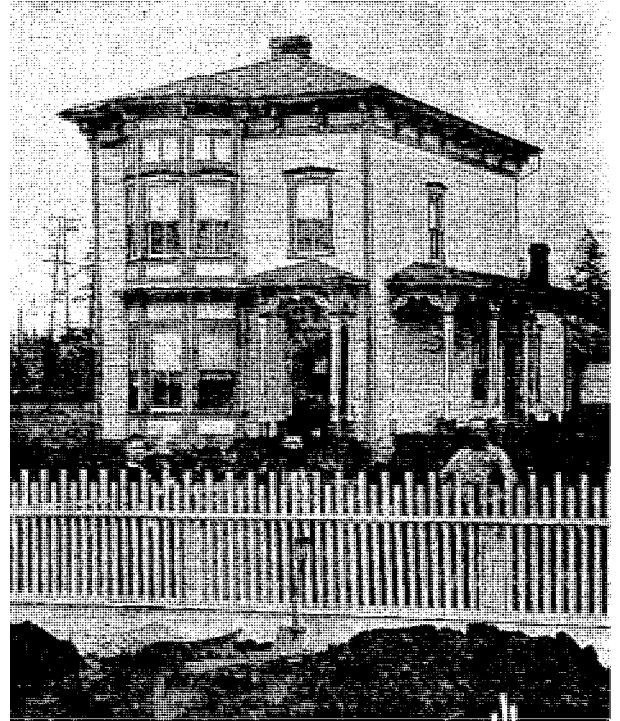


TURNER-KOEPPF HOUSE



2336 15TH AVENUE S
January 2019

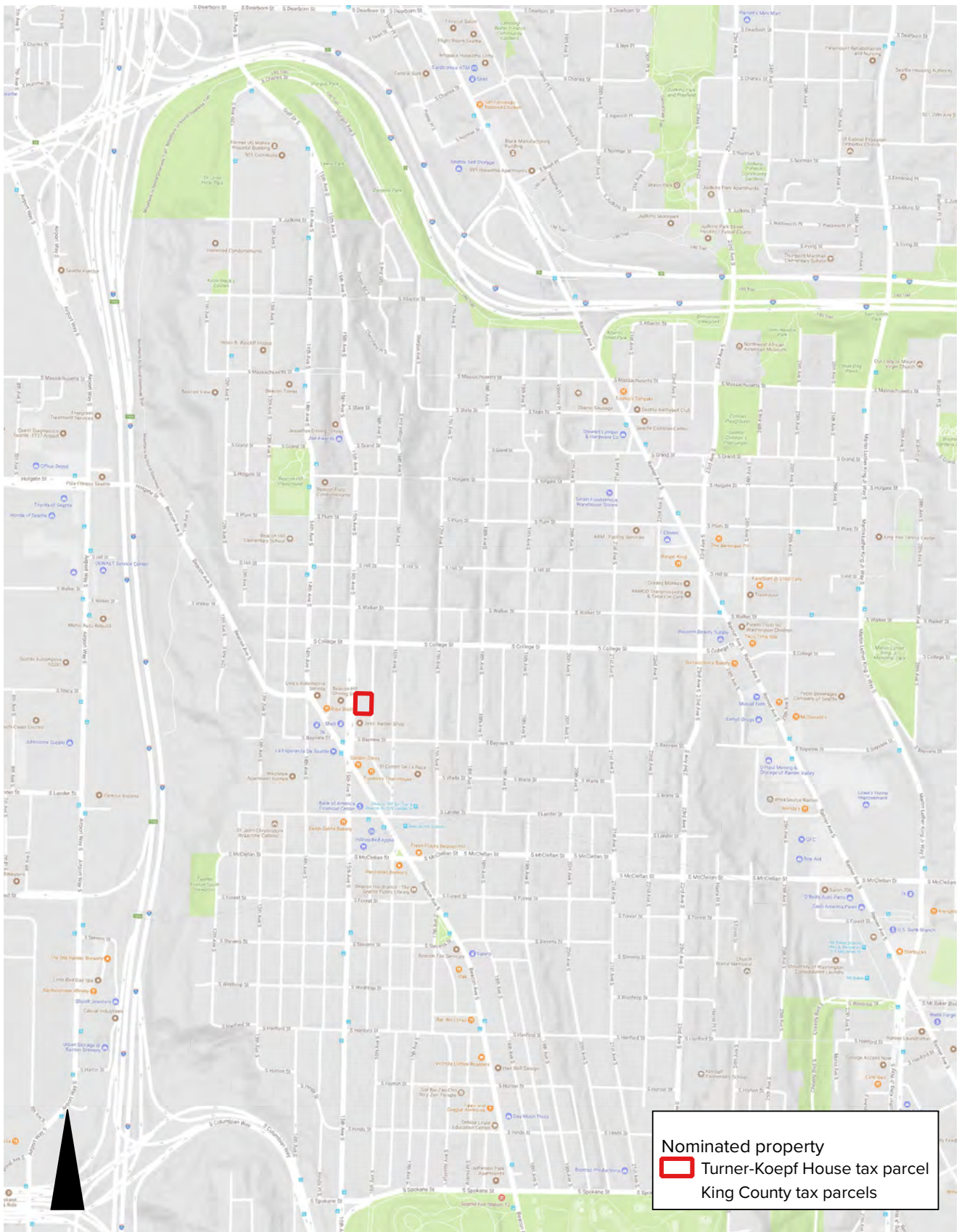


Figure 1. Site map.



Figure 2. Site plan.



Figure 3. 1862 map.



Figure 4. 1863 map.

