

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED MAR 17 1976

DATE ENTERED

APR 22 1976

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

**

Turner-Koepf House *Mr*

AND/OR COMMON

(Jefferson Park Ladies Improvement Club) (preferred)

2 LOCATION

STREET & NUMBER

2336 - 15th Avenue South

NOT FOR PUBLICATION

CITY, TOWN

Seattle

VICINITY OF

CONGRESSIONAL DISTRICT

7th - Brock Adams

STATE

Washington

CODE

53

COUNTY

King

CODE

033

3 CLASSIFICATION

CATEGORY

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER: Clubhouse

4 OWNER OF PROPERTY

NAME

Jefferson Park Ladies Improvement Club

STREET & NUMBER

2336 - 15th Avenue South

CITY, TOWN

Seattle

VICINITY OF

STATE

Washington, 98144

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

King County Administration Building

STREET & NUMBER

Fourth and James

CITY, TOWN

Seattle

STATE

Washington, 98104

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Inventory of Historic Places

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Washington State Office of Archaeology and Historic Preservation

CITY, TOWN

P. O. Box 1128, Olympia

STATE

Washington, 98504

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> XALTERED	<input checked="" type="checkbox"/> XMOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Ca. 1907</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Jefferson Park Ladies Improvement Club, a two story clapboarded frame structure, is believed the first home to have been erected on the summit of Beacon Hill south of early-day Seattle. It was built in the Italian Villa Style in 1883 for E. A. Turner, Seattle pioneer best known for his career in real estate. Some time after 1898, subsequent owner Frederick Koepf updated the house to conform with the currently fashionable Queen Anne Style. When 15th Avenue South was graded across Beacon Hill around 1907, the house was moved to its present location on the east side of the thoroughfare from the original site less than a hundred yards to the west. In 1923 the building was acquired by the Jefferson Park Ladies Improvement Club for use as a clubhouse. In recent years the club has managed to partially offset costs of operation by renting its facilities to a wide variety of organizations, family, church and school groups, and others. Nevertheless, maintenance needs have proliferated at a time when club membership is on the wane. The feasibility of sharing long-term maintenance responsibilities with kindred women's clubs having broader bases of membership is presently under investigation.

Property of the Jefferson Park Ladies Improvement Club is located in the E1/2 Section 8, T.24N., R.4E., of the Willamette Meridian. It is comprised of Lots 1, 2 and 3 in Block 7 of Walker's Addition to the Plat of Seattle. The combined square footage of the three lots fronting on 15th Avenue South is 18,000 square feet. The immediate neighborhood is residential, with some commercial development concentrated a block to the south at the intersection of principal arterials, 15th Avenue South and Beacon Avenue South in 1907. The clubhouse property is exceptional among its neighbors in that it includes the small, park-like green space adjacent to the house on the south which is used occasionally for picnic purposes. Informal plantings in the yard include several mature evergreens planted by club members and vestiges of a very old pear orchard. The ridge-top setting overlooks Seattle Harbor on Elliott Bay to the north and, immediately to the west, the industrially-developed Duwamish Valley.

As constructed in 1883 for pioneer realtor Edward A. Turner, the house was a two story frame Italian Villa, rectangular in plan, measuring 24 by 35 feet. It had a conventional bracketed hipped roof with a brick chimney centered at the crown. Principal features of the facade were an entry porch decorated with jig-saw work offset to one side, and a two story polygonal bay which, along with the bracketed roof, was a hallmark of the residential Italianate mode. Exterior walls were clad with beveled clapboards. Door and elongated double-hung sash window openings had tabernacle framements featuring bosses within the tympanae of pedimented lintels. The front door treatment with sidelights over paneled bases and a transom light existing today appears to have been original, but the door has since been replaced, perhaps more than once. A single story three-foot utility addition on the rear face of the house appears to date from this early period. An eight-foot enclosed porch extending across the rear addition is of less certain date.

When the house was relocated on the easterly side of 15th Avenue South by Frederick Koepf around 1907, it was sited longitudinally on its lot upon a brick foundation and basement. By this time the house had achieved its updated Queen Anne characteristics, the most prominent of which was an octagonal, pyramidal-roofed tower added on top of the frontal bay. Windows of the tower's uppermost story were glazed with leaded panes in a diaper pattern. Tower faces were surfaced with fish-scale shingle coursing, and the shingled tower roof incorporated two courses of shingles with similar fancy butts. The crowning feature of the tower was a decorative weathervane, still intact, in which the "feathered" end of a directional arrow was pierced with Koepf's initial, "K".

