OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name **Dose, Charles P. & Ida House**

Other names/site number

2. Location

street & number 2121 31st Avenue S. ___ not for publication

city or town Seattle ___ vicinity

State Washington code ___ county King code 033 zip code 98144

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ___nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is: Signature of the Keeper Date of Action

___ entered in the National Register.
___ See continuation sheet

___ determined eligible for the National Register.
___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- X private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box

- X building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & 20th CENTURY
REVIVALS/Tudor Revival

Materials
(Enter categories from instructions)

foundation concrete
walls Brick, stucco, wood
roof Asphalt
other

Narrative Description
(Describe the historic and current condition of the property.) SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- X **B** Property is associated with the lives of persons significant in our past.
- X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ___ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ___ **A** owed by a religious institution or used for religious purposes.
- ___ **B** removed from its original location.
- ___ **C** a birthplace or grave.
- ___ **D** a cemetery.
- ___ **E** a reconstructed building, object, or structure.
- ___ **F** a commemorative property.
- ___ **G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture
Community Planning & Development

Period of Significance
1910-1920

Significant Dates
1910

Significant Person
(Complete if Criterion B is marked above)
Dose, Charles P.

Cultural Affiliation

Architect/Builder
Dose, Charles C. (architect)

Narrative Statement of Significance
(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
  #_____
  recorded by Historic American Buildings Survey
  ___
  Record#_____
  recorded by Historic American Engineering Record#__

Primary location of additional data:

- ___ State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- X Local government
- X University
- ___ Other

Name of repository:
University of Washington Libraries
Special Collections
Seattle Historic Preservation Program

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional UTM References on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	5 53 138	5 27 0319	3			
2				4			

Verbal Boundary Description
Lot 5 & south 7 feet of Block 4 of C.P. Dose's Lake Washington Addition Replat of Blocks 4 & 5.

Boundary Justification
The boundary includes the full extent of the legal parcel of the nominated property as noted above.

11. Form Prepared By

name/title Katheryn H. Krafft
organization Krafft & Krafft Architecture date May 2013
street & number 2422 29th Avenue W. telephone 206-284-1926
city or town Seattle state WA zip code 98199

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Luke Gjurasic
street & number 2121 – 31st Avenue S. telephone 206-329-6457
city or town Seattle state WA zip code 98144

Narrative Description

Site, Setting & Neighborhood Physical Context

The Charles P. & Ida Dose House is located in the northern part of the greater Mount Baker neighborhood in southeast Seattle. The neighborhood is bounded to the east by Lake Washington, to the north by Judkins Street, to the south by Charlestown Street, and to the west by Martin Luther King Jr. Way (north of Cheasty Boulevard) and Rainier Avenue (south of Cheasty Boulevard). The Mount Baker area is defined by two north-south ridges: one runs along 31st Avenue S. from Judkins Street to Mount Baker Boulevard and the other runs between Mount Baker Park and Lake Washington along Mount St. Helens Place and Hunter Boulevard. These ridges offer dramatic east-facing views to Lake Washington and the Cascade Range. The 200-acre Mount Baker Park Addition (platted 1907) encompasses a 70 block area within the neighborhood; its picturesque layout was planned and designed to be incorporated into the greater Seattle Parks and Boulevard system as envisioned by the Olmsted Bros. in 1903 and 1908. Nearby neighborhood components of the Olmsted plan include Lake Washington Boulevard, Coleman Park, Mount Baker Park and Mount Baker Boulevard.

The Charles P. & Ida Dose House is situated within the 10-acre plat of C. P. Dose's Lake Washington Addition (platted 1905) and on the high west side of the 31st Avenue S. ridge approx. 0.2 miles west and uphill from Mount Baker Park and Lake Washington Boulevard. The house is located at the NW corner of the intersection of 31st Avenue S. and S. Walker Street. Two brick bollards are located nearby on the east side of 31st Avenue S.; they mark the entrance to Dose Terrace. This eastern four block extension of S. Walker Street became known as Dose Terrace after 1908 when C.P. Dose donated his lakeshore parcels to the Seattle Park Board. A formal stairwell leading to Mount Baker Park and the Lake Washington Boulevard is located at the foot of Dose Terrace.

The subject house is formally oriented toward 31st Avenue S., which is a relatively busy north-south arterial that served historically as an early street car route. The adjacent blocks to the west, north, east and south are dominated by a fairly standard grid street system with residential development along most of the streets. The immediate area is characterized by single-family residences including other historic and older residential properties, several of which are also directly associated with either C.P. Dose or his son C.C. Dose.

The subject house is located on a rectangular lot measuring approx. 50′ x 100′ and is setback from the adjacent street intersection and common property lines. The residence is situated several feet above the grade of the adjacent sidewalks; thus, the southern and eastern edges of the site are bounded by retaining walls composed of large boulders. The retaining walls are all currently covered by English Ivy. Large deciduous trees are located on the adjacent parking strips along the east and south sides of the site and tend to obscure views of the house, as do a large shrub and tree adjacent to the east elevation. Formal entry to the house from 31st Avenue S. is via a set of modern exposed aggregate concrete stairs that are adjacent to the north property line. A short driveway provides access to the basement level garage from S. Walker Street. Extant portions of original/historic stone paving are located at the east side of the entrance porch and along the north side of the residence. Non-historic hedges and planting materials are located at the eastern and northern perimeters of the site and non-historic fencing is located along the entire western 30-foot end of the site. The west property line abuts an adjacent residential parcel and there is no alley.

Current Exterior Appearance

Design Character & Typical Extant Original Features & Finishes The Charles P. & Ida Dose House is a 2-1/2 story wood-frame structure with a concrete foundation and a basement level with crawl space. The exterior of the house is very well preserved and exhibits numerous original architectural features and finishes drawn from the popular late 19th C. English Arts & Crafts design mode – described as "Modern English style" in the 120-page plan book catalog *Architecture of Dose, West & Reinhold* published by C.C. Dose in 1908. However, it can best be categorized as embodying the distinctive characteristics of Tudor Revival as well as Craftsman–inspired design features. The exterior is distinguished by a prominent 2-1/2 story front-gable building form and a full width entrance porch. The upper portions of the entire exterior are typically clad with rustic concrete stucco and a half-timber treatment (above second floor line). The base or first floor level is clad with variegated red and clinker brick veneer. The exposed portions of the concrete foundation walls are coated with a smooth concrete stucco finish that is scored to create the appearance of regularly coursed stonework.

The house exhibits highly distinctive exterior features included projecting bay windows with hipped roofs at the south and the north elevations, wide open eaves and overhangs, wide barge boards with open trefoil treatment at the flared tails; this latter detail is emblematic of several other known residential designs credited to C.C. Dose & Co., Architects. All of the main roof and dormer gables include elaborate heavy knee braces. The principal front-gable

roof form is further complicated by wide gabled wall dormers at the south and north elevations as well as smaller gabled roof dormers at the south and north elevations, all of which exhibit homogeneous roof features and architectural details. The roof was originally clad with Cedar shingles: however, it is now covered by an unobtrusive asphalt shingle roofing product. Two original chimneys exhibit variegated red brick and clinker brick masonry and corbelled caps; the larger – located one to the south - serves a double fireplace and the smaller one - to the north - originally served the basement level laundry and the kitchen.

The house exhibits a variety of wooden window sash and window types. Simple three-part hopper type sash are typically located at the basement level, arched ventilation openings are located below the entry porch, a large cottage type window with multi-pane upper sash is located at the entrance porch and simple one-over-one double hung sash are typically located at the second floor level. Two types of ornate diamond-pattern casement sash members are located at various attic level window openings. Highly decorative and elaborate fixed stained glass window panels are located at various first floor window openings; some of the panels are within sets of fixed sash located at the south and north elevations and others are within a particularly distinctive bay window located at the west end of the south elevation. Protective panels have been added to the exterior sides of these windows. Ornate leaded and beveled glass sidelights also distinguish the front entry doorway.

East Elevation (façade) The principal east elevation or façade is dominated by a prominent 2-1/2 story front-gable and a full width porch. The porch roof is a gable-on-hip form that includes decorative soffit brackets and is supported by multiple square columns. The porch is entered via a central set of flared concrete entry stairs with cheeks. The stair entry is flanked by sets of square columns and the front corners of the porch are each accentuated by three square columns. A large cottage type window with multi-pane upper sash and a beaded board ceiling with a diamond-pattern inset (for the porch light) are also located at the entrance porch. A set of ornate leaded and beveled glass sidelights flank the original painted Fir entry door at the north side of the porch. The main gable and the porch gable exhibit a typical distinctive architectural detail - wide barge boards with an open trefoil treatment at the flared tails – that is found throughout the exterior design. The main roof gable exhibits wide soffits supported by heavy knee braces. Two sets of double-hung windows are located at the second floor level. Diamond-pattern casement sash members are centrally located within the gable end.

North Elevation The north elevation exhibits highly decorative and elaborate stained glass window panels at the first floor level (east end) and a shallow one-story square bay window at the center of the elevation. The hipped roof at the bay window exhibits typical beaded board soffits and decorative soffit brackets. Windows at the first level are typically set with brick surrounds and include smooth sandstone sills. This elevation is dominated by a wide wall dormer at the center of second floor level that is flanked to the east by a single roof dormer at the attic level. The wide window dormer includes a band of three double-hung windows. All of the dormers exhibit knee braces and highly distinctive details - wide barge boards with an open trefoil treatment at the flared tails – as noted above. The one-story brick clad wall at the east end of this elevation is a surviving portion of the original rear porch.

West Elevation The west or rear elevation is altered to some degree. See section below describing Non- Historic Exterior Alterations. Despite the modern alterations, the original brick and half-timber cladding, fenestration, window sash and other details remain intact and well preserved. This elevation exhibits typical original roof details, double-hung window sash and sandstone sills.

South Elevation This prominent elevation exhibits highly distinctive architectural features in addition to intact original cladding materials. This elevation is dominated by a wide wall dormer at the center of second floor level that is flanked by two roof dormers at the attic level. The wide window dormer includes a band of three double-hung windows. All of the dormers exhibit elaborate, heavy knee braces and highly distinctive details - wide barge boards with an open trefoil treatment at the flared tails – as noted above. A particularly distinctive bay window with elaborate stained panels is located at the west end of the first floor level of this elevation. A set of highly decorative and elaborate stained glass window panels flank a bay window (that includes simple stained glass panels) at the east end of the first floor level of this elevation. The doors of a double bay garage are located at the east end of the basement floor level of this elevation. The construction of the adjacent bolder retaining walls and the garage opening appear to have been an historic alteration made prior to 1920. See section below describing Historic Exterior Alterations.

Historic Exterior Alterations

The basement level two-car garage, which is located at the east end of the basement level and accessed via a short driveway from S. Walker Street, appears to have been added prior to 1920. The adjacent boulder retaining walls also

appears to have been constructed at that time. The two-car garage door opening and the retaining wall are not visible in historic photographs taken shortly after the completion of construction ca.1910. The King County property record card and photograph indicate that by 1937 the garage with driveway access from S. Walker Street had been constructed. It seems likely that the garage was added prior to the change of ownership from C. P. Dose to Allan T. and Ethel E. Williamson in April 1920, as the card indicates that the house had not been remodeled, a fact that the Williamsons (who owned the house until 1963) would have reported.

Non-Historic Exterior Alterations

The building site exhibits various changes and alterations made by the current owner. These changes include the construction of a boulder retaining wall along the east property line; this wall is very similar in character to the historic boulder wall located along the south side of the property.[1] The original central stairway (leading from the old curved pathway to the sidewalk at 31st Avenue S.) is encapsulated within the backfill area behind the boulder wall. This work included the construction of the current concrete stairway that is adjacent to the north property line. The level front yard area behind the retaining wall at the SE corner of the lot includes a dense hedge border and other plantings established after the construction of the wall. The rear yard area is currently enclosed by a non-historic wooden fence.

The west elevation exhibits two major modern alterations. The kitchen space at the north side of this elevation was remodeled and expanded in 1980; the work involved the removal of exterior walls at the original rear porch/cold storage area and the conversion of the porch to useable interior kitchen space. The former porch space was expanded approx. 4' to the south and modern windows and skylights were installed. However, the original brick wall at the north side was retained. At the second floor level an original west-facing open balcony was converted into an enclosed conservatory similar in design to the modern kitchen addition.

Minor window alterations (and some window sash replacement) have occurred. The original diamond pattern casement sash members at the attic level of the east elevation front gable were replaced with a similar wooden

[1] According to the current owner the purpose of this wall was to provide a visual plinth or podium on which the house would rest as well as to create a private entry courtyard and visual buffer from the adjacent busy arterial street.

window product and some of the double-hung windows at the south elevation have been replaced in-kind. Two small rectangular roof skylights have been installed at the attic level.

Significant Interior Features and/or Finishes

Spatial Configuration The interior spaces, features, and finishes including historic lighting fixtures are very well preserved. The first floor level interior includes four highly intact formal living spaces: a reception hall with main stairwell, a large dining room, a particularly large living room and a small library/study. A small powder room is located between the library and the dining room; this space may have originally been a closet or a small passageway between the library and the dining room. The kitchen has been remodeled and expanded; however, original pantry cabinets and two separate doorways leading to stairways to upper and lower floor levels remain intact. The second floor level interior includes several intact private living spaces: a spacious main stairway landing, a wide hallway corridor and four bedrooms. Stairways leading down to the kitchen and up to the attic level and a laundry chute are located at the west end of the hallway. A large remodeled bathroom is situated at the NW corner of the second floor level. Ceilings at both floor levels are typically 10′ in height and all of the major interior spaces are finished with lath and plaster and unpainted or painted Fir details. Hardwood floors are typical throughout the first floor level and Fir floors are typical at the second floor level. A variety of ornate original light fixtures are located at both the first and second floor levels. Original circulating hot water gravity radiators also remain in place throughout the house.

The attic level is a simply finished large open room that includes the valleys and windows of the two wall dormers. The valleys of two of the roof dormers are enclosed within the space along the eaves and one roof dormer is now opened to a bedroom space at the southwest corner of the second floor level. The unfinished basement level includes the original coal-fired hot water boiler furnace (that has been converted to a high efficiency oil burner), a fuel/coal room with former coal chute that is now used as a workshop, a laundry room with original laundry tray and laundry chute, a small toilet room and storage room. The NE portion of the basement level is a crawl space. The remainder of the basement level may have originally been crawl space; however, a two-car garage was added at the SE side of the basement level during the historic period.

Features & Finishes of Significance

- Main Stairwell: Open stairwell within reception hall and second floor landing space exhibits original stained Fir handrails, spindles, newel posts with distinctive Arts & Crafts detailing.
- Stained Fir woodwork and doors (including original hardware): Original stained Fir trim (running, standing and cove mold) is located within the reception hall and second floor landing space. This space also includes original stained Fir door and window surrounds, a stained Fir single panel closet door and a stained Craftsman style entry door - both exhibit original brass hardware.
- Painted Fir woodwork and doors (including unpainted original hardware)[2]: Original Fir trim and other architectural details (including running, standing and cove mold) that has been painted are located throughout the remainder of all of the rooms on the first and second floor. These features include original Craftsman style Fir doors with original brass hardware (brass knobs at first floor & glass knobs at second floor), all window and door surrounds, plate rails (in dining room) and shelving (in library).
- Leaded & beveled glass sidelights: Ornate leaded and beveled glass sidelights flank the original Fir entry door at reception hall.
- Bay windows: Intact original bay windows are located in the Living Room, Dining Room and Library/Study.
- Stained glass window panels: Highly distinctive fixed stained glass window panels are located at window openings in the Main Stairwell/Reception Hall and Living Room and within the bay window in the Library/Study. Distinctive stained glass window panels are also located within the bay window at the Living Room.
- Beamed ceilings: Distinctive original boxed-beam ceilings are located within the Library/Study and the Dining Room.
- Brick fireplaces: Original double-face brick fireplace with simple tile hearths are located within the Living Room and the Library/Study. The brick has been painted.
- Cabinetry w/ leaded & stained glass fronts: Highly distinctive original cabinetry w/ leaded & stained glass fronts is located within the Dining Room and the Library/Study.