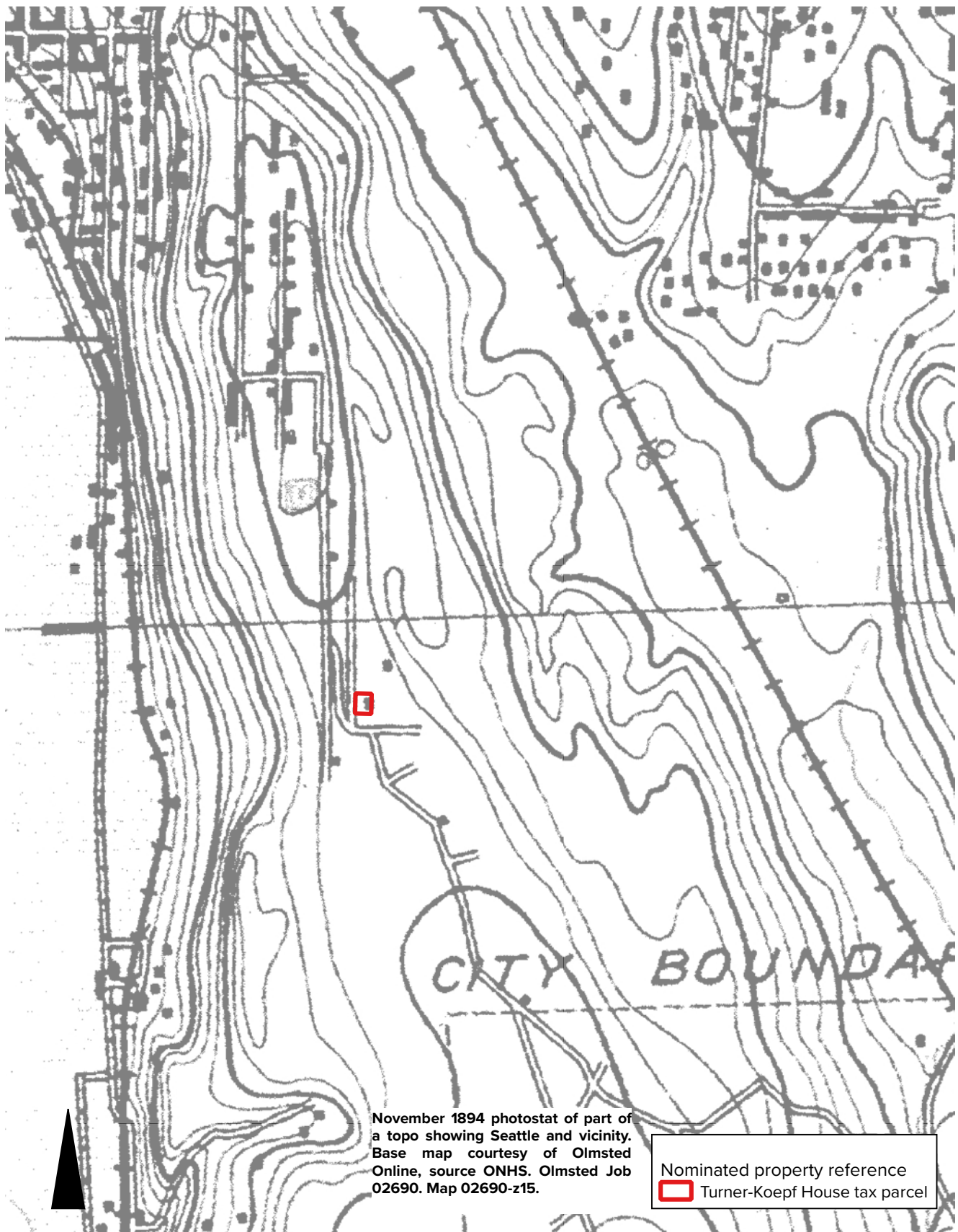


Figure 5. 1894 map.



Figure 6. 1901 map.



Figure 7. Additions platted by the Walkers and the Turners.

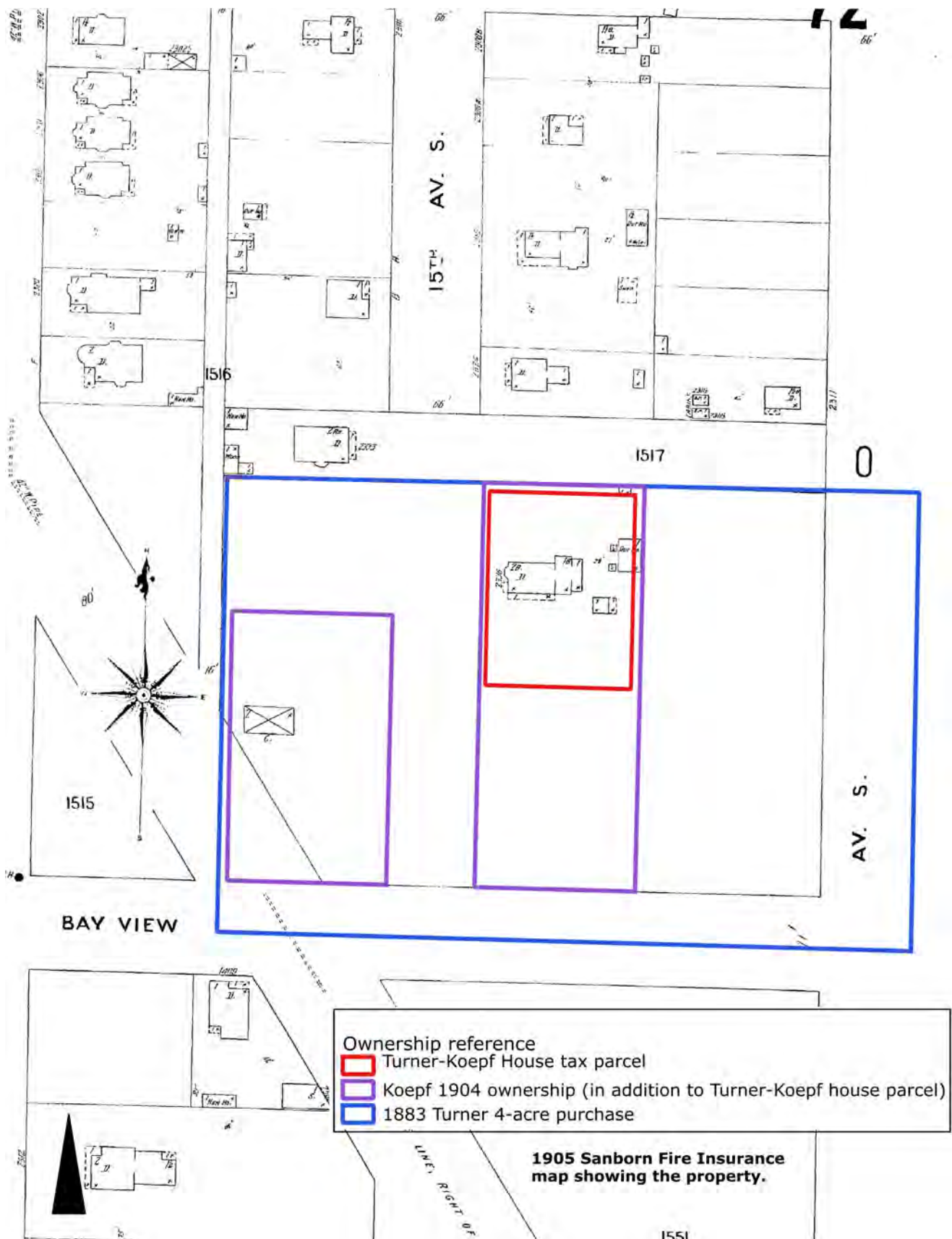


Figure 8. 1905 Sanborn map. Note that 15th Avenue S had not yet been established through the property.