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CONTINUATION SHEET

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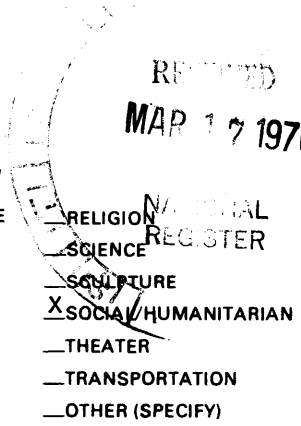
Of other changes carried out in this period, modification of the roof, expansion of a ground story room beyond the plane of the original facade, and addition of verandas the length of either side elevation are most apparent. Gable-roofed, shingle-sided dormers were added. Eaves were extended atop outriggers to more boldly overhang outside walls. Original jig-sawed brackets, however, are still intact above a frieze of fancy shingle work. The northwest corner room of the house, the formal parlor or living room, was extended seven feet by a single story shed addition lighted by a closely-spaced range of four windows. Naturally, the ground story of the polygonal bay was obliterated in this alteration. Single story verandas seven feet in width were added on either side of the house. The south veranda wrapped around the southwest corner of the facade to shelter the front entrance. The shed roofs of these porches were initially supported by round tapered columns based on the Doric order of classical antiquity. These, in turn, rested on plinths atop battered railings clad with fish-scale shingle coursing and clapboards. The porch decks did not have foundations, but were carried, instead, by posts on footings. A frontal gable on the porch roof was centered over porch steps to emphasize the front entrance. As were those of dormer gable ends, its tympanum was filled with the recurring motif of fish-scale shingles. Metal gutters and downspouts made up the rain drain collection system.

It appears that refurbishing done after the house was acquired by the Jefferson Park Ladies Improvement Club, in December 1923, was largely confined to the interior. The basement was upgraded. A new tile-faced fireplace surround was built on the east wall of the long living room, woodwork was freshened with gray paint, and a variety of fixtures appropriate to the building's new function was installed. Perhaps the most distinctive feature of the interior, one which has remained intact to the present day, is the original geometric stairway, open at the string, which, with its shaped mahogany handrail and turned balusters, sweeps from entry hall to second story. On the ground floor the club made effective use of the enlarged living room space, the dining room, a spacious kitchen, and an additional area, possibly a converted sitting room, which was used for special meeting purposes. Upstairs, cloak rooms for men and women were provided, and bedrooms were adapted as smaller committee rooms. At the peak of optimism over having gained the new facility, further improvements and additions, including a ballroom and auditorium and a nursery, were contemplated. Although these additional features were never carried out, the north veranda was eventually enclosed as a sunporch, and the roof above it was altered as a deck-with-parapet.

External alterations resulting from routine maintenance in the intervening years include the roof, which is presently overlaid with asphalt shingles; the columnar supports of the south veranda, now replaced by square posts with simple cushion blocks; and the porch steps and railing, cast in concrete. Cladding of the south porch deck has been carried to grade level, and assorted shrubs planted around the base of the house. Although original partitioning, plaster wall surfaces and trim of the interior are intact, certain reversible adjustments have been made in recent years for practical reasons. In the living room, for example, which is the largest assembly space available in the house, the ceiling has been covered with acoustical tile to modify noise levels.

8 SIGNIFICANCE

RECEIVED
MAR 17 1976



PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1883 BUILDER/ARCHITECT J. D. Duncan, Carpenter-builder, et al

STATEMENT OF SIGNIFICANCE

The Jefferson Park Ladies Improvement Club is significant to Seattle and the Beacon Hill community as a building which has served slightly more than fifty years as headquarters of one of the oldest women's social and civic organizations in the city. The fact that the building, which dates from 1883, is believed the first residence constructed on Beacon Hill is incidental to the property's primary importance as a long-time, general-purpose community center for the Jefferson Park district. Organized between 1910 and 1912 with, among other objectives, the idea of bettering conditions for the working women of the district, the Jefferson Park Ladies Improvement Club was formally incorporated in 1916. After the First World War, the Ladies Club realized its goal of establishing a permanent headquarters. In 1923 the Turner-Koepf House on 15th Avenue South was acquired, and from this site the group raised funds and implemented innumerable betterment projects for the Beacon Hill community. The club name was taken from nearby Jefferson City Park, the Improvement of which the club actively promoted since its inception.

Although sources are in conflict as to the year he came to Seattle, Edward A. Turner, a native of Maine, had arrived on the scene by 1875. It appears that he began work in the city as a newspaper reporter and publisher of the Daily Tribune, which was absorbed by the Daily Intelligencer in 1879. Turner married Estelle Roberts, also of Maine, as early as 1877, but it was some years before he cleared and developed his four-acre tract on wooded Beacon Hill south of town for residential purposes. Local directories indicate that he had turned to a career in real estate by 1882. For a number of years before his death in 1899, Turner was a principal in Turner, Engle and Lewis, Real Estate, Loans and Insurance Company. In 1883 he built what is believed to have been the first home on Beacon Hill. A simple Italian Villa with a neatly fenced yard, it was so far from designated streets that its location in the 1885-1886 directory was simply stated: "ridge 1 3/4 miles south of post office". The basic means of overland travel to Seattle from Beacon Hill at this time was a circuitous wagon road. On the basis of directory listings, it seems that Turner and his wife did not remain long on their Beacon Hill property, perhaps no more than about five years.