[2] It is assumed that these features were originally finished with a stained Fir treatment. It is not known when the features were originally painted. All of these features had been painted prior to 1968 when the house was purchased by the current owner.

- Other cabinetry: Distinctive original unpainted Fir cabinetry is located within the Stair Landing space (second floor) and some original painted Fir cabinetry is located within the kitchen.
- Hardwood floors: Original hardwood floors with decorative inlaid borders are located throughout the first floor level with the exception of the kitchen.

Lighting Fixtures of Significance The C.P. & Ida Dose House continues to exhibit a variety of historic lighting fixtures that appear to have been installed at the time of construction. Several of the fixtures are highly ornate and distinctive in their design. Many of the fixtures appear to be combination gas/electric fixtures and exhibit vertical arms and gas shut-off valves. Original electric switch plates also remain in place. These fixtures are of particular significance given the fact that both C.P. Dose and C.C. Dose were in the commercial and residential lighting fixture business at various periods in their careers. The following interior spaces exhibit noteworthy light fixtures:

- Reception Hall: Exhibits one (1) highly distinctive brass ceiling-mounted fixture. It has not been altered and includes an historic frosted glass shade.
- Dining Room: Exhibits four (4) small ceiling-mounted fixtures that are located at the beam junctions of the afore-mentioned beamed ceiling. Glass shades appear to be original/historic. [Reportedly, an impressive ceiling mounted fixture with a Tiffany-type shade was originally located over the dining table in this room and was removed by a previous owner.]
- Library/Study: Exhibits one (1) ceiling-mounted fixture that is located at the center of the beamed ceiling feature. Exhibits two (2) wall sconce fixtures (brass w/ original/historic glass shades) that are located at the west wall.
- Stair Landing: Exhibits one (1) highly distinctive ceiling-mounted fixture. It appears to a brass and sheet metal construction that has been painted black; includes delicate acanthus leaf details and frosted glass shade.
- Second Floor Hallway: Exhibits one (1) highly distinctive ceiling-mounted fixture. It appears to a brass and sheet metal construction that has been painted black; includes delicate acanthus leaf and wire details and a frosted glass shade.

Historic Interior Alterations

As identified above all of the original Fir trim and doors remain in place; however, most of the stained Fir features and details were painted white at an unknown date prior to 1968. It appears that the first floor level powder room may have been added within an original passageway between the Library/Study and the Dining Room. As mentioned above, an ornate ceiling-mounted light fixture was removed from the Dining Room prior to 1968. There is physical evidence that a ceiling-mounted light fixture may have also been removed from the Living Room.

Non-Historic Interior Alterations

The original kitchen and second floor bathroom spaces have been remodeled and expanded. With the exception of the afore-mentioned original kitchen pantry cabinetry, these spaces do not retain significant historic features or finishes.

Narrative Statement of Significance

Summary Statement

The Charles P. & Ida Dose House exhibits integrity of location, design, setting, materials, workmanship, feeling and association and appears to meet three National Register criteria. It was constructed in 1910 for Charles P. Dose, a German immigrant who became a successful Chicago and Seattle entrepreneur and land developer. It was constructed at a high point within the C.P. Dose's Lake Washington Addition overlooking Lake Washington. Charles P. Dose had initially purchased this extensive land parcel in 1871, in anticipation of the construction of a shipping canal between Puget Sound and the lake. Charles P. Dose was a great promoter of Seattle and published an 1883 circular that was issued and distributed in Chicago entitled "Puget Sound and Seattle, the Future Metropolis and Principal Ocean Harbor of the Northwest." Indeed, work on the construction of a southern ship canal route was undertaken between 1895 and 1904; however, it was curtailed in 1904. C. P. Dose then took a leadership role in platting, developing and promoting the Mount Baker neighborhood. Thus; the Charles P. & Ida Dose House appears to meet Criteria B for its associations with the life of a significant person in Seattle history. The period of significance extends from the date of its completion and initial residential use in 1910 until 1920, when Charles P. Dose and his wife Ida moved to a nearby residence.

The Charles P. & Ida Dose House also appears to meet Criteria A as it is directly associated with the earliest twentieth century residential development and promotion of the Mount Baker neighborhood of Seattle and is also associated with late-nineteenth century real estate speculation related to on-going public and private efforts to construct a ship canal between Elliott Bay and Lake Washington, as noted above. The Charles P. & Ida Dose House also appears to meet Criteria C as it embodies the distinctive characteristics of a building type and period (Tudor Revival and Craftsman-inspired design) and is an outstanding example of the work of Charles C. Dose, Architects. [1] Furthermore, the interior remains remarkably intake and exhibits exquisite stained glass windows, original finishes and design features, hardware, and lighting fixtures.

[1] The eclectic design of the Charles P. Dose House is difficult to categorize; it was described by Charles C. Dose as "Modern English" in design. See the stylistic discussion regarding Tudor Revival and Craftsman influences on page 20. Charles C. Dose is also important for his association with the publication of one of Seattle's early plan book catalogs *Architecture of Dose, West & Reinhold* (1908).

Mount Baker Neighborhood & C.P. Dose's Lake Washington Addition – Historic Context

The area where the Dose House is located was first inhabited by the "lake people" a branch of the local Duwamish tribe who lived in seasonal winter camps situated along the western shore of Lake Washington long before Euro-American settlement occurred in the Puget Sound region in the mid-nineteenth century. These family groups lived in cedar long houses at scattered village sites where they subsisted on a rich variety of indigenous flora and fauna including various fish species, waterfowl, beaver and otter along with Wapato, water lily and cattail. An ancient trail system extended south through the Rainier Valley from the village at the "Little Crossing-Over Place" on Elliott Bay; this trail evolved to become the key route of Rainier Avenue, which is located relatively near the subject property. The lake people are believed to have occupied house sites along Lake Washington until the 1860s; however, by the 1890s most of the population had departed with some limited native use of the lake lasting up until the lowering of the water level in 1916 and the ultimate completion of the Lake Washington Ship Canal.

By the 1850s, Seattle pioneer David "Doc" Maynard had staked a claim that encompassed land areas that would eventually become Mount Baker Park and the Rainier Valley. In the 1860s, pioneer and real estate entrepreneur David T. Denny acquired extensive land areas along the shoreline. He subsequently sold a large portion of land to the Seattle & Walla Walla Railroad (superseded by the Columbia & Puget Sound Rail Road Co.), which was subsequently sold to Daniel Jones and the Hunter Tract Improvement Co. around 1905. Then in 1871 David T. Denny sold 40 acres of shoreland to C.P.H. Dose (a.k.a. Charles P. Dose) along with his fellow Chicago-based business partners – three brothers William C., Henry C. and Charles C. Fricke.

In 1886, a pumping station was constructed for the Spring Hill Water Company on the shore of Lake Washington and near the C. P. Dose parcels. Lake water was pumped from there to the burgeoning commercial and residential district on Elliott Bay; however, when the Seattle Fire of 1889 occurred the system proved to be insufficient to fight the fire. The City of Seattle subsequently purchased the water company and this pumping station. In 1907 the pumping station property was incorporated into the Olmsted parks and boulevard system and part of Colman Park.

The earliest residential development along this portion of Lake Washington occurred (to the north of the Dose-owned and the railroad-owned parcels) near established sawmills and within the 1869 corporate boundary of the City of Seattle located at Atlantic Street. The *Map of City of Seattle, King County, Washington Territory,* published by S.

G. Harris in 1882, shows the land holdings and platting patterns of the City to that date. The southern boundary of the city limits at Atlantic Street was approximately 0.2 miles north of the C.P. Dose and Fricke Bros. Lake Washington parcels. In 1883, the City annexed the land area between Atlantic Street and Hanford Street including all of the shore land parcels along Lake Washington then owned by C.P. Dose, his partners and the Columbia & Puget Sound RR Company.

The C.P. Dose and Fricke Bros. parcels were part of a distinct narrow west-to-east band of early plats and land parcels extending between the Duwamish mud flats on Elliott Bay and Lake Washington. These parcels were owned by a relatively small group of property owners in addition to Dose and the Fricke Bros.; they were primarily held by John Holgate, Cyrus Walker and the Columbia & Puget Sound Railroad Co. This appears to have been the narrowest geographic area separating Elliott Bay and Lake Washington and must have been under consideration for shipping canal construction purposes.

By the early 1890s the Rainier Heights streetcar line ran east and south to S. Atlantic Street with the southernmost portion of the line running north-south along 30th Avenue S. and immediately adjacent to the western edge of the C. P. Dose parcel. Despite this convenient transportation link, both the C.P. Dose parcel and the railroad-owned shore lands remained unplatted and undeveloped for residential purposes. It has been asserted that the distance from the commercial business core at Second Avenue and Yesler Way impeded residential development; however, it appears much more likely that unresolved issues related to the construction of a shipping canal were the principal factor.

The concept of building a navigable passage between the fresh waters of Lake Washington and the saltwater harbor on Elliott Bay and shipping routes on Puget Sound and the Pacific Ocean dated to the earliest settlement era and the naming of Lake Union in 1854. The concept was endorsed by the U.S. Navy in 1867 and the U.S. Army Corps of Engineers in 1891. While entirely private efforts were initiated as early as 1860, it was not until 1871 (a date that coincides with C.P.H. Dose's land purchase from D.T. Denny) that the earliest formal governmental support and private efforts to construct a ship canal route occurred. However, it would take many years before this vision would be realized. Considerable controversy prevailed regarding the most desirable and feasible canal route. Between 1876 and 1890 six different canal routes were proposed and considered. By the early 1890s public opinion favored a southern canal route through Beacon Hill although several highly influential individuals refused to endorse it.

Former Territorial Governor Eugene Semple and others strongly favored the southern route and formed the Seattle & Lake Washington Waterway Company; due to Semple's efforts work on the southern route - extending through the Duwamish tidelands and hills of south Seattle - began in July 1895. By late 1896, this publicly-backed enterprise had dredged 2,000 feet up the Duwamish River, filled 70 acres of tidelands and created what is known today as the East Waterway. Although the goal of completing the southern canal route by 1900 was not realized, by 1901 the west side of Beacon Hill continued to be sluiced away and by 1904 some 300 acres had been filled and Harbor Island was created. However, by 1904 public sentiment and political forces had turned against the project and funding had been exhausted. Thus, Semple resigned from the company and the construction effort was abandoned.[2]

On December 30, 1905 the 10-acre plat of C. P. Dose's Lake Washington Addition was recorded for Charles P.H. and Ida Dose. By this time Charles P. Dose had acquired and sold the adjacent parcels initially purchased by the Fricke brothers and the lands to the north, east and south remained unplatted. The recorded plat encompassed a narrow land parcel extending west to east from the western margin of 30th Avenue S. to 100' east of the eastern margin of 33rd Avenue S. and was divided between eight blocks. Dose retained separate ownership of a 300' wide tract of Lake Washington shore lands; this portion of his holdings was subsequently donated to the Seattle Park Board in June 1907. The Dose land along with other private shore land and the old pumping station grounds (that was donated by the City) ultimately gave the Park Board title to the shore of Lake Washington from the pumping station parcel to Mount Baker Park within the newly platted Mount Baker Park Addition. By December of 1908, the Park Board had completed the construction of a formal stairwell on the former Dose parcel near the intersection of Lake Washington Parkway (Boulevard) and S. Walker Street; this stairwell and the lower portion of S. Walker Street then became known as Dose Terrace (a.k.a S. Dose Terrace).

In June 1907, the Hunter Tract Improvement Company (and R.V. and Nellie R. Ankeny) filed the 200-acre plat of the Mount Baker Park Addition encompassing a 70 block area. This large parcel had been previously owned by David T.

[2] After 1906, Hiram M. Chittenden took command of the U.S. Army Corps of Engineers and leadership in the effort to fund and complete the construction of the northern canal route via Shilshole Bay and Lake Union. Work began in earnest in November 1911 and the Government Locks and waterway were opened to ship traffic in May 1917.

Denny, the Seattle & Walla Walla Railroad (superseded by the Columbia & Puget Sound Rail Road Co.) before being acquired by Daniel Jones and J.C. Hunter who with others formed the Hunter Tract Improvement Company in 1905. In 1903, the Olmsted Brothers had completed their initial plan for Seattle's parks and boulevard system that included the proposal for a "Mount Baker Park" situated on a proposed parkway along this portion of Lake Washington. The layout and planning of the new addition was undertaken by George F. Cotterill and it was certainly designed to be incorporated into the greater Olmsted Plan. In 1908, when the Olmsted Brothers updated the prior 1903 plan, the picturesque Mount Baker Park Addition was fully incorporated into their city-wide plan.

The earliest residential development in the greater Mount Baker neighborhood occurred within the C.P. Dose's Lake Washington Addition, given it's slightly earlier platting date and C.P. Dose's real estate development background. This addition and most of the Mount Baker Park Addition were intended to be primarily developed as exclusive upper-income residential communities with large lots and deeds of sale that included restrictive covenants related to the minimum cost of construction and minimum setbacks. Most of the development of C.P. Dose's plat and the Mount Baker neighborhood occurred after 1910, including numerous houses built prior to 1920 that were designed and constructed for C.P. Dose & Co. and/or the subsequent company operated by his son (Charles C. Dose) known as C.C. Dose & Co., Architects. In 1909, the local residents and developers established the Mount Baker Park Improvement Club, now one of the oldest continuously active community clubs in the nation. The neighborhood was primarily developed between 1910 and 1929 and exhibits a wide range of single-family residential properties from large architect-designed residences and substantial bungalows to relatively modest builders' plan book cottages. Many of these properties were executed in styles ranging from Craftsman (Arts & Crafts) and English Cottage to Tudor, Colonial and Eclectic Revival styles that were popularly built in the 1920s.

Site & Building History

The subject residence was one of the earliest residences to be constructed in the C.P. Dose's Lake Washington Addition and the Mount Baker neighborhood. While Charles P. Dose had invested in land parcels along Lake Washington in 1871, this specific parcel was not platted by C.P. H. Dose (and his wife Ida) until late 1905. The house was constructed as a residence for Charles P. and Ida Dose in 1910 based on plans prepared by C.C. Dose & Co., Architects – a firm operated by his son Charles C. Dose. In September 1907 C.P. Dose & Co. completed the construction of a residence located at the opposite or south side of S. Walker Street, at 2203 31st Ave S.. Reportedly

constructed for $6,000, it was the first house built in the C.P. Dose's Lake Washington Addition. This house became the residence of the Charles C. Dose family until ca. 1910 and was illustrated as Design No. 84 in a plan book catalog published by C.C. Dose and his partners in 1908. By 1908, the firm of C.P. Dose & Co. had established a small land sales office (that also functioned as a street car shelter) at the opposite SE corner of S. Walker Street and 31st Avenue S.[3]

On January 16, 1910 *The Seattle Times* published a brief article regarding the new home that was planned for C.P. Dose on 31st Avenue S. and S. Walker Street. The building site was Lot 5 (and 5.7 'of Lot 6) in Block 4 of the C.P. Dose's Lake Washington Addition Replat and measured approx. 50' x 110'. The article included a rendering showing the south and east elevations of the residence; it stated that the home would be constructed for $5,000 and include eight rooms, a reception hall and basement with furnace as well as beamed ceilings, hardwood floors and dado paneling. On February 13, 1910 *The Seattle Times* reported that bids would be opened the following day by C.C. Dose & Co.; however, it is not known what firm won the bid or constructed the building. On July 3, 1910 *The Seattle Times* published a photograph of C. P. Dose's "New Home" that had just been completed. The image clearly documents the east and north elevations and shows the presence of a small "C.C. Dose & Co. Architects" sign at the second floor level of the east elevation. The caption noted that the residence contained "all the very latest modern improvements, including hot water heat, hardwood floors, beamed ceilings, paneled walls, vegetable cellar, etc." The complete construction costs were stated to be $8,500.

