Marr, *Building for Learning: Seattle Public School Histories, 1862-2000*, Seattle School District No. 1, 2002: 151-52; 161-162; Eals: 132-146). Jefferson School had been a significant part of The Junction's culture and activities for decades, and its replacement brought a notable change to the community.

### ***Community Organizations and Churches***

The Junction has always been primarily a commercial center rather than a place for community gathering places, perhaps because of the costlier land. Most of West Seattle's community centers and club facilities are scattered in the periphery of the neighborhood rather than in the commercial district. One exception was the Carpenters Hall, built in 1908, just north of SW Oregon Street (4445 California Avenue SW). Other organizations, such as the Veterans of Foreign Wars, used its meeting space, and the building remains today, housing a kitchenware store. Across the street is the Eagles Hall (4426 California Avenue SW). The Eagles began renting space here in 1947, eventually combining several buildings into Eagles Hall. Other organizations located their facilities east of The Junction near Fauntleroy Way SW: the American Legion Hall (1938), the relocated VFW hall (1961) and the Alki Masonic Temple (1950). The Senior Center of West Seattle opened a second-floor facility in an office building in The Junction in 1955.

Early religious congregations met in homes, schools and even dance halls while raising funds for construction. The first church building, West Seattle Congregational Church (now Admiral Congregational Church), opened in 1901 in the Admiral District. In the next decade, St. John's Episcopal Church (1905) and Alki Congregational Church (1909) opened. Several groups selected sites close to The Junction for their buildings. One of the earliest, in 1912, was the West Seattle Christian Church, at 42nd Avenue SW and SW Genesee Street. The site was later purchased by Holy Rosary Catholic Church, which completed its current structure there in 1938. Both Hope Lutheran Church and the First Lutheran Church of West Seattle were built nearby in 1918 (Eals: 262-267).

### ***Entertainment***

Another important aspect of The Junction was entertainment -- particularly with the advent of the new technology of the motion picture. The Apollo Theater, on the northeast corner of California Avenue SW and SW Edmunds Street, was one of the city's first "suburban movie houses," opening in 1910 (this building remains, highly altered). It competed with the Portola, a larger theater that opened in 1919 in the Admiral District. In 1926, the Granada (originally called the Egyptian), a grand movie palace, debuted south of the Apollo at California and SW Hudson Street. It featured 1,000 seats and a Wurlitzer pipe organ. The competition proved to be too much for the Apollo, which closed in 1926.

The Granada and the Portola continued to operate through the Depression. In 1942, the Portola was expanded to 1,000 seats and re-named the Admiral Theater. It was designated a Seattle landmark in 1989 and remains open today. The Granada closed as a regular movie theater in 1959, but its large pipe organ allowed it to operate for a period as a silent movie house. The building was demolished in 1977, replaced by a restaurant. Although The Junction no longer has a movie theater, it does have legitimate theater in the ArtsWest Playhouse, a 149-seat 3/4 thrust theater and art gallery. (<http://cinematreasures.org/theaters/2448>; Eals: 213-216).

### ***Continued Growth Brings Changes***

The nature of the businesses in the West Seattle Junction has undergone dramatic changes over the years, from merchants selling basic goods such as groceries and clothing to a greater number of restaurants and services. However, The Junction's streetscape has remained basically the same, with one- and-two story buildings accommodating numerous small businesses – mostly local – in relatively small spaces.

The Junction appears to be able to meet the needs of today's shoppers while retaining its traditional character. However, recent development has replaced small buildings with larger, mixed-use buildings, changing the character and streetscape and often replacing local businesses with national chains.

### SECTION III. SURVEY RESULTS

A total of 58 buildings were surveyed. They are primarily one- to two-story commercial buildings, along with three apartment buildings. The survey follows construction eras from 1908 to 1975. These eras generally correspond to the various “chapters” of Junction development, from West Seattle’s 1907 annexation into the City of Seattle, to the post-World War I and Roaring Twenties building boom, to the Depression and World War II, to post-war changes and later infill.

The following tables list the buildings based on four phases of construction between 1908 and 1910, 1918 and 1930; 1932 and 1958, and 1960 to 1975.

#### ***Buildings by Era***

##### **1. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1908 AND 1910**

Three buildings date from the community's early developmental period following West Seattle’s annexation into the City of Seattle. During this time, The Junction was slowly transitioning from “a streetcar stop in a swamp” to a modest business district surrounded by single-family homes. Two of the surveyed buildings still have a significant amount of integrity for being more than 100 years old, but the third building has been significantly altered and does not appear to retain original features due to numerous alterations over the years.

<b>JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1908 AND 1910</b>			
<i>Address</i>	<i>Date Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4445 California Ave SW	1908	Daniel & Brinton Undertakers/ Carpenters Hall	J.F. Henry
4400 California Ave SW	1910	Seattle Lighting Co.	Dental Office (Wolff/Horwitz)/ Hotwire Online Coffeeshouse
4750 California Ave SW	1910	Apollo Theater/Carlisle Furniture	Westside Public Ale House/Bang Bar/ Kathy's Dance

##### **2. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1918 AND 1930**

The largest collection of surveyed buildings was built during The Junction's most intensive period of early development, between 1918 and 1930. This period saw active commercial development around the streetcar intersection by prominent local businessmen, an increase in population, innovative and rapid responses to the shopping and service needs of the new residents and a new elementary school as well as infrastructure, transportation and utility investments by the City of Seattle.

Of the 23 buildings in this era surveyed, the Campbell Building and the Hamm Building are notable for their association with a leading West Seattle citizens, their prominent siting and their generally good level of integrity. One mid-block building, Ware and Hosey Appliances from 1928 (now the Curious Kidstuff building) has been restored to its original appearance. The other buildings appear to have been significantly altered. It is important to note that, in some cases, façade improvements or changes to windows may restore the original appearance.



**JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1918 AND 1930**

<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4401 California Ave SW	1918	Dr. Albert Knudtson	William Raleigh, DDS
4554 California Ave SW	1918	Campbell Building	Campbell Building/ Cupcake Royale
4719 California Ave SW	1918	West Hill Market	Taqueria Guaymas
4736 California Ave SW	1919	Pentecostal Church/ Beulah Temple	Thunder Road Guitars
4415 California Ave SW	1920	Bell Telephone Exchange	CenturyLink
4707 California Ave SW	1920	Save-Mor Drugs	Pharmaca/Great Harvest/ Bin 41
4430 California Ave SW	1923	O'Neill Realty	Primp Salon
4553 California Ave SW	1923	McReynolds Jewelers	Optix/Pegasus Books
4529 California Ave SW	1924	West Seattle Bakery, Sherwin-Williams Paint	Wild Rose's/Capers/ Azuma /Zamboanga
4535 California Ave SW	1924	Jack Jones Furniture	Leisure Books / ACS Discovery Shop
4508 California Ave SW	1924	West Seattle Flower Shop	WS Cyclery/ Lee's and Kamei Restaurants
4721 California Ave SW	1924	A&P Market	Husky Deli / Northwest Art & Frame
4302 SW Alaska St	1925	Crescent Dry Goods Building/ Hamm Building	Easy Street Records/ Hamm Building
4520 California Ave SW	1926	Russell Building/ Ernst Hardware/J.C. Penney	Lyon's Antique Mall/ Pizzeria Credo/ West Seattle Computers/ Windermere Real Estate
4517 California Ave SW	1927	Peterson Investment Corp.	Jan's Beauty Supply
4315 SW Oregon St	1927	Oregonian Apartments	Oregonian Apartments
4319 SW Oregon St	1927	Walton Apartments	Oregonian Apartments
4528 California Ave SW	1928	Marier Foto Studio	Menashe & Sons Jewelers/ Carmilia's/Fleurt
4711 California Ave SW	1928	Junction Food Store	ArtsWest Playhouse
4740 California Ave SW	1928	Ware & Hosey Appliances	Curious Kidstuff
4540 California Ave SW	1929	Woolworth's /Vann Building	Click!/Maharajah
4548 California Ave SW	1929	Bartell Drugs	Washington Management/ Cohen Law Offices
4546 California Ave SW	1930	Kress Building/ Shafraan's Clothing	Matador/Jak's Grill

### 3. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1932 AND 1958

During the Depression and World War II, several modest buildings were constructed in The Junction. The Puget Sound post-war population growth and prosperity brought a new burst of development to The Junction, with 22 buildings erected between 1943 and 1958. With removal of the streetcar lines in the early 1940, The Junction saw increased auto-oriented commercial development. Grocery stores and banks were given makeovers to cater to the auto-driven population, and small businesses filled in around the anchor businesses. Ladies' shopping ruled The Junction, and the "Walk All Ways" intersection was introduced in 1952.

One of the buildings reviewed from this period is an intact and unusual example of the Art Moderne style of architecture. The Courtesy Accounting building at 4411 California was built in 1947 and does not appear to have any changes. The other 21 buildings from this period are significantly altered from numerous tenants or do not retain architectural or historical significance in their present form. While in some cases façade improvements or changes to windows may restore original appearances, none of the buildings appears notable.

<b>JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1943 AND 1958</b>			
<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4720 California Ave SW	1932	Junction Hardware	Elliott Bay Brewery & Pub
4513 California Ave SW	1935	State Liquor Store	Vain/Beer Junction
4741 California Ave SW	1939	Tradewell	Sleepers in Seattle
4455 SW Oregon St	1940	W.T. Campbell Medical Building/ West Seattle Nutrition	Funky Jane's/Many Moons
4444 California Ave SW	1942	Greive Law Office	Coastline Burgers
4722 California Ave SW	1943	Dr. Scott, DDS	Peter Yi, DDS
4438 California Ave SW	1945	Snow Ball Ice Creamery	Greentree Animal Hospital
4709 California Ave SW	1946	Miss Walker's Apparel	Be's Restaurant
4525 California Ave SW	1946	MacDougall & Southwick	Wild Rose/Capers
4411 California Ave SW	1947	Irwin Chiropractic	Courtesy Accounting
4744 California Ave SW	1947	Junction Market	Yummy Teriyaki
4458 California Ave SW	1948	Neilsen Florist	Shadowland/Forsythe Studio
4538 California Ave SW	1948	WS Sporting Goods	Village Woodworks
4412 California Ave SW	1949	U.S. Post Office	U.S. Post Office
4718 California Ave SW	1950	New Luck Toy Cafe	Talarico's
4501 California Ave SW	1951	Washington Mutual	Chase Bank
4528 SW 44th Ave SW	1952	Apartments	Apartments
4500 California Ave SW	1955	A. A. Mullally	Senior Center of West Seattle
4747 California Ave SW	1956	Junction Feed & Seed	Bikram Yoga
4452 California Ave SW	1956	Helen's Hol-in-One Donuts	Keller Williams Real Estate
4200 SW Edmunds St	1956	Bank	US Bank
4541 California Ave SW	1958	Seattle City Light	Next to Nature

#### 4. JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1960 AND 1975

Six buildings were constructed in the survey area between 1960 and 1975. The Junction evolved during this era, with longtime businesses moving to new Junction locations and others being replaced. Competition from local malls worried Junction merchants as automobile dominance continued and newer building forms once only seen in downtown Seattle were making their way to The Junction.

One of these buildings, the West Seattle branch of Seattle First National Bank (now occupied by Technical Analysis, Inc.) on the corner of California Avenue SW and SW Edmunds Street, was designed by well-known local architect Paul Thiry and remains a good example of a Modernist bank despite some alterations. The other surveyed buildings from this era are small infill buildings or extensive remodels and do not retain architectural significance in their present form.

<b>JUNCTION BUILDINGS CONSTRUCTED BETWEEN 1960 AND 1975</b>			
<i>Address</i>	<i>Built</i>	<i>Previous Name</i>	<i>Current Name</i>
4453 California Ave SW	1960	E.H. Savage Realty	Allstate/Red Cup Espresso
4757 California Ave SW	1961	Seattle First National Bank	Technical Analysis, Inc.
4448 California Ave SW	1965	Clarence Zaar Real Estate	Keller Williams Real Estate
4505 California Ave SW	1969	Radio Shack	Radio Shack
4717 California Ave SW	1970	Poggie Tavern	Poggie Tavern
4314 SW Alaska Street	1975	Bank	Wells Fargo Bank

## **SECTION IV. CITY OF SEATTLE LANDMARK ELIGIBILITY**

This report notes that two West Seattle Junction buildings appear to have enough significance and integrity to be considered for designation as a City of Seattle landmarks. Several other buildings, as described below, appear to warrant further research and may also prove eligible as landmark buildings. Buildings designated as City of Seattle landmarks are eligible for certain financial and zoning incentives and grants that are available only to landmarked properties through the City of Seattle and 4Culture.

### ***City of Seattle Landmark Criteria***

A property may be designated as a landmark if it is at least 25 years old, has sufficient integrity to convey its significance and meets at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, city, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the city, state, or nation; or
- 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; or
- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) 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.

### ***Preservation Incentives***

***City of Seattle*** - Properties that are designated as City of Seattle landmarks are eligible for certain incentives under Seattle Municipal Code (SMC) 25.12.

- **Special Valuation**

"Special valuation" revises the assessed value of a historic property, subtracting, for up to 10 years, approved rehabilitation costs. During the 10-year special valuation period, property taxes will not reflect substantial improvements made to the historic property.

- **Zoning Code Relief**

For a designated landmark, the director of the Seattle Department of Construction and Inspections (SDCI) may authorize a use not otherwise permitted in a certain zone, or may waive or may modify standards for open space, setbacks, width and depth limits for screening and landscaping (SMC 23.47.027). Parking exceptions are also available (SMC 23.54.020).

- **Building Code Relief**

The Seattle Building Code allows the SDCI director to modify specific requirements of the building code for landmark buildings. The director has the discretion to allow alternate requirements that will still result in a reasonable degree of safety to the public and building occupants.

**In addition**, properties that are designated as City of Seattle landmarks are eligible for capital grants of up to \$30,000 from 4Culture, King County's cultural services agency

### ***Landmark Eligibility in the West Seattle Junction***

The primary purpose of the Historic Resources survey is to evaluate the historic and architectural significance of buildings in the West Seattle Junction commercial district, including determining their potential eligibility for designation as City of Seattle landmarks. The report covers 58 buildings constructed between 1908 and 1975. As discussed below, two West Seattle Junction buildings appear to have enough significance and integrity to be considered for designation as a City of Seattle landmarks. Six other buildings, as described below, appear to warrant further research and may also prove eligible as landmark buildings.

All of the surveyed buildings have been added to the City of Seattle Historic Resources Inventory database (<http://web6.seattle.gov/DPD/HistoricalSite/default.aspx>) and to the Washington State Department of Archaeology and Historic Preservation database (<https://fortress.wa.gov/dahp/wisaardp3/>).

The survey identified three distinct categories of buildings in The Junction.

- *Category A* – Category A buildings are potentially eligible for landmark status, as they have enough stature, significance and integrity to be considered for designation, and they appear to meet one or more of the relevant landmark designation criteria.
- *Category B* – Category B buildings warrant further investigation of the extent of alterations, to determine their integrity, and of their history, to determine their significance. It is not immediately apparent that any of these buildings meet any of the relevant landmark designation criteria.
- *Category C* – Category C buildings are considered supporting buildings and appear to be 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 building numbers are keyed to the Survey Maps in Appendices B and C. Photographs of Category A and B buildings are depicted in Appendix D.

### ***Category A Buildings***

Initial research indicates that Category A buildings may potentially be eligible for landmark status, as they have enough stature, significance and integrity to be considered for designation, and they appear to meet several of the landmark designation criteria.

#### **No. 41 Hamm Building (4302 SW Alaska Street)**

The Hamm Building is a cornerstone of West Seattle Junction. Its prominent corner location, size, and rich terra-cotta ornamentation have made it a vital part of The Junction since its construction in 1926. It was the second major building built by developer W.T. Campbell and was originally named the Crescent Building for its major tenant, Crescent Dry Goods. In 1931 Aline Hamm purchased the building, and it has been known by that name since. Tenants have included a variety of grocers, cafes, clothing stores and service providers such as dentists, beauty shops, barbers, accountants, architects and real-estate offices. It currently has a music store, a restaurant and several other tenants. Despite its minor alterations, the Hamm Building is potentially eligible for landmark designation under Criterion C for its association with West Seattle's early development, under Criterion D for its architectural style and under Criterion F for its prominent location at the northwest corner of California Avenue SW and SW Alaska Street.

#### **No. 42 Campbell Building (4554 California Avenue SW)**

The Campbell Building was the first noteworthy building in The Junction and is one of the oldest remaining buildings. It was constructed in 1918 by West Seattle developer W.T. Campbell, who had a long and distinguished career as first principal of West Seattle High School, as a land agent and developer, as co-founder of the West Seattle Commercial League (precursor of the Chamber of Commerce) and as a Seattle City Council member. Campbell hired prominent local architect Arthur Loveless, who was well known for residential and commercial buildings with eclectic character and elegant detailing, which are apparent in this building. Clayton D. Wilson, a Loveless associate and Admiral district resident, did the Campbell Building brickwork. Due to its building material, size and prominent location, it has played a vital role in the community. The Campbell Building is potentially eligible under Criterion B for its association with W.T. Campbell, under Criterion C for its association with West Seattle's early development, and under Criterion F for its prominent location at the northeast corner of California Avenue SW and SW Alaska Street.

### ***Category B Buildings***

Initial research indicates that these Category B buildings may possibly have sufficient integrity and architectural and/or historical significance to be eligible for City of Seattle landmark designation. Additional research is needed to learn about their history and the extent of their alterations to determine their potential eligibility.

**No. 1      Dental Offices (Wolff/Horwitz)/Hotwire Espresso (4400 California Avenue SW)**

This complex was built in 1910 for the Seattle Lighting Company, which provided gas lighting to the neighborhood. The brick barn and carriage house are unusual in Seattle. The facility was closed after electricity became the primary lighting source, and in the late 1930s the building was a branch office of the Works Progress Administration, a federal Depression relief program. In 1941, the office building was remodeled as the West Home Funeral Chapel; the brick barn became a residence. The brick carriage house appears relatively unaltered. In 2001, the complex was remodeled for use as professional offices. Despite its alterations, the complex is potentially eligible under Criterion C for its association with West Seattle's early growth and infrastructure development.

**No. 3      Courtesy Accounting (4411 California Avenue SW)**

This distinctive building was the Irwin Chiropractic Clinic from its construction in 1947 until 1980. It was designed in 1947 by architect Theo Damm and is a good and intact example of the Streamline Moderne style, with a glass block window and a curved corner and canopy. This building is potentially eligible under Criterion D as it maintains the distinctive Streamline Moderne building characteristics.

**No. 11     J.F. Henry Cooking and Dining (4445 California Avenue SW)**

This building, dating from 1908, is one of the oldest buildings in the district. It has had numerous uses, including an undertaker, a residence and the carpenters' union hall. It has been altered several times over the decades but appears to have been restored to its earlier appearance. Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of an early 20th century commercial building.

**No. 30     Lyon's Antiques/Windermere (4520 California Avenue SW)**

Despite alterations to the storefronts, this building remains a significant part of the West Seattle Junction business district. The 1927 opening of the J.C. Penney department store symbolized the growth and importance of West Seattle. The store first shared the building, known as the Russell Building, with Ernst Hardware. In 1958, Ernst moved and J.C. Penney expanded, remodeling the building. The store anchored the neighborhood's commercial activity until it closed in 1987. After the departure of J.C. Penney, the building was divided into several separate storefronts. The building was designed in 1926 for L. B. Russell by Victor W. Voorhees, who is credited with more than 100 building projects between 1904 and 1929, ranging from cottages and large residences to apartment blocks, auto dealerships, industrial buildings, fraternal halls, office buildings and hotels. Despite the alterations, this building is potentially eligible under Criterion C as it housed the significant J.C. Penney building for decades, Criterion E as it is an excellent example of Voorhees' commercial work, and Criterion F as the expansive scale of this building along California Ave SW is an easily identifiable feature of The Junction.

**No. 52 Curious Kidstuff (4740 California Avenue SW)**

This small commercial building, built in 1928, has tall transom windows and extensive terra-cotta ornament, typical of the elegant structures that distinguished the West Seattle business district in the 1920s; most of these have been demolished or significantly altered. It was an appliance store for many years, first Ware & Hosey and later Malody Appliances. In 1956, the facade was modernized by covering the transom windows with vertical wood cladding, which was removed by a later owner. Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of a 1920s commercial building.

**No. 57 Technical Analysis, Inc. (4757 California Avenue SW)**

This was originally a branch of the Seattle First National Bank, designed in 1961 by Paul Thiry (1904-1993), one of Washington's most noted architects of the period. The building reflects the Modernist approach to bank design, with large expanses of glass and concrete and accommodations for the automobile. It dates from the era when the bank was building its new downtown headquarters, one of the city's first true skyscrapers, which opened in 1969. Despite its alterations, the complex is potentially eligible under Criterion C for its association with the development of banking in Seattle and under Criterion D as an example of a Modernist bank design.

***Category C Buildings***

Initial research indicates that Category C buildings are considered "supporting" buildings. They appear to be so altered that they have no remaining integrity or historical significance in their present form, they do not appear to be associated with any event or architectural style, and that they do not appear likely to meet any of the landmark designation criteria.

**No. 2 William Raleigh DDS (4401 California Avenue SW)**

This 1918 Craftsman bungalow appears to have been in commercial use for many years and is currently a dentist's office. It has clapboard cladding and a hipped roof with a projecting front gabled porch and two large gabled dormers on the north side. All the gables have prominent brackets and carved bargeboards. The south side has two additions; all windows have newer vinyl sash.

**No. 4 U.S. Post Office (4412 California Avenue SW)**

The post office opened in this location in 1949, replacing a smaller station at 4739 California Avenue SW. It reflects the increased automotive focus of The Junction at the time.

**No. 5 CenturyLink (4415 California Avenue SW)**

This telephone exchanges dates from 1920 and is typical of the exchanges built in several Seattle neighborhoods as residential telephones gained popularity. The original building, a simple brick-clad structure, is largely intact, but there is a large addition on the north end.



**No. 6 Eagles Hall (4426 California Avenue SW)**

The West Seattle chapter of the Fraternal Order of Eagles began renting a 1925 building at this location in 1947, the year the chapter was chartered. The current building was put together over the years by combining several structures and building a rear addition in the 1960s and another in 1992.

**No. 7 Primp Salon (4430 California Avenue SW)**

This 1923 building, now owned by the Eagles chapter next door, originally housed one of The Junction's few auto-oriented businesses, the Junction Auto Top Shop. Since the 1940s, it has had real-estate agents or hair salons/barbers. The facade has new display windows.

**No. 8 Seattle Fish Company/Ma'ono (4435 California Avenue SW)**

Furniture stores have been the major tenants of this 1941 structure; Van Gilder's Furniture was here from the 1940s to 1964, and Perry's Furniture until 1970. It has been completely remodeled to house two restaurants.

**No. 9 Green Tree Animal Hospital (4438 California Avenue SW)**

This large building began in 1945 as a small delicatessen selling ice cream. From the 1960s to the 1980s, it was the West Seattle Rent-It shop. It has been expanded greatly and is now an animal hospital.

**No. 10 Coastline Burgers (4444 California Avenue SW)**

This small 1942 building has housed a variety of insurance and real estate businesses and the law offices of Bob Greive (1919-2004), who served West Seattle as a state senator and King County Council member for more than 40 years. It is currently a hamburger restaurant.

**No. 12 Keller Williams Real Estate (4448 California Avenue SW)**

This infill building has been a real-estate office since it was built in 1965.

**No. 13 Pagliacci Pizza (4449 California Avenue SW)**

This 1939 structure, like its neighbors, has had numerous insurance and real-estate agents. It was recently entirely re-clad in metal for a restaurant.

**No. 14 Keller Williams Realty (4452 California Avenue SW)**

This was originally (1950s-1960s) a small restaurant, and was later the City of Seattle neighborhood service center for West Seattle, where people could pay their utility bills.

**No. 15 Allstate Insurance/Red Cup Espresso (4453 California Avenue SW)**

This small building has housed several real-estate and financial agencies since it was built in 1960. A narrow addition along the north side accommodates an espresso bar.

**No. 16 Shadowland/Forsythe Studio (4458 California Avenue SW)**

This distinctive building was Neilsen Florists from 1948 until 2006. The glass block and curved canopy reflect its 1940s date.

**No. 17 Funky Jane's Consignment/Many Moons (4455 SW Oregon Street)**

This corner building, built in 1940 by W.T. Campbell, currently has five small businesses and has had numerous ones over the years, primarily medical offices and insurance/real estate agents. The longest tenant was West Seattle Nutrition/Natureway from the 1960s until 2009.

**No. 18 Fiddlehead/Brunette (4312 SW Oregon Street)**

This structure, built at the same time as the adjoining corner building, has four recessed entries, all altered with Marblecrete coating.

**Nos. 19/20 Oregonian Apartments (4315 & 4319 SW Oregon Street)**

These two apartment buildings constructed together in 1927 are typical of the apartments built in most Seattle neighborhoods at that time, close to commercial districts and streetcar lines. The brick-clad buildings have many original leaded-glass windows but have been altered with new staircases and entries on the rear.

**No. 21 Apartments (4528 44th Avenue SW)**

This eight-unit apartment building was constructed in 1952, reflecting the modern apartment building form with exterior walkways and individual entries rather than interior hallways and stairs. It is largely intact but is slated to be replaced by a large microhousing building.

**No. 22 Wells Fargo Bank (4314 SW Alaska Street)**

This bank building, dating from 1975, reflects the increased emphasis on automobile that significantly changed The Junction's character in the post-World War II years. The masonry building, clad with concrete aggregate, appears to be largely intact with minor alterations, such as the installation of an ATM on the parking lot side.

**No. 23 Senior Center of West Seattle (4500 California Avenue SW)**

The two-story Senior Center, one of the larger buildings, was designed by the firm of Bittman and Sanders as an office and retail building. The primary occupant, on the second floor, is the senior center, with a variety of small businesses on the first floor over the years. The masonry International style structure appears to be largely intact, but with some new windows.