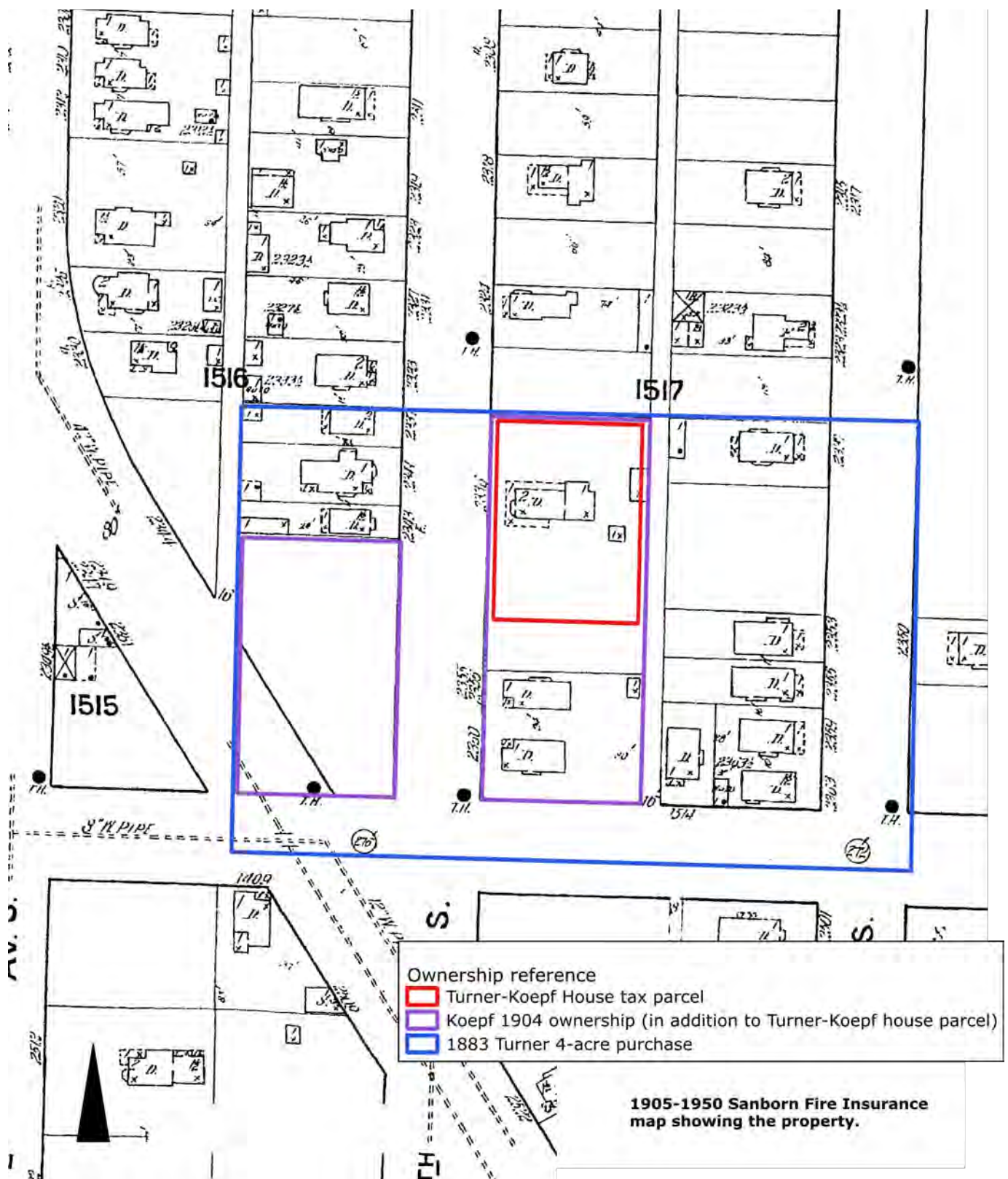


Figure 9. Ownership reference map. The Sanborn shows development between ca. 1909 (street grading) and the 1930s (prior to development shown in the 1937 aerial). The establishment of 15th Avenue S through the site is complete and subsequent building construction has occurred in lots that had been sold off from the original 4-acre holding.



1937 aerial courtesy of King
County Map Vault.

Nominated property reference
[red box] Turner-Koepp House tax parcel

Figure 10. 1937 aerial.



1968 aerial courtesy of
USGS.

Nominated property reference
[red rectangle] Turner-Koepp House tax parcel

Figure 11. 1968 aerial.



Figure 12. 1975 aerial.

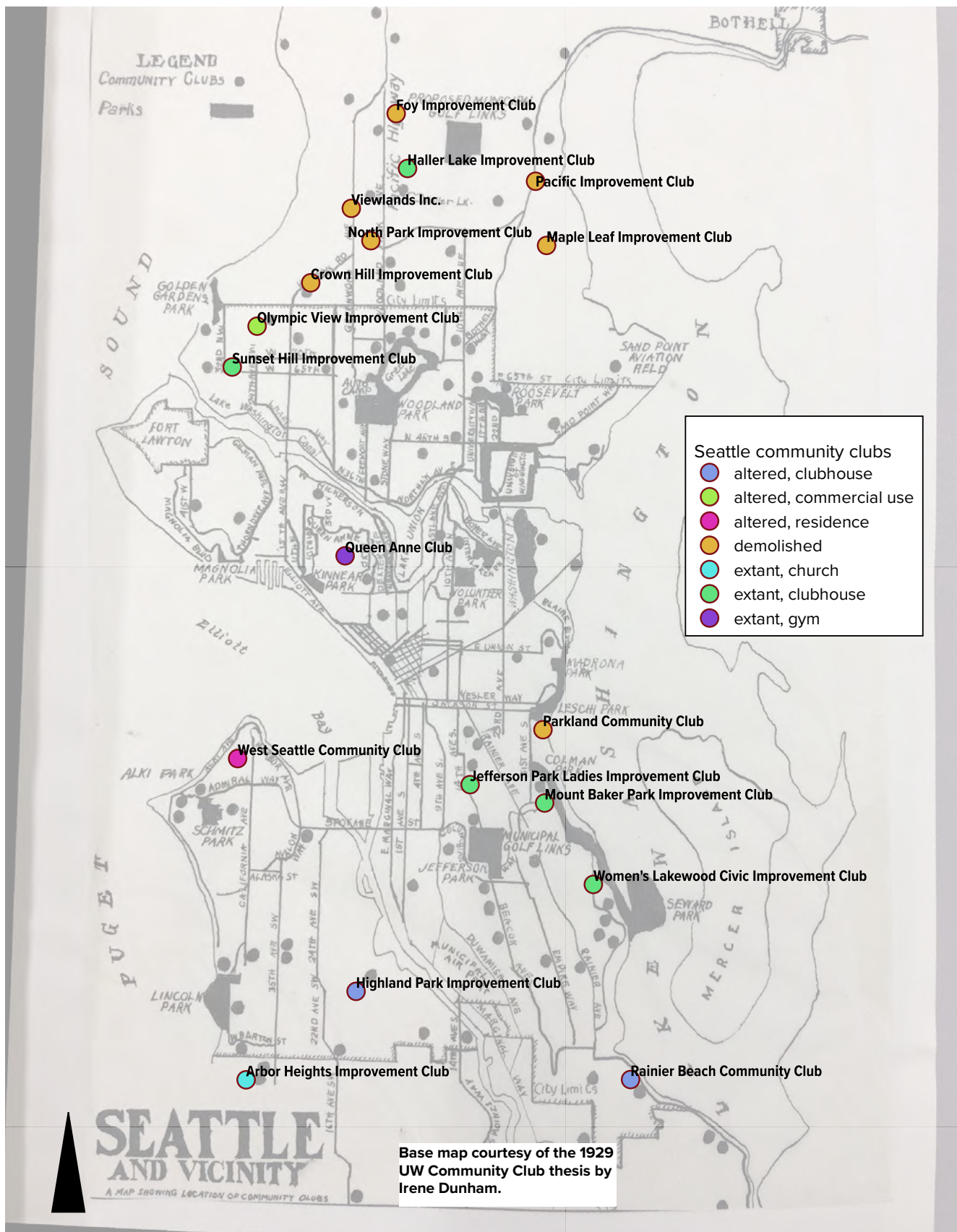


Figure 13. Community clubs map.