As originally designed and built, the house exhibited features drawn from the popular late 19th C. English Arts & Crafts design mode - described as the "Modern English style" in the 120-page plan book catalog *Architecture of Dose, West & Reinhold* published by C.C. Dose in 1908. The exterior was distinguished by a prominent 2-1/2 story front-gable building form and a full width entrance porch with a gable-on-hip roof supported by multiple square columns. The upper portions of the exterior were clad with a rustic concrete stucco and half-timber treatment (above the second floor line) and the base at the first floor level was clad with variegated red and clinker brick veneer, smooth

[3] An undated historic image (UW PH Coll. 353.1) documents the small C. P. Dose's Lake Washington Addition office with promotional wall signage.

concrete stucco cladding was applied at the exposed portions of the concrete foundation walls and scored to create the appearance of regular coursed stonework.

City directories and the 1920 U.S. Census indicate that Ida and Charles P. Dose resided here from 1911 until early 1920. By January 1920 they were residing here along with their daughter Clara and granddaughter Edith, as well as two boarders. On April 27, 1920 the property was sold to Allan T. and Ethel E. Williamson; Mr. Williamson was the vice-president of the Metropolitan National Bank. The King County property record card and photograph (dated 9/13/37) indicate that by that time a garage had been constructed at the basement level with driveway access from S. Walker Street. However, it seems likely that the garage was added prior to the change of ownership from Dose to Williamson, as the card indicates that the house had not been remodeled, a fact that the Williamsons would have reported. The Williamson family retained ownership of the property for 43 years until 1963. John S. Brace then owned the house until it was subsequently sold to Norman L. Shodene, who purchased it in January 1966 and owned it until 1968. Reportedly, an impressive ceiling-mounted light fixture was originally located in the dining room and was removed by the Shodene family when they moved. Since 1968, the property has been in the ownership of Luke K. Gjurasic.

Site changes were made by the current owner in the early 1970s; these changes included the construction of a boulder retaining wall along the east side of the property similar to the wall along the south side of the property. This work involved the encapsulation of the original lower central stairway leading from the old curved pathway to the sidewalk at 31st Avenue S. and the construction of a new concrete stairway adjacent to the north property line. Hedges were added above the new wall, a level paved area with some plantings was established at the SE corner of the lot and the wooden fence enclosing the rear yard area was constructed.

In the mid-1970s Mr. Gjurasic undertook remodeling and updating of the original bathroom located at the NW corner of the second floor level; he also added gypsum board wall finishes and small skylights within the attic space. In 1980, Mr. Gjurasic remodeled and expanded the kitchen space; the work involved the removal of the wall between the kitchen and original rear porch in order to convert the porch to useable interior kitchen space. The south facing exterior wall of the porch was removed and the former porch space was expanded approx. 4' to the south. Modern skylight windows were installed; however, the original north wall was retained. The west-facing second floor

balcony was enclosed to create a greenhouse/conservatory space. In 1990, the small roof dormer at the SW side of the house was opened to a bedroom space at the second floor level and enclosed within that space. More recently, the diamond pattern casement sash at the front gable was replaced with a similar wooden window product and some of the double-hung windows at the south elevation were replaced in-kind.

Charles P. Dose - C.P. Dose & Co. (Chicago & Seattle)

Charles P. Dose (a.k.a. C.P.H. Dose) was born in Becherwitz on the Baltic Sea, near Wismer in the Grand Duchy of Mecklenburg Scherwin (an independent state within what is now known as Mecklenburg-Vorpommern, the northeastern-most state of Germany) on February 24, 1843. He was the son of a government-employed school teacher. C.P. Dose obtained a college education under the tutorage of his father and as an undergraduate became a teacher of various subjects including history, geography, and geometry, Latin, German, French and piano music. Once he completed his college education he hoped to immigrate to Mexico. However, due to political turmoil there, he instead immigrated to the United States and arrived in Chicago on November 1, 1865 at the age of 22.

Once established in Chicago, C. P. Dose became at teacher of languages and piano. Soon after he settled in Chicago he married one of his pupils - Ida Oberg Schuldt - another recent immigrant from Holstein (also in northern Germany).[4] Sometime thereafter, he became part of the drygoods firm of Oberg & Dose and began to establish a successful commercial career. After the great Chicago fire of 1871, he went into the real estate and banking business where he earned some success. An undated historic image (UW PH Coll. 353.2) documents a small C. P. Dose & Co. land sales/loans/mortgage banking office at 92 La Salle Street with signage promoting the sale of "choice residence & business property in the vicinity." In 1871, C.P.H. Dose - along with three fellow German immigrants who were Chicago business partners (brothers William C., Henry C. and Charles C. Fricke) – also began to invest in real estate in the Seattle area, including a 40-acre track along the Lake Washington shoreline, which they purchased from Seattle pioneer David T. Denny. The date of this purchase coincides directly with the earliest formal governmental and private efforts to construct a ship canal between Lake Washington and Puget Sound. In later years, Dose stated that when he invested in this property he expected that a fresh water harbor on Lake Washington would be rather

[4] Ida Dose was born in 1847. She and Charles P. had six children; three survived until at least 1893 [Clara L., Olga and Charles C.]. Clara L. and Charles C. eventually settled in Seattle and Charles C. became an assistant and then a business partner with his father. See Charles C. Dose biographical information.

quickly developed. He also noted that during his college years in Germany and through his study of geography he believed that the climate and water features of Puget Sound were ideal for a major metropolitan city. He was convinced that the presence of a natural salt water harbor within miles of a potential canal providing direct access to a natural fresh water harbor on Lake Washington had tremendous potential. [5]

Dose continued in the real estate and banking business in Chicago until the devastating national financial crash of 1873 when with his savings he was able to establish a produce commission business. It sustained him and his young family until 1879. Upon economic recovery and renewed commercial and industrial activities, he then reentered the real estate and banking business at which time he became very successful. He is known to have created numerous large plats and additions within Chicago including much of the Logan Square district. He developed the Chicago Natatorium and was a principal promoter and agent for the Schiller Building/Garrick Theater Building (associated with the German Opera House & Company) designed by Adler & Sullivan in 1891-92.

Despite residing in Chicago, C.P. Dose became a great promoter of Seattle. Early in 1883, Dose is known to have published a four-page circular that was issued in Chicago entitled "Puget Sound and Seattle, the Future Metropolis and Principal Ocean Harbor of the Northwest." Believing that the Northern Pacific and the Great Northern railways would soon be constructed, the circular stated:

> *This Ultima Thule of the United States is bound to become one of the richest and most productive sisters in the Union within a very short time, as soon as a direct connection by railroad with the eastern part thereof is established. As soon as those railroads are finished a new era will dawn on the whole of Washington Territory.*

The circular further stated:

> *…by far the largest, liveliest and most prosperous city on Puget Sound is at present Seattle…the mammoth barrel factory in Seattle deserves special mention: the same covers six acres of ground, was built last year…The product of this concern at present 10,000 flour and sugar barrels a month; they employ 120 men and pay them $15,000 a month. This factory is located in a suburb of Seattle called Belltown, where quite a village has sprung up…*

It also discussed the mudflats to the south of the city and potential port development:

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[5] Information included in a brief unpublished typescript entitled "Autobiography of C.P. Dose" Seattle, WA, September 10, 1924. [See Biographical Reference File (C.P. Dose), University of Washington Libraries, Special Collections.]

...when they are filled up Seattle will have miles of dockage, and if they prove insufficient, as they will in time, then the west shore of Seattle Bay as well as lake Washington are available...

It is not known how or where the circular was distributed or what specific direct impacts it may have had on the physical development of Seattle; however, subsequent articles written about C.P. Dose acknowledged and credited him with playing an important role in the promotion of Seattle during this era and during his subsequent residency in the city after 1898.[6]

By September 1897, C.P. Dose appears to have purchased all of the Fricke Bros. parcels adjacent to his initial land holdings on Lake Washington. While he appears to have sold some of the property, he continued to retain various valuable properties in Seattle. In 1898, C.P. Dose relocated to Seattle with his wife Ida. According to the 1899 *Polk's City Directory* he established C.P. Dose & Co. (Real Estate Dealer) offices in the Pioneer Building and initially resided at 1620 Second Avenue. By 1901, he had established offices for C.P. Dose & Co. (Real Estate & Loans) at 500 Yesler Way and began to reside at 508 Yesler Way; this site was a land parcel that he had acquired in 1876. Also housed at the 500 Yesler Way address was the Pacific Coast Fixture & Electric Company, which C.P. Dose served as the president. [C.P. Dose's son - Charles C. Dose – was in the lighting business in Chicago during this era and this company appears to have also been associated with C.C. Dose.]

By 1904, C.P. Dose & Co. regularly published newspaper advertisements promoting the company and indicating "Money Loaned to Build – Houses Built to Order – Easy Monthly Payments." In July of 1904, C.P. Dose & Co. attempted to deed to the City some Lake Washington shore land for park purposes; however, the Olmsted Bros., who were advising the City on park, playground and boulevard development, advised against accepting the offer as the offer included some conditions unacceptable to the firm.

The *Official Map of the City of Seattle & Vicinity* published by A. Robinson in 1905 shows the land holdings and platting patterns of the City to that date. By this date, the southern boundary of the city limits was at Hanford Street, approximately 0.6 miles south of the C.P. Dose's remaining unplatted Lake Washington parcel. In addition to Dose's

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[6] See Meany, Edmond S. "Living Pioneers of Washington – C.P. Dose" *Seattle Post Intelligencer* April 7, 1919, pg.6 and "1882 Realty Man's Picture of Seattle No idle Dream" *Seattle Daily Times* April 30, 1933, pg.19.

parcel, a large adjacent land area to the south remained unplatted, whereas most of the property within the city boundaries had been subdivided and platted in anticipation of residential or commercial development.

On December 30, 1905 the 10-acre plat of C. P. Dose's Lake Washington Addition was recorded for Charles P.H. and Ida Dose. The lands to the north, east and south remained unplatted. The recorded plat encompassed a narrow land parcel extending west to east from the western margin of 30th Avenue S. to 100′ east of the eastern margin of 33rd Avenue S. and was divided between eight blocks. S. Walker Street (60″ wide) extended west to east roughly through the center of the plat and served to divide the plat to the north and south. Blocks that lined the north side of S. Walker Street measured approximately 135′ x 200′ and those to the south side measured approximately 90′ x 200′. The typical lot sizes measured 30′ x 100′; however, lots adjacent to the north side of S. Walker Street (a.k.a. Walker Parkway and Dose Terrace) were larger and measured from 42′ to 48′ in width.[7] In May 1907 the original plat of C. P. Dose's Lake Washington Addition was replatted in order to make minor adjustments to the lots sizes in Blocks 4 and 5 adjacent to 30th Avenue S. and 31st Avenue S. Street widths were also slightly adjusted.

On June 14, 1907 *The Seattle Times* reported that the Seattle Park Board had accepted a 300′ tract of Lake Washington shore land donated by C.P. Dose. The donated parcel was located to the south of the "old pumping station grounds." The Dose land along with 600′ of adjacent shore land to the north that would be acquired from Pettit & Brown (lumber company) and the anticipated donation of the pumping station grounds by the City ultimately gave the Park Board title to the shore of Lake Washington from the pumping station to Mount Baker Park and the newly platted Mount Baker Park Addition. By December of 1908, the Park Board had completed the construction of a formal stairwell on the donated parcel near the intersection of Lake Washington Parkway (Boulevard) and S. Walker Street; this stairwell and the lower portion of S. Walker Street then became known as Dose Terrace. In late 1910, C.P. Dose donated additional land from within C. P. Dose's Lake Washington Addition to the park system.

[7] In 1908 C.P. Dose's son Charles C. Dose and his partners published a 120-page plan book catalog *Architecture of Dose, West & Reinhold* – illustrating over 70 plans for "artistic home, flat, store and apartment buildings." A well-delineated map of the plat of C.P. Dose's Lake Washington Addition was included on page 64 of the catalog. The accompanying text indicates that the larger lots were being sold subject to a $5,000 building restriction – minimum construction cost – while the smaller lots were subject to a $2,000 building restriction.

C.P. Dose & Co. remained located at the 500 Yesler Way address – continuing to specialize as financial agents in real estate, mortgages, loans, investments and insurance - until ca. 1908 when the firm established a small land sales office (that also functioned as a street car shelter) at the SE corner of S. Walker Street and 31st Avenue S. An undated historic image (UW PH Coll. 353.1) documents the small C. P. Dose's Lake Washington Addition office with promotional wall signage; it was very similar in scale and character to the earlier Chicago land sales office. Charles P. and Ida Dose continued to reside at 508 Yesler Way until the completion of the subject property in 1911. Mr. Dose appears to have retired from active participation in C.P. Dose & Co. by 1912.

Over the course of his Seattle career C.P. Dose was involved with a variety of civic activities as well as some legal controversies. In 1905 he actively promoted the concept of installing an electrically-powered moving sidewalk or walkway system along Yesler Way near the land parcel and buildings he had owned for several years. The proposed system was similar to a scheme that had debuted at the 1893 Chicago World's Fair and he believed it would function to efficiently move pedestrians from the business district up to the King County Courthouse at Seventh Avenue. He is known to have mounted a petition drive to convince City council of the concept, which proved unsuccessful. In May 1907 he was named a trustee and member of Lake Washington Canal Association, a newly formed corporation that was established to help facilitate the construction of the long-awaited ship canal. Its purpose were also to protect the interests of owners of shore lands on both Lake Union and Lake Washington in matters related to the appraisal of shore lands that would be sold. Judge Thomas Burke was selected by the trustees to represent the association in negotiations with the War Department in Washington D.C. relative to the construction of the canal. He was also a charter member of the Mount Baker Improvement Club and was an active advocate for improved street car equipment, transportation route and street paving in the district. In February 1909 C.P. Dose proposed a visionary "traffic scheme" for downtown Seattle involving street car loops, subway tunnels through First Hill and a six-square block central park north of Alder Street and Sixth Avenue; improvements that would certainly enhance the value of his property at Fifth Avenue and Yesler Way.

While he had been an advocate for regrade improvements at Fifth Avenue and Yesler Way, he strongly opposed the steep cut design of the regrade work at the foot of Profanity Hill that was undertaken in the summer of 1911. In mid-August 1911 five buildings along the east side of Fifth Avenue to the north of Yesler Way began to crumble as the structures failed during this regrade effort. Ultimately, fourteen buildings would have to be demolished due to the

landslide. As the owner of the three-story Frances Hotel and an adjacent 2-story apartment house, both of which were heavily damaged. C.P. Dose filed a claim against the city for $98,000 in damages. He claimed that City Engineer R.H. Thomson had changed the plans and specifications for the regrading work and was responsible for the slide that then occurred. Dose believed that the City carried out the work in a careless and negligent manner and charged that Thomson and the City Engineering Department were aware of the unstable soil conditions to the east of Fifth Avenue. Several property owners were gradually awarded financial judgments; however, the matter took years to resolve. By late 1912, Dose offered to deed his property to the City upon payment of $50,000; however, the City did not agree to Dose's claims and the issue went to court. In April 1913, the jury ruled that the City was not responsible for the damages resulting from the slide. Dose had ultimately sued for $108,000 in damages, but because he had initially received $28,000 for portions of the property that were to be taken by the regrade project the jury ruled in the City's favor. In June 1913 C.P. Dose sold the northeast double corner parcel at Fifth Avenue and Yesler Way at public auction for $31,000.