**No. 24 Chase Bank (4501 California Avenue SW)**

This bank was built in 1951 for a local company, Washington Mutual Savings Bank, and was completely remodeled in 1967. Further alterations include installation of an ATM on the main facade. The bank was one of Seattle's oldest companies, founded in 1889 to provide loans after fire destroyed much of downtown Seattle in that year. However, after a series of acquisitions in the 1990s it was placed in receivership and was purchased by JPMorgan Chase, a New York-based bank.

**No. 25 Radio Shack (4505 California Avenue SW)**

This small building, dating from 1969, is one of the few in The Junction that remains essentially the same business as when it was built, and with little alteration. The company was founded in 1921 to serve the budding amateur radio market. It eventually opened thousands of stores, but went through several organizational and ownership changes before declaring bankruptcy in 2015. Some stores remain in operation in partnership with Sprint.

**No. 26 West Seattle Cyclery/Lee's/Kamei (4508 California Avenue SW)**

A wide range of businesses has operated in these three storefronts since 1924, including clothing stores, music shops and restaurants. The tenant that probably had the longest tenure was the West Seattle Flower Shop, from the 1960s into the 1990s. The storefronts all have been altered.

**No. 27 Be's Restaurant (4509 California Avenue SW)**

This 1946 masonry building has had a restaurant for many years, but from the 1950s into the 1970s it was the home of Kraff's Better Cleaners. It now has a modern storefront with floor-to-ceiling display windows.

**No. 28 Vain/Beer Junction (4513 California Avenue SW)**

This one-story commercial building, constructed in 1935, housed a Washington State Liquor Store for many years. It now contains a hair salon, a bar and a beer store. It was altered in 1969 with new windows and a flagstone facade, but that material has been removed, and the facade has been modernized with new windows and metal cladding.

**No. 29 Jan's Beauty Supply (4517 California Avenue SW)**

This two-story building, from 1927, has accommodated many small businesses over the years. In the 1930s-1960s, it housed the offices of the Peterson Investment Company and insurance agents, as well as a dental clinic and retail tenants such as a florist, Preservative Paints and a florist. The facade has been modernized with new materials and windows. This building includes a pass-through to the Trusteed Properties parking lot to the west.

**No. 31 Pecado Bueno/Pellegrini Market (4523 California Avenue SW)**

This retail structure dates from 1946 and originally had a branch of the MacDougall & Southwick Department Store, replaced by Montgomery Ward (1960s-1980s); it was later part of Capers. A succession of restaurants has occupied it since then. The storefronts are altered, but the black Vitrolite glass remains above the windows.

**No. 32 Wild Rose's/Capers/Azuma/Zamboanga (4529 California Avenue SW)**

This 1924 building has been greatly altered. This 1924 building has a distinctive facade with arched transom windows. The storefronts have been altered, but the stores retain some of the original character. The West Seattle Bakery was located here (1920-1950s), It also housed restaurants and many home-related businesses, including Ross Furniture, Preservative Paint Company, Sherwin-Williams Paint Company and appliance stores.

**No. 33 Menashe & Sons Jewelers/Fleurt (4528 California Avenue SW)**

This building, an important part of the streetscape since 1928, has housed Menashe & Sons Jewelers since 1973 and other jewelers previously. It also has had shoe repair shops, barbers, clothing stores and other small businesses. Although the building retains its terra-cotta embellishment and much of its original character, one storefront has been significantly altered.

**No. 34 Leisure Books/WEst 5/Discovery Shop (4535 California Avenue SW)**

This 1924 building has been completely remodeled at least twice. In 1937, it housed the Jack Jones Furniture Store in a brick-clad building with a stepped parapet and a recessed center entry. In 1950, it had three storefronts with a Vitrolite facade, large display windows and deeply recessed entries. The stores were Gallenkamp's Shoes, a laundry and an art supply store. It was remodeled again in 1964, when it housed Sportsland sporting goods, with a prominent canopy and sign. It once again has three businesses: a bookstore, a restaurant and a thrift store.

**No. 35 Village Woodworks (4538 California Avenue SW)**

This store, built in 1948, was West Seattle (and later Sportsland) Sporting goods from the 1950s into the 1970s. Later, local residents operated Dick & Dale's Appliances until the 1990s. The building now has a modern storefront with large display windows and a flagstone-clad bulkhead.

**No. 36 Click!/Maharajah/Vann Building (4540 California Avenue SW)**

This 1929 building houses two important parts of the commercial district, Woolworth's (1929 until the late 1940s) and Vann Brothers restaurant (1934-1985). It also had several Shafran's apparel stores in the 1950s-1970s. The two storefronts were modernized in the 1950s.

**No. 37 Next to Nature (4541 California Avenue SW)**

This 1958 store has a modern storefront consisting almost entirely of glass. It was built on the site of a City Light substation, and when it opened it housed a City Light customer service office. Since then, it has had a variety of stores, including several camera shops and the current pet-supply store.

**No. 38 Matador/Jak's (4546 California Avenue SW)**

This building was one of the most prominent and ornate elements of The Junction commercial district when it opened in 1930. It was built for S. H. Kress & Company, a dime store, which remained here until the 1970s. Shafran's apparel stores were featured at this location for several decades. Although it has been significantly altered, the buff brick cladding with Art Deco terra-cotta detailing is still visible on the upper level; the name "Kress" has been covered over. The northern part of the facade has been largely covered with stucco, and both storefronts have been greatly altered.

**No. 39 Washington Management Company (4548 California Avenue SW)**

This two-story building, constructed in 1929, was one of the most elegant stores in The Junction, with buff brick cladding and terra cotta ornament. It originally was the Arcade Market, and then was the home of Bartell Drugs from 1938 until 1987. While the terra cotta remains, the first floor has been modernized with a new entry and display windows.

**No. 40 Terjung's Gifts/Optix/Pegasus Books (4553 California Avenue SW)**

This 1923 building was remodeled in 1940 with modern storefronts and black marble cladding. It has had a great variety of businesses, including numerous clothing stores (for both men and women), several jewelers, grocery stores and many others. The current gift store has been here since 1964. It has been remodeled again with flagstone and wood on the storefronts.

**No. 43 Pharmaca/Great Harvest/Bin 41 (4707 California Avenue SW)**

This building dates from 1920 but has been significantly altered. It has housed a succession of drug stores including Sav-More and Morton's. The other storefront, as today, usually has had a restaurant or delicatessen. It was a typical brick-clad commercial building but has been entirely remodeled with modern materials.

**No. 44 ArtsWest Playhouse (4711 California Avenue SW)**

This building, originally constructed in 1928, has seen numerous changes. In 1937, it housed the Junction Food Store and Van de Kamp's Bakery. It was a one-story brick building clad with terra cotta and an ornamental cornice. In 1953, the Pacific Dime Store with a canopy and prominent signs replaced the market. In 1965, it was completely modernized with Marblecrete cladding replacing the terra cotta; the main tenant was Meredith's 10-Cent Store. In 1998-2000, it was transformed again into the ArtsWest Playhouse and Gallery.

**No. 45 Poggie Tavern (4717 California Avenue SW)**

This small building is one of the few in The Junction that remains the same as it was originally. It is one of the more recent buildings, constructed in 1970 as the Poggie Tavern. The architects were Van Slyck Callison and Nelson.

**No. 46 Talarico's (4718 California Avenue SW)**

This was built in 1950 as a Chinese restaurant, New Luck Toy. Although it is now an Italian restaurant, it retains the distinctive tiled roof but has a new wooden storefront.

**No. 47 Taqueria Guaymas (4719 California Avenue SW)**

This small building, constructed in 1918, is one of The Junction's oldest structures. It accommodated a wide variety of food markets from at least 1928 until the 1980s. The store had large doors opening up to the sidewall so those passing by could see the produce. At the rear, the structure was two stories with a machine shop on the lower level. It currently has a Mexican restaurant, with a modern facade and a decorative red tile roof.

**No. 48 Elliott Bay Brewery (4720 California Avenue SW)**

This small building was built in 1932, housing Junction Hardware for more than 30 years. In 1964, it was completely altered, with a new storefront and new cladding covering the large transom windows; the tenant at that time was Capitol Loans. It was altered again in 1970. It is now occupied by a brewpub and has been restored to an appearance similar to the original, with a new storefront, entry and transom windows similar to, but somewhat different from, the original character.

**No. 49 Husky Deli/Northwest Art & Frame/Puerto Vallarta (4721 California Avenue SW)**

This relatively large structure, dating from 1924, was originally Pioneer Hardware, but in the 1930s-1940s was an A & P Supermarket; it was remained a supermarket under various names into the 1950s and was later a dime store. The brick masonry building was modernized in 1960 and has been altered since then; it now has three stores with modern storefronts.

**No. 50 Peter Yi, DDS (4722 California Avenue SW)**

This small structure has been a dental office since it was built in 1943. Its front facade has been updated with a new window, entry and roofing, and the rear has new windows.

**No. 51 Thunder Road Guitars (4736 California Avenue SW)**

This is one of the oldest buildings in The Junction, dating from 1919. In the 1920s-1930s, it housed a church, variously called the Beulah Temple, the Full Gospel Mission and the West Seattle Bethel Temple. At that time, it looked like an auditorium building, with a recessed entry, a bank of doors opening up to the sidewalk and a stepped parapet. For many years afterwards, it was an auto-supply store, and then Liberty Bell Printing from 1978 to 2011. In 1972, it was completely modernized with a straight parapet, a canopy and a typical glass storefront.

**No. 53 Sleepers in Seattle (4741 California Avenue SW)**

This relatively large store, from 1939, was a Tradewell supermarket and later a Wigwam store. It was one of the first of the larger stores to be built in The Junction, taking the place of the small groceries, meat markets and produce stands. The storefront has been updated with modern display windows.

**No. 54 Yummy Teriyaki (4744 California Avenue SW)**

The southern portion of this building housed a variety of laundries and dry cleaners from its construction in 1947 until the 1990s. The stores in the northern half were typically food markets until it changed to restaurant use in the 1990s. The building has been altered with new storefronts and cladding.

**No. 55 Bikram Yoga (4747 California Avenue SW)**

This structure housed one of The Junction's oldest businesses, Junction Feed & Seed, which had been in The Junction at least since 1938. Its owners constructed this building in 1956. It was remodeled with a modern facade and metal cladding on the rear when it became a yoga studio.

**No. 56      Westside Public House (4750 California Avenue SW)**

This structure currently houses three businesses, including Kathy's Dance Studio in the rear. It was built in 1910 but has been altered numerous times. In the 1920s, it was the Apollo Theater, but the primary business was Carlisle Furniture, from the 1930s into the 1980s. The corner tavern has new stone cladding, while the adjoining bar has a new facade with metal cladding.

**No. 58      US Bank (4200 SW Edmunds Street)**

This wood-frame bank was built in 1956, an early example of the auto-oriented banks constructed in most Seattle neighborhood commercial districts. It was dramatically modernized in 1995 with a new entry, synthetic cladding and new windows.

## **SECTION V: RECOMMENDATIONS**

The people of West Seattle have shown a strong interest in preserving the character of The Junction historic district. The historic resources survey has demonstrated that, although most buildings in the West Seattle Junction have been altered, some potential landmark-eligible buildings remain. Several steps can be taken to help preserve the character of The Junction that West Seattle residents treasure:

- Continue to work with property owners, businesses, developers and the community to build support for historic preservation.
- Conduct additional research to complete landmark nomination forms for the potentially eligible buildings.
- Explore options for promoting and financing facade restorations to restore buildings to their historic appearance, when appropriate.
- Consider other approaches to recognize buildings and businesses that are important to the community but are probably not eligible to be designated as historic landmarks.



## SECTION VI: RESOURCES

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# Appendix A

## West Seattle Junction Historical Survey List of 58 Buildings Surveyed (with Categories)

	Parcel #	Address	Common Name	Historic Name	Date	Category
1	095200-6140	4400 California Ave SW	Dental Offices (Wolff/ Horwitz)/Hotwire Online Coffeehouse	Seattle Lighting	1910	B
2	790470-0090	4401 California Ave SW	William Raleigh, DDS	Dr. Albert Knudtson	1918	C
3	790470-0095	4411 California Ave SW	Courtesy Accounting	Irwin Chiropractic	1947	B
4	095200-6160	4412 California Ave SW	U.S. Post Office	U.S. Post Office	1949	C
5	790470-0100	4415 California Ave SW	CenturyLink	Bell Telephone Exchange	1920	C
6	095200-6190	4426 California Ave SW	Eagles Lodge	Read Printing Co.	1925	C
7	095200-6200	4430 California Ave SW	Primp Salon	O'Neill Realty	1923	C
8	790470-0106	4435 California Ave SW	Seattle Fish Company/ Ma'ono	Van Gilder's Furniture	1941	C
9	095200-6215	4438 California Ave SW	Greentree Animal Hospital	Snow Ball Ice Creamery	1945	C
10	095200-6225	4444 California Ave SW	Coastline Burgers	Greive Law Office	1942	C
11	790470-0111	4445 California Ave SW	J.F. Henry Cooking and Dining	Daniel & Brinton Undertakers/ Carpenters Hall	1908	B
12	095200-6236	4448 California Ave SW	Keller Williams Real Estate	Clarence Zaar Real Estate	1965	C
13	790470-0110	4449 California Ave SW	Pagliacci Pizza	Allison Attorneys	1940	C
14	095200-6243	4452 California Ave SW	Keller Williams Real Estate	Helen's Hol-n-One Donuts	1956	C
15	790470-0116	4453 California Ave SW	Allstate/Red Cup Espresso	E.H. Savage Realty	1960	C
16	095200-6244	4458 California Ave SW	Shadowland/ Forsythe Studio	Neilsen Florist	1948	C
17	790470-0115	4455 SW Oregon St	Funky Jane's/Many Moons	West Seattle Nutrition	1940	C
18	790470-0115	4312 SW Oregon	Fiddlehead/Brunette	NA	1940	C
19	338990-0140	4315 SW Oregon St	Oregonian Apartments	Oregonian Apartments	1927	C
20	338990-0141	4319 SW Oregon St	Oregonian Apartments	Walton Apartments	1927	C

	Parcel #	Address	Common Name	Historic Name	Date	Category
21	338990-0195	4528 44th Ave SW	Apartments	Apartments	1952	C
22	338990-0205	4314 SW Alaska St	Wells Fargo Bank	Bank	1975	C
23	095200-6260	4500 California Ave SW	Senior Center of West Seattle	A. A. Mullally	1955	C
24	338990-0005	4501 California Ave SW	Chase Bank	Washington Mutual Savings Bank	1951	C
25	338990-0015	4505 California Ave SW	Radio Shack	Radio Shack	1969	C
26	095200-6275	4508 California Ave SW	West Seattle Cyclery/ Lee's/ Kamei	West Seattle Flower Shop	1924	C
27	338990-0020	4509 California Ave SW	Be's Restaurant	Miss Walker's Apparel	1946	C
28	338990-0025	4513 California Ave SW	Vain/Beer Junction	State Liquor Store	1935	C
29	338990-0035	4517 California Ave SW	Jan's Beauty Supply	Peterson Investment Corp.	1927	C
30	095200-6290	4520 California Ave SW	Lyons Antiques/ Windermere	Russell Building/J.C. Penney	1926	B
31	338990-0045	4523 California Ave SW	Pecado Bueno/ Pellegrini Market	MacDougall-Southwick	1946	C
32	338990-0055	4529 California Ave SW	Wild Rose's/Capers/ Azuma/ Zamboanga	Sherwin-Williams Paint/ West Seattle Bakery	1924	C
33	095200-6315	4528 California Ave SW	Menashe & Sons Jewelry/ Fleurt	Marier Foto Studio	1928	C
34	338990-0075	4535 California Ave SW	Leisure Books/WEst 5/ Discovery Shop	Jack Jones Furniture	1924	C
35	095200-6330	4538 California Ave SW	Village Woodworks	W. Seattle Sporting Goods	1948	C
36	095200-6240	4540 California Ave SW	Click Design That Fits/ Maharajah/Vann Building	Vann's/ Shafrans	1929	C
37	338990-0085	4541 California Ave SW	Next to Nature	Seattle City Light	1958	C
38	095200-6250	4546 California Ave SW	Matador/Jak's	S. H. Kress & Co.	1930	C
39	095200-6265	4548 California Ave SW	Washington Management	Bartell Drugs	1929	C
40	338990-0100	4553 California Ave SW	Terjung's Gifts/ Optix/ Pegasus Books	McReynolds Jewelers	1923	C
41	338990-0115	4302 SW Alaska St	Hamm Building	Hamm Building	1925	A

	Parcel #	Address	Common Name	Historic Name	Date	Category
42	095200-6375	4554 California Ave SW	Campbell Building	Campbell Building	1918	A
43	149530-0010	4707 California Ave SW	Pharmaca/ Great Harvest	Save-Mor Drugs	1920	C
44	149530-0025	4711 California Ave SW	ArtsWest	Junction Food Store/ Putnam's 10 Center Store	1928	C
45	149530-0035	4717 California Ave SW	Poggie Tavern	Poggie Tavern	1970	C
46	757920-0030	4718 California Ave SW	Talarico's	New Luck Toy Cafe	1950	C
47	149530-0040	4719 California Ave SW	Taqueria Guaymas	West Hill Market	1918	C
48	757920-0040	4720 California Ave SW	Elliott Bay Brewery	Junction Hardware	1932	C
49	149530-0045	4721 California Ave SW	NW Art & Frame/ Husky Deli/Puerto Vallarta	A&P Market	1924	C
50	757920-0045	4722 California Ave SW	Peter Yi, DDS	Dr. Scott, DDS	1943	C
51	757920-0075	4736 California Ave SW	Thunder Road Guitars	Pentecostal Church/ Beulah Temple	1919	
52	757920-0085	4740 California Ave SW	Curious Kidstuff	Ware & Hosey Appliances	1928	B
53	149530-0085	4741 California Ave SW	Sleepers in Seattle	Tradewell	1939	C
54	757920-0095	4744 California Ave SW	Yummy Teriyaki	Junction Market	1947	C
55	149530-0100	4747 California Ave SW	Bikram Yoga	Junction Feed & Seed	1956	C
56	757920-0105	4750 California Ave SW	Westside Public House/ Bang Bar/Kathy's Dance	Apollo Theater	1910	C
57	149530-0115	4757 California Ave SW	Technical Analysis Inc.	Seattle First National Bank	1961	B
58	757920-0120	4200 SW Edmunds St	US Bank	Bank	1956	C

# **Appendix B**

**West Seattle Junction Historical Survey**

**Overview map of Survey Area**

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## BUILDINGS SURVEYED (at least 40 years old)

Address	Common Name	Historic Name	Form Category	Year Built
1 4400 California Ave. SW	Dental Offices (Wolff/Hov/Wig)	Seattle Lighting	B	1910
2 4401 California Ave. SW	Jacuzzi Espresso	Dr. Albert Knutson	C	1918
3 4411 California Ave. SW	Bill Raleigh, DDS	Ivan Chirocacci	B	1947
4 4412 California Ave. SW	Courtesy Accounting	U.S. Post Office	C	1949
5 4413 California Ave. SW	U.S. Post Office	Bill Telephone Exchange	C	1920
6 4415 California Ave. SW	CenturyLink	Edna Printing Co.	C	1925
7 4425 California Ave. SW	Eagles Lodge	Orion Station	C	1928
8 4435 California Ave. SW	Green Tree Animal Hospital	Yan Gillet's Furniture	C	1941
9 4438 California Ave. SW	Green Tree Animal Hospital	Show Ball Toy Creamery	C	1945
10 4444 California Ave. SW	Coastline Burgers	Grove Law Office	C	1942
11 4445 California Ave. SW	J. F. Henry Cooking and Dining	Daniel & Brinton Undertaker Carpenters Hall	B	1938
12 4448 California Ave. SW	Keller Williams Real Estate	Clarence Zear Real Estate	C	1965
13 4450 California Ave. SW	DiGiacci Pizza	Allison Attorneys	C	1940
14 4452 California Ave. SW	Keller Williams Real Estate	Hefer's Hot n One Donuts	C	1956
15 4453 California Ave. SW	Allstate/Red Cup Espresso	F.H. Sponka Realty	C	1960
16 4458 California Ave. SW	Shad-Lawn/Forsythe Studio	Nelson Florist	C	1948
17 4458 SW Oregon St	Funky Jane's/Mary Moons	West Seattle Nutrition	C	1940
18 4312 SW Oregon	Fiddlehead/Sunette	NA	C	1940
19 4315 SW Oregon St	Oragonian Apartments	Oragonian Apartments	C	1927
20 4316 SW Oregon St	Oragonian Apartments	Weston Apartments	C	1927
21 4328 44th Ave SW	Apartments	Apartments	C	1962
22 4314 SW Alaska St	Wells Fargo Bank	Bank	C	1975
23 4500 California Ave SW	Seneca Center of W. Seattle	A. & M. Mallory	C	1955
24 4501 California Ave SW	Chase Bank	Washington Mutual Savings Bank	C	1951
25 4505 California Ave SW	Radio Shack	Radio Shack	C	1969
26 4508 California Ave SW	West Seattle Optician/Lee/Kamel	West Seattle Flower Shop	C	1924
27 4509 California Ave SW	Be's Restaurant	Miss Walker's Apparel	C	1946
28 4513 California Ave SW	Vain/Ven Junction	State Liquor Store	C	1935
29 4517 California Ave SW	Jar's Beauty Supply	Peterson Investment Corp.	C	1927
30 4520 California Ave SW	Lynns Antiques/Windolmea	Russell Building/L.C. Penney	B	1925
31 4523 California Ave SW	Pescado Buena/ Pellegrini Market	MacDonagh-Southwick	C	1946
32 4529 California Ave SW	Wild Rose's/Capers/Azumal/Zamboanga	Shewin-Williams Paint Co./West Seattle Bakery	C	1924
33 4528 California Ave SW	Minaishi Jewelry Heart	Marder Photo Studio	C	1928
34 4535 California Ave SW	Lefure Books/ West SJ/Discount Shop	Jack Jones Furniture	C	1924
35 4538 California Ave SW	Village Woodworks	W. Seattle Sporting Goods	C	1948
36 4540 California Ave SW	Chk Design That Feed/Abraham/Yan Building	Vanny's Shifrans	C	1929
37 4541 California Ave SW	Next to Nature	Seattle City Lights	C	1968
38 4546 California Ave SW	Meador/Jar's	S. H. Kress & Co.	C	1939
39 4548 California Ave SW	Washington Management Co.	Bevel Drugs	C	1928
40 4553 California Ave SW	Terling's Gift Optix/Pegasus Books	McBryden's Jewelers Books	C	1923
41 4302 SW Alaska St	Harris Building	Harris Building	A	1926
42 4554 California Ave SW	Campbell Building	Campbell Building	A	1918
43 4707 California Ave SW	Pharmacist/Coast Harvest	Steve-Mor Drugs	C	1920
44 4711 California Ave SW	ArtisWest	Jefferson Road/Blund/Ruggan's 10 Center	C	1928
45 4717 California Ave SW	Peggie Tavern	Peggie Tavern	C	1970
46 4718 California Ave SW	Talari Cofcs	New Luck Toy Cafe	C	1950
47 4719 California Ave SW	Traqueria/Guaymas	West Hill Market	C	1918
48 4720 California Ave SW	Billow Bay Brewery	Junction Hardware	C	1922
49 4721 California Ave SW	NW Art & Frame/Heavy Duff/Duero Vallara	A & P Market	C	1924
50 4722 California Ave SW	Peter Yi, DDS	Dr. Scott, DDS	C	1943
51 4736 California Ave SW	Thunder Road/Gitars	Historical Church/Beulah Temple	C	1919
52 4740 California Ave SW	Curious Kids Stuff	Ware & Honey Appliances	B	1928
53 4741 California Ave SW	Sheepers in Seattle	Tradwell	C	1939
54 4744 California Ave SW	Yummy Teriyaki	Junction Market	C	1947
55 4747 California Ave SW	Bhram Yoga	Junction Food & Savel	C	1950
56 4750 California Ave SW	West-de Public House/Bang/Bar/Kathy's Dance	Apoll'o Theater	C	1965
57 4757 California Ave SW	Technical Analysis Inc.	Seattle First National Bank	B	1961
58 4200 SW Edmunds St	US Bank	Bank	C	1966

A project of:  
Southwest Seattle Historical Society  
Southwest District Council  
West Seattle Junction Association  
Junction Neighborhood Organization (JuNO)  
ArtsWest

Conducted  
in 2015-2016  
With support from:



Our mission statement: 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.