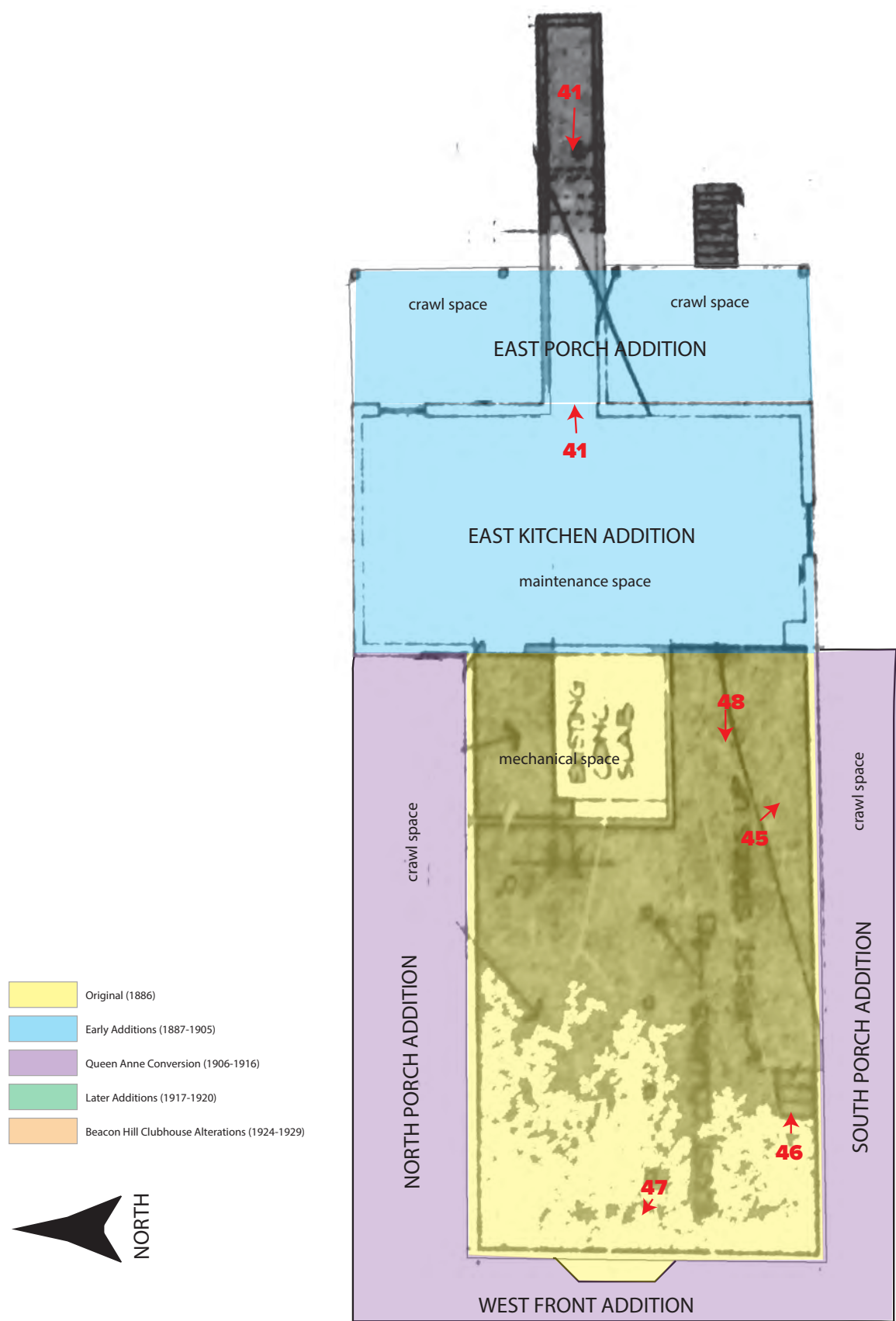


Figure 14. Basement plan.



Note: the east second story configuration shown in this plan from permit records is not accurate. The addition does not extend to the edge of the south facade and the two sets of restrooms were remodeled for a caretaker unit.

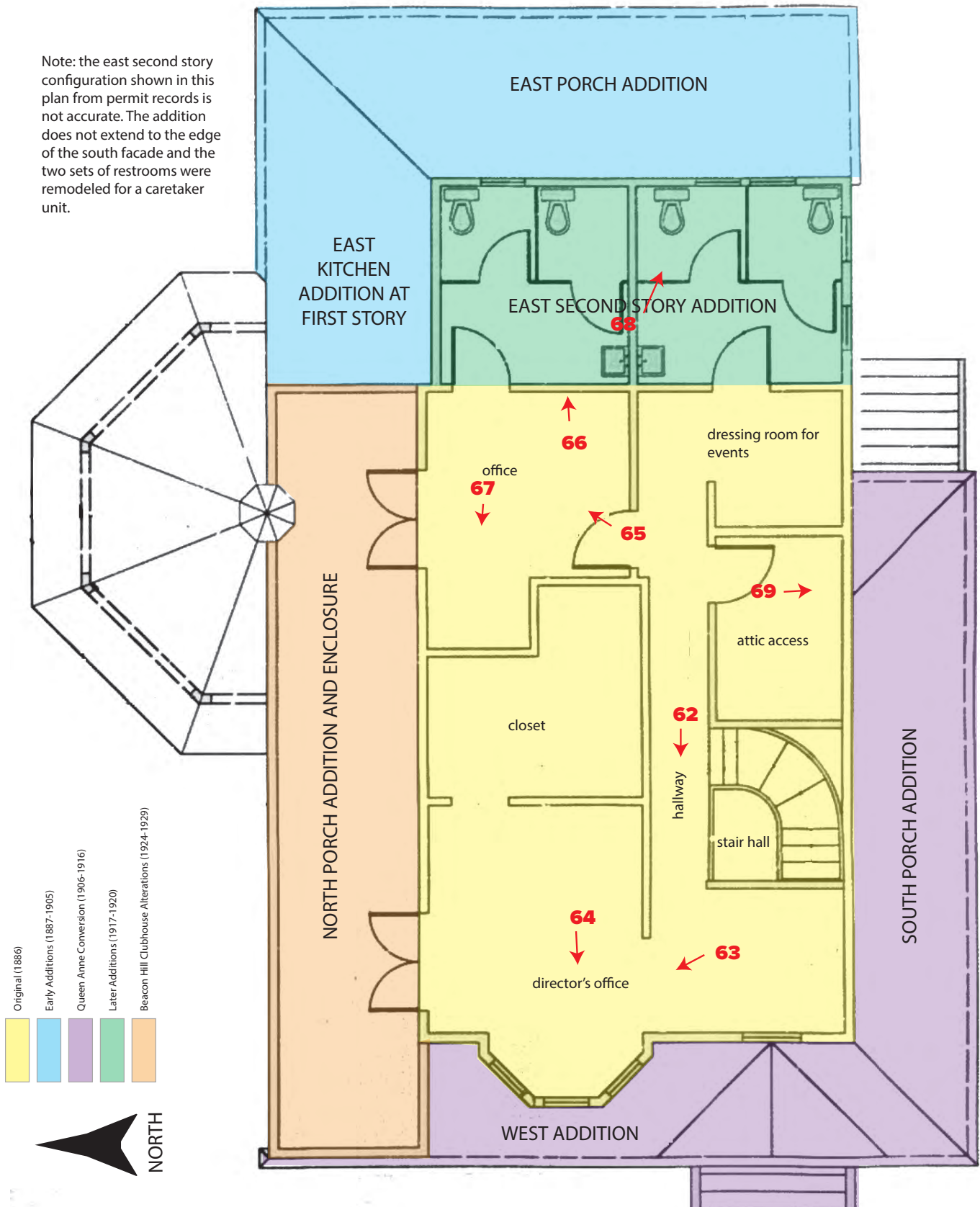


Figure 16. Second floor plan.