Mrs. Ida (Schuldt) Dose died after a short illness in Seattle on April 27, 1921. By September 1924, C.P. Dose was residing at the St. Vincent's Home for the Aged in West Seattle. In September 1924 he prepared a typescript essay entitled "Autobiography of C.P. Dose - Seattle, Wash." describing important points in his life. Charles P. Dose died in Seattle on September 3, 1926 at the age of 84. At that time He was survived by his daughter Clara L. Dose Parrott and two granddaughters Mrs. Julia Graham and Mrs. Edith (Parrott) Endress. In May 1992, Julia Dose Graham donated a collection of Dose family and real estate business related photographs to the University of Washington Libraries, Special Collections.

Charles C. Dose - C.C. Dose & Company, Architects

Charles C. Dose was born in 1870 in Chicago and was the second child of Ida L. and Charles P. Dose. Sometime prior to 1893, he became the assistant and then a partner in his father's successful Chicago-based residential and commercial real estate business. Both C.P. and C.C. Dose also appear to have been active in an electric lighting fixture business in Chicago and possibly in Seattle during the late 1890s. Although C.P. Dose had been associated with Seattle since 1871, his son did not visit the burgeoning city until ca.1890. He married his wife Phoebe E. (b.1870—d.1966) ca. 1896 in Chicago where their daughter Julia was born ca.1900.

In 1898 his father, C. P. Dose, migrated to Seattle and established the offices of C.P. Dose & Co., a real estate and loan enterprise. Charles C. Dose reportedly settled in Seattle in 1900 in order to assist his father. However, the *Polk's Seattle City Directory* indicates that he continued to reside in Chicago until ca. 1903; he was not listed as residing at a Seattle address (1615 Mercer Street) until 1904.

By 1903-04 Charles C. Dose was working for C.P. Dose & Co. and became actively involved in residential real estate development for the firm along with George R. West and Claude A. Reinoehl. By 1904, C.P. Dose & Co. regularly placed published newspaper advertisements in *The Seattle Times* that promoted the company and specified "Money Loaned to Build - Houses Built to Order - Easy Monthly Payments." The C.C. Draper residence - located on the west slope of Queen Anne Hill - is one of the earliest known and fully identified C.P. Dose & Co. residential development projects. It was completed sometime prior to being published in October 1906 and Claude A. Reinoehl was identified as the project architect. [8]

In September 1907 *The Seattle Times* reported that C.P. Dose & Co. had just completed the construction of a residence at 2203 31st Ave S. for $6,000.00. Claude A. Reinoehl was identified as the project architect. This was the first house built in the 10-acre C.P. Dose's Lake Washington Addition. This house became the residence of the C.C. Dose family until ca. 1910 and was illustrated as Design No. 84 in a subsequent plan book catalog published by C.C. Dose. The C.C. Dose family subsequently lived in several other houses developed by the company within C.P. Dose's Lake Washington Addition.

In November 1907 *The Seattle Times* reported that C.C. Dose, George R. West and Claude A. Reinoehl had opened a new general contracting and architectural firm with offices in the Oriental Block. The article noted that the partners in Dose, West & Reinoehl had previously been formally associated with C.P. Dose & Co. and that they would specialize in the "popular Eastern percentage system of erecting improvements of all kinds." Installment financing became much more common during this era, in order for families of moderate or even middle income to be able to

[8] C.A. (Claude Abraham) Reinoehl was born in Indiana on December 28, 1874. By 1900 he was residing in Denver, CO and working as a bookkeeper for Jarmuth & Harrison, a real estate and construction company. He appears to have settled in Seattle by ca.1905 and became an employee of C.P. Dose & Co. By 1910, he had moved to Los Angeles where he appears to have initially worked as a residential architect. The 1920 U.S. Census for Los Angeles identified him as a sash and door salesman and he appears to have worked in building supply and lumber related business until his death in Los Angeles March 3, 1942.

purchase a home. Salesmen associated with real estate dealers and home builders - like C.P. and C.C. Dose - typically worked with prospective homeowners to finance the construction that would then be repaid on a monthly basis with percentage interest.

In 1908 Charles C. Dose and his partners published a 120-page plan book catalog *Architecture of Dose, West & Reinhoehl* - illustrating over 70 plans for "artistic home, flat, store and apartment buildings." The designs ranged from inexpensive cottages to a fire-proof hotel building. The introductory catalog information clearly indicates that the firm also specialized in construction loans and could assist the prospective home owner in "getting a loan for almost any improvements you wish to make, either on a monthly payment or straight loan." C.A. Reinoehl was identified as the firm "architect" and George R. West as the superintendent (presumably the construction superintendent) and Chas. C. Dose appears to have managed the business and coordinated construction loans. The catalog also featured a well-delineated map of the plat of C.P. Dose's Lake Washington Addition and provided specific land purchase information. The latter part of the catalog included several pages of advertisements for a wide variety of building material suppliers and sub-contractors.

By January 1909, the company became known as C.C. Dose & Company, Architects and the former partnership may have dissolved as Mr. Reinoehl appears to have moved to Los Angeles. After this point all newspaper articles regarding subsequent projects cite C.C. Dose & Company as the "architect" or "architects." [9] In 1910, the subject residence was constructed according to plans designed and prepared by C.C. Dose & Co., Architects. A list of known projects associated with Charles C. Dose is included below.

[9] According to the 1910 U.S. Census (dated April 15, 1910) Charles C. Dose identified his profession as "architect." Washington State did not begin to formally license architects until 1919 and prior to that time the term was rather loosely applied. Charles C. Dose never obtained an architectural license. However, due to his position in the firm and the numerous historic citations that note the firm, Mr. Dose has been subsequently credited as an architect. See *Shaping Seattle Architecture: A Historical Guide to the Architects*, page 342 and *Mount Baker Historic Context Statement*, page 17.

Known Projects associated with Charles C. Dose [Extant unless otherwise noted]

Address	*Client Name/Owner*	*Building Type*	*Date*
1422 Roy Street		residence	1905
2107 10th Ave W	C. C. Draper	residence	1906*
NE cor QA Ave & W. McGraw[D]	Wm. Nohe	store building – 2 sty	1907*
2203 31st Ave S.[10]	George West	residence	1907*
1520 7th Ave W	D.C. Sprague	residence	1908*
2609 Mt. St. Helens Pl.	F. W. Beachwood	residence	c.1909
2913 S. Washington St.	Dr. Frank J. Filz	residence	1909
2121 - 31st Ave S.	***C.P. Dose***	***subject residence***	***1910***
1310-14 Yesler Way	Frank J. Filz (St. George)	apartment/hotel – 3sty	1910
1911 25th N	A. J. Myers	residence	1910
Scenic Sunnyside Heights [U]	Dr. Frank J. Filz	country residence	1910
N. 48th & Aurora [U]	D.S. Barton	residence	1910
SW cor QA Ave & W. Garfield [D]	James H. Lawler	apartments (4 flats)	1910
[U]	M. Lard	residence	1910
Hartford (Snohomish County?) [U]		residence	1910
Pleasant Beach (?Drive) [U]		residence	1910
3111 Dose Terrace[11]	C.C. Dose	residence	1910
3110 Dose Terrace		residence	1911
3210 Dose Terrace	C. P. Dose	residence	1911
3211 Dose Terrace[12]	W.F. Richardson	residence	1912
3112 Dose Terrace[13]	C.C. Dose	residence	1914

[10] In Dose's Addition – home of C.C. Dose 1908 – 19 11

[11] In Dose's Addition – home of C.C. Dose 1911 - 1914

[12] In Dose's Addition – identified in promotional literature as home of C.P. Dose c.1913

2811 Mount Rainier Drive	Mount Baker Clubhouse	clubhouse	1914
3202 Dose Terrace[14]	C.C. Dose	residence	1914
3216 Dose Terrace		residence	1916
3215 Dose Terrace		residence	1918
2818 33rd Ave S.	C.C. Dose	residence	c.1919
3007 S. Walker St.[15]	C. P. Dose	residence	c.1919

[D] Demolished [U] Unknown status * C. A. Reinoehl cited as architect

In 1910, the C.C. Dose family began to reside at a "Modern English" style residence developed by C.C. Dose & Co. located at 3111 S. Walker Street (also known as Walker Parkway and Dose Terrace). On July 14, 1912 *The Seattle Times* published a photograph of the house and its distinctive lawn and gardens noting that Mrs. Dose had recently won the amateur division of the Mt. Baker Rose Show. Around 1914 the family then moved to an impressive Neoclassical style residence located at 3202 S. Walker Street – by then formally renamed Dose Terrace. This residence was also illustrated in *Architecture of Dose, West & Reinhold* as Design No.82 and estimated to cost $12,000 to $15,000. In mid-1914 the Mount Baker Park (Improvement) Club clubhouse building was completed based on a design drawn by C.C. Dose & Company, Architects. In 1918 the family relocated again and began to reside at 3110 (a.k.a. 3112) Dose Terrace; by then Charles C. Dose was identified in city directories as the president of Perfectlite Manufacturing Co., a commercial and residential lighting fixture company that he reportedly founded.

Charles C. Dose died in Seattle after a sudden serious illness on November 24, 1924. By this time he and Phoebe were residing at 2818 33rd Avenue S. In addition to his wife, he was survived by his father C.P. Dose, his sister Clara Dose Parrott and his daughter Julia Dose Graham. Phoebe Dose, who had been instrumental in the creation of the Mount Baker Park (Improvement) Club, Inc. (formed in 1909) continued to reside in the Mount Baker neighborhood and remained active in community affairs for many years. Phoebe E. Dose died in Marysville, WA in September 1966.

[13] In Dose's Addition – home of C.C. Dose c.1917-18
[14] In Dose's Addition – home of C.C. Dose c.1914-15
[15] In Dose's Addition – home of C.P. Dose c.1922

Tudor Revival Style

The eclectic design of the Charles P. & Ida Dose House is rather difficult to categorize; the design mode was identified as "Modern English" in the 120-page plan book catalog *Architecture of Dose, West & Reinhold* that was published by C.C. Dose in 1908.[16] However, it basically embodies distinctive characteristics drawn from popular the Tudor Revival style as well as Craftsman-inspired design modes of the era.

The Tudor Revival style was highly popular in England and throughout North America from the late nineteenth century into the 1930s. Clearly based on English and European architectural precedents, the style primarily exhibited loose interpretations of late Medieval English prototypes (not necessarily Tudor) as well as decorative details drawn from a variety of design sources including modern Craftsman traditions.

The earliest American houses, churches and academic buildings executed in the Tudor Revival style, which date to 1880s, were typically designed by trained architects and rather closely copied English models; they are typically categorized as "Jacobethan." By the early twentieth century, under the broader influences of the Arts and Crafts movement the style had been refined to a less pretentious, more modest and eclectic design mode. During this era the style was commonly built in emerging suburban communities and exhibited several prototypical design features and elements: steeply pitched main gable roof forms and dormers, dark stained exterior woodwork, false half-timber and stucco cladding, red brick masonry used at building base and chimneys, cast stone details, multi-pane casement windows, segmental arched elements and leaded glass windows and/or sidelights. [17]

Simultaneously, hybrid Craftsman design stylistic influences drawn from the Arts and Crafts movement were popularly incorporated into this basic design mode; these included a greater emphasis on the Craftsman-like use of materials (especially wood and stone), the use of natural dark stained wood, stone and rough clinker or wire-cut

[16] In addition to using the term "Modern English" the plan book also specifically identified various other residential designs as "cottage style", "in the Swiss order", "Spanish Colonial" and "Bungalow."

[17] Particularly notable high style, local examples include the Stimson-Green Mansion (Kirkland Cutter, 1901) and the William Hainsworth Residence (Schack & Myers, 1907)

brick masonry, broad porches, wide (often decorated) bargeboards and overhanging eaves with decorative brackets and kneebraces. During this era Tudor Revival derived design elements were often incorporated into one-story, informal Craftsman - Bungalow designs and even more modest vernacular plan book house designs.

Tudor Revival design became particularly fashionable during the 1920s and early 1930s as home ownership became much more common and modern construction methods (specifically cast concrete products and masonry veneer techniques) facilitated the ease and lessened the expense of imitative construction. Residential designs built during the post-1920 popularity of the style - both high style and more modest builder versions - tended to exhibit much more prominent front-gable asymmetrical forms, tight eaves and few details indicative of the Craftsman era design influences. During this latter phase the style was also popularly used in the construction of picturesque three to four story apartment houses that incorporated literal "English", "Tudor" and/or "Norman" stylistic references obtained directly from stylistic guides in use by architects and builders.[18]

Plan and Pattern Book Design[19]

With the exception of some of the most expensive homes built for Seattle's wealthiest residents, it was rare for architects to be directly involved in the design of residences until the late nineteenth century. From the 1850s through the 1870s, carpenters and homeowners made the essential decisions regarding the design of most residences built in Seattle. Carpenters and builders learned basic house design and layout while apprenticing their trade and generally used carpenter books or pattern books that provided ornamental conventions. By the early 1880s, various publications and printed periodicals provided house plans and were widely distributed and used by architects, carpenters, and prospective homeowners. By the turn-of-the-century "the demand for catalogs from which one could order house plans seems to have been insatiable."[20]

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[18] Frederick Anhalt (1896-1996) was Seattle's most noteworthy designer of picturesque Tudor Revival style apartment buildings during this era.

[19] This information is included in order to provide context for the design of the Charles P. & Ida Dose House, the design of which was based in part on residential designs included in *Architecture of Dose, West & Reinhold* (1908).

[20] Reiff, Daniel. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture 1738-1950* (University Park, PA: Pennsylvania State Press, 2001), p. 149.

Seattle's population grew from just over 80,000 in 1900 to over 240,000 in 1910 and was marked by the rapid development of new residential neighborhoods and the annexation of several nearby local jurisdictions. Following a national trend, Seattle home builders, real estate developers and potential new home owners turned increasingly toward trade periodicals, architects' plan books and house plan catalogs. The firm of Dose, West & Reinoehl was one of several local firms founded during this era by architects and realtor-contractor-builders as they began to offer house plans for direct sale through newspaper ads, builders' publications and published plan books. Several nationally-known house plan purveyors, including the Radford Architectural Company in Chicago, Aladdin Company in Bay City, Michigan, and the Sears, Roebuck & Company published a wide variety of plan books from the 1890s through the 1920s and promoted a full range of house designs and architectural styles.

From the 1890s and into the 1930s, Seattle newspapers frequently featured schematic house plans with renderings or photographs in order to promote stock residential plans and direct design services. By 1905, local architect Fred L. Fehren was promoting a book of house plans. In 1907, the *Seattle Daily Times* carried a series of advertisements by architect Clyde S. Adams that promoted "A Charming Cottage for $2,000" or "A Desirable Suburban Cottage for $3,000" and included rough floor plans, a rendering and a cost breakdown. E. Ellsworth Green advertised $25.00 plans and specifications for an eight-room bungalow in 1907. In 1912, he published *Practical Plan Book*, described as an "attractive catalogue of plans" with drawings and photographs for sixty different houses and published building permit notices indicate that dozens of houses based on his designs were constructed.

Victor W. Voorhees was one of the most successful local architects to promote standardized drawings and specifications for direct sale to potential home owners and builders. In early 1907, he advertised plans, specifications and details for a "Modern Bungalow" for $25.00; the customer was also invited to "send 50¢ in silver" for his book of "house, cottage and Bungalow" plans. His plan book *Western Home Builder* was first published in c.1907; it was so popular that by 1911 it was issued in an expanded sixth edition. *Western Home Builder* included 125 house plans that ranged widely in size, style and construction cost.