### LEGEND

- SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
- SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
- SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
- P FREE PARKING LOT
- JUNCTION PLAZA PARK
- SURVEY AREA BOUNDARY



Map Design Courtesy of:  
McNelis Architects 4218 SW Alaska St Suite F  
Seattle, WA 98116  
www.mcnelisarchitects.com  
2/29/2016



# **Appendix C**

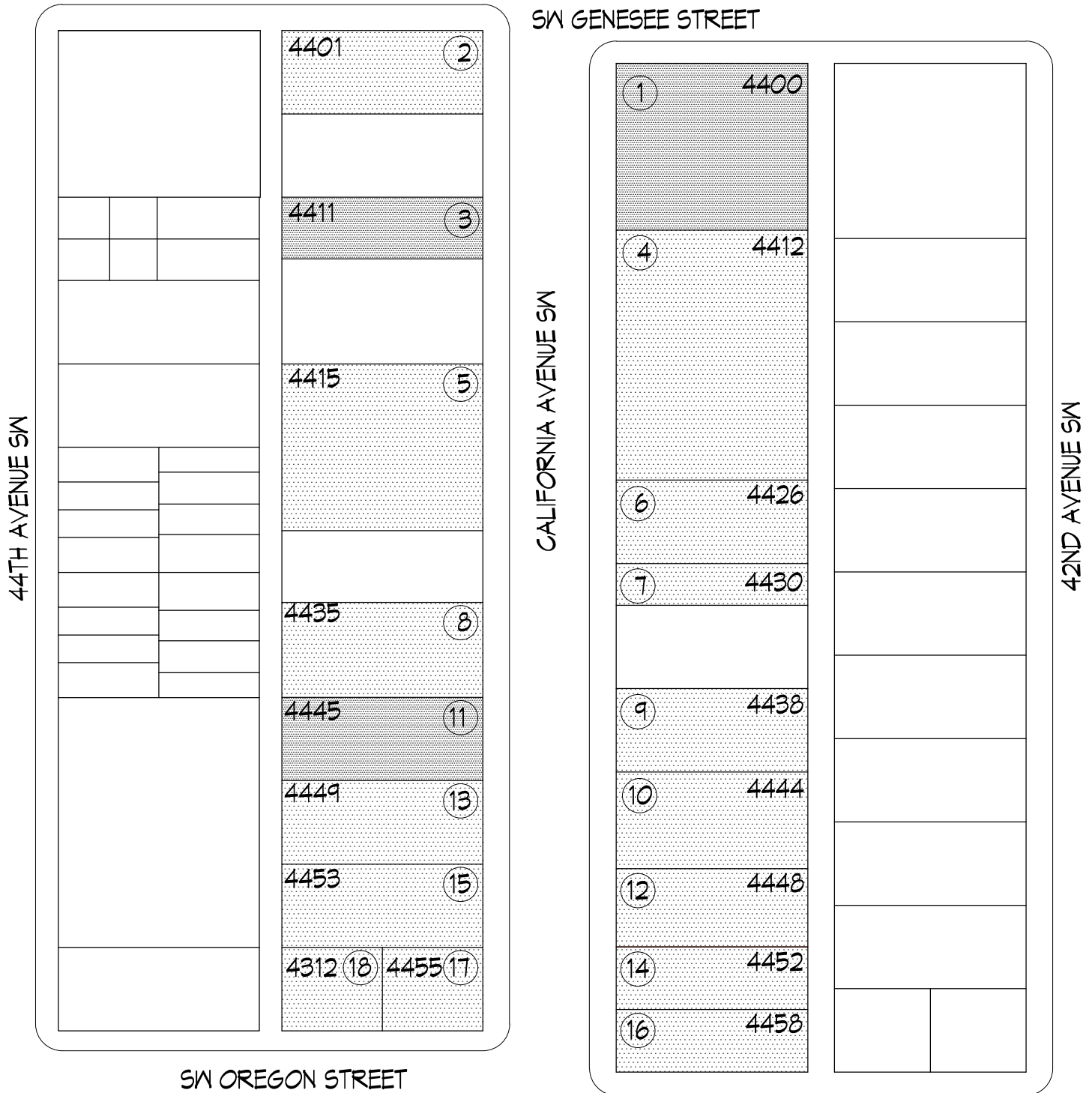
**West Seattle Junction Historical Survey**






**Block-by-Block Maps of 58 Buildings Surveyed  
(with building list on back of each map)**

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 1-18

Survey conducted in 2015-2016 of buildings at least 40 years old



-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  FREE PARKING LOT
-  JUNCTION PLAZA PARK



A project of the:  
 Southwest Seattle Historical Society  
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 Junction Neighborhood Organization (JuNO)  
 ArtsWest  
 With support from:



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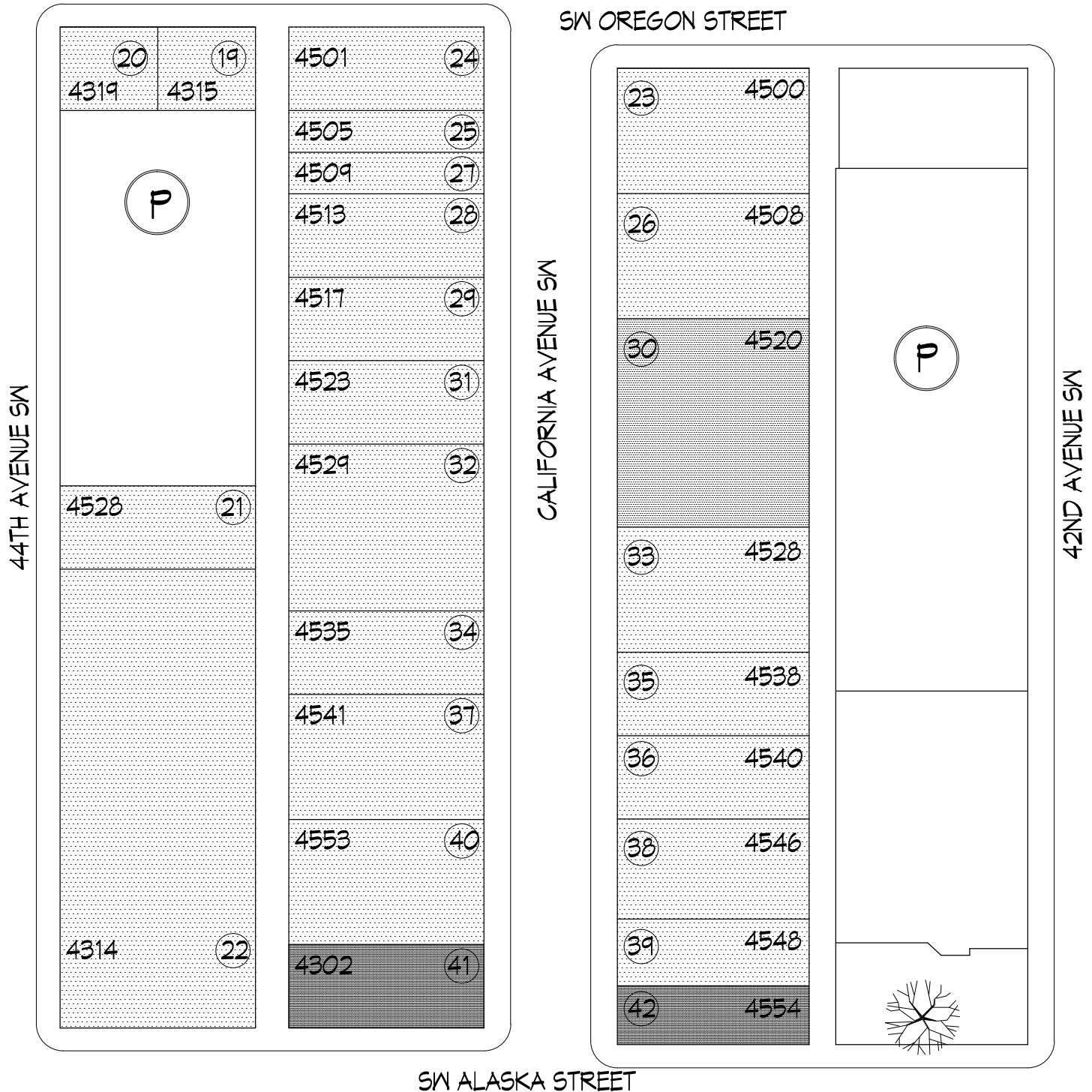
**West Seattle Junction Historical Survey Buildings 1-18 March 2016**






	Address	Common Name	Historic Name	Survey Category	Year Built
1	4400 California Ave SW	Dental Offices (Wolff/ Horwitz)/ Hotwire Online Coffeehouse	Seattle Lighting	B	1910
2	4401 California Ave SW	William Raleigh, DDS	Dr. Albert Knudtson	C	1918
3	4411 California Ave SW	Courtesy Accounting	Irwin Chiropractic	B	1947
4	4412 California Ave SW	U.S. Post Office	U.S. Post Office	C	1949
5	4415 California Ave SW	CenturyLink	Bell Telephone Exchange	C	1920
6	4426 California Ave SW	Eagles Lodge	Read Printing Co.	C	1925
7	4430 California Ave SW	Primp Salon	O'Neill Realty	C	1923
8	4435 California Ave SW	Seattle Fish Company/Ma'ono	Van Gilder's Furniture	C	1941
9	4438 California Ave SW	Greentree Animal Hospital	Snow Ball Ice Creamery	C	1945
10	4444 California Ave SW	Coastline Burgers	Greive Law Office	C	1942
11	4445 California Ave SW	J.F. Henry Cooking and Dining	Daniel & Brinton Undertakers/ Carpenters Hall	B	1908
12	4448 California Ave SW	Keller Williams Real Estate	Clarence Zaar Real Estate	C	1965
13	4449 California Ave SW	Pagliacci Pizza	Allison Attorneys	C	1940
14	4452 California Ave SW	Keller Williams Real Estate	Helen's Hol-n-One Donuts	C	1956
15	4453 California Ave SW	Allstate/Red Cup Espresso	E.H. Savage Realty	C	1960
16	4458 California Ave SW	Shadowland/Forsythe Studio	Neilsen Florist	C	1948
17	4455 SW Oregon St	Funky Jane's/Many Moons	West Seattle Nutrition	C	1940
18	4312 SW Oregon	Fiddlehead/Brunette	NA	C	1940

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 19-42

Survey conducted in 2015-2016 of buildings at least 40 years old



-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  FREE PARKING LOT
-  JUNCTION PLAZA PARK



A project of the:  
 Southwest Seattle Historical Society  
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 Junction Neighborhood Organization (JuNO)  
 ArtsWest  
 With support from:



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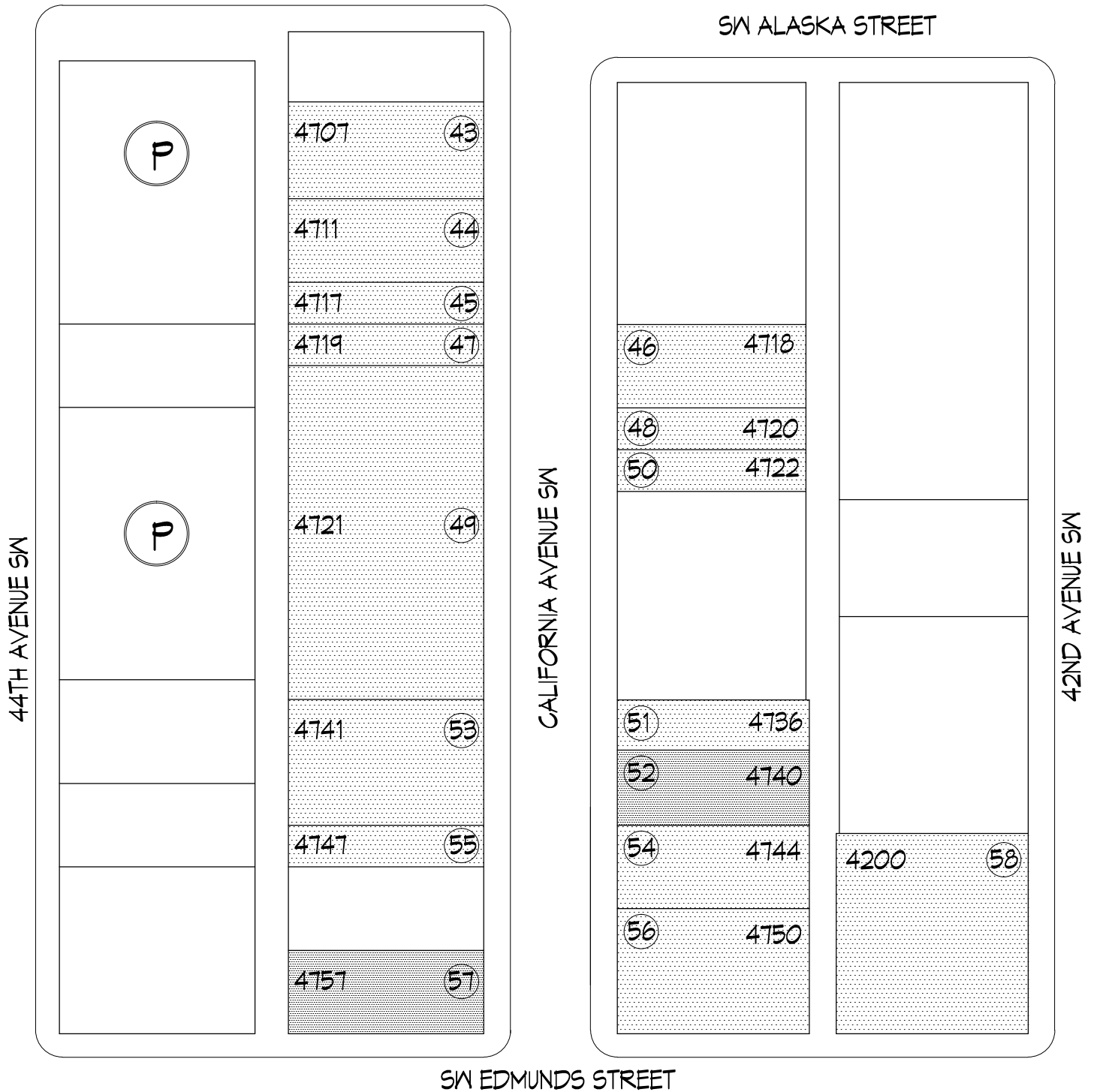
**West Seattle Junction Historical Survey Buildings 19-42 March 2016**






	Address	Common Name	Historic Name	Survey Category	Year Built
19	4315 SW Oregon St	Oregonian Apartments	Oregonian Apartments	C	1927
20	4319 SW Oregon St	Oregonian Apartments	Walton Apartments	C	1927
21	4528 44th Ave SW	Apartments	Apartments	C	1952
22	4314 SW Alaska St	Wells Fargo Bank	Bank	C	1975
23	4500 California Ave SW	Senior Center of West Seattle	A. A. Mullally	C	1955
24	4501 California Ave SW	Chase Bank	Washington Mutual Savings Bank	C	1951
25	4505 California Ave SW	Radio Shack	Radio Shack	C	1969
26	4508 California Ave SW	West Seattle Cyclery/Lee's/ Kamei	West Seattle Flower Shop	C	1924
27	4509 California Ave SW	Be's Restaurant	Miss Walker's Apparel	C	1946
28	4513 California Ave SW	Vain/Beer Junction	State Liquor Store	C	1935
29	4517 California Ave SW	Jan's Beauty Supply	Peterson Investment Corp.	C	1927
30	4520 California Ave SW	Lyons Antiques/ Windermere	Russell Building/J.C. Penney	B	1926
31	4523 California Ave SW	Pecado Bueno/ Pellegrini Market	MacDougall-Southwick	C	1946
32	4529 California Ave SW	Wild Rose's/Capers/Azuma/ Zamboanga	Sherwin-Williams Paint Co.	C	1924
33	4528 California Ave SW	Menashe & Sons Jewelry/ Fleurt	Marier Foto Studio	C	1928
34	4535 California Ave SW	Leisure Books/ West 5/ Discovery Shop	Jack Jones Furniture	C	1924
35	4538 California Ave SW	Village Woodworks	WS Sporting Goods	C	1948
36	4540 California Ave SW	Click Design That Fits/Maharajah	Vann's/ Shafran's	C	1929
37	4541 California Ave SW	Next to Nature	Seattle City Light	C	1958
38	4546 California Ave SW	Matador/Jak's	S. H. Kress & Co.	C	1930
39	4548 California Ave SW	Washington Management Co.	Bartell Drugs	C	1929
40	4553 California Ave SW	Terjung's Gifts/ Optix/ Pegasus Books	McReynolds Jewelers	C	1923
41	4302 SW Alaska St	Hamm Building	Hamm Building	A	1926
42	4554 California Ave SW	Campbell Building	Campbell Building	A	1918

# WEST SEATTLE JUNCTION HISTORICAL SURVEY

## Buildings 43-58

Survey conducted in 2015-2016 of buildings at least 40 years old



-  SURVEY CATEGORY A  
BUILDINGS POTENTIALLY ELIGIBLE FOR LANDMARK STATUS
-  SURVEY CATEGORY B  
BUILDINGS THAT WARRANT FURTHER INVESTIGATION OF THEIR HISTORY AND THE EXTENT OF ALTERATIONS TO DETERMINE THEIR ELIGIBILITY
-  SURVEY CATEGORY C  
SUPPORTING BUILDINGS OR BUILDINGS THAT ARE SO ALTERED THAT THEY ARE NOT LIKELY TO MEET THE LANDMARK DESIGNATION CRITERIA
-  FREE PARKING LOT
-  JUNCTION PLAZA PARK



A project of the:  
 Southwest Seattle Historical Society  
 Southwest District Council  
 West Seattle Junction Association  
 Junction Neighborhood Organization (JuNO)  
 ArtsWest  
 With support from:



Map Design Courtesy of:  
 McNeilis Architects 4218 SW Alaska St Suite F Seattle, WA 98116  
[www.mcneilisarchitects.com](http://www.mcneilisarchitects.com)

**West Seattle Junction Historical Survey Buildings 43-58 March 2016**

	Address	Common Name	Historic Name	Survey Category	Year Built
43	4707 California Ave SW	Pharmaca/ Great Harvest	Save-Mor Drugs	C	1920
44	4711 California Ave SW	ArtsWest	Junction Food Store/ Putnam's 10 Center Store	C	1928
45	4717 California Ave SW	Poggie Tavern	Poggie Tavern	C	1970
46	4718 California Ave SW	Talarico's	New Luck Toy Cafe	C	1950
47	4719 California Ave SW	Taqueria Guaymas	West Hill Market	C	1918
48	4720 California Ave SW	Elliott Bay Brewery	Junction Hardware	C	1932
49	4721 California Ave SW	NW Art & Frame/ Husky Deli /Puerto Vallarta	A & P Market	C	1924
50	4722 California Ave SW	Peter Yi, DDS	Dr. Scott, DDS	C	1943
51	4736 California Ave SW	Thunder Road Guitars	Pentecostal Church/Beulah Temple	C	1919
52	4740 California Ave SW	Curious Kidstuff	Ware & Hosey Appliances	B	1928
53	4741 California Ave SW	Sleepers in Seattle	Tradewell	C	1939
54	4744 California Ave SW	Yummy Teriyaki	Junction Market	C	1947
55	4747 California Ave SW	Bikram Yoga	Junction Feed & Seed	C	1956
56	4750 California Ave SW	Westside Public House/Bang Bar/Kathy's Dance	Apollo Theater	C	1910
57	4757 California Ave SW	Technical Analysis Inc.	Seattle First National Bank	B	1961
58	4200 SW Edmunds St	US Bank	Bank	C	1956

# APPENDIX D

Appendix D presents "then" and "now" images of those structures that have been identified in the West Seattle Junction Historic Resources Survey Final Report as a Category A or Category B building.

Based on report findings, Category A buildings are potentially eligible for nomination as a City Landmark, while Category B buildings require additional research to determine their eligibility as a City Landmark.

The report identifies two Category A buildings

- Hamm Building at 4302 SW Alaska Street
- Campbell Building at 4554 California Avenue SW

The report identifies six Category B buildings

- Wolff/Horwitz Dental Offices & Hotwire Espresso at 4400 California Avenue SW
- Courtesy Accounting at 4411 California Avenue SW
- J.F. Henry Cooking and Dining at 4445 California Avenue SW
- Lyon's Antiques/Windermere at 4520 California Avenue SW
- Curious Kidstuff at 4740 California Avenue SW
- Technical Analysis, Inc. at 4757 California Avenue SW

# 4302 SW ALASKA STREET

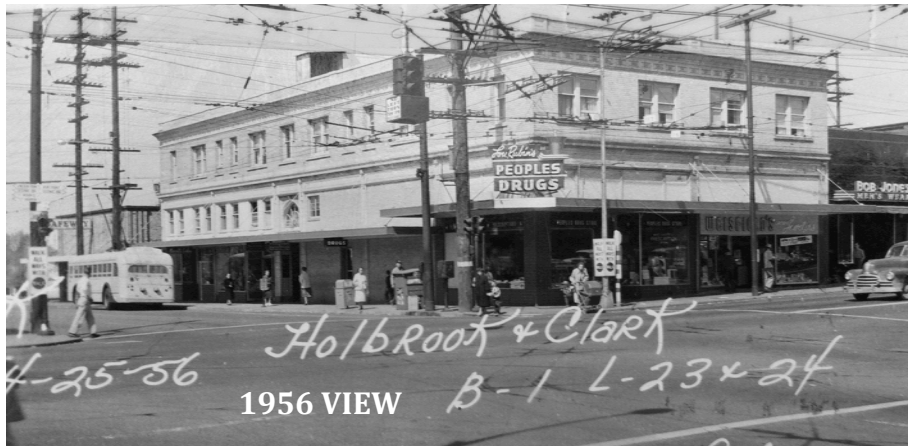


## No. 41 Hamm Building (4302 SW Alaska Street)

The Hamm Building is a cornerstone of West Seattle Junction. Its prominent corner location, size, and rich terra cotta ornamentation have made it a vital part of the Junction since its construction in 1926.

It was the second major building built by developer W.T. Campbell and was originally called the Crescent Building for its major tenant, Crescent Dry Goods. In 1931 Aline Hamm purchased the building, and it has been known by that name since.

Tenants have included a wide variety of grocers, cafes, clothing stores and services such as dentists, beauty shops, barbers, accountants, architects and real estate offices. It currently has a music store, a restaurant and several other tenants.



Despite its minor alterations, the Hamm Building is potentially eligible for landmark designation under Criterion C for its association with West Seattle's early development, under Criterion D for its architectural style, and under Criterion F for its prominent location at the NW corner of California Avenue SW and SW Alaska Street.

*This description is reproduced directly from the Sheridan Consulting Group's West Seattle Junction Historic Resources Survey final report, the number refers to the final report's reference notation for each of the surveyed structures.*

# 4554 CALIFORNIA AVENUE SW

## No. 42 Campbell Building (4554 California Avenue SW)

The Campbell Building was the first noteworthy building in the Junction and is one of the oldest remaining buildings.

It was constructed in 1918 by West Seattle developer W. T. Campbell, who had a long distinguished career as the first principal of West Seattle High School, as a land agent and developer, as co-founder of the West Seattle Commercial League (precursor of the Chamber of Commerce) and as a Seattle City Council member.

Campbell hired prominent local architect Arthur Loveless who was well known for residences and commercial buildings with eclectic character and elegant detailing, which are apparent in this building. Clayton D. Wilson, a Loveless associate and Admiral District resident, did the Campbell Building brickwork. Due to its building material, size and prominent location, it has played a vital role in the community.

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# 4400 CALIFORNIA AVENUE SW



**No. 1**

**Dental Offices**

**(Wolff/Horwitz) /  
Hotwire Espresso**

**(4400 California Avenue SW)**

This complex was built in 1910 for the Seattle Lighting Company, which provided gas lighting to the neighborhood.

The brick barn and carriage house are unusual in Seattle.

The facility was closed after electricity became the primary lighting source, and in the late 1930s the building was a branch office of the Works Progress Administration, a federal Depression relief program.

In 1941, the office building was remodeled as the West Home Funeral Chapel; the brick barn became a residence.

The brick carriage house appears relatively unaltered.

In 2001, the complex was remodeled for use as professional offices.

Despite its alterations, the complex is potentially eligible under Criterion C for its association with West Seattle's early growth and infrastructure development.

# 4411 CALIFORNIA AVENUE SW

No. 3

Courtesy Accounting

(4411 California Avenue SW)

This distinctive building was the Irwin Chiropractic Clinic from its construction in 1947 until 1980.

It was designed in 1947 by architect Theo Damm, and is a good and intact example of the Streamline Moderne style, with a glass block window and a curved corner and canopy.

This building is potentially eligible under Criterion D as it maintains the distinctive Streamline Moderne building characteristics.



# 4445 CALIFORNIA AVENUE SW



No. 11

J. F. Henry Cooking and Dining

(4445 California Avenue SW)

This building, dating from 1908, is one of the oldest buildings in the district. It has had numerous uses, including an undertaker, a residence and the carpenters' union hall.

It has been altered several times over the decades but appears to have been restored to its earlier appearance.

Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of an early 20th century commercial building.



# 4520 CALIFORNIA AVENUE SW



## No. 30

### Lyon's Antiques/Windermere (4520 California Avenue SW)

Despite alterations to the storefronts, this building remains a significant part of the West Seattle Junction business district. The 1927 opening of the J.C. Penney department store symbolized the growth and importance of West Seattle.



The store first shared the building, known as the Russell Building, with Ernst Hardware. In 1958, Ernst moved and J.C. Penney expanded, remodeling the building. The store anchored the neighborhood's commercial activity until it closed in 1987. After the departure of J.C. Penney, the building was divided into several separate storefronts.



The building was designed in 1926 for L. B. Russell by Victor W. Voorhees, who is credited with more than 100 building projects between 1904 and 1929, ranging from cottages and large residences to apartment blocks, auto dealerships, industrial buildings, fraternal halls, office buildings and hotels. It is an excellent example of Voorhees commercial work.

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# 4740 CALIFORNIA AVENUE SW

No. 52

Curious Kidstuff

(4740 California Avenue SW)

This small commercial building, built in 1928, has tall transom windows and extensive terra cotta ornament, typical of the elegant structures that distinguished the West Seattle business district in the 1920s.

Most of these have been demolished or significantly altered. It was an appliance store for many years, first Ware & Hosey and later Malody Appliances.

In 1956, the facade was modernized by covering the transom windows with vertical wood cladding, which was removed by a later owner.

Despite some alterations, the building is potentially eligible under Criterion D for its embodiment of the characteristics of a 1920s commercial building.

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# 4757 CALIFORNIA AVENUE SW



**No. 57**  
**Technical Analysis, Inc.**  
**(4757 SW California Avenue SW)**

This was originally a branch of the Seattle First National Bank, designed in 1961 by Paul Thiry (1904-1993), one of Washington's most noted architects of the period.

The building reflects the Modernist approach to bank design, with large expanses of glass and concrete and accommodations for the automobile.