In 1898 the house was acquired by Frederick Koepf, who was for many years chief draftsman in the City Engineer's office. It was Koepf who modified the house with a tower, areas of variegated shingle siding and verandas to conform to the more up-to-date Queen Anne Style. When the City graded 15th Avenue South to the summit of Beacon Hill around 1907, Koepf's house was moved across to the east side of the new thoroughfare. The weathervane atop the polygonal tower still carries evidence of Koepf's occupancy in the form of an initial "K". Upon Koepf's death, in 1920, his widow remained in the house for another year, and in December 1923 the house and two adjoining lots were acquired by the Jefferson Park Ladies Improvement Club for a permanent headquarters.

The basis of the Ladies Club was a group of eight women who began meeting, by some accounts,

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"How the Oldest Beacon Hill Home Became the Oldest Women's Clubhouse" (ca. 1924) and other unidentified newspaper clippings in scrapbook, archives of the Jefferson Park Ladies Improvement Club. Illustrating the article cited is an historic view of the Italian Villa built by E. A. Turner, photographed prior to 20th century alterations.

Interview, June 4, 1975: Mrs. B. E. Steele, President, Jefferson Park Ladies Improvement Club

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

UTM REFERENCES

A

1	0	5	5	1	7	4	0	5	2	7	0	4	0
ZONE		EASTING				NORTHING							

B

ZONE		EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Elisabeth Walton Potter, Historic Preservation Specialist

ORGANIZATION

Washington State Office of Archaeology and Historic Preservation

DATE

Nov. 1975

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-4117

CITY OR TOWN

Olympia

STATE

Washington, 98504

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur M. Skolnik

TITLE

State Historic Preservation Officer

DATE

March 4, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

4/22/96

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

4.19.75

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in 1910, coincidentally the year women's suffrage was achieved in the state of Washington. By 1912, certainly, the group was organized "for the purpose of developing social and civic interests on Beacon Hill and near Jefferson Park." The park, located on 15th Avenue South about eleven blocks south of the Turner-Koepf House, had been held by the City for municipal use since 1898. A reservoir, city stockade, or prison, a nursery and greenhouse were among early improvements on the property. At the height of city-wide efforts to implement the Olmsted System of Parks, Boulevards and Playgrounds, the Ladies Club helped to promote development of Jefferson Park as a public golf links in accord with designs prepared in 1911 by Olmsted Brothers, the distinguished Boston firm of landscape architects. It is interesting that among the projects which the club undertook in its early years was the holding of parcels of land for park development. Fittingly, a member of the Jefferson Park Ladies Improvement Club was among the first women to be named to the Seattle Board of Park Commissioners.

Some of the club's other early efforts included ridding the community of its pest house and agitating for construction of safe steps and sidewalks on the steep hillside which workers descended to reach factories at the foot of west Beacon Hill. By the time of its formal incorporation with seventeen members in June, 1916, the Ladies Club was working in cooperation with neighborhood school authorities to remedy various educational problems. These activities predated the organization of Parent-Teacher associations. The club was instrumental in establishing a kindergarten for the district, and it sponsored improved street lighting and litter clean-up campaigns.

As early as 1915 the club had acquired a lot for a future clubhouse site, but the First World War intervened, and all effort was concentrated on war-related drives and Red Cross work. Fund-raising for a clubhouse was resumed after the armistice, however, and the present property was ultimately secured in December, 1923. Refurbishing the interior of the Turner-Koepf House was carried out in the first three months of 1924 with the assistance of J. D. Duncan, local carpenter who had helped build the house for E. A. Turner in 1883. From the day of its opening, "Beacon Hill Club House," as it was frequently called, was made available to numerous organizations, including the Campfire Girls, Boy Scouts and other youth groups. By such activities as bake sales and bazaars, subscription drives, and such fashionable social events as dancing and card parties, the club financed its enterprises and maintained its property for the benefit of the community as a whole. The traditions of the club persist to the present day, which finds club members seeking the formation of a full-fledged public library branch for Beacon Hill.

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"Pioneer's Home on Hill links Olden Days with New," Seattle Times (March 13, 1936).
Dubuar Scrapbook No. 76, page 11, University of Washington Library Special Collections.
Pertaining to E. A. Turner, "pioneer realty salesman."

The Northern State (January 23, 1878). Eldridge Morse Scrapbook No. 5, page 125,
University of Washington Library Special Collections. Notice of marriage of E. A.
Turner and Miss E. Estelle Roberts on December 30, 1877.

The Washington Historian, Volume 1, No. 1 (September 1899), 94. Obituary, Edward A. Turner