The 1908 publication of the 120-page plan book catalog *Architecture of Dose, West & Reinhold,* which illustrated over 70 plans for "artistic home, flat, store and apartment buildings" occurred in tandem with the success of these other plan book architects. While the designs ranged from inexpensive cottages to a fire-proof hotel building, the majority

of the designs were for middle-class family residences with estimated construction costs between $2,000 and $3,000. The floor plans and designs were very similar to those illustrated in Voorhees' *Western Home Builder* as well as the presentation and format of the catalog itself. Some of the designs are indicative of late 19th C. Queen Anne design modes and may have been constructed well before the catalog was compiled. The text of the catalog does attribute stylist terms to many of the specific house designs; the text identifies houses as being "designed along classic lines" or Modern English, Spanish Colonial, Swiss *or* Swiss Order, and Bungalow *or* "bungalow order." A great many are merely described as a cottage or Cottage Style. The Charles P. & Ida Dose House appears to have been closely modeled on a plan described as "Modern English."

It is not known how many copies of *Architecture of Dose, West & Reinhold* were published or sold or exactly where it may have been advertised or available to prospective clients. An advertisement for the catalog, which sold for 50¢, appeared in the advertising section of January 1909 issue of *Pacific Monthly*. The latter part of the catalog included numerous pages of advertisements for a wide variety of building material suppliers and sub-contractors. Among these were suppliers of lumber, doors, windows, glazing, lath, shingles, sheet metal products, varnish and painting supplies, plumbing and heating equipment, plaster and plaster contracting, paper hanging, electric and gas lighting fixtures, masonry work, tile work and mouldings. Like the other plan book publications of this era, is very likely that the catalog was available and sold through such lumber and building supply business outlets.

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"Realty Notes" *Seattle Daily Times* November 4, 1907, pg.5.

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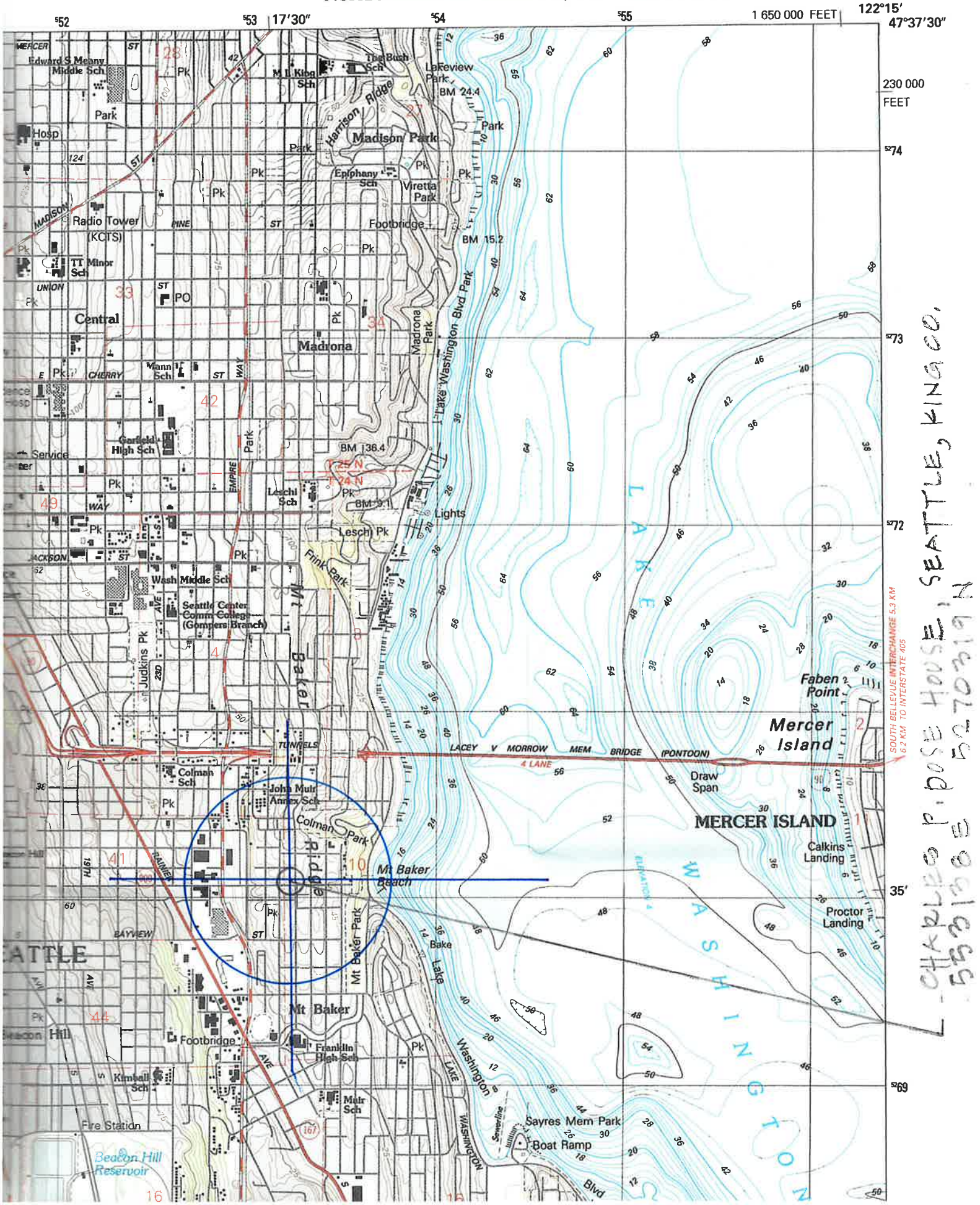
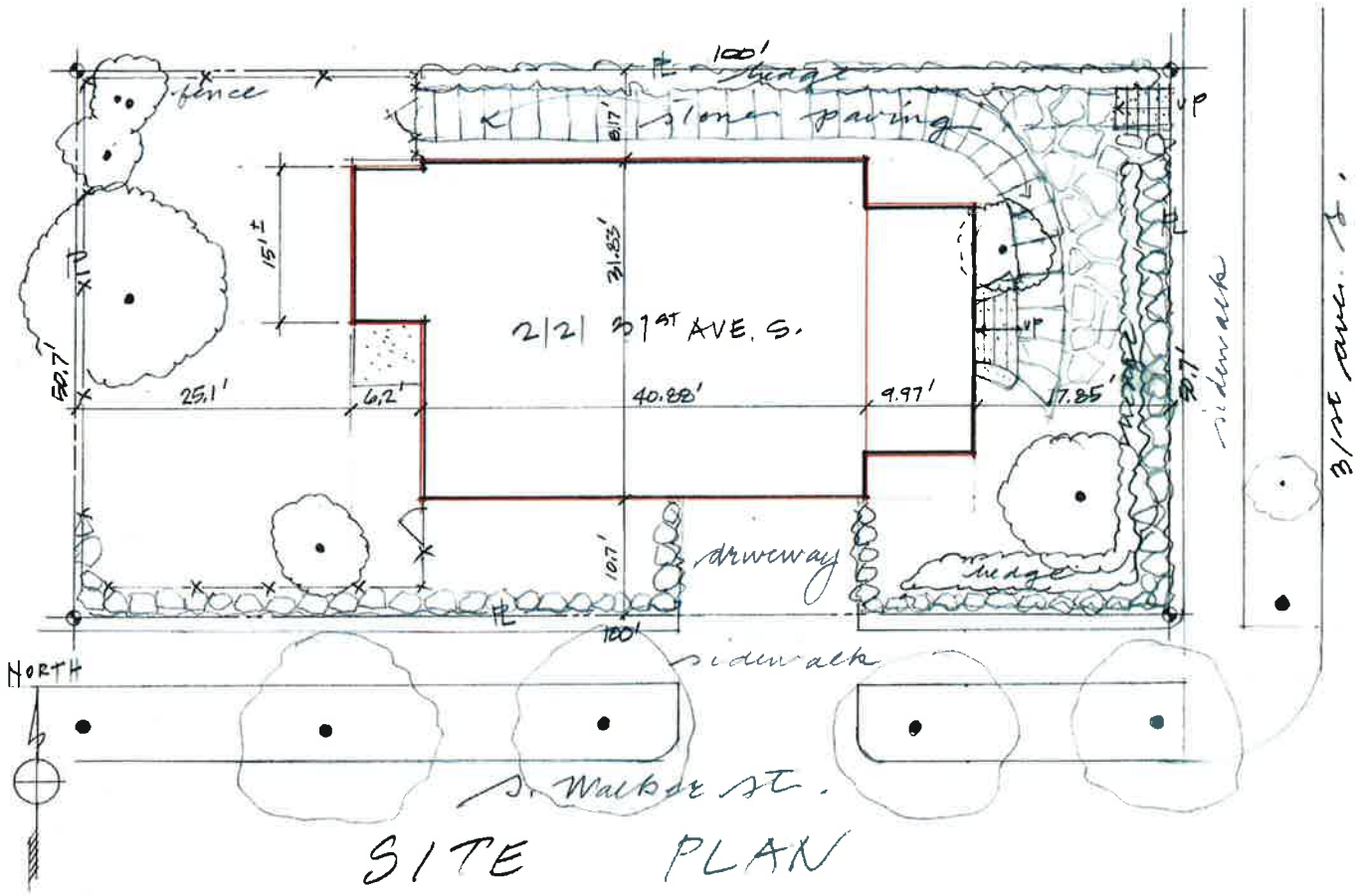
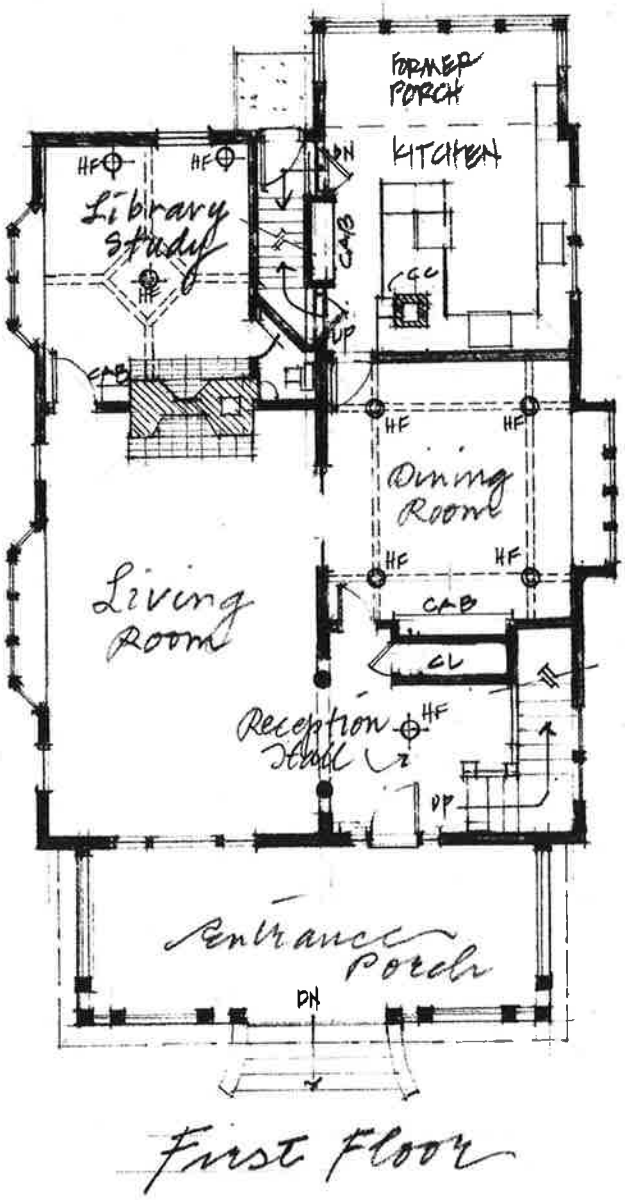
29TH AV S
30TH AV S
31ST AV S
S COLLEGE ST
S WALKER ST
S DOSE TERRACE
REPLAT OF BLK 104
MC ALLIGHT'S CENTRAL SEATTLE
ADD
REPLAT BLOCKS
PETTIT'S MOUNT BAKER
PETTIT'S MT BAKER
LK WASHINGTON
SF
5000
NOTE: TWO NAMES
ZONING MAP
CHARLES P. DOSE HOUSE
SEATTLE, KING CO.

7.5X15 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



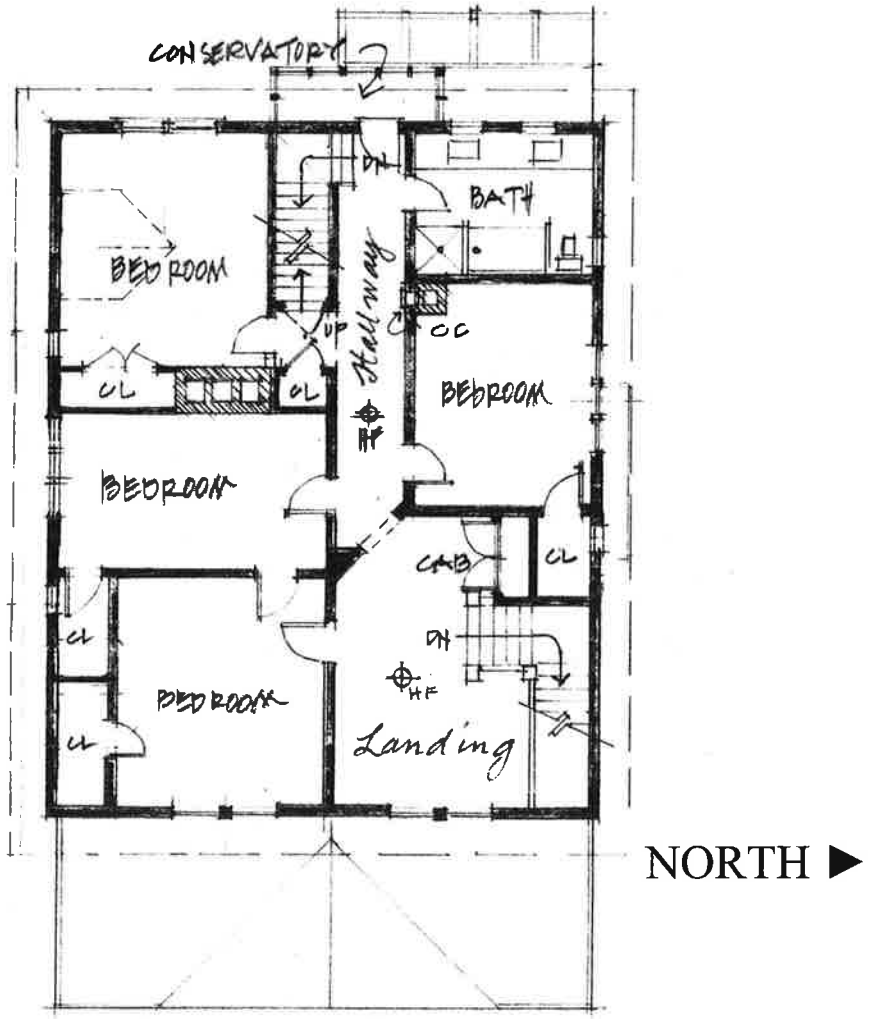


Charles P. Dose House – Current Site Plan (schematic/no scale)