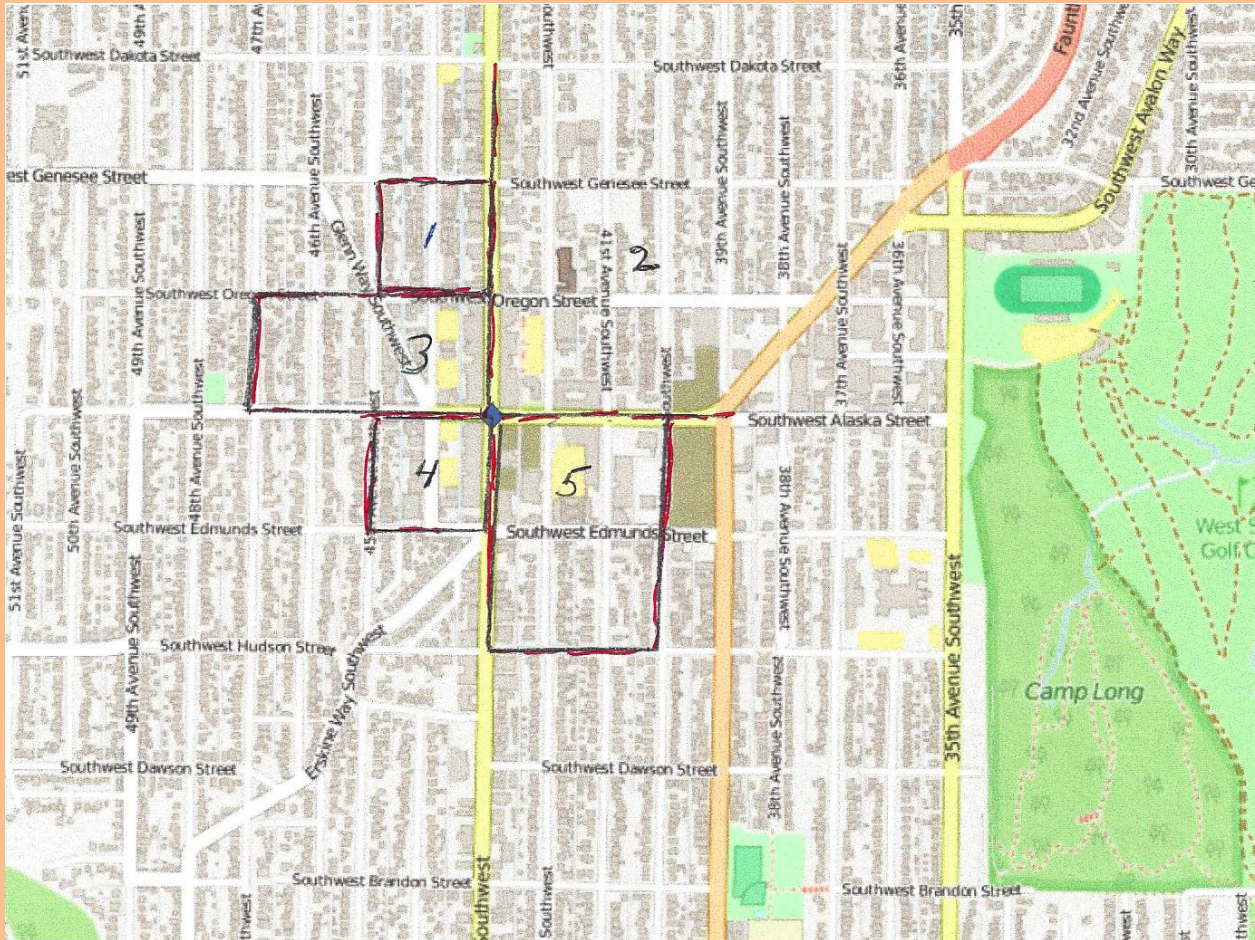
It dates from the era when the bank was building its new downtown headquarters, one of the city's first true skyscrapers, which opened in 1969.

Despite its alterations, the complex is potentially eligible under Criterion C for its association with the development of banking in Seattle and under Criterion D as an example of a modernist bank design.

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# APPENDIX E



## Key for Platted Lands in the West Seattle Junction

- 1 - Sparkman and McLeans' 1st Addition
- 2 - The Boston Company's plat of West Seattle  
(Extends for 64 blocks NE of California and Alaska intersection)
- 3 - Holbrook and Clark's Addition
- 4 - Central Park Addition
- 5 - Scenic Park Addition

# West Seattle Junction Historical Survey

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Southwest District Council  
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Junction Neighborhood Organization (JuNO)  
ArtsWest

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## Part Two Building Owner Interview Summaries

The West Seattle Junction Historical Survey Group extended the opportunity for owners of buildings in The Junction to take part in extended interviews, with questions addressing their buildings specifically and The Junction in general.

Nine owners graciously agreed, and we are grateful for their participation. Summaries of their interviews appear on the following pages in this order:

<b>Building owner</b>	<b>Building</b>	<b>Date of interview</b>
ArtsWest .....	ArtsWest .....	Sept. 28, 2015
Steve Athan .....	Elliott Bay Brewery .....	Sept. 8, 2015
Jack Calvo .....	Campbell Building .....	Feb. 17, 2016
Leon Capelouto .....	Russell Building, others .....	May 22, 2015
Jerry Costacos .....	Curious Kidstuff .....	Jan. 6, 2016
Tom Henry .....	J.F. Henry .....	April 28, 2015
John and Lisa Kennan-Meyer .....	Hotwire/dentist .....	Feb. 4, 2016
Jack Menashe .....	Menashe & Sons Jewelers, others .....	April 21, 2015
Jack Miller .....	Husky Deli, others .....	May 7, 2015



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## ArtsWest interview summary

Sept. 28, 2015

Kathryn Koch, board trustee, 2011-2015; current board president

Laura Lee, managing director, 2012-present

Eddie Neeson, founding executive director, 1982-2000

Larry Sukut, board president, 1995-2000

Conducted at ArtsWest, 4711 California Ave SW

### How did you come to own your building?

ArtsWest is a non-profit arts organization offering theatre, visual arts, cabarets and arts education in the ArtsWest Playhouse & Gallery which has 149 theater seats and a modified thrust stage. Began as West Seattle Totem Theater in 1981. Operated in basement of Admiral Congregational Church for one year. Moved to 99-seat South Seattle College's Little Theater for 11 years. Separate organization, West Seattle Cultural Society, formed in 1988. Operated in donated space for gallery and office in Jefferson Square. Moved three times, each time to larger storefront. Staged concerts and plays at churches and West Seattle High School. The two organizations merged in 1993, re-named selves ArtsWest. Its Arts Center Task Force investigated more than 30 sites for a permanent home over three years.

Found current building in 1998. Meredith's 10 Cent store was only tenant left of building's earlier three and no longer producing enough revenue. Purchased it from the Johnson Family Trust. Hired architect and fundraising consultant and started \$2.5 million capital campaign. Stripped building to bare walls. Contractor was Unimark. Had the help of a Boeing loaned executive. Designed building for performance space with gallery walls, plus a prominent arts presence with windows and doors. Sukut: "We wanted not radically wild architecture, but a classic, business-like, yet updated building – not trying to mimic The Junction's brick buildings or anything else, but a clean-lined, contemporary façade." Grand opening: November 1999.

### What is the history of your building?

Building was formerly the site of three co-located businesses: Turnabout Records, Dogmeat's Motorcycle Paraphernalia shop and Meredith's 10-Cent Store. Before then: Pacific Dime, Van de Kamp's Bakery and Junction Food Store. When originally built in 1920s, it was Woolworths.

### What do you love about your building?

Neeson: "I had never realized all the times I shopped at Meredith's that it had a basement. We wanted all of our operations under one roof, so that was appealing. Another reason we picked this location was that we wanted to be at the heart of things, and we felt we could add a lot to The Junction, too."

Sukut: “In the late 1990s, there were a lot of apartments, and the thought was, ‘Here we have an audience not too far away; it shouldn’t be too hard to draw them.’ Transportation was good, there was parking, there was the population, we could add to the restaurant clientele, so there were many things that made this a good location.”

Neeson: “We were already involved with the businesses because we were active members of the Junction Merchants Association. Many of the businesses have been our suppliers since the very beginning. Several served and still serve on our boards: Tom Henry, Dan Reiner, Todd Carden.”

Sukut: “Husky Deli and Elliott Bay Brewery helped with fundraisers, and Alki Lumber provided construction materials at a good price. You didn’t have to persuade people very hard before they saw the value of adding an arts activity in the center of West Seattle.”

### **What have you done to enhance or maintain your building?**

Neeson: “The first thing we did was plug the leaky basement. We found out why this neighborhood had been named Spring Hill! Every time it rained hard, the scene shop and offices downstairs got wet, and yet we managed to carry on the shows with a temporary sump pump. We also shifted the offices upstairs and the costume shop downstairs and installed permanent sump pumps.”

Lee: “New doors were installed six years ago. The gallery was repainted and drywall was upgraded four years ago. We installed new computers and a new soundboard two-and-a-half years ago. We upgraded stage floor and lighting last year.”

### **How do select your uses/tenants?**

Lee: “ArtsWest has no tenants. We select art and plays based on our mission: ‘to produce artistic events which require conversation, improve the imagination, and promote cultural vibrancy.’ We produce our plays and cabarets. We don’t bring in touring shows or hire out the hall. We look at demographics and who we’re trying to serve.-Most gallery artists are Pacific Northwest-based, often from West Seattle. We’re trying to appeal to a younger audience, ages 19 to 40. We’re very fortunate because the condos around us are filling up with younger people. There are very, very few parking spots, so it’s a transit-based patron we’re bringing here, but that’s also what the apartments are attracting. Right now, it’s working very well.”

Koch: “But it’s a demographic that doesn’t typically go to theater, so there’s education involved, and we’re working on that, like every other theater in town.”

Lee: “It’s a balance of trying to make sure we’re appealing to our patrons who have been with us as long as 32 years, but we’re also aware that theater is changing. ‘American Idiot,’ which we’re doing right now, is not only presented in an observational, traditional setting, but also in an immersive, experiential setting, and that’s appealing to a lot of younger people.

Koch: “The majority of the audience is from West Seattle. Our mission explicitly states to serve ‘the communities of Seattle.’ We have ticket buyers from all over the greater Seattle area.”

### **What do you think makes The Junction special?**

Koch: “It’s a center of a lot of restaurants, a lot of business activity, a lot of transit, and now a lot of residential people. You’ve got a lot of density here that hopefully will show up in the ticket office.”

Lee: “I also like that it feels very much like a neighborhood. When I go out to eat, I pass other business owners or patrons or run into somebody who comes to the theater or through the gallery. It’s kind of a small town without being a super-small-town feel. It’s a friendly place to be, not pretentious. And I think because people are coming here to eat and to shop, it’s very vibrant.”

## **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

Lee: “It’s getting more challenging for patrons to park. It’s still free parking. It’s just a limited number of spots, and we’re having to steer people down a few blocks. They’re trying to get over the bridge and park. So instead of starting at 7:30, we’re starting at 7:35 because we’re holding reserved tickets, and we know people are on their way.”

Koch: “Better transportation would be nice. Traffic is a problem. It’s gotten worse in the 10 years I’ve been here. Development is fine. You just have to have the infrastructure to go along with it, and we’re lacking that here in West Seattle.”

Sukut: “The RapidRide bus has been a nice addition, but light rail would have been even more fun. In Europe you can jump on a subway and be anywhere in a few minutes. One of the advantages of having more people is you *can* have more public transportation, and that makes a big difference.”

## **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

Sukut: “There’s a lot of interesting neighborhoods in Seattle, and West Seattle has maybe not as edgy a vibe, but it has a nice cozy feeling, and as long as you maintain some of that, with perhaps no 100-story high-rises, I think it will be a good place to live. Cozy is having things within walking distance. We see people out walking after the shows, and that’s what you want in a lively, comfortable city. The more of that, the better.”

Koch: “I like the variety of restaurants and boutiques that don’t feel box-like. They’re interesting. People can come over pre-show, get their tickets, go for a walk and stop in to a boutique. Or choose a Junction restaurant that feels very much like it’s been here awhile and offers a different style of food. I wouldn’t want that to change.”

## **How is the redevelopment of The Junction affecting you?**

Lee: “It’s been good for us. We offer free tickets in the welcome baskets of the condominiums close by, and we’ve had people use them, so that’s been exciting. And the building owners have used ArtsWest as one of their draws.”

Koch: “But it’s also a concern: parking and traffic. It could be that it gets to be too much and people start resisting crossing the bridge.”

Sukut: “It’s been a great adventure. I’m really proud the ArtsWest Playhouse and Gallery is still here after 16 years. ArtsWest as an organization has grown a lot, but there have been junctures when it felt like it was going off a cliff any second. Yet it’s still hanging in there and thriving.”

Koch: “It was a risk to bring two organizations together and to purchase the building. Other theater groups don’t own a building. Yet if you own a building, you have to maintain it and fix its problems. Everyone looks at us with envy, and we’re lucky that we’re not out there trying to lease space to produce our plays and gallery shows. It’s a great asset to have.”

Neeson: “It was exhilarating to work with a community that really wanted this. It wouldn’t have happened otherwise. I get jazzed putting people in touch with resources. I wouldn’t change any of it.”

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## **Steve Athan interview summary**

Sept. 8, 2015

Conducted by phone via Steve's daughter, Sofia Athan

### **How did you come to own your building?**

Steve was a men's tailor for 30 years. This was his first business. He liked the West Seattle Junction location. At first, he was going to rent the building he found (now Elliott Bay Brewery), but the building was for sale, so he went and bought it. His store was Steve Athan's Menswear. This was 1974.

### **What is the history of your building?**

The building was a credit union/bank back in 1947. The front of the building has the name of the bank on the brick, which Steve discovered when he was remodeling the building. Prior to his purchasing the building, it was the Junction Hardware Store.

### **What do you love about your building?**

He loves the uniqueness and location of this building. "It's a great location. It's still like the original building, old and preserved." The bank did the brick work, while he removed the stucco from the facade. When he did the remodel, he wanted to keep it "very original." His goal was to keep the brick and the hardwood floors and other original features.

### **What have you done to enhance or maintain it?**

He has done painting, put on a new roof and done the typical maintenance needed for an older building. Whatever he does, it's very important to maintain the building's originality.

### **How do select your uses/tenants?**

He wants the business/tenant in his building to be a good fit for West Seattle. He wants locals to support their businesses and for the businesses to bring value to The Junction. "That could mean sitting on a committee, being on a board, perhaps for the West Seattle Summer Fest held in July, and bringing in new ideas to enhance the West Seattle Junction area."

### **What do you think makes The Junction special?**

"The Junction has lots to offer. It is quaint and unique. The locals support it, and that drives businesses to succeed. I think the locals appreciate having everything close by their neighborhood and not having to deal with traffic to go to dinner or do some shopping."

**What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“One advantage is that The Junction is *very* busy with foot traffic. It’s incredible the way people are spending money, which is advantageous for The Junction as well. The disadvantage would be the parking. It is more difficult to find parking now that all of the condos are there. This could hurt the local businesses as customers will go to another location where parking is a lot easier to find.”

**What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

He likes preserving the old because “it makes things unique. The development keeps The Junction growing and makes it vibrant with new people discovering old things. It’s important to find a way to engage and accept the new developers and keep the old with the new.”

**Do you use your location in The Junction for an advantage in your advertising?**

Yes, he did when he had his menswear business. He advertised in the West Seattle Herald. The mayor came to his grand opening, which was great for business. “There is broader reach of marketing going on with the current tenant, Elliott Bay Brewery. They use more than newspapers; there is social media.”

**Do you own buildings elsewhere? How does this compare?**

Yes, he owns buildings in Burien and West Seattle. “The West Seattle Junction is busier than the heart of Burien. There is great local support of the West Seattle Junction by the West Seattle community. Burien is slower to do that.”

**How is the redevelopment of The Junction affecting you?**

He believes that redevelopment is a good thing for the West Seattle Junction. “There are more people who moving in the area and are going to spend money in The Junction. The only commercial chains that The Junction has are Chipotle and Starbucks. There are no other chains, which is good. We love the West Seattle community and are proud of being a part of it and its history.”

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With support from **CULTURE**

## Jack Calvo interview summary

Feb. 17, 2016

Conducted at Washington Management, 4548 California Ave SW  
Calvo was joined by attorney/tenant/relative Jerry Cohen

### How did you come to own your building?

Family came to United States from Turkey at turn of 20<sup>th</sup> century. Father was Marcus Isaac Calvo. By 1940s, after Jack was born, they lived at 36<sup>th</sup> and Cherry in the Central District, then Beacon Hill, then Seward Park. They were Sephardic Jews, “a tribal community.” Father formed partnership with other family, the Fortuna Trust, and bought the Campbell Building, which is two linked structures: red brick on corner (now Cupcake Royale) and brown brick immediately north (now Washington Management, known for many years for Bartell Drug).

Calvo: “My family was poor. Few of them owned anything substantial in the Old Country. So when they came to America, they worked hard to provide food, shelter and, most of all, a better life. Those who eked out more than just a living saved a penny here, a dollar there, putting away for a sustainable future, which they may not have envisioned as children. Owning property through work, sacrifice and luck became a symbol of the future for many immigrants, and it completed the dream that ‘the streets in America were paved with gold.’” His family group eventually numbered more than a dozen relatives: “Ten people with four shares, and two of them have extra bodies in them.” They bought the Ferry Dock Tavern at Colman Dock and other buildings. “My father provided the LLC, which now looks like a stadium full of people, with three buildings – this one (Campbell), one in Auburn and one in Bothell.”

Revenue paid the bills for Calvo’s parents in old age. “What they had built here was his dream to make sure that ‘Whether I’m here or not, there will be something for the family.’ Smart man. It was what Dad left to take care of my mother. It did a wonderful job of that. It’s taking care of bonus money for myself, and my brother’s kids get a disbursement from it. They complain a lot. ‘How about we leverage the business of the building and we’ll go and build?’ And I go, ‘Time out. You’re only 35. I’m 71. There’s not going to be any leveraging of anything. You can do it in the next generation.’”

### What is the history of your building?

Calvo’s father bought the Campbell Building sometime in the early 20<sup>th</sup> century. Calvo recalls, as a child, visiting the main tenant, the longtime business called LaGrace Fashion Apparel, operated by Helen Sutton. “Sundays we used to do things. I remember the day my dad took me upstairs to the top, and there was a hatch to go onto the roof, and you had to climb this ladder on the wall. I can still see the fear that I had. I remember going down into the basement partway, but that was so damn scary. I was a chicken when I was a kid. But it was all an adventure. It was great being with him. I probably spent more time doing that with him than during the rest of the week.”

### **What do you love about your building?**

Calvo: “If anything, it’s that we have some roots in the area. Go south one block, and on the side of one of the buildings my cousin’s brother, muralist Eric Grohe, depicted this whole block. And this (Campbell Building) is a crown jewel. We’ve had it for a long time. We’ve taken care of it.”

### **What have you done to enhance or maintain it?**

Calvo family is the primary contact for any major work. “My dad took care of the building, and we still do. My dad set it up that way. He was really happy with that.” His father hired property managers. “He sort of had a little army. You’d see him out visiting and looking and walking the street with his fedora on, a cigar, and he’d have his hands behind his back. He’d have to approve repairs if there were any. If the city came by and said, ‘Hey, this is not code-compliant anymore,’ he’d make the changes. You’d have tenants changing sometimes, and he’d have to get involved.

“Today these things can be a chore and a half. We’ve upgraded fire alarms and electrical. We’ve had a couple of remodels upstairs in the last two years so that the tenants have a better environment to live in. We’ve got a crack in the building we’re trying to solve. In the brick there’s a little shifting. That’s when I get involved. I’ve got to go to the other family and say, ‘This is what might happen to X. You’ve got to be in because you own half of the thing. I just want to tell you how far you are in.’”

### **How do select your uses/tenants?**

Calvo: “We don’t have a bad reputation here for putting in marijuana stores, that kind of stuff.” Washington Management, which moved into the Bartell space in 2000, “added a tremendous front to the building.” The units upstairs are in a connected hallway. “Off and on, we’ve had couple of commercial tenants. Others are residential, some very long-term. It’s an affordable place for them to be, they’ve got a community, and I have no problem with it at all. We haven’t had any trouble.”

### **What do you think makes The Junction special?**

Calvo: “It’s not a bunch of shopping malls. There’s individual owners here. Everything has a character to it. I used to come to Husky Deli a million years ago when I was in the deli business, and we would say, ‘Boy, these guys are really ahead of the curve.’ And the French bakery down the street – my son lives out here, so they went there one morning and brought their croissants to our house. It’s that community type of a thing. Not everything is plastic. It feels like family. I’d love to live out here myself. I would be more comfortable here than in Bellevue.”

Cohen: “It’s got that small-town atmosphere. You don’t have the big boxes and typical strip-mall where you’ve got a McDonalds and a this and a this and a this. Everyone has individual character. That’s what makes it unique.”

Calvo also cites The Junction’s proximity to Alki. “As a kid, I used to walk out on the beach, 7-8 years old, picking up little sea shells and hermit-crab shells. And the steps that used to go down to the water, the pilings, the bathhouse, the dance hall, all the old things.”

### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

Cohen: “I grew up here, so this is like home, very comfortable. I knew these shops from a long time back. But when I moved here for my law practice and put a shingle on the sidewalk, I got involved with the West Seattle Chamber and got on the board, and I found it was like practicing in a small town. I’d always wondered what that would be like. People are loyal, they see your sign and come in, you show up to functions, they remember that, and they work at trying to give business to you.”

Calvo: “You go to these strip malls, and there’s plenty of them in Bellevue. You see people coming and going. There’s never a ‘Hello, how are you doing?’ Everybody’s just filtering in as they drive by on a freeway, or they’re on the way home. Here, I would think that everyone sees somebody, opens the door and says, ‘Jerry? Good to see you!’ They know each other here. It almost is a little town, a little community all by itself. The familiar faces that go up and down and provide commerce, you sort of become a part of.”

### **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

Calvo: “I think that the older buildings – the one across the way (Hamm Building), and I’d have to take another look at this one (Campbell Building), but I’d probably feel the same way about it – they should be preserved. You look at the corner (new Junction 47 building with Starbucks), and development’s development, but it’s almost like you’re walking into another world, apart from one another. This (Campbell Building) to me represents more community, more stability. I’m always in awe when we’re traveling and we go to these little, small towns similar to this, and you see where they’ve preserved them, they’ve cleaned them up, they’ve put good tenants in them, they take care of them, the streets are clean.”

Cohen: “There’s a character here that is really important and can be preserved and maintained. Doesn’t mean that you can’t have progress. Some of the buildings that they took down recently really didn’t have a lot of character, and the new buildings have done a heck of a good job in trying to create a warmer atmosphere, not just your glass-wall, modern building. You go across Alaska Street where Starbucks is, and they’ve got a little setback and a little place for tables on the sidewalk where you can have your coffee outside, and in the corner it’s sheltered, and if you keep on going (south on California), there’s another brand-new building with the brick outside, the setbacks and the character.”

Calvo: “If you go to Bellevue Way and Main in Bellevue, you can’t recognize any of it. They’ve built right up on the street, what I call saltboxes. I don’t know how anybody would live in there without a window to open, let alone a little, teeny balcony, and then you can’t do anything with the balcony except choke on the (fumes). Stand there and look and go, ‘Whoa, that’s far down’ and then go back inside. It’s lost everything.”

### **Do you own buildings elsewhere? How does this compare?**

Calvo: “We own buildings in Bothell and Auburn, but they’re not the same, maybe because this (Campbell Building) is a bigger piece of the whole picture. Bothell has a little main street, but it’s not somebody walking there who’s a neighbor somewhere. They all go over the hill and up to the suburbs. Auburn’s another story. That community is tough. But this is a real neighborhood.”

### **How is the redevelopment of The Junction affecting you?**

Calvo: “If you want to look at it as a property owner, it probably improves it considerably. As far as being part of the community, I think we’ve got something here (the Campbell Building) that’s a crown jewel. I like the way it blends. There’s a lot of interesting things about the building and things to be proud of. My father had a vision and took care of it, and we’re trying to hang on and take care of it as well.”



# 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**

## Leon Capelouto interview summary

May 22, 2015

Conducted at Capco office, third floor, 4546 California Ave SW

### How did you come to own your buildings?

“While attending Seattle University, I sold shoes at Nordstrom when it was just a shoe store. I worked my way through school. As I graduated the university, the Nordstroms purchased Best Apparel, and it became Nordstrom Best. I decided to stay on at Nordstrom and went into management. As you know, the Nordstroms are great merchants, and I had an opportunity to learn a great deal about retail. I decided that I wanted to go into business for myself and started to look for opportunities. I learned about Shafran’s men’s shop and entered into negotiations with Mr. Shafran. After some long negotiations, Mr. Shafran decided to enter into an agreement to sell me the business over time.

“I was now in the men’s apparel business, and my business began to outgrow its space. I made an offer to purchase the Kress building and was successful. I didn’t know if I could get financing, but Seattle First National Bank finally agreed to finance the purchase.

“The Kress building was my first venture into the world of real estate. The building was too big for my small retail shop, so I divided it up and found tenants such as retail, restaurants and a gym on the second floor that wanted to share the building with me. This was my first development, and it was very successful. As other real-estate opportunities came up in West Seattle I pursued them and made several acquisitions and began to develop them into good investments.”

### What do you love about your buildings?

“I’m proud that I did something that’s very difficult to do with Capco Plaza. I brought in a national tenant, QFC, with 157 units on top, which brings a lot of synergy to The Junction. For my first major building, I think it came out really well. This took place when many developers were failing during the 2008 financial crisis. It was a tough time, but I got through it, and it’s been a great success. I like that it was developed with the pedestrian in mind. I gave up five feet of property to increase the size of the sidewalks and created a seating area for people to hang out or have coffee, lunch or wait for the bus.”