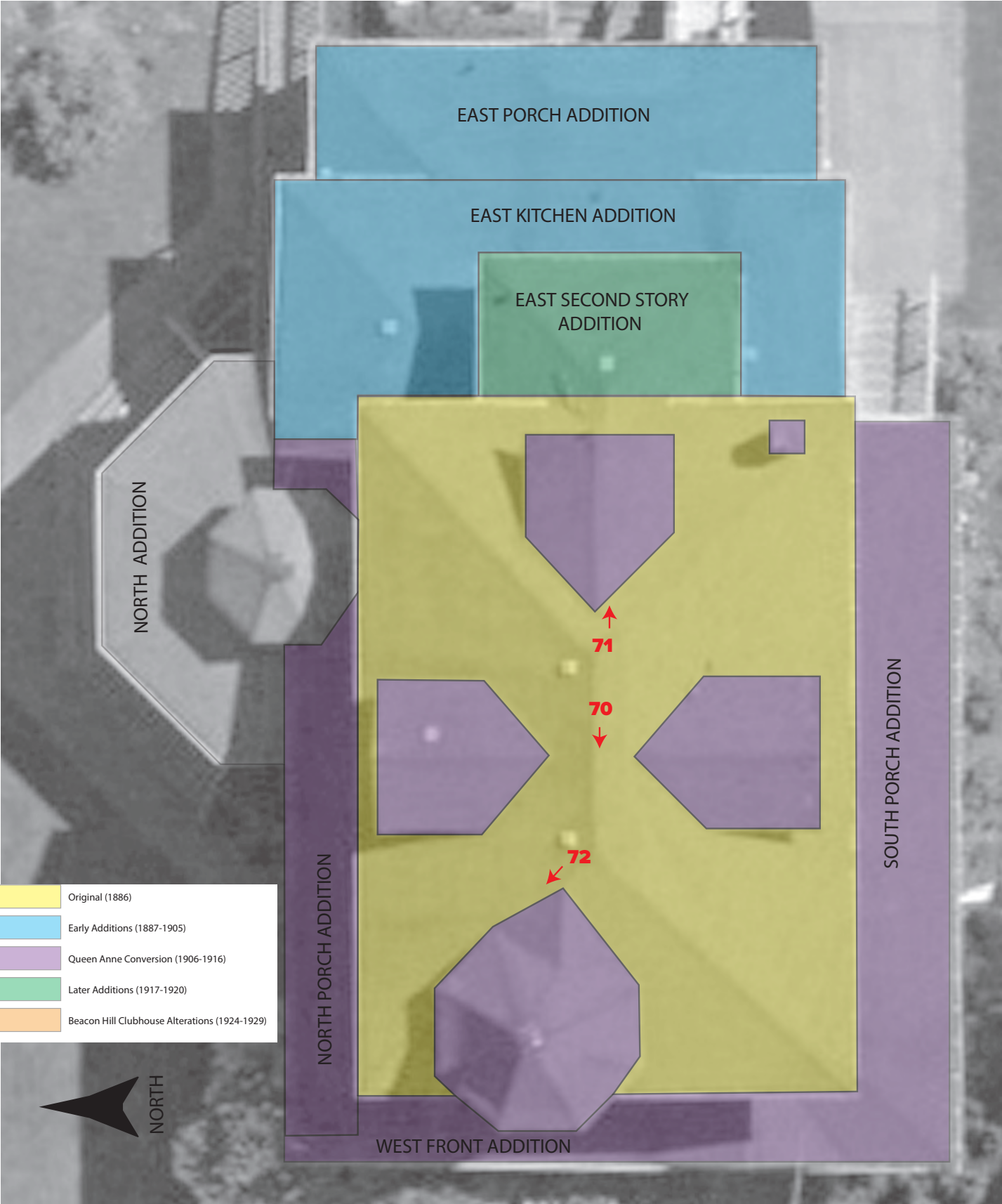


Figure 17. Roof plan.



Figure 18. West front facade.



Figure 19. Northwest corner with 15th Avenue S in the foreground.



Figure 20. North facade looking southwest.



Figure 21. Northeast corner. The paved parking off the alley is visible in the foreground.



Figure 22. Rear east facade.



Figure 23. South side facade.



Figure 24. North yard looking east.



Figure 25. North yard looking west.



Figure 26. Pear trees in the south yard, looking east.



Figure 27. Gazebo in the north yard, looking east.



Figure 28. Typical pear tree in the south yard (above left) and a pear from one of the trees (above right).



Figure 29. Rose off the northeast corner of the house (above) and a detail of the rose hips and leaves (inset).



Figure 30. Neighborhood view looking north along 15th Avenue S.



Figure 31. Neighborhood view looking south along 15th Avenue S.



Figure 32. Neighborhood view looking south along 15th Avenue S from near S College Street.



Figure 33. Neighborhood view of buildings across 15th Avenue S from the Turner-Koepp House.



Figure 34. Neighborhood view looking southwest from the house towards the intersection of 15th Avenue S and Beacon Avenue S.



Figure 35. View looking south along the sidewalk in front of the Turner-Koepe House.



Figure 36. Looking south along the alley behind the house.

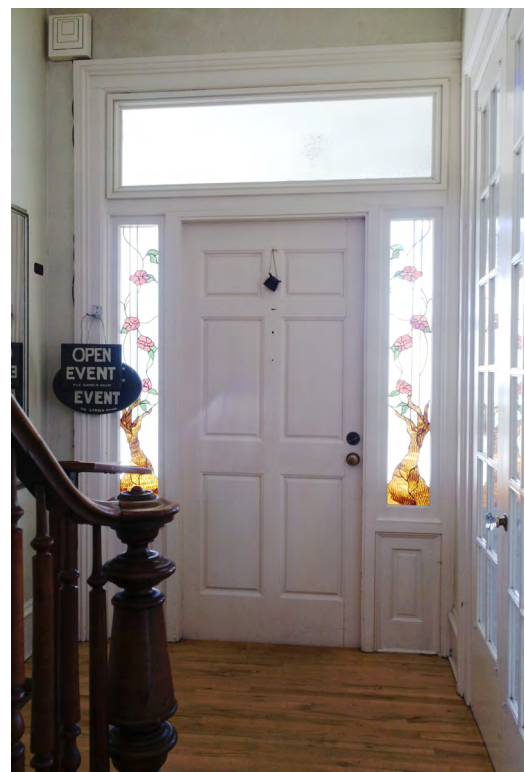
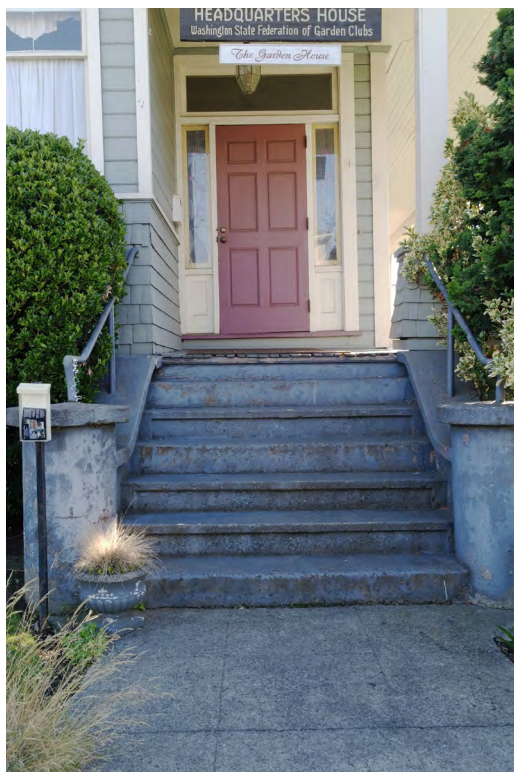


Figure 37. Front west entrance exterior (above left) and interior view (above right).