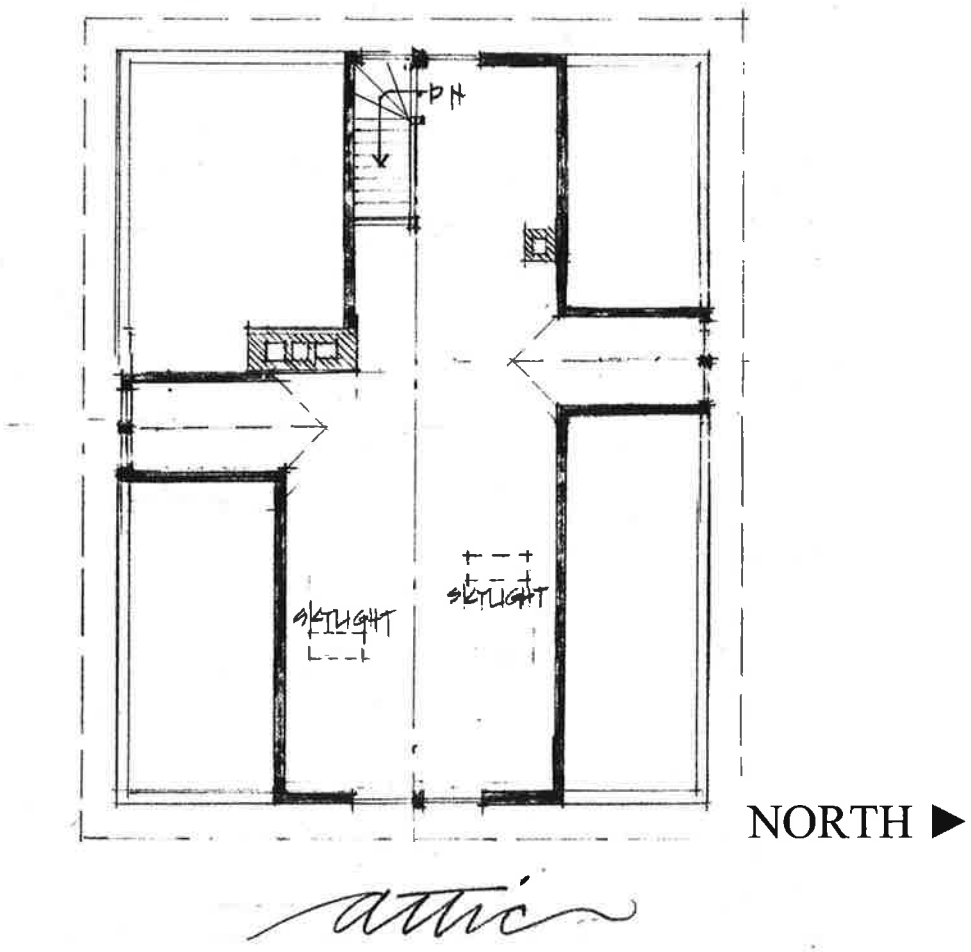
NORTH ▶

Charles P. Dose House – First Floor plan (schematic/no scale)

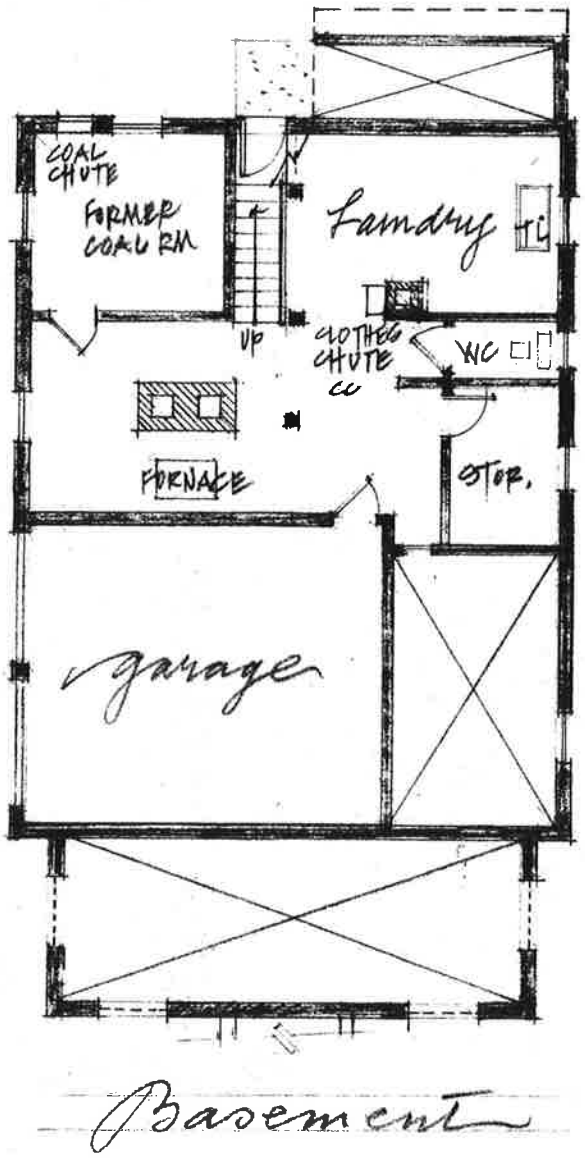


Second Floor

Charles P. Dose House – Second Floor plan (schematic/no scale)



Charles P. Dose House – Attic level plan (schematic/no scale)



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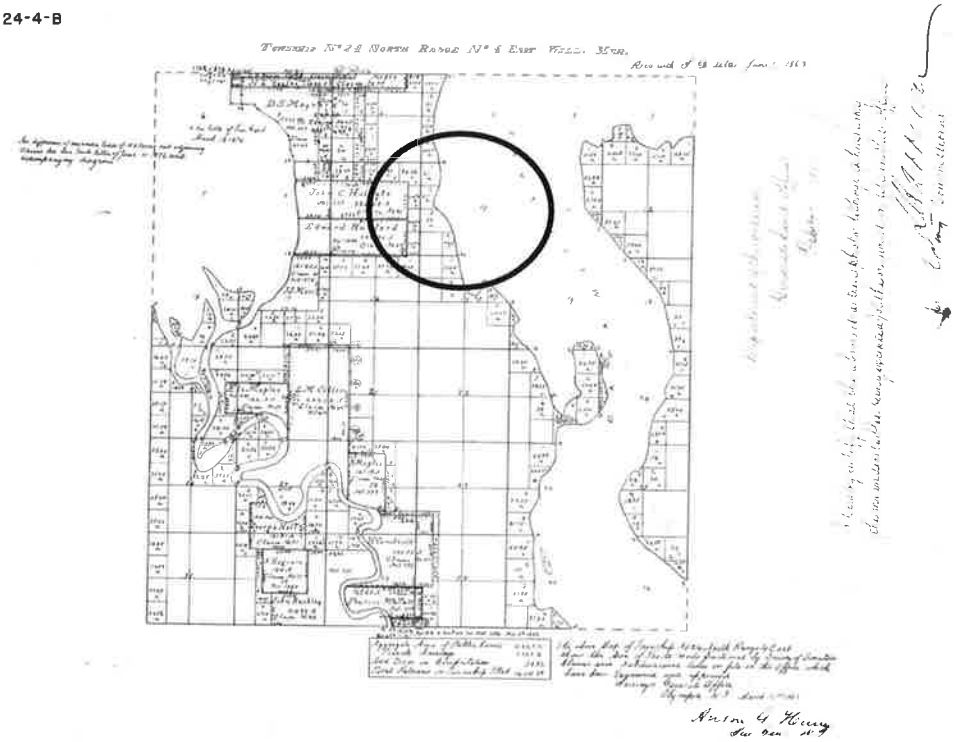
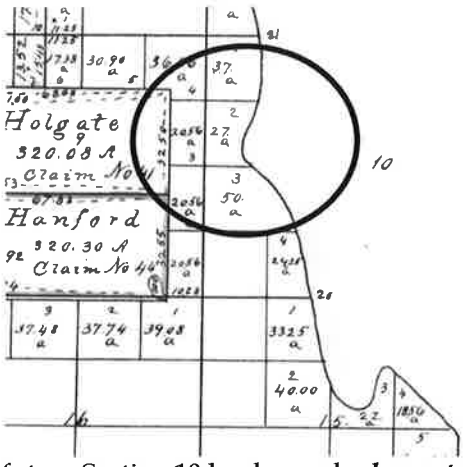
Charles P. Dose House – Basement level plan (schematic/no scale)

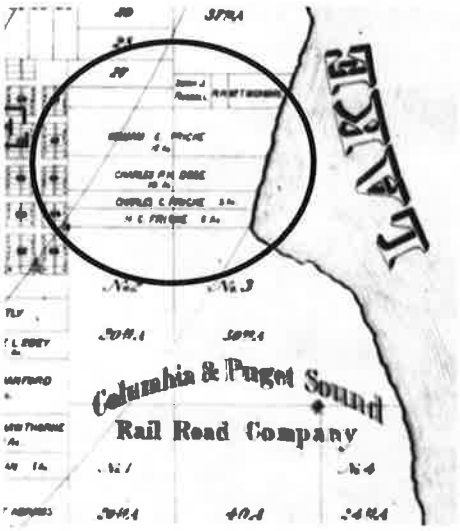


1863 GLO Map – Showing land parcels at narrow point between Duwamish tide flats & Lake Washington

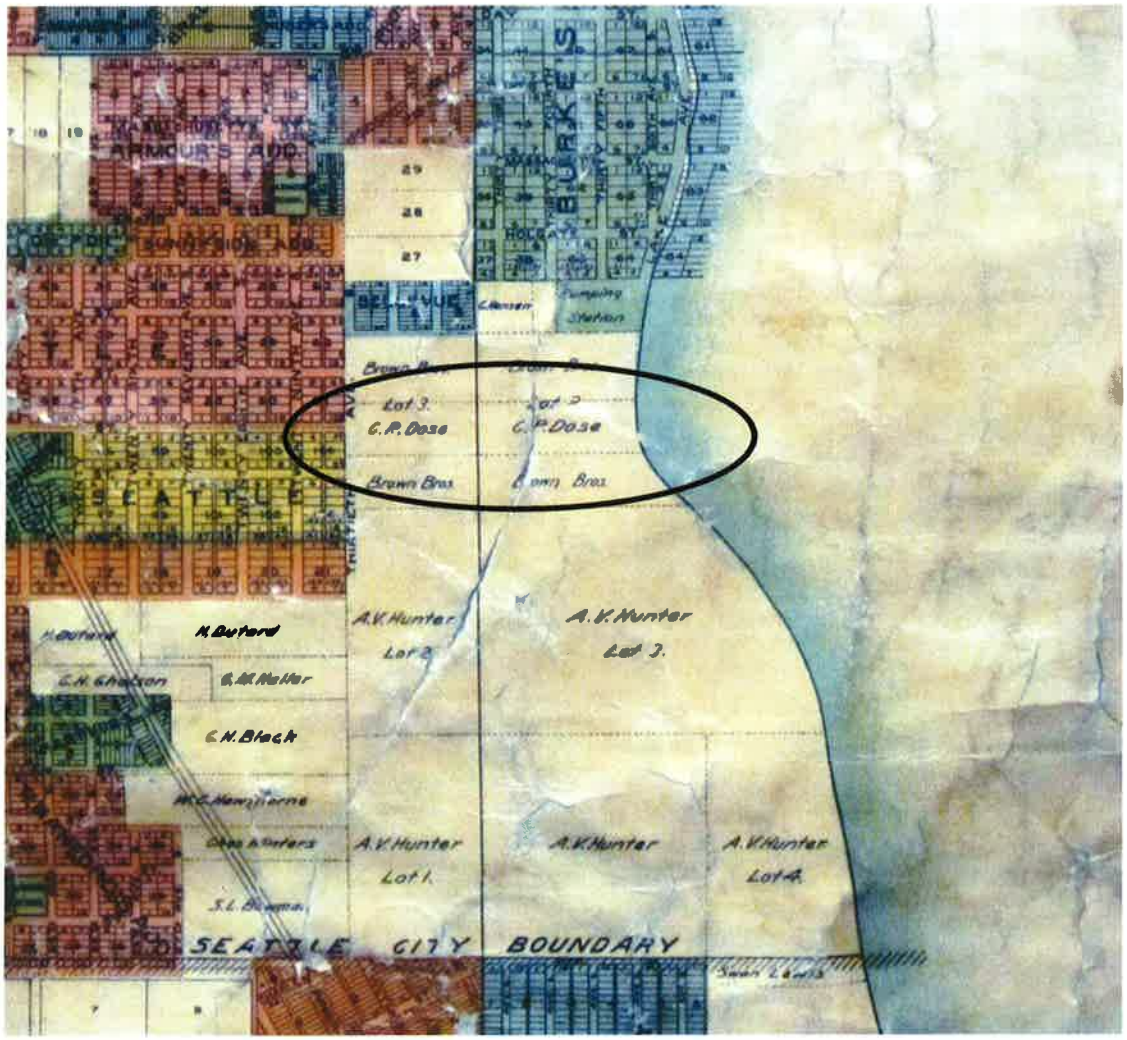


1863 GLO Map – C. P. Dose's future Section 10 land parcels ***shown to east of Holgate Claim No. 41***

Map of City of Seattle, King County Washington Territory, **1882** (S.G. Harris)



S.G. Harris Map 1882 – Charles P. H. Dose & Fricke parcels ***shown north of railroad holdings***



Official Map of the City of Seattle & Vicinity, 1905 (A. Robinson) - ***C.P. Dose parcels noted at center***

C.P. Dose's
Lake Washington Addition
TO THE CITY OF SEATTLE.
Dec. 1905

UNPLATTED
CENTRAL SEATTLE BY MCKINNEY
CENTRAL SEATTLE BY MCNAUGHT
WALKER STREET
AVE. S.
UNPLATTED

DESCRIPTION

DEDICATION

Know all men by these presents, that we, the undersigned Charles P.H. Dose, and Ida Dose, his wife, owners in fee simple of the land embraced in this plat of C.P. Dose's Lake Washington Addition to the City of Seattle, do hereby declare this plat, and dedicate to the use of the public, the streets shown hereon.

In witness whereof we have signed and sealed this plat on this eleventh day of December A.D. 1905.

Chas. C. Dose
L.H. Nichols
Witnesses

Charles P.H. Dose.
Ida Dose.

Examined and approved this 26 day of December 1905
R.H. Thomson
City Engineer

Approved by the Mayor and City Council of the City of Seattle by Ordinance No. 13108 this 28th day of December, 1905

Attest:
Jno. Ripinger
City Comptroller and Ex Officio City Clerk
By R.L. Warson Deputy

R.A. Ballinger
Mayor

ACKNOWLEDGMENT

State of Washington } ss.
County of King }

This is to certify that on the 11th day of December A.D. 1905 before me, the undersigned, a Notary Public, in and for the State of Washington, personally appeared Charles P.H. Dose, and Ida Dose, his wife, to me known to be the parties described in, and who executed the Dedication hereon, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal, the day and year in this certificate first above written.

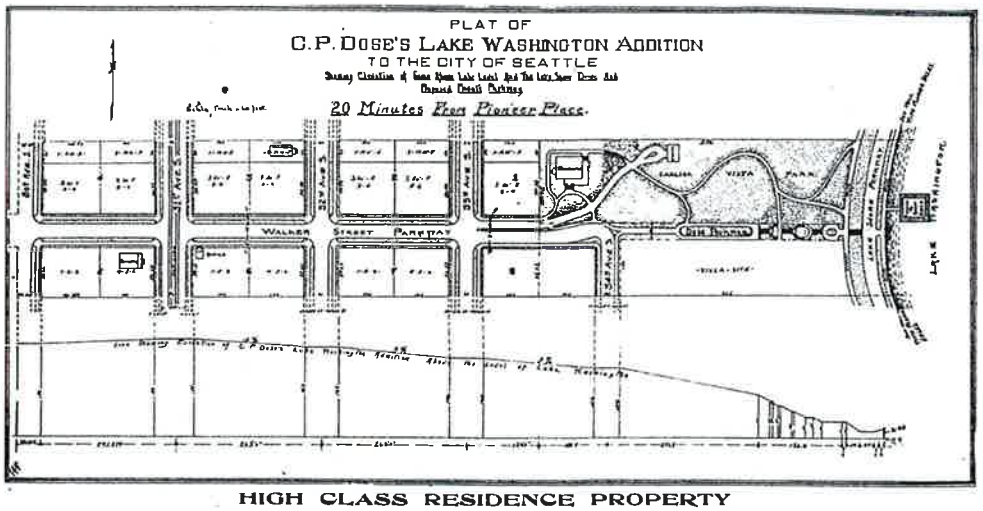
Ivan L. Hyland
Notary Public,
residing in Seattle.