“I also like walkability. I’m a pedestrian man. It’s fun to go to a little town and walk around, look in the shops and get that feeling. We get a lot of tourists in West Seattle by way of the Water Taxi and the little bus that brings them up here. They want a little outing. There’s something that’s nice that you can walk with your wife or your girlfriend or your kids and make an afternoon out of it, and grab a bite to eat or whatever you want to do. That’s what pedestrian traffic is all about.

“I knew Capco Plaza would be the first major building in The Junction in a long time, that it would be at the entrance to the corridor and that it would make a statement, so I wanted to be proud of it, and that’s part of my give-back, because it makes a difference. I did that on my own accord. Nobody asked me. I did another giveback to the community with a public seating area. I also was instrumental and worked on Junction Plaza Park with others, getting developers to sell it to us at a low price, giving them tax benefits, getting them to clean it up. That’s another great success.”

### **What have you done to enhance or maintain your buildings?**

“You have to comply with city ordinances that change through the years and keep up with those changes. When I first came here, none of my buildings had air-conditioning or modern conveniences. I always put air-conditioning in because you’ve got to have that if you’re in the retail or restaurant business. You’ve got to make it comfortable for customers, but you’d be surprised how many stores didn’t have it here at all. I think Shafran’s was the first retail store that ever had an air-conditioned environment. You want to work with your tenants as far as tenant improvements. Usually, they do some things, and I do some things, and together we get a really nice environment.”

### **How do select your uses/tenants?**

“It’s really supply and demand. I’m very familiar with the West Seattle community. I was in the retail business in West Seattle for many years. I know the people and the demographics. I know who’s shopping in The Junction. I have a very good feel for what business will do well here. The space can be marketed throughout the brokerage community. As a landlord, you put something on the market, and you wait for someone to come. You might go after a tenant and say, ‘This would be a good location for you.’ But most of the time you list it with a broker or put signage in the window. When people come and talk to you, you make sure they know what they’re doing, that they’re adequately financed, if they have been successful. It’s a touchy-feely. Some tenants have come to me, and I’ve said, ‘I don’t think your concept’s going to work here,’ and then they have to sell me on why it is going to work.”

### **What do you think makes The Junction special?**

“There couldn’t be a better place. I’m here every day working. I walk the block every single day. I’m aware of everything that goes on in The Junction. I’ve served as president of The Junction Association, and I’ve served as president and on the board of the Trusteed Properties (free parking). This is my livelihood, and I love it. I love the people, I’m working hard, and I’m making a good living. You make friends with so many people, and I still love this place. I could go anywhere, do anything. I don’t have to build buildings here. But I believe in West Seattle. I love West Seattle.”

### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“The majority of my real estate is in West Seattle, although I do have major holdings in other places. The only challenge to The Junction is that it’s a very small area, and (potential tenants) want to come here, and there really is no place to put them. That can be frustrating. I view The Junction as downtown West Seattle. The Junction has a small-town atmosphere, and people love that.”

## **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

“We’re going to have synergy that is going to make this downtown very exciting and viable and bring more customers because that’s what you need, is customers. You need customers to be in business. You need to be in a nice area where there is enough population to support you. It’s going to create pedestrian traffic. I don’t know if you notice, but the streets are crowded with people. It never used to be that way. There were a few stores that were destinations: Shafran’s, Menashe, Husky’s. But there’s not a lot of them. A lot of the small mom-and-pops were hurting. They had very low rent, and they’re still having a very tough time.

“There’s not a building in this two-block radius that I think is so beautiful that we should preserve it. The Campbell Building is a mess. It’s crying to be torn down. The crossroads is between new and modern versus old and not very viable. I don’t want us to become a White Center.

“I think the new buildings are better looking, and they’re going to be more functional. You’re going to have better and more retail space. You’re going to have more customers living above, who support it, and synergy. I just think it’s better. I’ve worked with city design review, and we got a better project because of them, so they’re doing their job. I think that eventually we’re going to have new tenants and new buildings, and it’s going to be a very beautiful downtown West Seattle.

“I think the revitalization of downtown West Seattle is exciting. It’s good for this community. There’s always people that like change, and there’s always those that never like any kind of change, but I will tell you that it’s for the better of this community.”

## **How is the redevelopment of The Junction affecting you?**

“If West Seattle were a city, this would be the fourth or fifth largest city in the state of Washington. We have a huge demographic, and the demographics have changed. When I got here, we had a grade school at Jefferson Square, and pedestrian traffic was very high. We had national tenants here, and we’d be busy with moms and kids. Then we had busing and an exodus of families, so we had a heavily weighted elderly community, and we didn’t have many goods and services available to them. That caused The Junction to sink. Property values in this area went tumbling, and it was not a good time.

“Now we’re going through another anomaly. Seattle is growing, and we’re having demographics move out here that are very positive for mixed-use. We have a good variety of customers here now, from elderly to moderate income to affluent, and we have a high degree of education, so we have a different, younger customer who doesn’t know what The Junction used to be. All they want is a beautiful place to come and get their goods and services. Today, they want entertainment, a place to get a bite to eat, specialty merchants that will do special things for them, and convenience. If you’re young, you want food and drink. That’s what you’re looking for, that’s what we’re offering, and there’s more reason for them to come here now with a beautiful new Starbucks on the corner. Restaurants like the Matador, Jak’s, Bang Bar and many others are great for The Junction as well.”

“There are no charming old buildings here. That’s a fallacy. What is charming about The Junction is the area and the people, not the buildings. Buildings are buildings. They’re brick and stone and concrete and wood, and they don’t mean anything. It’s the people and the character of West Seattle and the excitement of living here. It’s an exciting place to live. Even with all these new buildings opening up, people still want to live in my (Capco Plaza) building.

“I think we need to support growth and monitor it to make sure we get what we want. I’m a West Seattle guy, and I will help to promote general commerce and free parking in the area.”

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With support from **CULTURE**

### **Jerry Costacos interview summary**

Jan. 6, 2016

Conducted at his Schmitz Park-area home overlooking Alki Point

#### **How did you come to own your building?**

Jerry owns the building whose tenant is Curious Kidstuff toy store. “My father owned it. My dad had an eye for real estate, and a fellow came along with my dad and told him about it, and my dad bought it. My dad died in 1979, my mother died in 1981, and I bought it out of my mother’s estate.”

#### **What is the history of your building?**

Built in 1928. “It’s actually two stores, but it’s combined into one now, and it has a loft. One door is secured, but if you look at it, it had two storefronts. For a while, it was Murray’s photo studio.”

#### **What do you love about your building?**

“It’s a one-story building, and it gives you that small-town feeling. I hate to see these apartment houses or condos that are going up that are three and four and five stories high. It loses the small-town feeling.

“And I have a wonderful tenant. There are only maybe two or three stores like it in Seattle that sell nonviolent toys. Extremely selective, and even if you’re not going to buy a toy for a youngster, just walk through it. It’s an amazing array of inventory of learning toys. To me, it’s as much of a fixture as the Husky ice-cream cones, and I mean that seriously because that’s a fixture that serves a specific purpose in The Junction.”

#### **What have you done to enhance or maintain your building?**

“It’s been a very solid piece of property. We do have a little problem. There’s a creek that runs underneath it, so we have to maintain a sump pump in the basement.”

#### **How do select your uses/tenants?**

“I’ve been very blessed to have the tenant that I have. It was brought to me by a Realtor, and I’ve been so blessed. It was vacant for a short period of time, and this lady has done a magnificent job with it.

“It’s a beautiful store. It has nonviolent toys. I want to repeat this. It has nonviolent toys. You don’t buy a fake little gun. You don’t find these toys that the kids are playing with their thumbs all the time. It’s a treat to walk in that store. She also has classes there that she conducts, art classes, and it’s a wonderful asset to their neighborhood.”

### **What do you think makes The Junction special?**

“Look at the hardware store, for example. It’s a great hardware store. They’re competing with the box stores, and yet they do a beautiful job. They have people there who will help you. Say I’m looking for a specific light bulb. Well, so-and-so is a specialist on light bulbs. It’s a small-town feeling in a part of the big city.

“Who was it started an ice-cream store, Ben & Jerry’s, in the Campbell Building. They weren’t there very long. Why? Because of Husky Deli. Nothing against Ben & Jerry’s, they have a very good product, but you don’t fight Husky.

“I and my classmates who are still alive – Dick Barnecut, Ken Lowthian, Don Peters, who meet once a month and have lunch together – have very fond memories of The Junction. The father of one of the classmates was a branch manager of Washington Mutual, and when he was going to college, he could go in there and use the typewriter in the bank after hours. Where else can you do that nowadays? These are the memories we have. It’s a small-town atmosphere. We’ve enjoyed it.

“I think it’s also the West Seattle Bridge. It is what joins us to the rest of Seattle, and you go through that industrial area, and a lot of people look at us as a stepchild. Yet we have all the amenities that we need in West Seattle. A lot of people from the outside don’t look beyond the industrial area. The Duwamish River is a dividing line. When our daughter was going to the University of Washington, some of her sorority sisters had never been to West Seattle, and they were amazed at what they saw.

“When people who have never been to West Seattle but have lived on the Eastside or in the north part of Seattle come here for the first time, they say, ‘Wow, this is pretty nice over here. Look at these views you have.’ How many people know about Schmitz Park? I’m sure there are a lot of people in West Seattle who don’t even know about Schmitz Park and what it really has. Or Camp Long, or Lowman Beach Park or Lincoln Park. We have so many amenities on this peninsula, and I’ll fight until my dying day to maintain the quality of life we have here.”

### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“The wonderful thing that they did years ago was when they bought those houses behind the stores and put in that free parking. That is a real asset to The Junction. Look, I’m in the parking business in downtown Seattle. There hasn’t been a building built in downtown Seattle since I’ve been in business that has enough parking to accommodate their tenants and those who visit the tenants. They’re creating a problem by not having enough parking. The far-sighted people who bought those lots in The Junction – and my father was one of them, by the way – saw a vision that helped create a wonderful shopping area.

“The one thing I think we could improve is, I think we have a little too many restaurants. I know people eat out more these days, and the restaurants do attract people to the shops. So that’s the good point. But percentage-wise, they’re probably a little high on the restaurant side.

“The new bridge is easier for us to get downtown, but it let the cat out of the bag. A lot of people discovered West Seattle, and since then we’ve had a lot of apartment houses, a lot of condos, which is destroying the fabric of West Seattle, according to my feelings. And when they’re building a lot of these facilities, they don’t have enough parking. I’m just sad and disappointed in the direction that our city is taking.”

### **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

“It’s the one-story and in some cases two-story buildings that existed at The Junction until this developer came in and built just north of my property. I really didn’t want to see that, I have to be honest.

“In most of The Junction, you can walk there and feel that it gives you the small-town feeling where you know people, whether you’re going to go to the bakery, or you’re going to go to the drug store, or you’re going to buy a bottle of liquor, or whatever it is, it is a small-town feeling. With the high-rises, we’re losing that.

“I’m talking about the buildings. I’m looking at the Husky. I look at the Poggie Tavern. I look at the fellow that sells the used records, Easy Street. It’s a fixture. It’s a wonderful store to have, serving 80,000 in this peninsula. Like that watchmaker that’s around the corner. Like Menashe. Like Radio Shack. Don Swanson Insurance. The hardware store, of course, is a real fixture. Also, the two passageways that you can walk from the parking lots to California Avenue. Those are a wonderful thing to have.

“I don’t want to walk down a street where everything is brand spanking new. Look what they did with Leavenworth, as an example. I mean, they created something there, and we already had this creation at The Junction.

“I hope they don’t change it any more than they already have. I hope we don’t have greedy builders who are looking to make the big bucks and forget the consequences that it causes to a hometown feeling.

“I can give you an example downtown. Look at the Arctic Club. Look at the Dexter Horton Building. Look at the Exchange Building. Now compare them to the architecture of the buildings that have been built since then. You can’t compare them.

“Back to The Junction, I take a little pride in my building because it’s a nice brick building. The Husky ice cream, there’s nothing like it in the city. I like the Campbell Building. I like the building where Easy Street is. The old J.C. Penney store. I look at the (former) bank just south of Husky and Junction Feed & Seed. It’s a newer building. It stands out because it doesn’t blend in with the rest of them. And that apartment house that’s on the corner next to the Firestone store. That’s been there ever since I’ve been in West Seattle. It shows its age, but it’s part of the older buildings.

“I think the older, smaller buildings help because you get that small-town feeling, and you’re not in a canyon. Drive down Western Avenue, you’re in a canyon. You might as well drive in downtown New York. You don’t have that open-air feeling. In most of The Junction, you feel more open. You don’t feel you’re in the shadows.”

### **How is the redevelopment of The Junction affecting you?**

“My building will go to our children. They have the feeling. They grew up here in West Seattle. Only one of them lives here. The other two are out of state, but they come and visit us very often.”

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With support from **CULTURE**

## **Tom Henry interview summary**

April 27, 2015

Conducted at J.F. Henry, 4445 California Ave SW

### **How did you come to own your building?**

Earned a business degree at the University of Washington in early 1970s. Worked eight years for Frederick & Nelson as a buyer in bedding and linen departments and then as an assistant store manager at Aurora branch for eight months. Developed a structured style of retail: “a very organized, very clean style of merchandising.” Married Patty and moved to West Seattle in 1979. Left Frederick & Nelson to be a divisional sales manager for Royal Doulton, 1982-1984. In summer 1984 opened J.F. Henry in The Junction next to Vann’s Restaurant (now Click!) and as a tenant of Leonard Vann. The letters “J.F.” are from father’s and brother’s initials.

“After 12 years, we knew we wanted a bigger store, a little more room. We were strictly a tabletop shop: china, glass, silver, formal to casual, flatware, gifts, linens. We wanted to add more home goods. We wanted to find somewhere we could invest our money and have our own building.” Couldn’t come to an agreement to purchase the Vann’s building. “I kept my eyes open, and this building had a for-sale sign.” Purchased it in 1996.

### **What is the history of your building?**

Started as a carpenters’ union hall for local 1289, the Carpenters Joinery Hall. “There’s real confusion on addresses. It is now 4445 but has been listed as 4441 and 4443. Most records (including state archives) say it was built in 1908, but I have the original building permit, and it was issued March 24, 1920. I think there’s confusion because there might have been a side building in 1908.

“The carpenters union always was upstairs, and they had a tenant for about 12 years, Daniels and Brinton Undertakers. If you look up at the exterior brick north side, you can still see the ‘-on’ and the ‘-ers.’ There was a lot of building done in The Junction commercially after World War I and before the Depression. It was the boom. You go upstairs, and the amount of lumber in joists and bracing is incredible, all crisscrossed. It’s amazingly built up there.”

### **What do you love about your building?**

“It was a great project. It was something we could afford back then. I looked at it as something I could afford and fix, and if you’re willing to work hard on it, you can create something. There is an appeal to taking something and making it better. However, not all old buildings have redeeming value. This one was marginal. I just took everything out that was added in the last 50-60 years and worked it over to look more like it did when it was built in 1920.”

### **What have you done to enhance or maintain it?**

“In record-breaking time (three months), my father-in-law, Paul Smilanich and I and a contractor worked on refurbishing the building. We were able to demolish all interior walls, since they were non-bearing – over 50 tons of material! We completely rehabbed it, including all mechanical and seismic upgrades. With the help of an architect, we made it look again like it did in the 1920s.

“When Frederick & Nelson went out of business in the early 1990s, they conducted a series of auctions at their downtown store. I attended the last public auction due to a feeling of nostalgia about my old employer – you know, one last look at the store. I had no intention of buying anything, but I started looking and saw auction tags on the chandeliers, and I thought it’d be really cool to have one of those. Then on the east and west sides of the building I saw tags on the iron and brass railing. I’ve always liked ironwork, and I thought that would be pretty cool, too. The railings were from 1916, and the chandelier was during a remodel in the late 1970s. I actually bought the railing and chandelier before we knew we were going to have a building. I stored it down below Vann’s for several years, and then, thank goodness, we acquired this building so I could actually put it to use.

“Second-floor retail, most people would say, ‘Oh, my gosh, that’s a kiss of death. You’re never going to get anybody up to the second floor unless you put in an escalator or elevator.’ But probably 95 percent of the people who come in the door go upstairs. I believe it is due to careful design of the stairs, low rise and long run, two merchandised landings, and a gorgeous, 100-year-old railing.”

### **What do you think makes The Junction special?**

“After 32 years in business, I think The Junction is very special, especially for those who live and work here, because we can live and work here. Our early choice of whether to open our store in a shopping mall or The Junction seemed difficult at the time. You never know, maybe we’d be much more wildly successful and have multiple stores right now, or maybe we’d be out of business and working for someone else. But what makes it special for me is that we could raise our three boys in a community where our home and work were so close. As an example, when we opened at 9 o’clock back then, while Mister Rogers was taking his sweater off on TV, I was also getting ready to go. I’d throw on my shoes and leave, and I’d be here in a minute and a half, by 9 o’clock. And I was always home for dinner.

“The buildings don’t make The Junction special per se. We’re going through some really fast growth now, but I do believe it’s going to taper off, don’t you think, because I’d hate to see the whole thing look like Bellevue. But if it happens, it happens. Everybody gets so hung up on the buildings themselves. It’s the neighborhood, the proximity of the residents and the neighborhood and the people, and those are the people who come and keep a business district alive.

“People who are lifers in West Seattle are so quick to be negative about some of the growth and all of the people moving in, but in our observation the last couple of years, these new residents are some of the most doggone passionate consumers of goods and services in our area. The new people come in and say, ‘Oh, I’m sorry I haven’t gotten in for a while,’ and you start talking to them and ask them where they came from, and a lot of them are from out-of-state and say, ‘I moved in last month.’ I think change like that is good. I think (it’s good to) just direct it a little bit or remember where it came from.”



### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“There are more challenges to all the folks in the single-family homes within the surrounding three to four blocks, since they are going to be impacted on their streets with all this overflow parking, and they don’t necessarily all have off-street garages. There’s a lot of people moving into apartments who have more cars than the parking spaces they’re either paying for or parking spaces available.

“So the challenge in The Junction is what I laugh at. I can remember not too many years ago we used to talk about how we can get people here. Remember those meetings? And then somebody would say, ‘Let’s police the parking lots so people don’t park too long.’ Then somebody else would say, ‘Why? There’s plenty of room.’ Thank goodness we have Junction parking lots for our customers.

“But look at Broadway or Alki. People figure out where to put their car and shop, and there’s never been a lot of parking there. Maybe those things work themselves out. I wouldn’t say, ‘Don’t improve the area and put new businesses in because there’s no room for parking,’ but I think that will always be a challenge.”

### **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

“The new people are looking at The Junction with wide-open eyes. They’re walking around and finding places that exist here, and we need to continue to market to those who have been here for a while. I was talking to someone who said, ‘With all these people moving in, we need more restaurants.’ People also say we need more retail. In my opinion, if you walk down the street with open eyes, you will find an incredible variety of merchants doing a great job.

“I’d hate to see any of our retailers go, but you’ve got to wonder how much longer small retail can survive between the pressures of the Internet and rising rents. We had those great meetings a couple years ago when a lot of us were suffering in the retail business, and we came up with a great logo: ‘West Seattle: We Have That!’ It just means take a look here first. You know your own community.”

### **Do you own buildings elsewhere? How does this compare?**

“The building that WEST 5 is in. At one time, I talked with Dean and Dave at WEST 5 as to whether we should do something with the outside of the building, but there’s so little of that façade that provides an opportunity to do much. I think what appeals to their customers is not the exterior but that they’ve done such a great job getting an interior style in their space.”

### **How is the redevelopment of The Junction affecting you?**

“The Junction is going through physical change, but I hope it doesn’t displace a lot of small business. I just hope that there’s enough mix of local guys like Dean and Dave of WEST 5 to balance out the Starbucks and Chipotles. I think we need to not dwell on, ‘Oh, I hope this new development doesn’t take this or that block out’ and keep supporting the merchants who keep coming in and are working hard here every day.”

# 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**

## **John and Lisa Kennan-Meyer interview summary**

Feb. 4, 2016

Conducted at the “Birthplace of Seattle” Log House Museum

### **How did you come to own your building?**

JATAM, LLC, owns the red brick complex that houses Hotwire Online Coffeehouse, a dental practice, a private home and a courtyard at the southeast corner of California and Genesee. The Kennan-Meyers moved to West Seattle in 1987. Lisa, an architect, was doing a project north of The Junction called the Osborn in 2000 and heard from local pastor that the then-business owner was going to sell the complex and its future was uncertain. John and Lisa toured the complex on Halloween and obtained an option. A friend and dentist, Dr. Jim Pierce (son of Larry) proposed moving into the main building, which had been a funeral parlor for decades. JATAM, LLC, purchased it as a preservation project.

### **What is the history of your building?**

It was built in 1910 by Seattle Lighting Company, which provided lighting by low-pressure gas that came from the Lake Union gasworks plant across the Duwamish drawbridge into West Seattle. A horse-drawn carriage was used to install pipes that delivered gas to residences. Its carriage house was the building now occupied by Hotwire. What is now a house was a barn and hayloft with horses below. The main building, now a dentistry, was the office, which sold light fixtures and had one of the first Otis hydraulic elevators on the West Coast, which ran downstairs to a walk-in vault. As electricity became popular, the gas business receded, and in 1925 the complex became one of two morgues for the city of Seattle. It included a slab and drains for preparing bodies and autopsies. Later, the city left the building, and it became a private mortuary with a succession of two owners. In the 1940s, the stable was extensively converted into a home for the mortuary manager, and the carriage house was the garage for a hearse. The office included a chapel.

### **What do you love about your building?**

John: “It has its own unique characteristics that you wouldn’t find anywhere else: the elevator, the walk-in vault, the hand-hewn lumber and the cast-iron brackets. You couldn’t replicate those today. The people in the dental practice don’t even get to see these things, but they can go into the operatory and look at that beautiful plaster arch.”

Lisa: “I love the way it’s a little compound and the way it addresses the street. I was in love with that building before we ever owned it. I used to walk up to the post office with my stroller and my cell phone and walk around that block, and I just always loved that building. It’s so tidy. It’s the brick, it’s the scale, it’s the coping, it’s the slope of the roof, it’s the window layout. To me, it’s a very pleasing building. The windows are big on the north side and small on the south side. It reacts to the location. There’s a sense of place to that building. It didn’t come out of a pattern book.”

John: "It's just fun to see it being reused instead of being torn down and being faux. It's pretty authentic, and West Seattle, as young as it is, celebrates and preserves some of the history."

Lisa: "People say, 'Ooh, that was a mortuary. Doesn't that creep you out? And is it haunted?' One thing I always tell people is that nobody dies in a mortuary. They die at a hospital or at home, but they're dead by the time they are at a mortuary. There was negative energy from the fact that so many people were sad there. They went to that chapel to say goodbye to somebody. So we had an exorcism. The pastor came, we played music, we danced, prayers were said in different religious contexts, and we made sure that that sad energy was gone."

### **What have you done to enhance or maintain your building?**

Lisa: "We added some crossties that were where they would be if there had been crossties. They replicate what the structure would be if there was a member there, and we hung lights from that, so it's all very authentic to the structure of the building. Except for two little walls that we angled for sinks, we didn't move any walls. We made the bathrooms handicapped-accessible. We did some remodeling to the house, and we had to add on bathrooms to the coffeehouse."

### **How do select your uses/tenants?**

Lisa: "We did an awful lot less upgrading to this project, partly because the dental clinic was such a good use. If it had ended up being retail, we probably would have had to do a lot more to it." John: "A restaurant wanted to go in where the house is, but it didn't make sense. You would have had to dramatically change it." Lisa: "The handicapped accessibility, as much as I believe in it, to turn that house into a restaurant, remodeling the bathrooms would have been a nightmare. We are really fortunate that we can leave it as a house so that we are not put in the position to retrofit it."

Lisa: "The exposed masonry in the carriage house building (Hotwire) is beautiful. Because Lora Swift (Hotwire owner) has machines that generate a lot of heat, we were able to do it as a semi-heated space. There a little heating unit up there, but there's not a furnace. If it had been retail and we had to put in a furnace, we would have had to insulate it, and you would lose all that character. So the fact that she's got machines that make heat is a very synergistic use."

John: "It all clearly works for the tenants, and the tenants clearly work for the preservation of the building, and we love that synergy."

### **What do you think makes The Junction special?**

Lisa: "This is interesting. When we bought that complex, we really felt it was one block north of The Junction, and in a lot of ways Lora Swift has moved that demarcation by a block. We feel like she's moved it to the next street, to Genesee. But what makes The Junction special is walkability. We do all of our grocery shopping on foot. We walk up to The Junction probably three days a week. We go to the bank, we go to the post office, we go to the grocery store, we go to Northwest Art & Frame and buy a birthday card, we go to Easy Street and buy a CD. We live down Erskine, we're in Seaview, so it's a half a mile. We have three or four places that we eat once a week in The Junction."

John: "It's got diversity. Boy, is it going through some change in the last five years." Lisa: "We don't always think that's bad. We're excited at some of the diversity that that density is giving us." John: "It's replacing tired infrastructure, stuff that really was a blot. The Junction's got so much diversity, and it's so nice, and you've got people living in The Junction with some density to support it."

Lisa: "I've been walking up there for 25 years, and I think that the difference is, there are always people in a lot of those businesses now."

“It’s really cool. We’re Starbucks supporters just because it’s a local business, but we go into the cupcake place, too. If you go into the new Starbucks on the corner, when you think of what it was, for years it was a bank, and then it was a crummy little vitamin store and gym and a lot of things. Now high-school kids are in there having their after-school Frappuccino, and there are older, mature folks in there meeting each other for coffee with their dogs. I also think that the transit hub, the fact that the transit goes right through the middle of it, is a positive thing.”