Figure 38. Dormer, upper wall and eave detail.



Figure 39. Window detail showing casings.



Figure 40. Rear basement entrance looking from the basement out (above left) and from the exterior down (above right).



Figure 41. South porch, east stairway (above left), south porch looking west (above center), and corner detailing at the south porch on the southwest corner (above right).



Figure 42. Southwest corner of the south porch showing the concrete foundation addition (upper left), brick piers along the south side of the south porch (lower left), and the south entrance (above right).



Figure 43. Rear east entrance.



Figure 44. Basement 2-lite sash (above left) and a detail of the catch on these sash (above right).

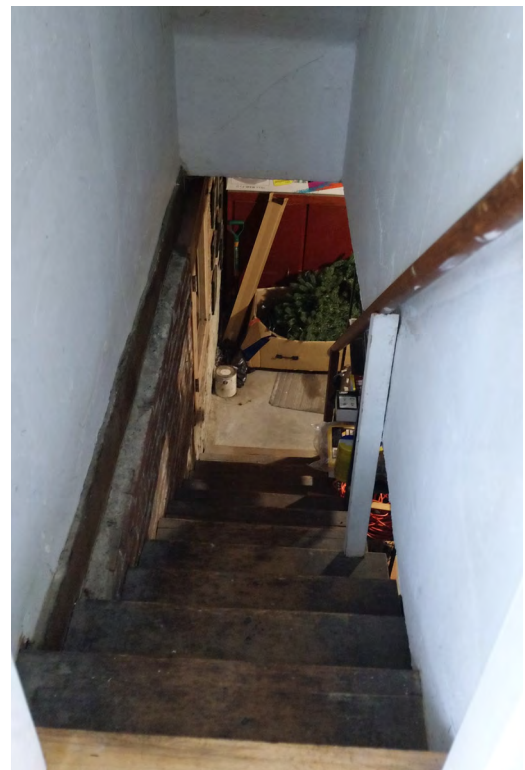


Figure 45. Basement stair looking up from the basement (above left) and looking down from the first floor (above right).



Figure 46. Basement looking northwest towards the canted portion formerly below the front bay.



Figure 47. Basement looking west from the portion below the east end of the main house.



Figure 48. Stair hall looking east.



Figure 49. First floor event volume looking southeast. The event support space is at left behind the French doors and the kitchen is at right through the doorway adjacent the organ. The south doorway is at the far right below the exit sign. The light fixtures are ca. 1924, and the flooring and French doors from ca. 1925-1929.



Figure 50. First floor event volume looking west. The four windows at left were part of the living room expansion during the Queen Anne style conversion, 1906-1916. The two windows at right were part of former north porch enclosure, 1925-1929. The beam running above the volume and ending between the above two window groupings marks the north edge of the original house.



Figure 51. First floor looking south at the doorway (left) to the basement and (right) to the stair hall.



Figure 52. Light fixture detail, ca. 1924.



Figure 53. First floor, view looking east into the two restrooms within the east porch addition.



Figure 54. First floor service space looking west towards the event volume.



Figure 55. Kitchen looking east towards the east porch addition (lower) and a detail of the scored plaster wainscot in the kitchen (upper right).



Figure 56. Kitchen, looking north at the built in cabinets.



Figure 57. Kitchen looking southwest.



Figure 58. East back porch looking north.



Figure 59. East back porch east wall framing detail.



Figure 60. East back porch addition looking west into the kitchen.



Figure 61. Second floor hallway looking west towards the director's office (above left), and the stained glass at the south facade window at the stair well (above right).



Figure 62. Second floor director's office looking northwest.



Figure 63. Second floor director's office looking southwest.



Figure 64. Second floor northeast office looking northeast.



Figure 65. Second floor northeast office looking east into the kitchen area within the east second story addition.



Figure 66. Second floor northeast office looking west.



Figure 67. Second floor east second story addition, within the bathroom on the south side of the addition, looking west. The shower and other side of the room are visible in the mirror.



Figure 68. Stairwell within the small second floor room leading up to the attic.



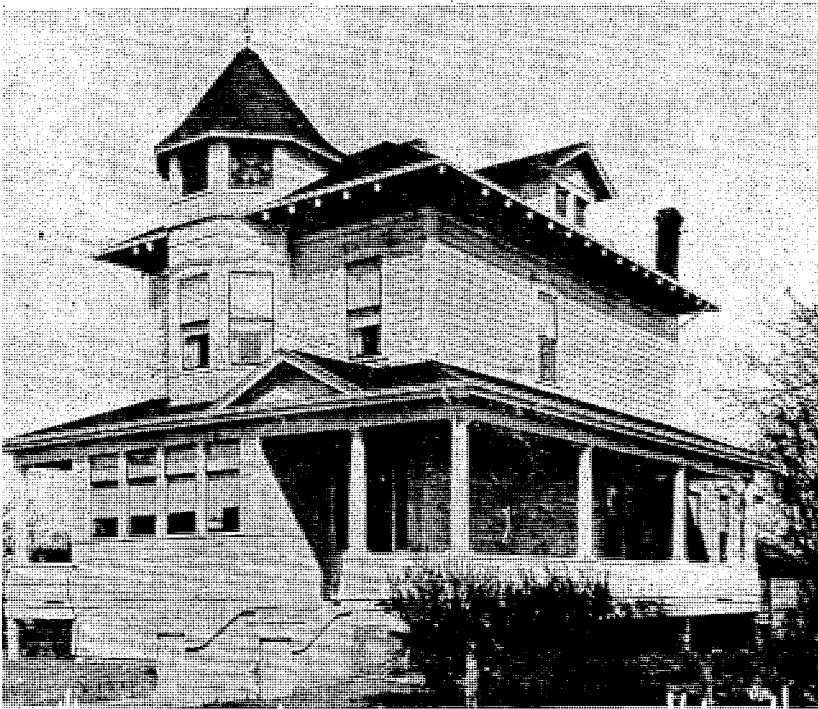
Figure 69. Attic looking west into the front bay with the stained glass windows.



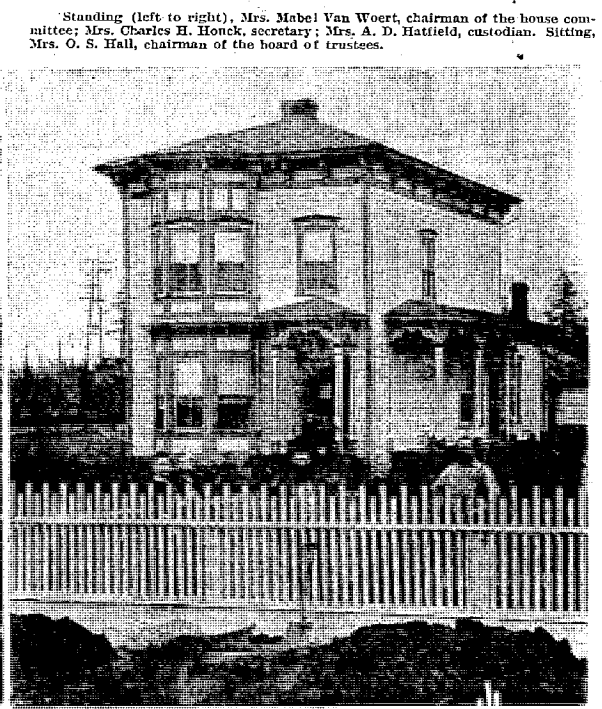
Figure 70. Attic looking east.