369404

Filed for record at request of C.P. Dose, Dec. 30 1905 at 35 min. past 3 P.M. and recorded in Vol 12 of Plats page 65 Records of King County, Wash.

By J.P. Higgin
Deputy
County Auditor

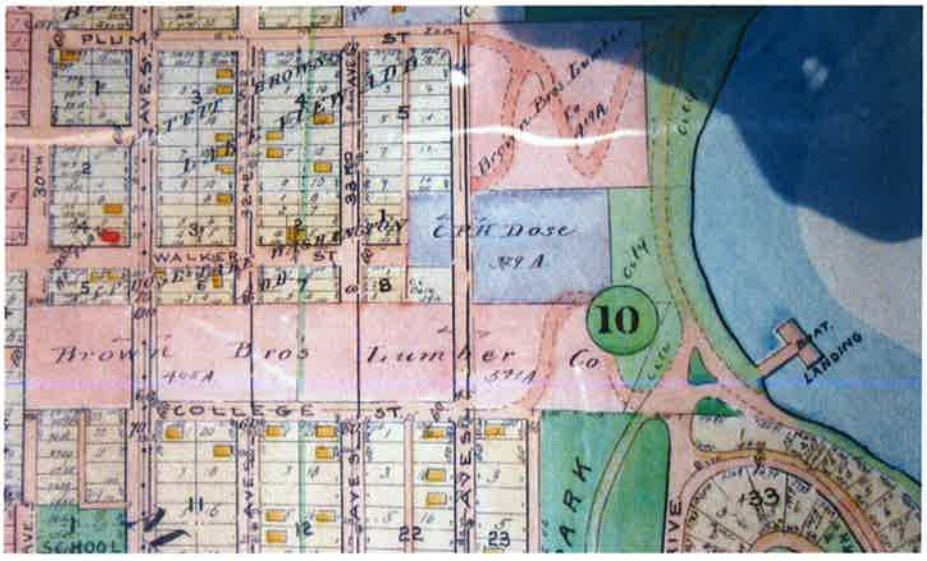
Plat of C.P. Dose's Lake Washington Addition as recorded December 1905



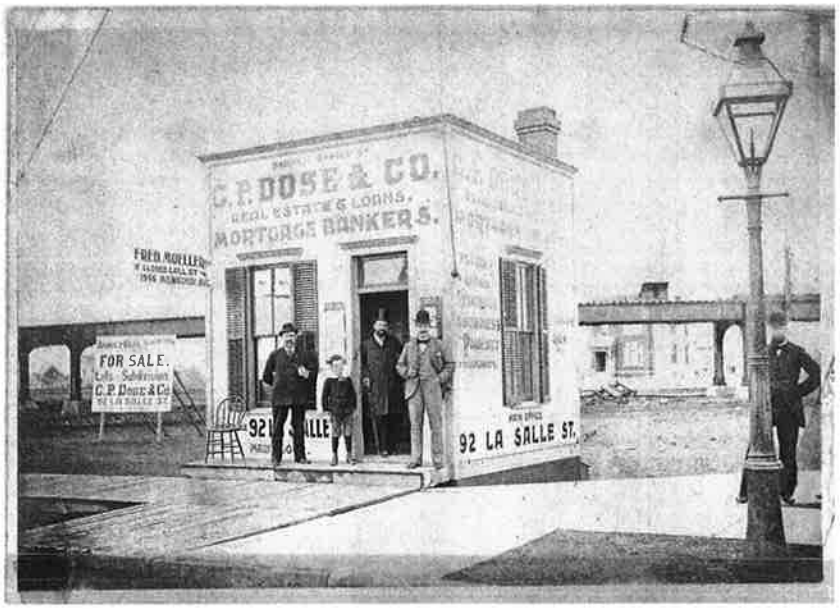
Grand view of Lake and Mountains from every lot in this Addition. All lots fronting on Walker Street Parkway, are louble corners with a frontage of 100 feet on the Parkway. They will be sold subject to $5,000 building restriction, and a 20-foot building line. Balance of lots 40x100 feet, will be sold subject to building restriction of $2,000.

☞ *Enquire prices of VILLA SITES fronting on Lake Shore Parkway and on Walker Street Parkway.* *C. P. DOSE & CO.*

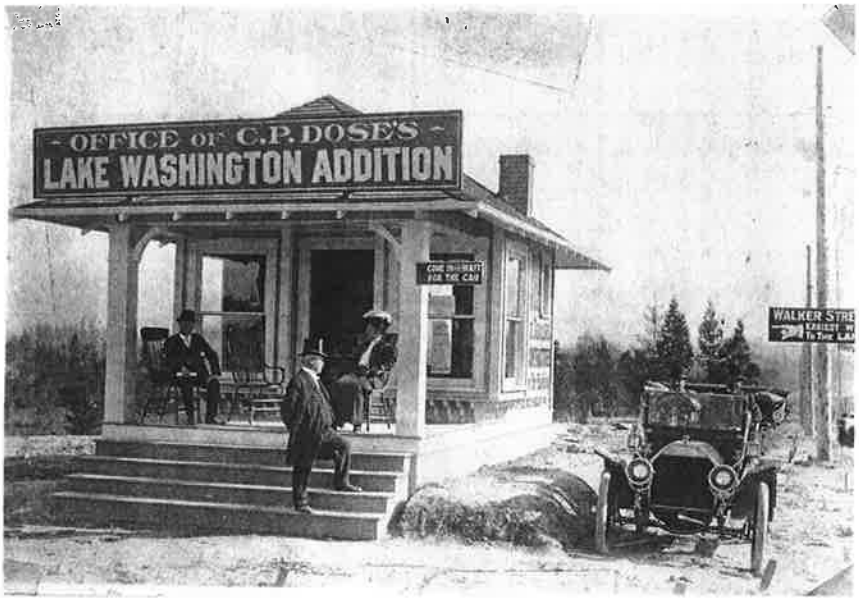
C. P. Dose's Lake Washington Addition description – from C.C. Dose plan book (1908)



Baist's Real Estate Atlas 1912 – C. P. Dose plat, undeveloped parcel & land donated to City shown



C.P. Dose & Co. Chicago sales office ca.1876 *UW Libraries - Special Collections*



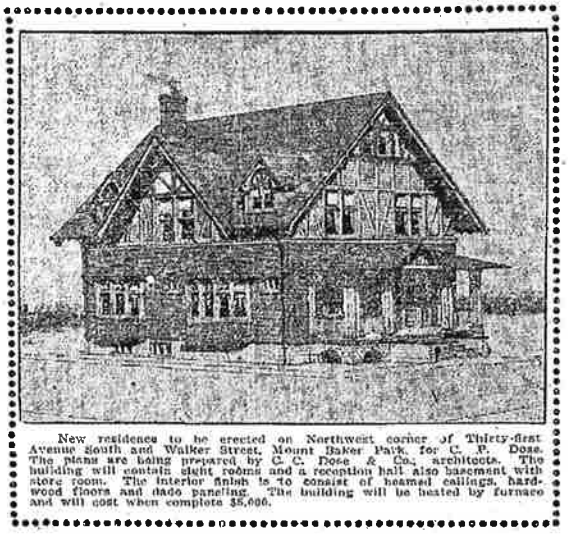
C.P. Dose & Co. Seattle sales office at 31st Ave. S & S. Walker St. ca.1908 *UW Libraries - Special Collections*

HOME OF GEORGE R. WEST

C. P. Dose & Co. have just completed this home for George R. West, at the corner of Thirty-first Avenue South and Walker Street, in the Mount Baker Park district. It has a full basement and furnace heat and eight rooms. The living room, dining room and reception hall have beamed ceilings and paneled walls. C. A. Reinoehl is the architect. The cost is $6,000.

Seattle Daily Times **September 22, 1907, pg.37.**

New Home Planned for C. P. Dose on 31st Ave.



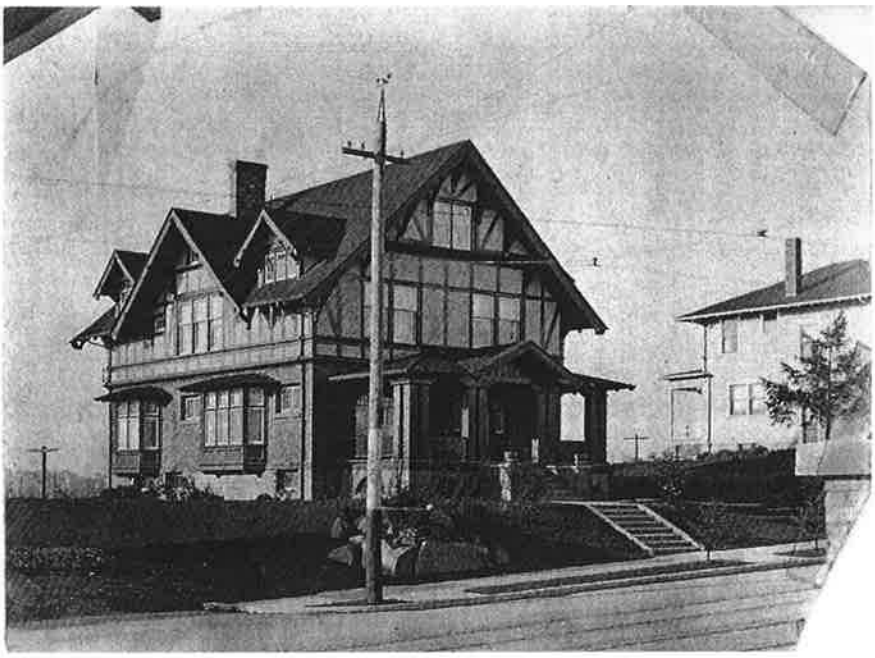
New residence to be erected on Northwest corner of Thirty-first Avenue South and Walker Street, Mount Baker Park, for C. P. Dose. The plans are being prepared by C. C. Dose & Co., architects. The building will contain eight rooms and a reception hall also basement with store room. The interior finish is to consist of beamed ceilings, hardwood floors and dado paneling. The building will be heated by furnace and will cost when complete $8,000.

Seattle Daily Times **January 16, 1910, pg.34.**

Property of University of Washington Libraries, Special Collections Division

Charles C. Dose House (left) and Charles P. Dose House (right) ca.1910

Charles P. Dose House ca.1910 – East & North elevations *UW Libraries - Special Collections*



Charles P. Dose House ca.1910 – South & East elevations *UW Libraries - Special Collections*

Charles P. Dose House – South & East elevations 1937 *Puget Sound Regional Archives*

Photograph Log

Name of Property:	Charles P. Dose House
City or Vicinity:	Seattle
County:	King County
State:	WA
Name of Photographer:	Katheryn H. Krafft
Date of Photographs:	November 20, 2011 / January 30, 2012
Location of original Digital Files:	2422 29th Avenue W., Seattle, WA 98199

WA_KingCounty_CharlesPDoseHouse_0001
Context view northwest across 31st Avenue S. showing south and east elevations

WA_KingCounty_CharlesPDoseHouse_0002
Context view looking east on S. Walker St. showing west and south elevations

WA_KingCounty_CharlesPDoseHouse_0003
East elevation

WA_KingCounty_CharlesPDoseHouse_0004
East elevation – Entrance porch and porch details

WA_KingCounty_CharlesPDoseHouse_0005
East & north elevations

WA_KingCounty_CharlesPDoseHouse_0006
West elevation showing kitchen and conservatory alterations

WA_KingCounty_CharlesPDoseHouse_0007
South elevation

WA_KingCounty_CharlesPDoseHouse_0008
South elevation showing typical bay window, roof dormer & cladding details

WA_KingCounty_CharlesPDoseHouse_0009
Interior – Reception Hall view to north from Living Room showing typical fir trim/details & original hardware, lighting fixture and stained glass windows

WA_KingCounty_CharlesPDoseHouse_0010
Interior – Living Room view to west toward Library/Study

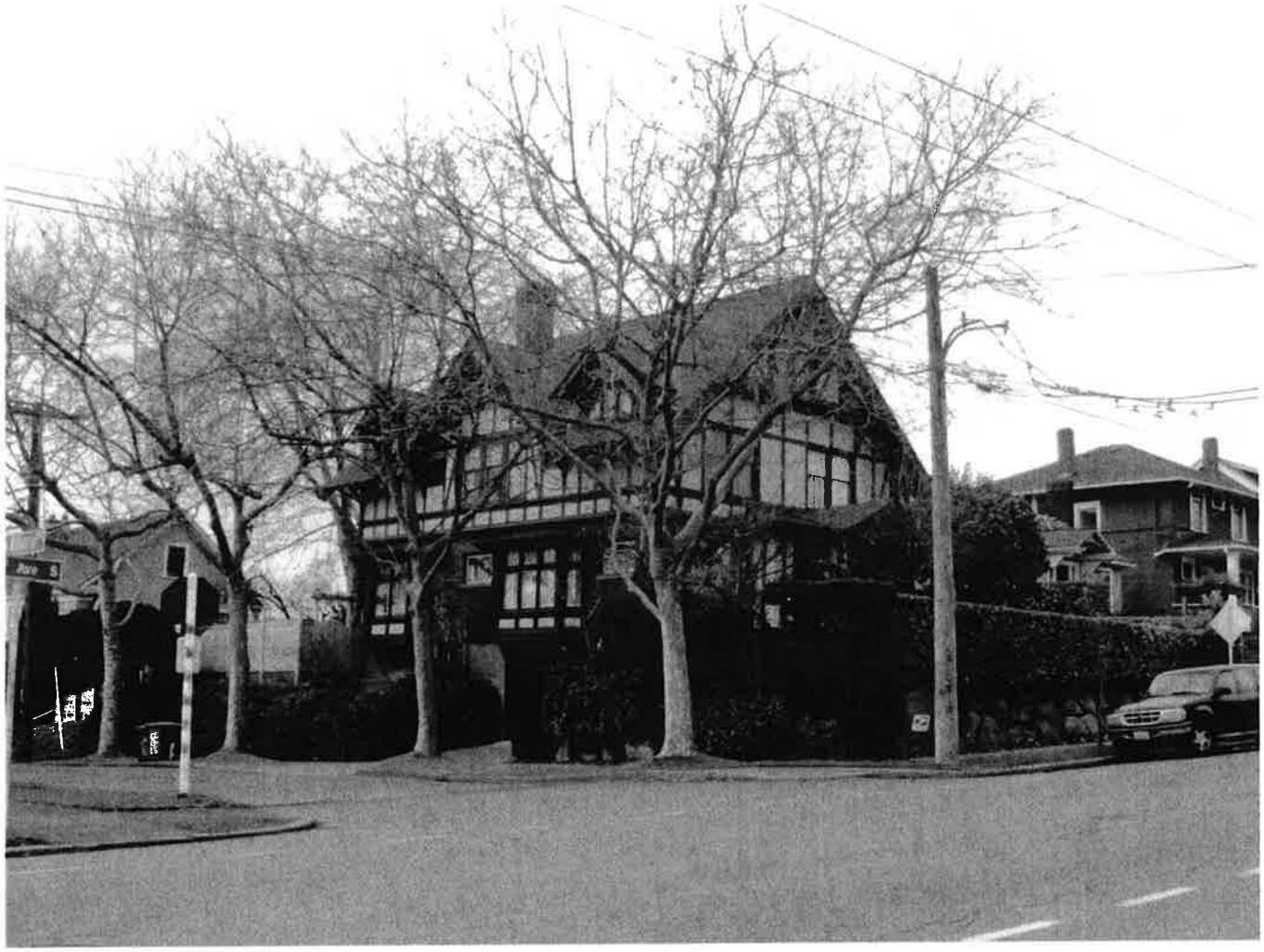
WA_KingCounty_CharlesPDoseHouse_0011
Interior –Living Room original stained glass windows