**What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

Lisa: “We chose the building not because of the location but because of the building. Location was a fringe benefit.” John: “A huge negative is the parking issues, which are only getting worse. In our little lot, people who are going somewhere else often poach a spot. We’ll be out somewhere in West Seattle at 10 o’clock on a Thursday night, and you can’t park. It’s just full of people. I’m saying that from a vibrant, positive perspective, but there are negative issues from getting that critical mass.”

**What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

Lisa: “Diversity, walkability. Love the four-way walk and the passageways.”

John: “When you think of what’s happened in the last three to four years with the new buildings and development, what gets developed and what gets preserved? Our building clearly is a candidate to be preserved for the obvious reasons.”

Lisa: “I’ve been very happy that Elliott Bay Brewery, Talarico’s and that little dentist have stayed. Economically, I hope that that works. I also like buildings like the one Sleepers in Seattle is in, and they probably couldn’t afford to pay the rent if they were in some super brand-new space, so the diversity. We’ve bought furniture there. How many neighborhoods in Seattle can you go and buy furniture in your neighborhood? We love the fact that you can do almost all of your shopping.”

John: “At some point, it’s going to get really hard to economically rationalize the use of real estate on a single level, so what replaces that? I don’t know the answer, but you don’t just completely redo it. Think of the back of the west side of The Junction where you mostly have off-street parking from Alaska south. There’s an interesting opportunity if you could have consensus or incentive to do something with that that allows The Junction to become two blocks east and west as well as north and south, and then you’ve got some dynamic going there. You wouldn’t get rid of the parking. You could put it below or above.

“There’s nothing wrong with the building on the southeast corner of Alaska and California right now, with Starbucks. It is what it is, right? But let’s not fill The Junction with that stuff. For the Campbell and Hamm buildings, let’s restore them, keep the façade. Absolutely. Because that’s what The Junction was. That’s what it can be. Why get rid of it simply to maximize the rent on the property? C’mon. I understand maximizing rent, but we didn’t do that on our property. Let’s celebrate why we’re here, because if you do that, people will come here because of that.”

**How is the redevelopment of The Junction affecting you?**

Lisa: “It makes us think about trying to find consensus. If you just try and save things, it becomes static, and it can’t become economically viable. That’s when you start to have problems.”

John: “At some point, property owners are going to do something with their properties. If we’re not at a fork in the road, we’re approaching a fork in the road where we can influence that.”

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With support from **CULTURE**

## Jack Menashe interview summary

April 21, 2015

Conducted at Menashe & Sons Jewelers, 4532 California Ave SW

### How did you come to own your building?

In jewelry business since 15 years old. Born and raised in Seward Park neighborhood. In the Boeing downturn of 1969-1970, with the billboard, “Will the last person leaving Seattle turn out the lights,” was a high-school stockroom worker at Weisfield Jewelers, which included radios, TVs, Sunbeam products, dishware. Wife born and raised in West Seattle. Lived in Tukwila at the time. Storefront in Junction (now Menashe and Sons Jewelers) opened up in 1973. Rented one of the five spaces in the building, each about 800 square feet. Eight to 10 years later, bought the building. Business was in the middle of the five, expanded to north and south, retained a tenant on each end. “I was always mentored as a young man, if you ever were going to go into business, do two things: one, try to own the building that your business is in, and two, join the community and live in the community, and I’ve been able to do both.”

### What is the history of your building?

“West Seattle is one of the oldest neighborhoods in the city, and when I bought the building as well as when I took over the business in 1973, it had been remodeled on the outside not to my liking, and the clock was remodeled into a square clock. Loving antiques and loving older things, when we did a major remodel, we took it back to its original state in the front, the clock and everything.”

### What do you love about your building?

“You can see the originally built stone on the outside. That was just the right thing to do, for the building, for the business and for the community. I love old things. If you ever come into my home, my wife and I have a lot of antiques.” He also added onto the back of the building. “It was part of the parking lot in the back, and when I remodeled it, I wanted to put a little kitchen in for my employees. I also thought I was going to put in a shop and have jewelers working here, but that didn’t work out, so we have more storage room. So I was able to have the dream building that I wanted for the business as well as a nice parking lot for my employees and the tenants outside.”

### What have you done to enhance or maintain it?

“If you’re a hands-on owner, you’re going to take care of your property more than people who are not in business or don’t live in the area because not only does this reflect my personality, but I do live here, I am in business here, and I really try to portray – not always perfectly, as you know – the best and forthright images that I can as a businessman, as a property owner and as someone who lives in the area, because I’m part of all three areas.”

### **How do select your uses/tenants?**

“What’s best for my family’s personality is not always about dollars. It’s what’s best for who I am and for the community, and to be next-door neighbors to. I also want to respect my friends in the area as far as competition, and bringing in something new, people that will pay the Business Improvement Area (fees). People who live in the area would be nice additions. I’ve been very blessed in life. I’ve truly lived the American Dream from very humble beginnings. A lot of people think, ‘Well, you live on Beach Drive, you do that Christmas light display and have this kind of a business.’ But I really respect where I came from and what I’m doing now. I’ve also been very blessed that if it took me six months for me to find the right tenant, what I want for the community, it would certainly be that way.”

### **What do you think makes The Junction special?**

“We all know how much the Junction has changed over a number of years. I still think that the location, the core of businesses – now it’s as much or more restaurants as it is retail -- but I think the biggest thing is that whether you’re a long-term West Seattle resident or whether you’re new in the area, what I’ve found as a retailer is that people still would like to do their business locally, if you can accommodate them. I tell the people who come next door as tenants, you have to work real hard. And it’s become more to me a place of destination.”

### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“Twenty-five years ago, if someone lived in Bellevue and her best friend lived in West Seattle, and they were going to get together for lunch on a Saturday, the friend might say, ‘Let’s come and shop West Seattle, and then we’ll have lunch.’ I think there is still some of that but not as much because of what’s happened to the business atmosphere and small business and family business.

“It’s changed, but it’s still very special -- the location, it’s still a mix, and, of course, the long-term people in business here are bringing in people, from Husky Deli to Northwest Art & Frame to the furniture store next door and our store. There’s a lot of things that are lacking, but you know what? Think positive. If they’re lacking, you still work hard as a businessman to maintain your piece of the pie and hopefully bring in new customers as they move into the area. It’s also been a great place to raise families, and I think it’s families who come shopping.”

### **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

“Do I look at the architecture? When I go on vacation, I love to shop. I love antique stores. I’m a merchandiser, so I don’t look at really the architecture of the neighborhood as much as, ‘Let’s stop here and shop and find a nice little place to have lunch.’ I’m looking at the stores, the quality of the businesses and their inventory. I know that the architecture is important, but I’m not looking at it. Maybe I’m so used to all these years driving to work and not looking at the architecture.

“You know, when the city felt West Seattle needed to have the zoning changed (in 1986, to 85-foot maximum building height), I really thought, being here all these years, that there would be a mass development. Sure, you now have these things going in on California Avenue, the one on Alaska and the one further south, and as you move on up toward Admiral. But I don’t foresee any major situations in this block (north of Alaska). It won’t be in our lifetime. Something may happen with the parking lots. But my gut tells me, if it hasn’t happened already, I really see the core of this area staying as it is.

“And I’ve never had anybody say, ‘I’m not going to shop here if you tear this down and build a new building or partner up with your next-door neighbor.’ I don’t think people really care. I can’t imagine anyone would leave an area because they built, because progress has gone on.

“I think that to have complete success one would want to live in the area if you were going to have a business. I’m really strong on that. I think it’s the location of West Seattle in general, the mix here. This is a solid area, so close to (downtown) Seattle, the residential. I love the mix of people here. I love that my day is different every day because I have people who come from White Center or from million-dollar condos on Alki or just high-school kids. It’s really a neat niche. West Seattle is so diversified, and I think that appeals to a lot of people that want to go into business.

“Just a comment on the bridge: I was a younger, insecure guy at the time they were building the bridge, petrified about that easy way out of West Seattle to get to the freeway and downtown. But it didn’t take me very long to work through those insecurities as a businessman. That bridge is such a benefit because, regardless of what’s going on with the roads, with the way that advertising has changed and the Internet, we have so many customers from outside of West Seattle because we have a lot of things to offer that other stores don’t offer anymore.”

**How is the redevelopment of The Junction affecting you?**

“I think that there’s always room to improve, but there’s a foundation here. I just think we have to continue to adapt and learn and adjust to the new development.”

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With support from **CULTURE**

## Jack Miller interview summary

May 7, 2015

Conducted at Husky Deli, 4721 California Ave SW

### How did you come to own your building(s)?

Born into the business. In 1932, Jack's grandfather bought the business, a tiny grocery store called Edgewood Farms, at 4735 California, now the card section of Northwest Art & Frame, in that space from 1932 to 1969. In 1969, Jack's dad wanted to expand and moved into 4721. In 1991, Wyckoff Company sold building to Miller family: Husky Deli, the Japanese restaurant, the Mexican restaurant, Northwest Art and Bakery Nouveau. "We needed to save the Husky, so we needed to do what we needed to do because there was another guy who wanted to buy it all. We were planning on being here. It was the first opportunity we had to buy."

Two years later, Tradewell across the street (then Petco) came up for sale, and Jack's brother Joe bought that and parking lot behind it. Sold parking lot for Monorail project. Building sold to an owner who sold to Compass, which developed it into 4730 building with Chipotle.

Jack's father bought Sleepers in Seattle building in 1970, "I think because he couldn't buy from Wyckoff. He just wanted to have a piece of The Junction. It was after Wigwam left." Repaired floor with wood and light concrete skim.

### What is the history of your building?

Was Rasco Drugs. Before 1969.

### What do you love about your building(s)?

"They have a bit of character. Most of them have windows above windows. They were covered up in the 1970s and 1980s. It wasn't cool to have that, for some reason. We've got skylights here and in the Sleepers building. But structurally, they're not in real great shape, mainly because they're sitting on a float pond, and everything is settling all the time. If you went down underneath this slab, there's an airspace you can crawl around in when it used to be on the dirt, and there's pilings sticking up, and some of them settled with the dirt, and some didn't. It's that way all up and down The Junction. If you went into Northwest Art and looked real close, you'd see that it's kind of wavy in there. But they're old, neat buildings and businesses, so you don't really notice those things. It doesn't really bother me.

"The main thing is where the buildings are. It has been the most advantageous place in The Junction. You've got parking behind, you're right smack in the middle, you're on what has been the busy side of the street. Location, location. I have felt this was the best place in The Junction, right here. We've got an easily accessible back door and three parking lots behind us. Nobody has that."



### **What have you done to enhance or maintain it?**

“Mainly maintain. I had to put in a new sign and window because it settled so badly that the glass broke. But the way things are changing, we’re going to need more seating. I’d love to have an ice-cream soda fountain with booths. I think we could do well. We’ve got the means to expand, and I think we can work with this building, even though it’s old, up and down. It is part of the character. One guy came in here from Bellevue. He said, ‘You’re going to remodel this, aren’t you? This place is a dump.’ And I said, ‘No, this is the way it is. Are you new to West Seattle?’ He said, ‘We just bought a house here.’ And I said, ‘Bellevue’s only 15 minutes away if you miss that kind of stuff.’ ”

### **How do select your uses/tenants?**

“We’ve never had to change a tenant practically since we bought the buildings. We’ve had such great ones, and the rent is cheap, so they’re not going anywhere, which I think is a smarter way to do things. It was cheap when they got it from Wyckoff, and we haven’t raised it much.

“The bakery was a new tenant, and that was a real find. William came, and he had just won an award and wanted to start his own business, and the timing was perfect. Borracchini’s was done, so he just snuck it right in there, and he took off like a rocket.

“The idea of lower rent is to keep your tenants. To have constant turnover, in the months it’s vacant you’re not going to make up for it by raising the rent. There will be (pressure to raise rents) because taxes will go up as we see what kind of rents they’re getting across the street. We’re not going to turn around and crank the rent up, but you feel like you probably should.”

### **What do you think makes The Junction special?**

“The Junction is a sacred place. Ask anybody who owns property here. It’s just such a great little business area. I think the merchants make it special, the fact that they actually own their businesses, and they’re here, and you can go down the street and see them. We have such great relationships with all of them. Elliott Bay borrows wine from us, we borrow pita bread from them, they keep kegs in the cooler at Summerfest. William stores half of his baked stuff in our backroom. Mashiko’s uses our backroom, and we get a great deal on sushi. It all works out. It’s just a big family thing. If Matt throws a big thing down the street, he borrows a bunch of chafing dishes from us. We all work together, and it’s such a great bunch of people, which I think makes it fun.

“What makes The Junction cool is all the little places. There’s so many little stores. And it was neat that ArtsWest moved into The Junction and gave us some artistic stuff. It helped the restaurants a ton, whether they admit it or not. Restaurants used to come and go, and they don’t anymore. You’ve got a place to go get dressed up and wear your furs and go out to a play and go out to dinner. It’s a fun little neighborhood. When I talk to people, it’s Lincoln Park, Alki Beach, Schmitz Park, all the great walks. That’s not anywhere in the city other than here, not this nice. You see little kids and strollers. If you were a young family, you’d want to live in West Seattle.”

### **What are the advantages of being in The Junction rather than somewhere else? What are the challenges?**

“It’s not the perfect business mix. If you were to map this all out, to say exactly what we need here, this would probably not be it. But people actually run their businesses, and it’s a fun place. It’s a weird mix, but it’s a cool one. The big change is that it’s been really hard to make it with anything other than a restaurant. There’s a whole bunch of hungry people that don’t cook. They get off work, they’ve been working too much, they had to park 10 blocks away. They’re not going to walk back to their car and drive out to dinner. They’re going to walk around here and get something to eat.

“In the 1970s, 1980s and 1990s, we sold so much lunchmeat. I had big trucks parked in the alley delivering cases and cases of lunchmeat. But now we’re making sandwiches. The numbers are still the same, but it’s a different kind of income. So the future for me is not selling lunchmeat cheap by the pound. The challenge is to adapt to what’s happening, and I’m going to try to do it without turning the store upside down. I don’t want it to change the Husky, but I have to be able to handle more people.”

### **What characteristics of The Junction are worth promoting or preserving as we adapt to new development?**

“I love The Junction the way it is. I would be thrilled if nothing ever happened. I think we just try to keep the good businesses we have and try to help the ones that are coming up. I think they will adjust. You’d hate to lose any of them. If they can just hang in there through all this, they will all do well.

“Our funky old buildings are the character of The Junction, pretty much. You know, in these new places, you’re not going to see a Terjung’s or a Camillo’s. They’re going to be designed to suit the people living upstairs. Like Chipotle’s, all the new people are going to love that. And the Starbucks on the corner, they’ll be busy. Could be a cool mix. I think the bottoms of these buildings will fill up with places that they know they will need, and I don’t think they’ll necessarily butt heads with what we’ve got already. Go into Jak’s Grill or West 5 or Easy Street for breakfast – that’s not going to happen in these new buildings. It’s going to be a mix of old and new and make it real attractive.

“For these developers, the retail is not as important as the housing. The retail is kind of a pain in the butt. They don’t really want to deal with that. They just want to make all this money out of the (housing) rent. So you may find them giving deals to people (with businesses), and you may find young people starting their own businesses in these things, but we’ll wait and see. I know they got record downtown rent on the corner where Starbucks is.

“I think the reason the funky old buildings will stay is there are so many different owners. There’s still a chance we can keep The Junction looking cool. There’s too many different little people involved in it. Somebody’s going to have to come along and offer them way too much money, and they’re going to have to take it. But a lot of these guys, if you offered them a whole bunch of money, they’d say, ‘Get out of here. I don’t want to talk to you.’ The Junction property is precious stuff.”

### **How is the redevelopment of The Junction affecting you?**

“I’m not saying it’ll never happen, but I’ve never really been interested in (building) a huge building. With this change, we’ll see. Whatever it takes to keep us here, we will do. Owning the building, you could go up and write yourself a sweetheart deal and stay underneath. If you hold up too much (development), downtown West Seattle is going to move down to where Whole Foods is going or to Morgan. But this is downtown West Seattle.

“I’ve always said years ago that the sacrificial lamb is across the street because there were only a few owners there. I think The Junction in the foreseeable future will be fine, just because of all the little places and landlords. They’re not going to go, ‘Let’s all get together and sell our place,’ because to build one of these things you have to have 150 feet of street. If you don’t have that, it doesn’t pencil out. Not when you have to put an elevator shaft in and put parking in underneath, even if you can go 85 feet (high).

“You go to the west end of Vancouver, B.C., and it’s towers everywhere you look. High density. We are becoming the big city. People are moving here. They’re going to love it to death if we’re not careful.”

# 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**

## PART THREE: West Seattle Junction Historical Survey – Public Survey

During the summer festival season of 2015, the West Seattle Junction Historical Survey conducted a public survey pertaining to the Alaska Junction area of West Seattle for purposes of identifying elements considered essential to the look and feel of West Seattle's "downtown."

The survey was an element of a larger program funded by King County 4Culture to survey the potential of historic or landmark structures in the California Ave. SW area of West Seattle's Alaska Junction (aka West Seattle Junction).

### The survey asked three questions:

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

Survey responses were all textual and consisted of three responses for 265 individuals. Analysis of the survey results involved reading 265 textual responses and summarizing and aggregating the responses into specific answers. Totals do not add to 265 as many respondents chose not to answer specific questions and/or indicated no opinion. Results below show total number of respondents following the answer written.

### 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 and 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 Coffee - 10 respondents
- Elliott Bay Brewpub - 9 respondents
- Arts West - 7 respondents
- J.F. Henry - 6 respondents
- West 5 & Matador - 4 respondents
- Post Office, Menashe Jewelers, Holy Rosary Church, Talarico's - 3 respondents
- Antique Mall - 2 respondents

### What in The Junction is worth preserving?

- 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 following pages contain the three surveys from which these results have been collated.

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**Our Mission Statement:** 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.

## Q1 What is special about the Junction?

Answered: 265 Skipped: 0

#	Responses	Date
1	I don't know anything about it. Just moved to Washington	9/24/2015 3:04 PM
2	0	9/24/2015 3:04 PM
3	First area with a trolley system	9/24/2015 3:03 PM
4	Very cool and homey	9/24/2015 3:02 PM
5	History. I live in Lake City and nearly everything is new and crappy	9/24/2015 3:01 PM
6	Community-vibrant, dynamic, active	9/24/2015 3:00 PM
7	Diverse business, accessible	9/24/2015 2:58 PM
8	Great Community, great food, pedestrian friendly	9/24/2015 2:57 PM
9	Shops, restaurants,	9/24/2015 2:56 PM
10	The wonderful collection of bakeries, restaurants, and interesting business. So close to neighborhoods tying the neighbors together	9/24/2015 2:55 PM
11	A place to come together, meet for a dinner, drinks and shop	9/24/2015 2:51 PM
12	The community	9/24/2015 2:50 PM
13	Shopping and dining	9/24/2015 2:50 PM
14	Community	9/24/2015 2:49 PM
15	Nice small locally-owned businesses, walkable	9/24/2015 2:44 PM
16	West Seattle is its own unique place. Dispite recent events (past 10 yrs) this is a small town	9/24/2015 2:42 PM
17	It is friendly and accessible. It is not totally overrun with traffic. I like the old buildings but abhor the new high rises that are now dominating the Junction scene	9/24/2015 2:38 PM
18	The community, businesses, friendliness,	9/24/2015 2:30 PM
19	laid-back vibe	9/24/2015 2:26 PM
20	low rise construction, building materials-brick, store fronts-pedestrian oriented, support for multiple shops, original facades on upper stories	9/24/2015 2:22 PM
21	A little old, new, used, blue and more	9/24/2015 1:56 PM
22	Cool shops	9/24/2015 1:52 PM
23	Culture	9/24/2015 1:51 PM
24	Historical hub-cool shops	9/24/2015 1:50 PM
25	Neighborhood feel, class main street of a small/medium size town. Central point to gather and many options	9/24/2015 1:49 PM
26	the shops that have been here for years	9/24/2015 1:46 PM
27	Hub of West Seattle Culture and fun.	9/24/2015 1:44 PM
28	The support of our residents for small business owners and the overall community feel. I always run into someone I know in the Junction like I live in a small town	9/24/2015 1:43 PM
29	Great people and an unique community	9/24/2015 1:39 PM
30	Local vendors, music scenes	9/24/2015 1:38 PM
31	Sense of community makes W. Seattle special	9/24/2015 1:29 PM
32	Free parking, if you can find it	9/24/2015 1:23 PM
33	Locak atmosphere, small business and Farmers Market	9/24/2015 1:22 PM

34	Most of the buildings are old and cool looking	9/24/2015 1:21 PM
35	Combo of business and residence	9/24/2015 1:19 PM
36	Variety of shops and restaurants	9/24/2015 1:18 PM
37	The amount of building that keeps me employed.	9/24/2015 1:17 PM
38	The junction is an iconic melting ground for cultures in West Seattle now more than ever, a place of change	9/24/2015 1:15 PM
39	Cool shops and places to eat	9/24/2015 1:12 PM
40	It is its own thing	9/24/2015 1:11 PM
41	Please tell me	9/24/2015 1:10 PM
42	Unfamiliar w/Junction	9/24/2015 1:09 PM
43	I love the sense of community and neighborhood feeling you get, especially from the community events throughout the year and the Farmers Market on Sundays	9/24/2015 1:08 PM
44	Community ties and density of business, and meeting places for residents	9/24/2015 1:04 PM
45	Many buildings and businesses have diverse individual histories	9/24/2015 1:02 PM
46	Meeting places and waling around and buying stuff	9/24/2015 1:01 PM
47	Watching movies at the outdoor movies	9/24/2015 12:59 PM
48	The small town feel, local small business, lots of light and human scale created by the low-rise buildings	9/24/2015 12:58 PM
49	The neighborhood and kindness	9/24/2015 12:55 PM
50	Low-rise, community feel	9/24/2015 12:52 PM
51	Low rise character(so sorry to see that is going away) wide variety of retail, public transportation, Husky Deli	9/24/2015 12:51 PM
52	It is a West Seattle gathering place and social hub.	9/24/2015 12:49 PM
53	I consider it to be the heart of W. S. Having recently listened to a podcast (99% invisible) entitled "Why Penn Station sucks" elaborating the loss of the once grand station	9/24/2015 12:31 PM
54	Community gathering spaces	9/24/2015 12:24 PM
55	The restaurants, bus, walkability	9/24/2015 12:22 PM
56	Don't know anything about it	9/24/2015 12:21 PM
57	Outdoor Events	9/24/2015 12:20 PM
58	Haven't been here long, but I definitely get a sense of strong community	9/17/2015 3:34 PM
59	Neighborhood feel	9/17/2015 3:32 PM
60	The way it is like its own community. I love the Junction. Honestly not thrilled about the new high-rises	9/17/2015 3:31 PM
61	It has a vibrant thriving community	9/17/2015 3:26 PM
62	It's family friendly	9/17/2015 3:23 PM
63	They are alot of places to go	9/17/2015 3:21 PM
64	I have only visited twice so I am not sure. The people here are very friendly	9/17/2015 3:17 PM
65	It's the perfect balance of big city commerce with a small town feel	9/17/2015 3:15 PM
66	The variety of local businesses and activities	9/17/2015 2:18 PM
67	Local businesses, families, community feel	9/17/2015 2:17 PM
68	Small town feel, yet 5 minutes away from Seattle	9/17/2015 2:16 PM
69	It's history, not just in context of the city, but my family history	9/17/2015 2:15 PM
70	I love the Junction because it has a small town feel but it is in Seattle. It has local stores-small business feel	9/17/2015 2:13 PM
71	Independent small businesses, lower buildings-tall buildings diminish a neighborhood sense of community and comfort	9/17/2015 2:10 PM
72	A central place for the community to interact and spend time	9/17/2015 2:06 PM

73	Small businesses	9/17/2015 2:05 PM
74	Community atmosphere	9/17/2015 2:04 PM
75	The people	9/17/2015 2:03 PM
76	Neighborhood feel	9/17/2015 2:02 PM
77	Old buildings, small businesses	9/17/2015 2:01 PM
78	The opportunity to enjoy outdoor free movies	9/17/2015 2:00 PM
79	There is alot of places to learn about	9/17/2015 1:59 PM
80	Local/special businesses, small town feel, Husky Deli	9/17/2015 1:58 PM
81	Vibrant stores, restaurants and bars. the epicenter of activities in West Seattle	9/17/2015 1:56 PM
82	The old facades which are sadly being torn down	9/17/2015 1:55 PM
83	I am new to the Junction	9/17/2015 1:53 PM
84	The events it has	9/17/2015 1:49 PM
85	The Junction is a part of the community in which it should not continue to grow. Husky Deli needs to remain the same and building "greed" needs to be halted	9/17/2015 1:48 PM
86	Community Feel	9/17/2015 1:45 PM
87	All the unique businesses	9/17/2015 1:44 PM
88	Quaint, character, fun, variety	9/17/2015 1:42 PM
89	Walkable, free parking, Easy Street, variety of shops/stores	9/17/2015 1:41 PM
90	Small town feel, loack of chain-store businesses	9/17/2015 1:40 PM
91	Home town atmosphere, murals	9/17/2015 1:39 PM
92	Walkability, friendly people, monthly/weekly activities/events	9/17/2015 1:36 PM
93	It's history that should be important for preserving the beauty of Seattle	9/17/2015 1:34 PM
94	Down home feel, walker friendly, friendly apts	9/17/2015 1:33 PM
95	Small town feel.	9/17/2015 1:31 PM
96	Niique mix of old and new with a strong "shop owner" presence	9/17/2015 1:30 PM
97	There is shopping area and coffee shop	9/17/2015 1:30 PM
98	I like the diversity of businesses in a close proximity.	9/17/2015 1:28 PM
99	It's a diverse place with an interesting mix of architecture (old and new). It also effectively serves as West Seattle's downtown	9/17/2015 1:27 PM
100	A fun gathering place for all ages, with walking across the street diagonally	9/17/2015 1:23 PM
101	Fun place for people in West Seattle to come together and explore the atmosphere of the neighborhood	9/17/2015 1:21 PM
102	Shops, restaurants, walkability	9/17/2015 1:18 PM
103	4 way diagnoal intersection, local small businesses	9/17/2015 1:16 PM
104	The variety of stores/restaurants	9/17/2015 1:15 PM
105	It has no highrises, free parking, history such as Juskies	9/17/2015 1:14 PM
106	It's feel of community and downtown	9/17/2015 1:13 PM
107	It's cute, Small town feel in the city	9/17/2015 1:12 PM
108	A nice place	9/17/2015 1:10 PM
109	Businesses, Huskey Deli	9/17/2015 1:09 PM
110	It's own small town feel, a neighborhood	9/17/2015 1:06 PM
111	No Idea, have not been here before	9/17/2015 1:05 PM