Figure 71. Attic, detail of framing at the front bay.



The Beacon Hill Club as it appears today, owned by the Jefferson Park Ladies' Improvement Club.



The Beacon Hill clubhouse as it appeared when it was the Turner home.

Figure 72. 1924 view of the house (above left) and pre 1906 view of the house showing the original configuration and the east kitchen addition (above right). Source: The Seattle Daily Times, National Weekly Section, April 27, 1924, page 5.



Figure 73. January 19, 1925 view of the house. Source: Cowan Photo, Washington State Parks and Recreation Commission from the National Register of Historic Places Nomination.



Figure 74. 1929 photograph of the house. Source: Community Clubs in Seattle, 1929 University of Washington Thesis by Irene Somerville Durham.



Figure 75. Ca. 1937 view of the house. Source: Puget Sound Regional Archives, property record card.



Figure 76. 1975 view of the west facade. Source: Seattle Municipal Archives.



Figure 77. 1975 view of the southwest corner. Source: Seattle Municipal Archives.



Figure 78. George W. Ward Residence (1882). Courtesy Department of Neighborhoods, Historic Resources Database.



Figure 79. 1414 S Washington Street residence (1901). Courtesy Department of Neighborhoods, Historic Resources Database.



Figure 80. List-Bussell Residence (1892) at 1630 36th Avenue. Courtesy Department of Neighborhoods, Historic Resources Database.



Figure 81. William H. Thompson Residence (ca. 1894) at 3119 S Day Street. Courtesy Department of Neighborhoods, Historic Resources Database.

[illegible]

Figure 82. Property record card for the house. Source: Puget Sound Regional Archives, property record card.

632
1/17/20

FOLIO 2681
PERMIT NO.
DATE

ADDITION WALKERS
Section 8 Twp 34 Range 4 E.W.M. Block 7 Lot 5 1, 2, 3
Address 2336 15 Ave. 50.

Fee Owner
Zoning
Condition of Exterior A Interior A Foundation A Floor Plan Good Accept. Poor
USE: 100% FR. LADIES' CLUB

ROOF CONSTRUCTION
100% Frame-Joist
Mill-Deck
Rein. Conc. GLB
Steel Fr. Metal Deck
Trusses Span
Wood Steel

FLOOR FINISHES
30% Fir 60% Maple
Oak 2x6TG
Lino 3x6TG
Cement Lgtwg. Conc.
Terrazzo
Asphalt Tile Vinyl Tile

PLUMBING
10 No. Fixtures
5 Toilets Urinals
Tubs Leg. or Pem.
3 Basins Dr. Fms.
1 Sinks
Washers Dryers
Showers (tub) stall
1 H.W. Tanks Ldy. Trays
D. Washers Disposals
Sprinkler Sys.

TYPE OF CONSTRUCTION
Frame
Metal-Prefab
Ordinary Masonry
Mill Construction
Class A Rein. Conc.
Stru. Steel and Conc.
Struct. Steel, Frame
or

QUALITY-TYPE
Good Med. Cheap
FOUNDATION
Mud Sill ☐ Post Pier
Conc. ☒ Brick
Lead Mgt. ☐ Piling

BASEMENT
Full ☒ Part.
Sub-Basement
Size
Garage ☐ No. Cars
Floors
Plastered ☐ Pl. Bd.
No. Apartments
Service Rooms

MISC. TANKS, Etc.
HOISTS, Elec. Hydr.
Pass. Fight
Auto. Elec.
Rgn. Hydr.

ELEVATORS
Pass. Fight
Auto. Elec.
Rgn. Hydr.

DOCKS AND PIERS
Hvy. Med. Lgt
Unstr. Pile Tmbr.
Conc. Piles & Bms

WIRING
Knob & Tube
Flex. Cable
Conduit

HEATING
200% F.M.B.
Elec. Oil Gas
H.W. St. H.A.
B.Bd. Suspended
FHA Pipeless
A. Cond. Wall Unit
Comb. Unit Custom
Refrig. Convactor
Heat Pump Fireplace

YEAR ASSESSED VALUE

2336 15 Ave. 50.

[illegible]

Figure 83. Property record card for the house. Source: Puget Sound Regional Archives, property record card.

