

The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 623-4501

LPB-106.1/77

REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: Del a Mar Apartments
115 W. Olympic Place
Seattle, Washington 98119

LEGAL DESCRIPTION: Lot 11 & 12, less the easterly 8 ft., Block 11,
Supplemental Plat of G. Kinnear's Addition.

OWNERS: Del a Mar, Incorporated
16409 SE 21st
Bellevue, Washington 98008

RECOMMENDATION FOR DESIGNATION:

On December 15, 1976, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Del a Mar Apartments as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

- Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
- Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; or
- Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

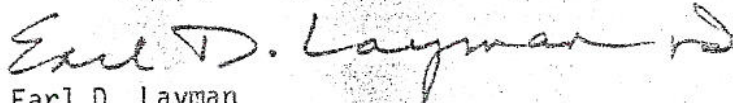
PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require, Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

Del a Mar Apartments -

- a. the exterior of the structure;
- b. the main lobby on the first floor;
- c. the forecourt area.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman
City Historic Preservation Officer

EDL:rdg

Landmarks Preservation Board

Seattle Historic Building Data Sheet

LPB-1406

1. Name (common or present and/or historic) DelaMar Apartments
2. Street and Number 115 Olympic Place Block 11 Lot 11 & 12 Year Built 1909
3. Present Owner DelaMar Partnership Present Use Apartments
Roland H. Denny
4. Interim Owner(s) Rodney R. Lewis Interim Use(s) _____
5. Original Owner George Kinnear Original Use Apartments
6. Architect _____ Builder _____
7. Assessed Value: Building \$174,320 Land \$87,000 Assessors File No. _____
8. Classification:
- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Occupied | Open to Public:
<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No
Hours _____ |
| <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied | |
| <input type="checkbox"/> Structure | <input type="checkbox"/> Both | <input type="checkbox"/> Preservation work | |
| <input type="checkbox"/> Object | | in progress | |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Threatened by demolition | |
| | | <input type="checkbox"/> Unknown | |
9. Neighborhood Information:
- A. Compatibility With Neighborhood
- Structure Yes X No _____
- Use Yes X No _____
- B. Importance to Neighborhood
- Great X
- Moderate _____
- Minor _____
- C. Architecturally Strong Neighborhood
- Comments The neighborhood exhibits a variety of apartment building styles and ages, with a few remaining single-family residences.
10. Special Research Sources (Be Specific, list name or item and where found)
- County Assessor's Office File No.
- Interview with Mel Kaufman on the site June 26, 1974.

11. Cross Street Reference



12. Photos Attached & Photographer

13. Physical Description

A. Style of Architecture

neo-classic

B. Construction Material

Masonry construction
brick & terra cotta facing

C. No. of Stories

3 stories

D. Condition

Excellent _____

Good X

Fair _____

Poor _____

E. Exterior Desecration of
Original Design

None or little _____

Moderate amount X

Considerable _____

F. Architectural worth at
Example of Its Style

Exceptional _____

Excellent _____

Good _____

Fair X

Poor _____

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc.
Refer to Guidelines of Landmarks Preservation Board).

Notable features include an ornate exterior with a facing of terra cotta columns extending from the base to the cornice. Window sills, jambs and lintels are also trimmed in terra cotta. Exterior walls are orange brick accented by the white terra cotta. The U-shaped configuration forms an entrance courtyard off the street separated by a wrought-iron fence. The courtyard is concrete with a reflecting pool (presently filled in and planted) containing a brown marble statue and decorative lighting. The built up entrance with granite steps and flanking terra cotta columns leads to the building's lobby, its most outstanding feature. The lobby, somewhat reminiscent of late 19th Century Russia, has ochre-colored marble columns and wainscoting, cast plaster ceiling and the tile flooring incorporating a coat of arms. The building's 39 apartments contain much of the building's original woodwork and oak flooring in relatively good condition. The basement bachelor units are built over a ballroom floor with the original bandstand, stag line, and table area still intact.

14. Significance

A. Major Significance

- ☐ Historical
- ☐ Architectural
- ☐ Engineering
- ☐ Cultural
- ☒ Geographical
- ☐ Archaeological

B. Level of Significance

- ☐ National
- ☐ State
- ☒ Community

C. Statement of Significance (Be specific, history, personages, events, etc.)

While the building does not represent a good example of any style of Architecture, its decoration, materials and plastic form provide an interesting contrast to the more contemporary apartment buildings surrounding it. From this standpoint the DelaMar adds interest and variety to the fabric of the urban landscape thus contributing to the vitality of the city. Its flamboyance is not often seen in contemporary apartment structures and was somewhat unusual even for its own day.

Surveyor Signature

John Lochman

Date

27 June 74

Reviewed: [Signature]

Historic Preservation Officer

Date

30 June 74