112	Has a variety of shops, restaurants and big name retail but maintaining the small neighborhood feel	9/17/2015 1:04 PM
113	That there is so little 'big box' and a lot of local businesses that seem to support on another and community activities	9/17/2015 1:03 PM
114	Small town feel in a mid-sized city	9/17/2015 12:44 PM
115	It's the smell of old buildings. It's inviting and feels like a small, friendly town.	9/17/2015 12:42 PM
116	Community feel, lots of neighborhood pride	9/17/2015 12:40 PM
117	Community feel	9/17/2015 12:39 PM
118	All new fun stores, and restaurants. Everything in easy walking distance. Nice people and pet friendly	9/17/2015 12:37 PM
119	It is a vibrant and eclectic neighborhood	9/10/2015 3:47 PM
120	It's one of the last neighborhoods in Seattle that still has feeling of individual identity. It still has it's character	9/10/2015 3:39 PM
121	Small town style	9/10/2015 3:36 PM
122	Community, neighborhood, Easy Street	9/10/2015 3:35 PM
123	The people that live here	9/10/2015 3:05 PM
124	The community	9/10/2015 3:04 PM
125	Small/original storefronts	9/10/2015 3:03 PM
126	The small neighborhood feel	9/10/2015 3:03 PM
127	The Junction used to be the center of West Seattle with charm and character with only local businesses and free parking, unfortunately all the new construction has ruined it	9/10/2015 3:02 PM
128	Walking distance to shops, restaurants, bars, but especially Easy Street Records, also many great shops like Menachi Jewelers, long time family owned business	9/10/2015 2:59 PM
129	The welcoming Xommunity	9/10/2015 2:55 PM
130	Its remote atmosphere and former originality, lasting local business support and sense of community	9/10/2015 2:54 PM
131	People know our names. Small biz there. Every time we walk down the street, we see someone we know	9/10/2015 2:51 PM
132	We are truly a community, West Seattle may have all sorts of areas but we can all come together in on place. Many times that is the Junction	9/10/2015 2:45 PM
133	Sense of community	9/10/2015 2:41 PM
134	Local businessess	9/10/2015 2:35 PM
135	Easy and accessible parking, some older remaining buildings	9/10/2015 2:28 PM
136	Meeting of neighborhoods	9/10/2015 2:27 PM
137	Neighborhood feel, center of the community	9/10/2015 2:26 PM
138	Small Stores	9/10/2015 2:26 PM
139	Location	9/10/2015 2:22 PM
140	Local focused	9/10/2015 2:22 PM
141	It feels like a close, small community	9/10/2015 2:21 PM
142	It is a mix of old and new-attracting all ages now	9/10/2015 2:20 PM
143	Unique, not just new construction	9/10/2015 2:19 PM
144	Local, local, local	9/10/2015 1:59 PM
145	Old time feel, friendly merchants	9/10/2015 1:58 PM
146	The classic old businesses in brick, the good mix of shops	9/10/2015 1:57 PM
147	Friendly, easy parking	9/10/2015 1:57 PM
148	Friendly shopkeepers, walkability, few and non-local businesses	9/10/2015 1:55 PM
149	Fun Shops	9/10/2015 1:55 PM
150	It has 'color'	9/10/2015 1:54 PM

151	Variety of retail and service providers	9/10/2015 1:53 PM
152	Small Town Feel and look, walkable	9/10/2015 1:52 PM
153	The brick buildings, blue collar feel	9/10/2015 1:50 PM
154	Mixed use and older buildings	9/10/2015 1:49 PM
155	Husky Deli, Easy Street Records, Pleasure Books, one story buildings	9/10/2015 1:48 PM
156	Walking, old style, traditional	9/10/2015 1:47 PM
157	Walkability	9/10/2015 1:46 PM
158	Sense of village community	9/10/2015 1:45 PM
159	a village atmosphere	9/10/2015 1:44 PM
160	History	9/10/2015 1:43 PM
161	The Community	9/10/2015 1:42 PM
162	Community and walkable	9/10/2015 1:42 PM
163	Husky Deli	9/3/2015 3:22 PM
164	It's tradition yet vibrant	9/3/2015 3:21 PM
165	It is uniquely West Seattle	9/3/2015 3:20 PM
166	I hope the Junction will keep the same flavors as in years past	9/3/2015 3:18 PM
167	Street Pair, Husky	9/3/2015 3:17 PM
168	Variety of stores, restaurants, many local	9/3/2015 3:07 PM
169	Lots of good friendly stores	9/3/2015 3:06 PM
170	All original businesses out to greet and give you a special savings	9/3/2015 3:05 PM
171	Shops, walkability	9/3/2015 3:04 PM
172	Peaceful	9/3/2015 3:04 PM
173	Community, comfortable	9/3/2015 3:03 PM
174	Feel of small downtown while living in the big city	9/3/2015 3:02 PM
175	low profile, local businesses,	9/3/2015 3:01 PM
176	Lots of unique businesses	9/3/2015 2:59 PM
177	Great Community	9/3/2015 2:57 PM
178	Walkable friendly	9/3/2015 2:55 PM
179	Overcrowded, buses-standing room only to downtown, noisy, over development, destroying historic structures construction without regard for existing citizens	9/3/2015 2:54 PM
180	Food	9/3/2015 2:54 PM
181	A meeting place, a place to remember the history, a place to walk, meet others	9/3/2015 2:50 PM
182	It is within walking distance, has the Farmers Market all year, lots of other useful amenities	9/3/2015 2:49 PM
183	Small Town, Community feeling	9/3/2015 2:47 PM
184	I live in this area and raised my children there. I know alot of the merchants. I remember JC Pennys	9/3/2015 2:46 PM
185	Real neighborhood historical buildings, small businesses, 2 bookstores	9/3/2015 2:44 PM
186	Vibe, accessibility, variety, friendliness	9/3/2015 2:43 PM
187	The hoetown qualitie, the friendly people, the smaller scale	9/3/2015 2:41 PM
188	The atmosphere that some of the buildings have been here for years. I would like to keep that at least. The condo guys could have then blend in	9/3/2015 2:39 PM
189	Personally I love the quaint little shops that have been there for years, giving the feel of a small hometown within a big city	9/3/2015 2:35 PM



190	Variety of locally owned businesses. The historically significant buildings.	9/3/2015 2:31 PM
191	Unique West Seattle Shopping area	9/3/2015 2:29 PM
192	Farmers Market, Small Local businesses, Record store	9/3/2015 2:28 PM
193	Resturants and stores	9/3/2015 2:26 PM
194	Where you can meet and greet without the problems of traffic. All Walk	9/3/2015 2:25 PM
195	Local businessess and events	9/3/2015 2:23 PM
196	Amazing shopping and food. Love the laid back neighborhood feel, friendly people	9/3/2015 2:22 PM
197	It still has the feel of a neighborhood gathering place (until we set too may more large buildings)	9/3/2015 2:20 PM
198	It anchors West Seattle, architechrally, geographically and historically. It is also one of the best known physical landmark/reference. ( it is a couple of blocks south of the Junction	9/3/2015 2:16 PM
199	It is hip and happening	9/3/2015 2:06 PM
200	The fact that it super local. Very mom and pop	9/3/2015 2:04 PM
201	Everything	9/3/2015 2:03 PM
202	Eclectic shops and great places to hang out	9/3/2015 2:02 PM
203	Small Town Feeling, Community Uniqueness	9/3/2015 2:01 PM
204	That is a great question, I only just now learned it was a place	9/3/2015 1:59 PM
205	No Idea	9/3/2015 1:58 PM
206	I live near and can walk to everything	9/3/2015 1:56 PM
207	Cool shops	9/3/2015 1:41 PM
208	Its convenient location in the middle of West Seattle makes it feel like a crossroads of sorts	9/3/2015 1:38 PM
209	All the restaurants and antique shops	9/3/2015 1:36 PM
210	Lots of great shops	8/20/2015 3:33 PM
211	Walk all ways, Husky deli, Easy Street Records, Bakery Nouveau, Farmers Mkt, Art and Frame, JF Henry, C Rapid Ride	8/20/2015 3:31 PM
212	Free parking, Local merchants, Street Fairs	8/20/2015 3:18 PM
213	More local, less big box	8/20/2015 3:15 PM
214	Community center	8/20/2015 3:13 PM
215	# of preserved historical building	8/20/2015 3:12 PM
216	Different Shops	8/20/2015 3:11 PM
217	I came here with my girlfriend and from the on the memories here have been fanominal.	8/20/2015 3:10 PM
218	All fo the local "mom and pop businesses.	8/20/2015 3:01 PM
219	The number of preserved historical buildings. Too many older buildings are being demolished in favor of n ew construction and condos	8/20/2015 2:54 PM
220	The feeling of community, snakk kicak vysubesses	8/20/2015 2:51 PM
221	Many different cultures and stores	8/20/2015 2:51 PM
222	The historical buildings which give West Seattle its unque feel.	8/20/2015 2:50 PM
223	West Seattlr has a unique culture	8/20/2015 2:48 PM
224	Small businesses, great community, great restaurants.	8/20/2015 2:43 PM
225	Don't know it, not familiar with this neighborhood	8/20/2015 2:43 PM
226	It is old and historical	8/20/2015 2:41 PM
227	Neghborhood feeling	8/20/2015 2:41 PM
228	I don't know what the Junction is or anything about it	8/20/2015 2:40 PM

229	Love the culture	8/20/2015 2:39 PM
230	Restaurants, farmers markets, store fronts	8/20/2015 2:38 PM
231	lots fo cool things to do and visit	8/20/2015 2:37 PM
232	The variety of shops/services/people	8/20/2015 2:36 PM
233	friendly	8/20/2015 2:36 PM
234	Everything from the sidewalks to the experience behing every door	8/20/2015 2:35 PM
235	Neighborhood feel, but varied enough to provide most shopping-related needs	8/20/2015 2:34 PM
236	Unique	8/20/2015 2:32 PM
237	Variety	8/20/2015 2:31 PM
238	Community, walk to food, grocery shopping, close to downtown, history	8/20/2015 2:29 PM
239	The sense of community, the diverse shops	8/20/2015 2:27 PM
240	It used to have a small town, small business feel to it	8/20/2015 2:21 PM
241	3hr free parking parking, lots of shops(local), good places to eat, Husky Deli, Bakery Nouveau, Sunday market, Fall Harvest Festival	8/20/2015 2:20 PM
242	Small town community feel	8/20/2015 2:13 PM
243	Hiusky Deli, Northwest Art and Supply, Farmers Market, the feel of a neighborhood	8/20/2015 2:12 PM
244	The best part of the Junction is access to many small businesses and being able to walk to everything	8/20/2015 2:10 PM
245	Small merchants/no chain stores, free parking	8/20/2015 2:09 PM
246	Close community	8/20/2015 2:07 PM
247	Sense of community and small businesses	8/20/2015 2:06 PM
248	The coffee	8/20/2015 2:05 PM
249	People and shops	8/20/2015 2:05 PM
250	All way walk, Free parking, Privately owned businesses	8/20/2015 2:04 PM
251	Its historical meaning	8/20/2015 2:04 PM
252	A great variety of shops and restaruants	8/20/2015 2:02 PM
253	Small town feel in a pretty urban setting	8/20/2015 2:01 PM
254	Restaurants and shops, Farmers markets and events	8/20/2015 1:59 PM
255	Fist time here	8/20/2015 1:58 PM
256	Many nice local businesses	8/20/2015 1:57 PM
257	Great restaurants	8/20/2015 1:57 PM
258	Walkability of the area, safe and fun	8/20/2015 1:56 PM
259	The sense of community that the Shop owners share with the public	8/20/2015 1:54 PM
260	Commerce	8/20/2015 1:52 PM
261	Not sure, but like the local business	8/20/2015 1:51 PM
262	Local businesses and restaurants	8/20/2015 1:50 PM
263	It is hip and cool	8/20/2015 1:49 PM
264	Many unique shops, restaurants in walkable locations	8/20/2015 1:02 PM
265	Local businesses and events	8/16/2015 2:38 PM

## Q2 What is your favorite building in the Junction and why?

Answered: 265 Skipped: 0

#	Responses	Date
1	0	9/24/2015 3:04 PM
2	Movie theater	9/24/2015 3:04 PM
3	Don't have one	9/24/2015 3:03 PM
4	Just the main road and the surrounding blocks	9/24/2015 3:02 PM
5	I love them all equally	9/24/2015 3:01 PM
6	Easy Street Records, full of the things I like, roll-up door, general ambiance. The Post Office	9/24/2015 3:00 PM
7	Talricos, met my fiance there and trivia	9/24/2015 2:58 PM
8	Talaricos	9/24/2015 2:57 PM
9	0	9/24/2015 2:56 PM
10	All the buildings with murals	9/24/2015 2:55 PM
11	Don't have one	9/24/2015 2:51 PM
12	Easy Street Records, it's an interesting combo	9/24/2015 2:50 PM
13	0	9/24/2015 2:50 PM
14	0	9/24/2015 2:49 PM
15	0	9/24/2015 2:44 PM
16	Easy Street it used to be a pharmacy way back when. Families from years ago went to that building to support West Seattle	9/24/2015 2:42 PM
17	Holy Rosary Church, Hot Wire Coffee Shop, and the building across the street from the Rapid Ride Bus Stop(Where the cupcakes are sold)	9/24/2015 2:38 PM
18	Hotwire	9/24/2015 2:30 PM
19	Cupcake Royale	9/24/2015 2:26 PM
20	Easy Street Records building, The Elliott Bay building and the work they did to bring back the facade was pretty cool	9/24/2015 2:22 PM
21	Brick structures	9/24/2015 1:56 PM
22	Hotwire coffeehouse	9/24/2015 1:52 PM
23	Hotwire	9/24/2015 1:51 PM
24	Matader building	9/24/2015 1:50 PM
25	JF Henry, Holy Rosary Church	9/24/2015 1:49 PM
26	Huskey Deli, love going in and seeing all the Portraits and wine	9/24/2015 1:46 PM
27	Cupcake Royale building has architectural charm	9/24/2015 1:44 PM
28	West 5, lots of memories there, great food and I love the atmosphere there	9/24/2015 1:43 PM
29	Easy "Street Building and West 5	9/24/2015 1:39 PM
30	Not sure	9/24/2015 1:38 PM
31	Don't have one	9/24/2015 1:29 PM
32	JF Henry, Old Penny's	9/24/2015 1:23 PM
33	Don't pay much attention to the buildings	9/24/2015 1:22 PM

34	Easy Street, ont olny because of the good food but of how cool the building was made	9/24/2015 1:21 PM
35	0	9/24/2015 1:19 PM
36	Building where Easy Street Records is located because it has not changed	9/24/2015 1:18 PM
37	The Elan Apartments because I almost moved there	9/24/2015 1:17 PM
38	All the old cool brick buildings that show their age	9/24/2015 1:15 PM
39	Easy Street, like the look fo the building	9/24/2015 1:12 PM
40	Elliott Bay Brewery, too many reasons	9/24/2015 1:11 PM
41	Not known yet	9/24/2015 1:10 PM
42	Unfamiliar w/Junction	9/24/2015 1:09 PM
43	I don't have a favorite	9/24/2015 1:08 PM
44	The older business buildings are nice, particularly the Easy Street Records building	9/24/2015 1:04 PM
45	Couldn't choose	9/24/2015 1:02 PM
46	The pet Store because I love animals	9/24/2015 1:01 PM
47	Cupcake Royale	9/24/2015 12:59 PM
48	Easy Street and Cupcake Royale Buildings due to brick /terra cotta	9/24/2015 12:58 PM
49	West 5, cause they have old things from speedway and hobby shop	9/24/2015 12:55 PM
50	0	9/24/2015 12:52 PM
51	Easy Street Records building-looks very 1930's ish	9/24/2015 12:51 PM
52	Huskey Deli, people, ice cream, and you always run into people you know.	9/24/2015 12:49 PM
53	I am very pro-conservation noe, save it all!. But that is unrealistic. Is it unavoidable the California Ave. will become a canyon.	9/24/2015 12:31 PM
54	Cupcake Royale building corner, visibility, brick, Easy Street because it is multi-use	9/24/2015 12:24 PM
55	Meserue Studio because it is my yoga studio	9/24/2015 12:22 PM
56	N/A	9/24/2015 12:21 PM
57	The outdoor movie space surroundings so far. I haven't spent much time in the Junction yet	9/24/2015 12:20 PM
58	Couldn't say but I really enjoy most of the older buildings on California Ave	9/17/2015 3:34 PM
59	0	9/17/2015 3:32 PM
60	Hotwire coffee. Great coffee and I enjoy the outdoor movies there	9/17/2015 3:31 PM
61	0	9/17/2015 3:26 PM
62	Art and Frame because I really like art	9/17/2015 3:23 PM
63	Husky Deli because I like ice cream	9/17/2015 3:21 PM
64	IL would need to spend more time here to answer this	9/17/2015 3:17 PM
65	The corner w/Easy Street Records just for it's importance to Seattle's musical history	9/17/2015 3:15 PM
66	The smaller original structures	9/17/2015 2:18 PM
67	Not sure but I do like the older blgs w/character	9/17/2015 2:17 PM
68	Easy Street because there are few record stores. Also the mural's	9/17/2015 2:16 PM
69	Where Cupcake Royale is, I love brick buildings	9/17/2015 2:15 PM
70	Probably the buildings that stretch from California to Oregon both sides of the street. I don't want them torn down for new buildings	9/17/2015 2:13 PM
71	Hotwire and corners of Cupcake Royale and Easy Street(when it had awnings), brick facades, lower building heights, unique, they aren't steel and windows	9/17/2015 2:10 PM
72	Don't know area well enough	9/17/2015 2:06 PM

73	Pegasus Book Exchange and Easy Street, Northeast Art and Frame	9/17/2015 2:05 PM
74	We haven't paid attention enough(up until now), thanks for asking	9/17/2015 2:04 PM
75	0	9/17/2015 2:03 PM
76	Elliot Bay Brewer, family history, lobrary	9/17/2015 2:02 PM
77	Holy Rosary Church	9/17/2015 2:01 PM
78	N/A	9/17/2015 2:00 PM
79	Mexican restaurant, have good food	9/17/2015 1:59 PM
80	Easy Street	9/17/2015 1:58 PM
81	Easy Street Records and Hotwire Coffee, historic old buildings	9/17/2015 1:56 PM
82	Easy Street. It needs some updating and the awnings needs to return, but it has a great vibe	9/17/2015 1:55 PM
83	I am new to the Junction	9/17/2015 1:53 PM
84	Don't have one I hardly use the Junction	9/17/2015 1:49 PM
85	JF Henry, Husky Deli, Old JC Penny and so forth, no more building	9/17/2015 1:48 PM
86	Hotwire Building, mid-century	9/17/2015 1:45 PM
87	Easy Street building, because of its charm	9/17/2015 1:44 PM
88	Love the Easy Street Building, because it is at the main junction cross-street	9/17/2015 1:42 PM
89	Easy Street	9/17/2015 1:41 PM
90	0	9/17/2015 1:40 PM
91	0	9/17/2015 1:39 PM
92	West 5	9/17/2015 1:36 PM
93	All of them they are all so unique	9/17/2015 1:34 PM
94	Husky Deli, tradition	9/17/2015 1:33 PM
95	JF Henry, preserved antique feeling	9/17/2015 1:31 PM
96	All of them on Alaska/California	9/17/2015 1:30 PM
97	0	9/17/2015 1:30 PM
98	I don't live in West Seattle, so I can't answer this	9/17/2015 1:28 PM
99	The Chandelier Apt. My wife live there when we met in 2010, so it has sentimental value. Also, seeing it inside and out, I love the old architecture and character.	9/17/2015 1:27 PM
100	Cupcake Royale building, I love the old brick	9/17/2015 1:23 PM
101	Easy Street diner because it is really cool on the inside w/the random art.	9/17/2015 1:21 PM
102	Theater	9/17/2015 1:18 PM
103	Easy Street Records, we need record stores for local culture	9/17/2015 1:16 PM
104	Theater-unique looking	9/17/2015 1:15 PM
105	The Post Office-wizard of oz mural	9/17/2015 1:14 PM
106	Post Office	9/17/2015 1:13 PM
107	Easy Street, but secretly also Chase Bank, it has the Happy Birthday Teacher Painting, which is my birthday	9/17/2015 1:12 PM
108	Don't have one	9/17/2015 1:10 PM
109	Husky Deli personable, fun, easy going	9/17/2015 1:09 PM
110	Easy Street	9/17/2015 1:06 PM
111	0	9/17/2015 1:05 PM
112	Easy Street Records, Husky Deli	9/17/2015 1:04 PM

113	I don't have one particular favorite I think I just like the collective feeling and the low profile that makes it feel more small town rather than a big city	9/17/2015 1:03 PM
114	Easy Street Records	9/17/2015 12:44 PM
115	0	9/17/2015 12:42 PM
116	So Far...Beer Junction. I like beer	9/17/2015 12:40 PM
117	West 5, nice gathering placeq	9/17/2015 12:39 PM
118	Hotwire building-awesome coffee, great location, older movies in back.	9/17/2015 12:37 PM
119	The Oregonian where I just moved	9/10/2015 3:47 PM
120	The Oregonian where I just moved	9/10/2015 3:39 PM
121	Cupcake Royale building, brick, old time urban	9/10/2015 3:36 PM
122	Easy Street, Sat. mornings, coffee, breakfast and vinyl	9/10/2015 3:35 PM
123	Don't have one yet	9/10/2015 3:05 PM
124	Menashes Jewler	9/10/2015 3:04 PM
125	Its all about haw it works together	9/10/2015 3:03 PM
126	N/A	9/10/2015 3:03 PM
127	Easy Street records. It represents community and a place to gather and grest memories	9/10/2015 3:02 PM
128	Easy Street Record Building, It has character, It's brick, it looks better than the new architecture.	9/10/2015 2:59 PM
129	Huskies, Good food and good people	9/10/2015 2:55 PM
130	Anything built more that 40 years ago	9/10/2015 2:54 PM
131	4411 Californian, the accounting place across from Hotwire, love the mid-century architecture	9/10/2015 2:51 PM
132	Building that Hotwire coffee is in. I always find myself noticing it as I pass. Great break from newer construction. It is interesting	9/10/2015 2:45 PM
133	Easy Street	9/10/2015 2:41 PM
134	Husky Deli	9/10/2015 2:35 PM
135	Unsure	9/10/2015 2:28 PM
136	Not sure	9/10/2015 2:27 PM
137	Easy Street Records, Architechure	9/10/2015 2:26 PM
138	Easy Street	9/10/2015 2:26 PM
139	0	9/10/2015 2:22 PM
140	Huskey Deli	9/10/2015 2:22 PM
141	Easy Street and Cupcake Royale	9/10/2015 2:21 PM
142	Easy Street-vintage	9/10/2015 2:20 PM
143	Easy Street and buildings to the North, Buildings between Alaska and Oregon, Pegasus West Side	9/10/2015 2:19 PM
144	Husky Deli, Easy Street	9/10/2015 1:59 PM
145	Building w/Cupcake Royale	9/10/2015 1:58 PM
146	The good mix of shops	9/10/2015 1:57 PM
147	0	9/10/2015 1:57 PM
148	None	9/10/2015 1:55 PM
149	Easy Street	9/10/2015 1:55 PM
150	Easy Street building	9/10/2015 1:54 PM
151	Hann and Campbell	9/10/2015 1:53 PM

152	Cupcake Royale	9/10/2015 1:52 PM
153	0	9/10/2015 1:50 PM
154	Love all older buildings and residences	9/10/2015 1:49 PM
155	Husky Deli	9/10/2015 1:48 PM
156	0	9/10/2015 1:47 PM
157	0	9/10/2015 1:46 PM
158	Alki Bathhouse	9/10/2015 1:45 PM
159	Holy Rosary Church	9/10/2015 1:44 PM
160	47 Junction Apts because I live there	9/10/2015 1:43 PM
161	Easy Street	9/10/2015 1:42 PM
162	TKhe kitchen shop w/the wonderful staircase and just about all of the junction	9/10/2015 1:42 PM
163	Husky Deli	9/3/2015 3:22 PM
164	Husky Deli, it is all about the ice cream	9/3/2015 3:21 PM
165	JF Henry	9/3/2015 3:20 PM
166	The Campbell building	9/3/2015 3:18 PM
167	Husky	9/3/2015 3:17 PM
168	JF Henry, Arts West	9/3/2015 3:07 PM
169	Easy Street murals	9/3/2015 3:06 PM
170	QFC	9/3/2015 3:05 PM
171	Elliott Bay	9/3/2015 3:04 PM
172	0	9/3/2015 3:04 PM
173	Easy Street	9/3/2015 3:03 PM
174	sy Street, Elliot Bay Brewery	9/3/2015 3:02 PM
175	Antique mall-2nd date with my husband	9/3/2015 3:01 PM
176	not sure	9/3/2015 2:59 PM
177	The rows of shops on California between Oregon and Alaska	9/3/2015 2:57 PM
178	Easy Street	9/3/2015 2:55 PM
179	Hancock Fabricks when it existed, JC Penny when it existed	9/3/2015 2:54 PM
180	Everything	9/3/2015 2:54 PM
181	Husky Deli, my grandparents took me there in the 40's	9/3/2015 2:50 PM
182	Easy Street building	9/3/2015 2:49 PM
183	Elliot Bay, Easy Street Records,	9/3/2015 2:47 PM
184	Easy Street building	9/3/2015 2:46 PM
185	Cupcake Royale	9/3/2015 2:44 PM
186	Easy Street, Shadowland, food and vibe, love the vinyl selection, and supporting local business	9/3/2015 2:43 PM
187	The Fress-JAKS	9/3/2015 2:41 PM
188	The Easy Street.	9/3/2015 2:39 PM
189	My favorite building is the one on the N.E. corner of Alaska and California, beautiful old brick building with architecture style that actually fits into the style of the Junction	9/3/2015 2:35 PM
190	Red brick building w/Cupcake Royale in it	9/3/2015 2:31 PM
191	Husky's	9/3/2015 2:29 PM