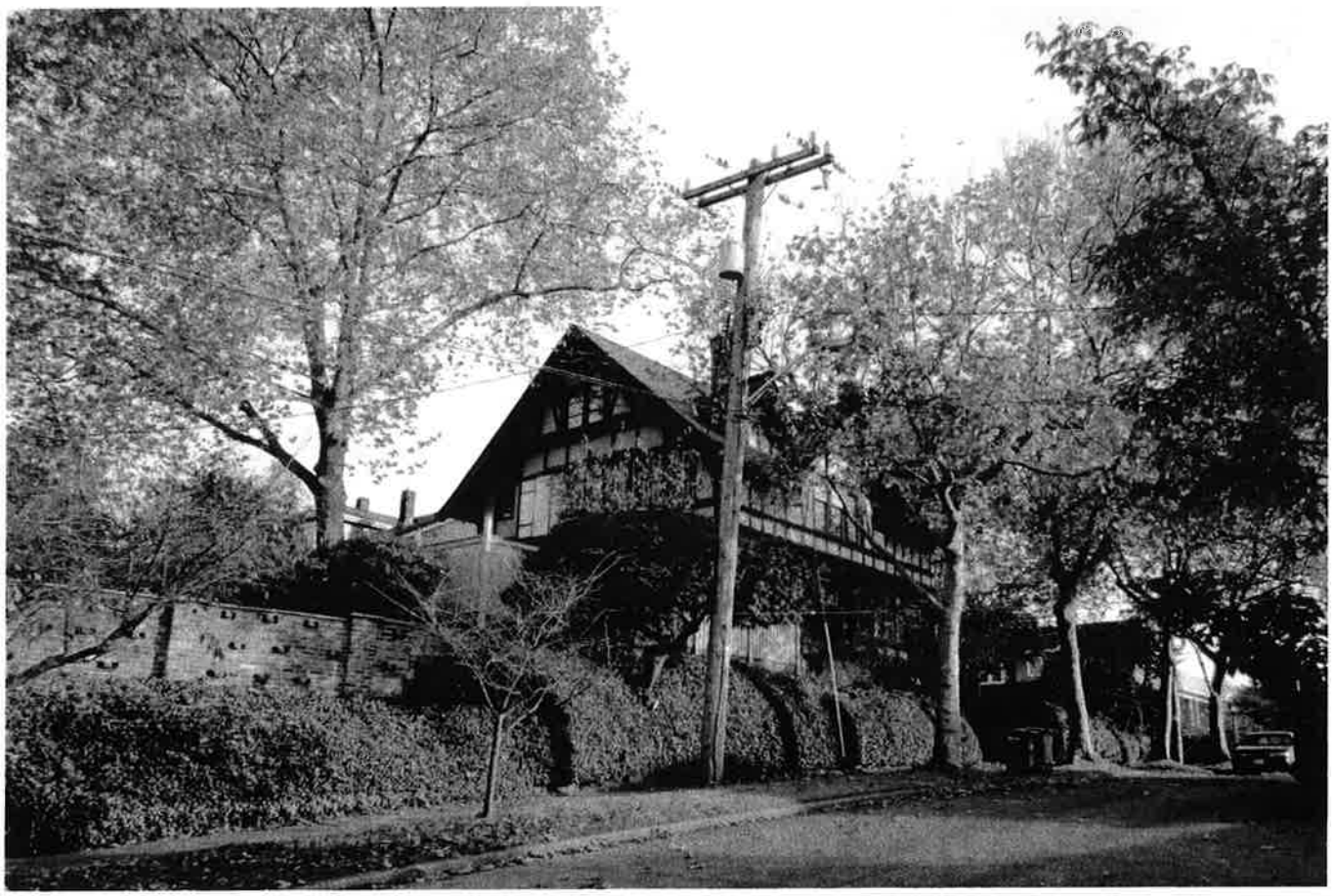
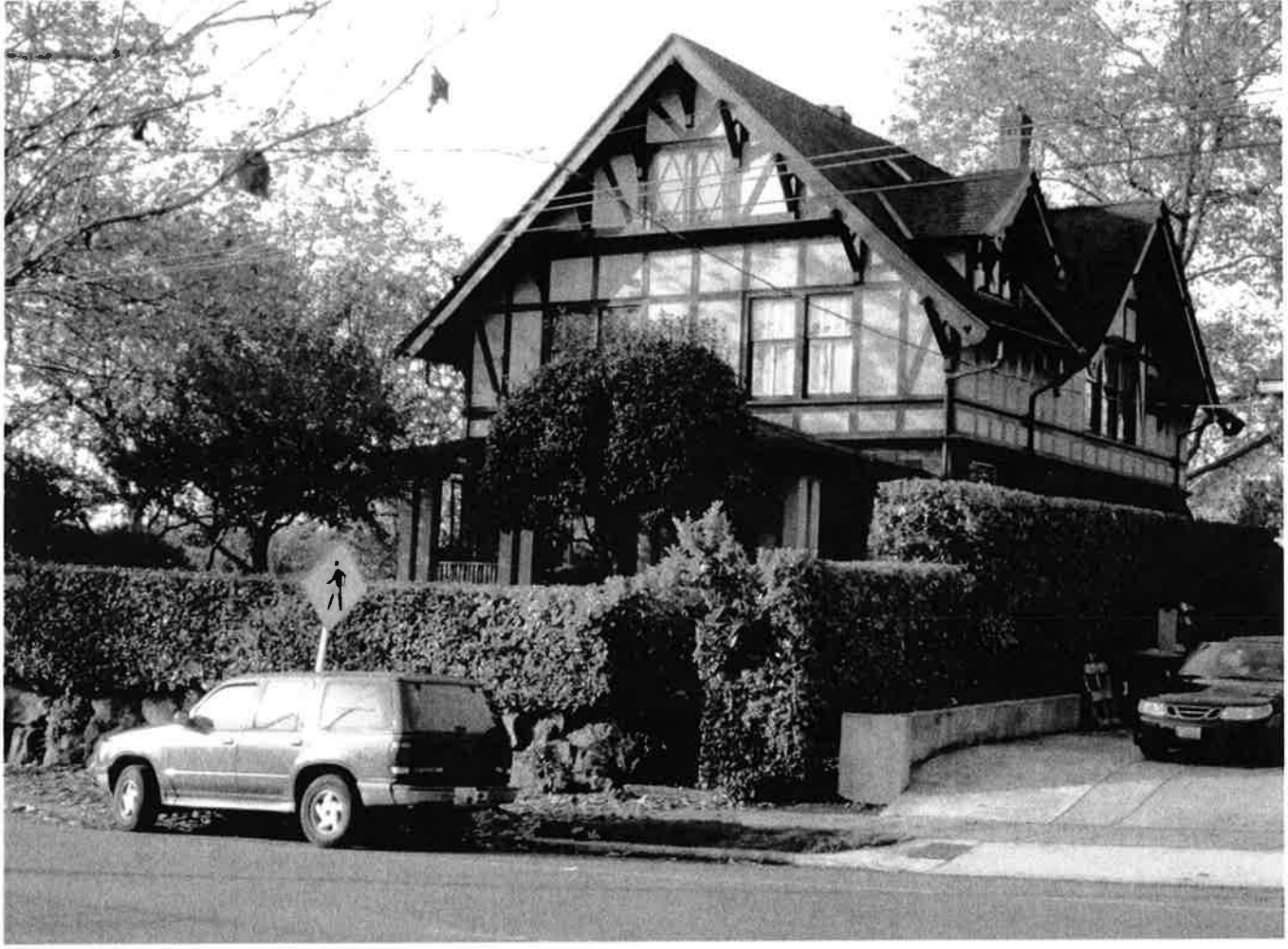
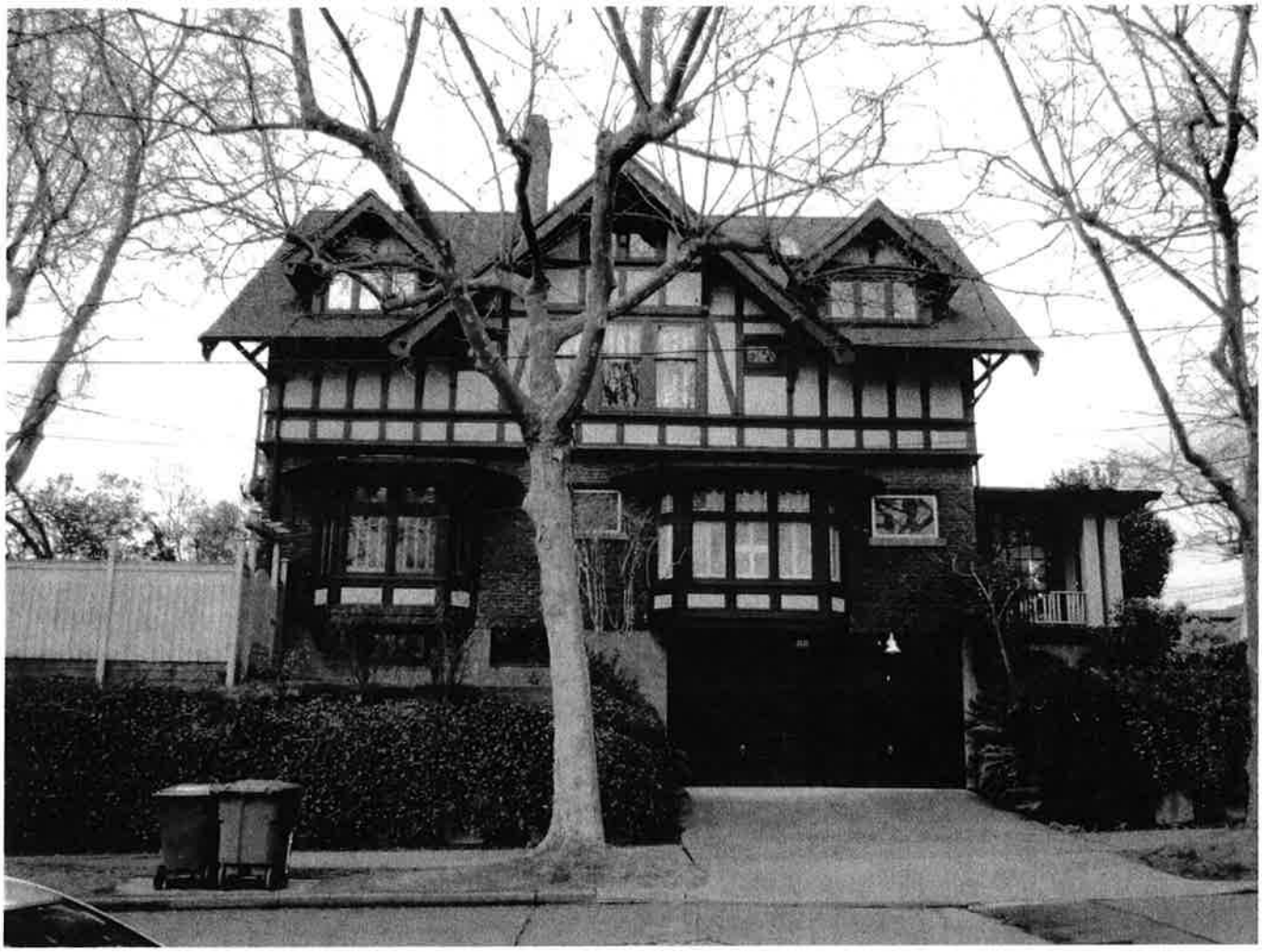
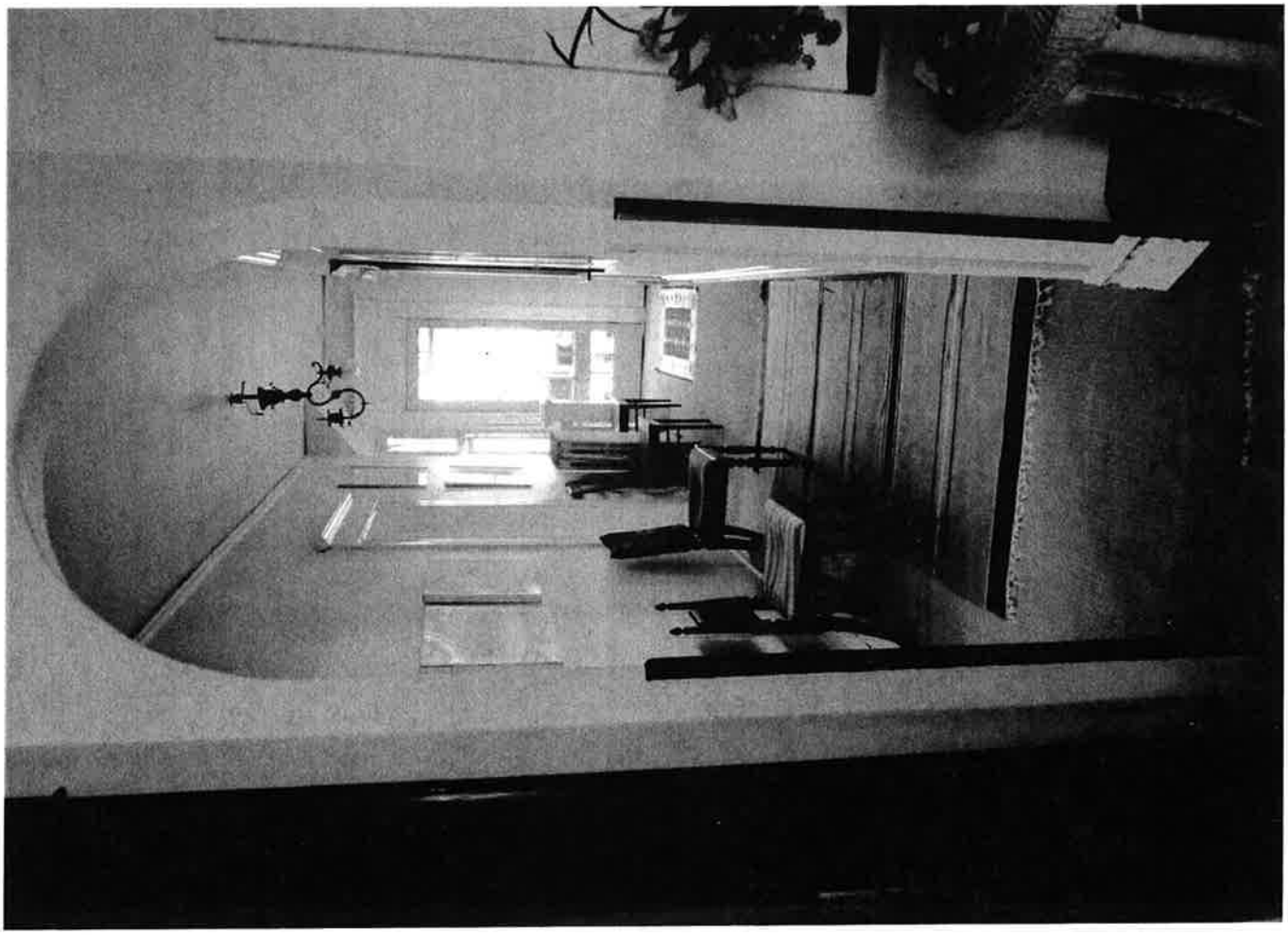
WA_KingCounty_CharlesPDoseHouse_0012
Interior – Library/Study original stained glass windows

Photograph Log

WA_KingCounty_CharlesPDoseHouse_0013
Interior – Dining Room view toward southeast

WA_KingCounty_CharlesPDoseHouse_0014
Interior – Second floor view west through hallway & typical light fixture

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