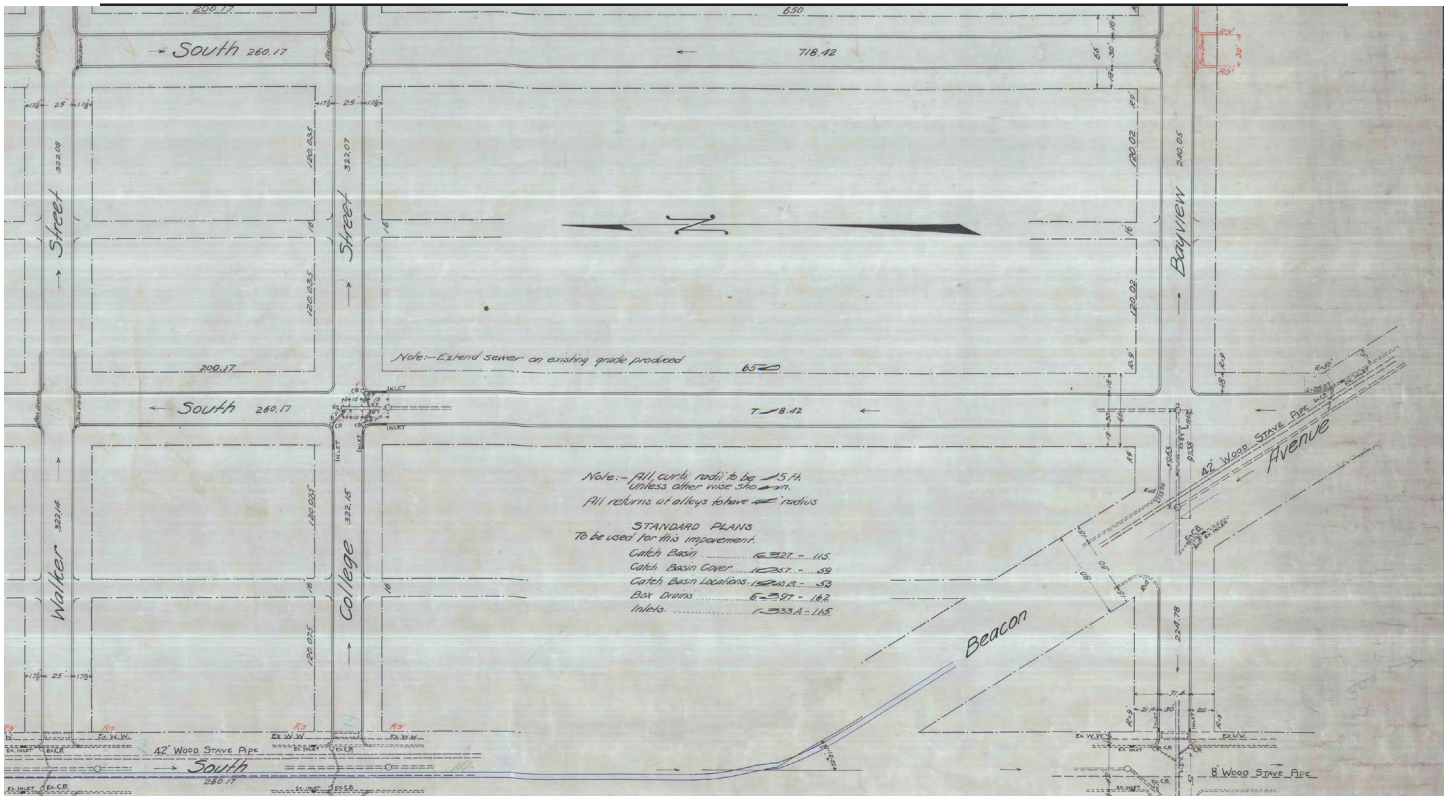


Figure 84. 1907 grading plan for Local Improvement District no. 1387 showing the block with the Turner-Koepf House. Source: Seattle Public Utilities Record Vault.

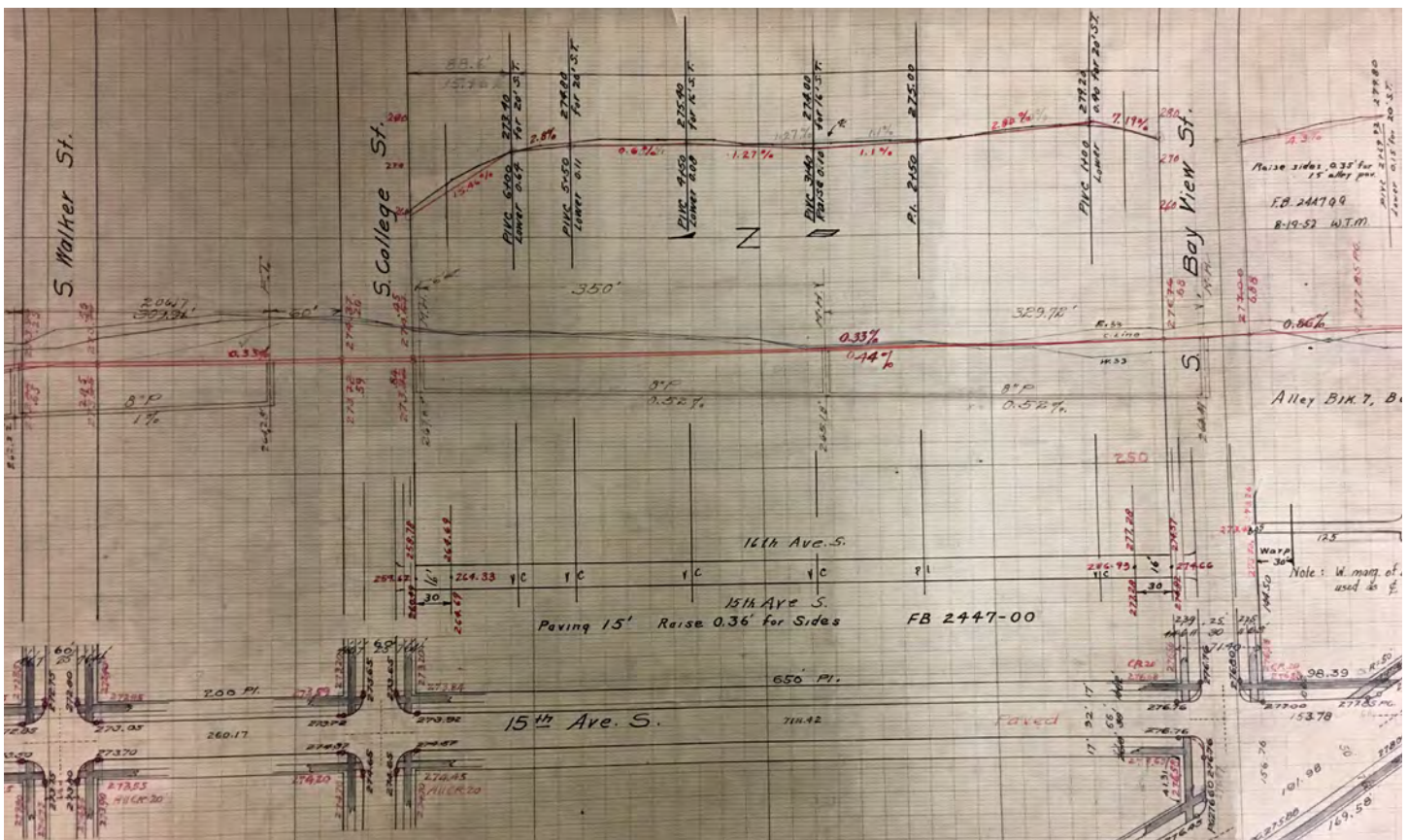


Figure 85. Street profile scroll section for the block with the Turner-Koepf House. Source: Seattle Public Utilities Record Vault.

Figure 86. Community Club-owned Club Houses in Seattle. Durham's thesis was used as the foundation for the information provided in this table.

Community Club	Date Acquired	Original Use	Date Constructed	Current Status & Use
Mount Baker Park Improvement Club, 2815 Mount Rainier Drive	1914	Clubhouse	1914	Extant, Clubhouse
Pacific Improvement Club, NE 125th Street and State Route 522	1915	Clubhouse	1915	Demolished
North Park Improvement Club, Inc., N 105th Street & Fremont Avenue	1919	Clubhouse	1919	Demolished
Women's Lakewood Civic Improvement Club, 4735 50th Avenue S	1920	Clubhouse	1920	Extant, Clubhouse
Arbor Heights Improvement Club, 4205 SW 100th Street	1921	Clubhouse	1921	Extant, Church
Haller Lake Improvement Club, 12579 Densmore Avenue N	1922	Clubhouse	1922	Extant, Clubhouse
Highland Park Improvement Club, 1116 W Holden Street	1922	Clubhouse	1919	Altered, Clubhouse
West Seattle Community Club, 1904 47th Avenue SW	1922	Residence	1907	Altered, Residence
Rainier Beach Community Club, 6038 S Pilgrim St	1923	Clubhouse	1923	Altered, Clubhouse
Jefferson Park Ladies Improvement Club, 2336 15th Avenue S	1924	Residence	Ca. 1886	Extant, Clubhouse
Parkland Community Club, 3401 Charles Street	1924	Clubhouse	1924	Demolished
Viewlands, Inc., N 115th Street and Palatine	1926	Clubhouse	1926	Demolished
Foy Improvement Club, Stone Avenue and N 145th Street	1927	Unknown (moved to site)	Unknown	Demolished
Maple Leaf Improvement Club, 35th Avenue NE and E 105th Street	1927	School-house	Unknown	Demolished
Olympic View Improvement Club, 7701 24th Avenue NW	1927	Clubhouse	1927	Altered, Commercial Use
Crown Hill Improvement Club, Inc., 11th Avenue NW and N 91st Street	1928	Clubhouse	1928	Demolished
Queen Anne Club, 1530 Queen Anne Avenue N	1928	Clubhouse	1928	Extant, Gym
Sunset Hill Improvement Club, 3003 NW 66th Street	1928	Clubhouse	1928	Extant, Clubhouse