192	Esy Street Building, records, food, pool and low 2 story housing, cool asthetics too	9/3/2015 2:28 PM
193	The old West Seattle Hospital	9/3/2015 2:26 PM
194	Well I am a senior, things for me at the Sr. Center and Arts West	9/3/2015 2:25 PM
195	love them all	9/3/2015 2:23 PM
196	Easy Street Records Building. I love going in there and exploring	9/3/2015 2:22 PM
197	Elliot Bay Brewery now that they've redone the building	9/3/2015 2:20 PM
198	Can't say. I am not that familiar with area to pinpoint specific buildings. But I would lean towards preserving those that were erected at the time the Junction established its significance	9/3/2015 2:16 PM
199	I like them all	9/3/2015 2:06 PM
200	The Matador	9/3/2015 2:04 PM
201	The tall one.	9/3/2015 2:03 PM
202	Easy Street Records-lots of music history significance	9/3/2015 2:02 PM
203	Easy Street Records Building. The Art and Engery	9/3/2015 2:01 PM
204	This one, because I am here obviously	9/3/2015 1:59 PM
205	First time Here, do not know	9/3/2015 1:58 PM
206	The old buildings by the All Walk Corner. Admiral Theater-I know it is not in the Junction but it is fun.	9/3/2015 1:56 PM
207	Hotwire coffee building and the other two bick buildings, I love brick buildings. Easy Street Records	9/3/2015 1:41 PM
208	Easy Street Cafe	9/3/2015 1:38 PM
209	Elliott Bay Brewery	9/3/2015 1:36 PM
210	Elliot Bay brewery Building and Easy Street, cool old buildings	8/20/2015 3:33 PM
211	Campbell Bldg	8/20/2015 3:31 PM
212	Easy Street/Architecture of buldings and accessible use	8/20/2015 3:18 PM
213	Don't know the building well enough to say	8/20/2015 3:15 PM
214	Easy Street and good architecture	8/20/2015 3:13 PM
215	I don't know	8/20/2015 3:12 PM
216	Huskys	8/20/2015 3:11 PM
217	Husky because I always went there with my mom to get rootbeer ice cream for me and my grandpa.	8/20/2015 3:10 PM
218	Husky Deli because of the ice cream	8/20/2015 3:01 PM
219	Easy Street because I enjoy music(although Easy Street may not be itn the Junction technically)	8/20/2015 2:54 PM
220	Can't choose one. Each is unique and valuable to the neighborhood	8/20/2015 2:51 PM
221	0	8/20/2015 2:51 PM
222	The Easy Street records building. It is old brick and right out of a Lynch movie	8/20/2015 2:50 PM
223	0	8/20/2015 2:48 PM
224	Building that houses Easy Street Records, it has character	8/20/2015 2:43 PM
225	Don't know it, not familiar with this neighborhood	8/20/2015 2:43 PM
226	The old one	8/20/2015 2:41 PM
227	0	8/20/2015 2:41 PM
228	Tulys coffee looks pretty nice. It is visually appealing	8/20/2015 2:40 PM
229	The Record Store	8/20/2015 2:39 PM
230	Easy Street Records, The areon the wall and the sigh(nostalgic) West 5 (sign/marquis)	8/20/2015 2:38 PM
231	Arts West Theatre-great community placeq	8/20/2015 2:37 PM



232	Easy Street cafe, great food and space	8/20/2015 2:36 PM
233	1st time here	8/20/2015 2:36 PM
234	I don't have on today	8/20/2015 2:35 PM
235	Esy Street. Amazing music store with occasional in store performers	8/20/2015 2:34 PM
236	Don't have one	8/20/2015 2:32 PM
237	Talaricos and Interiors	8/20/2015 2:31 PM
238	0	8/20/2015 2:29 PM
239	The corner building with the Easy Street Records. I like the brick architecture	8/20/2015 2:27 PM
240	The Chrch-old workd feel	8/20/2015 2:21 PM
241	Easy Street or Cupcake Royal building	8/20/2015 2:20 PM
242	Don't know them well enough	8/20/2015 2:13 PM
243	0	8/20/2015 2:12 PM
244	I don't know the name of the building, it is next to Red Cup Coffee	8/20/2015 2:10 PM
245	Building that houses Easy Street Records	8/20/2015 2:09 PM
246	Bakery Nouveau, Crack sandwiches and cocaine cakes	8/20/2015 2:07 PM
247	Menashe-I love the history of the store	8/20/2015 2:06 PM
248	Easy Street Records	8/20/2015 2:05 PM
249	Elliot Bay, food and causal atmosphere	8/20/2015 2:05 PM
250	Easy Street Recorc because it has survived as a music store and has a great breakfast restaurant	8/20/2015 2:04 PM
251	0	8/20/2015 2:04 PM
252	The Uptown espresso	8/20/2015 2:02 PM
253	Husky Deli because of the ice cream	8/20/2015 2:01 PM
254	The Record Store	8/20/2015 1:59 PM
255	0	8/20/2015 1:58 PM
256	0	8/20/2015 1:57 PM
257	Don't have one	8/20/2015 1:57 PM
258	0	8/20/2015 1:56 PM
259	Easy Street building, Husky Deli, Everything else is being torn down I am unhappy that we are starting to look like Neighborhoods in Bellvue	8/20/2015 1:54 PM
260	Easy Street Street Records, Longevity	8/20/2015 1:52 PM
261	Not sure	8/20/2015 1:51 PM
262	Don't know	8/20/2015 1:50 PM
263	Cafe Narvoh	8/20/2015 1:49 PM
264	NE Corner of Alaska and Calif, Cupcake Royale, You can just picture it years ago	8/20/2015 1:02 PM
265	Love them all	8/16/2015 2:38 PM

### Q3 What in the Junction is worth preserving?

Answered: 265 Skipped: 0

#	Responses	Date
1	0	9/24/2015 3:04 PM
2	Everything	9/24/2015 3:04 PM
3	Its historical impact	9/24/2015 3:03 PM
4	Low Height Restriction	9/24/2015 3:02 PM
5	Walkability and size	9/24/2015 3:01 PM
6	Most of it. Tired of giant demolition and construction projects	9/24/2015 3:00 PM
7	All of it	9/24/2015 2:58 PM
8	All of it	9/24/2015 2:57 PM
9	0	9/24/2015 2:56 PM
10	The Post Office	9/24/2015 2:55 PM
11	All	9/24/2015 2:51 PM
12	The whole block	9/24/2015 2:50 PM
13	All	9/24/2015 2:50 PM
14	Community! Its the last bastion of the original Seattle of sorts	9/24/2015 2:49 PM
15	The Electric nature, its pedestrian friendly, small locally-owned businesses	9/24/2015 2:44 PM
16	Stop building for a while	9/24/2015 2:42 PM
17	The Admiral Theater(but needs some definite remodeling inside)	9/24/2015 2:38 PM
18	The character, older bldgs, reminder of former streetcar system	9/24/2015 2:30 PM
19	0	9/24/2015 2:26 PM
20	Cultural for junction, social center, historic character-street car stop, small shops for variety of small owner-operated business	9/24/2015 2:22 PM
21	Keep an old town build around, and bring in Artists lofts or restore old homes	9/24/2015 1:56 PM
22	The shops(commercial not residential)	9/24/2015 1:52 PM
23	Everything	9/24/2015 1:51 PM
24	Old buildings	9/24/2015 1:50 PM
25	Walkability, diverse set of stores and vendors	9/24/2015 1:49 PM
26	Easy Street Records, Husky Deli	9/24/2015 1:46 PM
27	Architectural elements	9/24/2015 1:44 PM
28	Free parking, Farmers Market, Easy Street, all of it. I welcome the change w/condos but I like the Junction the way it is now. I hope it doesn't lose its small town in a big city feel	9/24/2015 1:43 PM
29	0	9/24/2015 1:39 PM
30	Local business and affordable places to stay	9/24/2015 1:38 PM
31	I believe in preserving and restoring our historical landmarks, so all of it	9/24/2015 1:29 PM
32	All	9/24/2015 1:23 PM
33	0	9/24/2015 1:22 PM

34	The feel of worth and comfort from the old buildings	9/24/2015 1:21 PM
35	0	9/24/2015 1:19 PM
36	Husky Deli	9/24/2015 1:18 PM
37	Lee's Asian because it's delicious	9/24/2015 1:17 PM
38	The cozy comfort of small old buildings	9/24/2015 1:15 PM
39	Everything	9/24/2015 1:12 PM
40	Everything but the condos	9/24/2015 1:11 PM
41	All of it	9/24/2015 1:10 PM
42	Unfamiliar w/Junction	9/24/2015 1:09 PM
43	I would love to learn more about the local history, maybe through a walking tour	9/24/2015 1:08 PM
44	The big Catholic Church adds alot of character to the skyline	9/24/2015 1:04 PM
45	The local ones	9/24/2015 1:02 PM
46	Pizzaria Credo	9/24/2015 1:01 PM
47	I do not know	9/24/2015 12:59 PM
48	All of the existing low-rise buildings that allow light at the sidewalk level(for more than 5 minutes @ high-noon from Oregon to Edmonds along California Ave.	9/24/2015 12:58 PM
49	The view on top of Junction 47 apartments and that the West Seattle Street Fair.	9/24/2015 12:55 PM
50	All	9/24/2015 12:52 PM
51	Please don't let it turn into a canyoun of high-rises. Keep as much simple street-level retail as possible	9/24/2015 12:51 PM
52	The historical buildings that remain	9/24/2015 12:49 PM
53	Bee's diner. Preserve the openness of the junction if possible, the sunlight reaching street level. Preserve the Farmers Market(we have sold there since its inception in 1999)	9/24/2015 12:31 PM
54	Farmers Market. Locally owned businesses, community events. NO MORE HUGE APARTMENT BUILDINGS!	9/24/2015 12:24 PM
55	Husky Deli	9/24/2015 12:22 PM
56	N/A	9/24/2015 12:21 PM
57	Anything strenghtening community	9/24/2015 12:20 PM
58	Everything.	9/17/2015 3:34 PM
59	Elliot Bay Bldg	9/17/2015 3:32 PM
60	The feeling of a community with/in a city. Public transport as well as (somewhat) ample parking	9/17/2015 3:31 PM
61	Lack of corporations. Chipotle and Starbucks is not okay	9/17/2015 3:26 PM
62	North West Art and Frame	9/17/2015 3:23 PM
63	The enviroment	9/17/2015 3:21 PM
64	Again I have not spent sufficient timer here to answer this question	9/17/2015 3:17 PM
65	The atmosphere	9/17/2015 3:15 PM
66	Farmers Market	9/17/2015 2:18 PM
67	What isn't worth preserving	9/17/2015 2:17 PM
68	Small businesses	9/17/2015 2:16 PM
69	The Main Street feel, I understand growth, but want to preserve our neighborhood fee/vive	9/17/2015 2:15 PM
70	I want it to remain that small town feel. I want the local merchants to have our community support. I don't want to see chain stores move in.	9/17/2015 2:13 PM
71	Older buildings. Lower height of buildings, that new building in middle of block does not fit with existing architecture	9/17/2015 2:10 PM
72	N/A	9/17/2015 2:06 PM

73	Everything	9/17/2015 2:05 PM
74	Community feelings and local businesses	9/17/2015 2:04 PM
75	Locally-based owners	9/17/2015 2:03 PM
76	All small businesses/non corporate	9/17/2015 2:02 PM
77	All of them that are older than 75 yrs	9/17/2015 2:01 PM
78	N/A	9/17/2015 2:00 PM
79	houses	9/17/2015 1:59 PM
80	Easy Street and Husky Deli. I like the Dentist/Talerico's buildings kept w/development all around.	9/17/2015 1:58 PM
81	Historic old buildings	9/17/2015 1:56 PM
82	All of it. No more mixed-use condos	9/17/2015 1:55 PM
83	Location that provides community and promotes important community gathers	9/17/2015 1:53 PM
84	I don't know	9/17/2015 1:49 PM
85	All of it. Husky Deli-priceless piece of West Seattle History	9/17/2015 1:48 PM
86	Small town feel. Maybe too late. Too many big buildings	9/17/2015 1:45 PM
87	Husky's, Easy Street, Talaricos and the old businesses	9/17/2015 1:44 PM
88	The culture, the character	9/17/2015 1:42 PM
89	Easy Street Building	9/17/2015 1:41 PM
90	Scale (non-highrise), character	9/17/2015 1:40 PM
91	The older-buildings, specialty shops, banks, farmers market	9/17/2015 1:39 PM
92	Small family owned eateries, preserve walkability and free parking	9/17/2015 1:36 PM
93	All the architecture	9/17/2015 1:34 PM
94	Small Shops-less condos	9/17/2015 1:33 PM
95	All-way crosswalk	9/17/2015 1:31 PM
96	The building where Easy Street Records is located	9/17/2015 1:30 PM
97	0	9/17/2015 1:30 PM
98	I don't live in West Seattle, so I can't answer this	9/17/2015 1:28 PM
99	The local small businesses and the old buildings and murals. Also anything explaining the junctions history as a street car junction (in the old days)	9/17/2015 1:27 PM
100	Cupcake Royale building, Easy Street Records	9/17/2015 1:23 PM
101	Everything. It is an amazing area in the neighborhood	9/17/2015 1:21 PM
102	lowkey lifestyle, not too many people	9/17/2015 1:18 PM
103	Local businesses, reasonable rents	9/17/2015 1:16 PM
104	I am not sure	9/17/2015 1:15 PM
105	Buildings-old town feel, free parking	9/17/2015 1:14 PM
106	no fees for parking	9/17/2015 1:13 PM
107	The buildings, I would hate to see the junction turn into a lot of condos	9/17/2015 1:12 PM
108	I don't know	9/17/2015 1:10 PM
109	Local business and buildings-no more condos	9/17/2015 1:09 PM
110	All of the older buildings	9/17/2015 1:06 PM
111	0	9/17/2015 1:05 PM
112	Everything, love the farmer's market and walkability of the area	9/17/2015 1:04 PM

113	As much as possible that is in reasonable condition and can be modified to be more efficient energy wise.	9/17/2015 1:03 PM
114	Above the building that houses the Beer Junction	9/17/2015 12:44 PM
115	All the old buildings	9/17/2015 12:42 PM
116	Haven't seen everything yet, but love the mingling of history and modern amenities	9/17/2015 12:40 PM
117	Everything	9/17/2015 12:39 PM
118	Bring back the trolley	9/17/2015 12:37 PM
119	Local businesses, community archives	9/10/2015 3:47 PM
120	Independantly owned businesses. Classic buildings and original archetecture.	9/10/2015 3:39 PM
121	Any old building, the little park	9/10/2015 3:36 PM
122	Whats left. Nervous about all the condos and no parking. Lived in Ballard, don't want that here	9/10/2015 3:35 PM
123	Community	9/10/2015 3:05 PM
124	THE history	9/10/2015 3:04 PM
125	Older buildings with character	9/10/2015 3:03 PM
126	The Junction itself	9/10/2015 3:03 PM
127	All the brick buildings	9/10/2015 3:02 PM
128	All the brick buildings, murals on sides of buildings	9/10/2015 2:59 PM
129	The Historical structures	9/10/2015 2:55 PM
130	Everything, over-development seem to be crowding its appeal, lived here 27 yrs and it doesn't feel the samy	9/10/2015 2:54 PM
131	Small storefronts, Easy Street. Keep some individual biz. Keep the huge apartment bldgs to a minium. We need sunshine	9/10/2015 2:51 PM
132	Buildings-feeling of small business, sense of community	9/10/2015 2:45 PM
133	At the very least, what is left still. Change is inevitable, but the feel is changing drastically	9/10/2015 2:41 PM
134	Parking, parking, parking	9/10/2015 2:35 PM
135	Because preserving history in any area is always important	9/10/2015 2:28 PM
136	Historical buildings, community events	9/10/2015 2:27 PM
137	Small businesses, small town feel	9/10/2015 2:26 PM
138	Everything	9/10/2015 2:26 PM
139	0	9/10/2015 2:22 PM
140	Walkability, family friendliness	9/10/2015 2:22 PM
141	Community and the original buildings	9/10/2015 2:21 PM
142	The remaining small businesses, lots of character	9/10/2015 2:20 PM
143	Anything left in Junction, worst decision made in the Junction was not truning school into shops we're left with Safeway and bad parking.	9/10/2015 2:19 PM
144	All of it. We have enough characterless buildings now	9/10/2015 1:59 PM
145	Anthing with that 'old time feel'	9/10/2015 1:58 PM
146	Preserve the neighborhood look of the Junction. No more mega commplexes	9/10/2015 1:57 PM
147	Free parking	9/10/2015 1:57 PM
148	Walk all Ways light	9/10/2015 1:55 PM
149	Older 1 story buildings	9/10/2015 1:55 PM
150	Yes	9/10/2015 1:54 PM
151	All	9/10/2015 1:53 PM

152	Walkability, off street parking, small businesses, trees	9/10/2015 1:52 PM
153	The brick buildings, blue collar feel	9/10/2015 1:50 PM
154	character-no modern in fill, stop pulling down small residences and putting up mcmansians. Keep West Seattle character	9/10/2015 1:49 PM
155	All original buildings	9/10/2015 1:48 PM
156	All the older buildings	9/10/2015 1:47 PM
157	Small, non franchise business	9/10/2015 1:46 PM
158	I love the mid-century scale of buildings, hate the cavern feel of the huge, tall apartments, they should step back	9/10/2015 1:45 PM
159	Community and scale	9/10/2015 1:44 PM
160	Oh yes	9/10/2015 1:43 PM
161	Not the Key Bank Building	9/10/2015 1:42 PM
162	Everything	9/10/2015 1:42 PM
163	Husky Deli	9/3/2015 3:22 PM
164	All of it	9/3/2015 3:21 PM
165	Existing character-Enough condos, free parking	9/3/2015 3:20 PM
166	All the buildings that have been here for many years.	9/3/2015 3:18 PM
167	Historical buildings	9/3/2015 3:17 PM
168	Parking	9/3/2015 3:07 PM
169	What was the Irish store	9/3/2015 3:06 PM
170	Post Office	9/3/2015 3:05 PM
171	Old buildings	9/3/2015 3:04 PM
172	more public areas, promoting culture	9/3/2015 3:04 PM
173	I don't know the area well enough	9/3/2015 3:03 PM
174	Small unique shops, Markets like Huskies, less cupcakes	9/3/2015 3:02 PM
175	few places like it left in Seattle	9/3/2015 3:01 PM
176	the small business, leave out the chain stores	9/3/2015 2:59 PM
177	Yes	9/3/2015 2:57 PM
178	Easy Street and all old bldgs	9/3/2015 2:55 PM
179	old brick buildings, any trees and plants or anything green remaining, one story and other nice structures that aren't built by greed	9/3/2015 2:54 PM
180	Senior Thrift Shop	9/3/2015 2:54 PM
181	The buildings or their facade.	9/3/2015 2:50 PM
182	All of it	9/3/2015 2:49 PM
183	Everything that has not been torn down yet.	9/3/2015 2:47 PM
184	The old buildings	9/3/2015 2:46 PM
185	Bricks	9/3/2015 2:44 PM
186	any local business	9/3/2015 2:43 PM
187	As many of the buildings facades as possible	9/3/2015 2:41 PM
188	The feeling of it, it is loosing its history with all the nasty apartments	9/3/2015 2:39 PM
189	all the old buildings and businesses, stkokp building modern ugly apartment buildings that don't fit in.	9/3/2015 2:35 PM
190	Store fronts, Old buildings	9/3/2015 2:31 PM

191	Yes	9/3/2015 2:29 PM
192	Small local business occupied, mostly 2 story buildings, lots of light when walking around	9/3/2015 2:28 PM
193	West Seattle Christian Church	9/3/2015 2:26 PM
194	Just like a small town	9/3/2015 2:25 PM
195	small-town feel, Farmers Market, events, etc	9/3/2015 2:23 PM
196	Everything! Can you make Starbucks go away please. Less condos please.	9/3/2015 2:22 PM
197	Pretty much everything, really don't care for the new development as it feels like it is ruining the neighborhood feel	9/3/2015 2:20 PM
198	Aside from historic buildings, retaining the sense of community is key. Don't let what happened to Capito Hill which went from a neighborhood to more of a nightspot destination with come-and-go residents happen here, with no interest or stake in the community	9/3/2015 2:16 PM
199	All the older buildings with independent businesses that give it a small town feel	9/3/2015 2:06 PM
200	Lots of fun walkable shops	9/3/2015 2:04 PM
201	All of it	9/3/2015 2:03 PM
202	The look of the neighborhood, cute storefronts and not giant apartment buildings	9/3/2015 2:02 PM
203	The old buildings along the avenue	9/3/2015 2:01 PM
204	All of it	9/3/2015 1:59 PM
205	?	9/3/2015 1:58 PM
206	All the old buildings	9/3/2015 1:56 PM
207	Single family homes, stop the awful condominium construction	9/3/2015 1:41 PM
208	The lack of major chains makes it feel more special of a place to visit	9/3/2015 1:38 PM
209	Puertaa Baraltta Mexican Restaurants and Easy Street Cafe	9/3/2015 1:36 PM
210	Variety of shopping parking and walking access. Love it if there was a play ground.	8/20/2015 3:33 PM
211	Any low rise well built bldgs	8/20/2015 3:31 PM
212	Everything except condos/Large buildings-keep the small businesses	8/20/2015 3:18 PM
213	All of it	8/20/2015 3:15 PM
214	All of the buildings, most of Alaska Street	8/20/2015 3:13 PM
215	It is cool	8/20/2015 3:12 PM
216	0	8/20/2015 3:11 PM
217	Everything the memories and buildings are priceless	8/20/2015 3:10 PM
218	All of it	8/20/2015 3:01 PM
219	The knowledge of culture that older buildings provide	8/20/2015 2:54 PM
220	All of it	8/20/2015 2:51 PM
221	0	8/20/2015 2:51 PM
222	It is all worthy of preservation..	8/20/2015 2:50 PM
223	The City of Seattle is having an issue w/culture of most neighborhoods, we need to run a livable city for all income levels while retaining our status, points of interest and art and culture. Neighborhoods made this city great.	8/20/2015 2:48 PM
224	Everything. Small town feel. Getting harder w/all the new construction	8/20/2015 2:43 PM
225	Don't know it, not familiar with this neighborhood	8/20/2015 2:43 PM
226	Everything	8/20/2015 2:41 PM
227	Free parking	8/20/2015 2:41 PM
228	Everything	8/20/2015 2:40 PM
229	The Vibe-very local	8/20/2015 2:39 PM

230	0	8/20/2015 2:38 PM
231	Small town feel	8/20/2015 2:37 PM
232	All of it	8/20/2015 2:36 PM
233	historical buildings	8/20/2015 2:36 PM
234	It is key to preserve the history and its uniqueness	8/20/2015 2:35 PM
235	Identity of West Seattle	8/20/2015 2:34 PM
236	All of it	8/20/2015 2:32 PM
237	Various storefront designs	8/20/2015 2:31 PM
238	Old Architecture	8/20/2015 2:29 PM
239	2 brick buildings North of Alask. The old post office complex, Easy Street, Cupcake Royal, Old hospital building	8/20/2015 2:27 PM
240	The small businesses	8/20/2015 2:21 PM
241	Local businesses, 2 story height restriction along California Ave	8/20/2015 2:20 PM
242	Stories from the founding of the area	8/20/2015 2:13 PM
243	The feel of a place where people can know their neighbors	8/20/2015 2:12 PM
244	The few old buildings that are left	8/20/2015 2:10 PM
245	All of the above(Small merchants/no chain stores, free parking, Building that houses Easy Street Records	8/20/2015 2:09 PM
246	yes	8/20/2015 2:07 PM
247	0	8/20/2015 2:06 PM
248	The local stores	8/20/2015 2:05 PM
249	Local businesses	8/20/2015 2:05 PM
250	See answer # 1 (All way walk, Free parking, Privately owned businesses)	8/20/2015 2:04 PM
251	0	8/20/2015 2:04 PM
252	Can't think of any	8/20/2015 2:02 PM
253	The small town feel	8/20/2015 2:01 PM
254	Everything, older buildings have a charm and character, if they are going to be built up, please have preservation of original structure	8/20/2015 1:59 PM
255	0	8/20/2015 1:58 PM
256	Local businesses	8/20/2015 1:57 PM
257	0	8/20/2015 1:57 PM
258	I am in favor of preserving the old brick structures in West Seattle, they can not be replaced if torn down	8/20/2015 1:56 PM
259	Parking is getting to be hard to find	8/20/2015 1:54 PM
260	Walkability	8/20/2015 1:52 PM
261	Old buildings	8/20/2015 1:51 PM
262	Old Buildings	8/20/2015 1:50 PM
263	Everything	8/20/2015 1:49 PM
264	The older buildings, one of a kind shops, nationwide franchises out	8/20/2015 1:02 PM
265	Small town feel, Farmers Market and events	8/16/2015 2:38 PM