

CAPITOL HILL MODERN: AN INTENSIVE SURVEY

FOR MID-CENTURY MODERN MULTI-FAMILY ARCHITECTURE
IN CAPITOL HILL, SEATTLE 1945-1978

A PROJECT OF CAPITOL HILL HISTORICAL SOCIETY



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AND FUNDING FROM
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**Common (present-day) names are Capitol East, Jenny G, and Margaret respectively.*

DISCLAIMER

Financing for this context statement comes from King County’s 4Culture funds. However, the contents and opinions expressed within it do not necessarily reflect the views or policies of King County or 4Culture. It is also a living document intended to be edited, corrected, and expanded upon as future research brings more details to light.

BACKGROUND AND PROJECT GOALS

In early 2020 Capitol Hill Historical Society received a grant from 4Culture to conduct a survey of Capitol Hill’s long overlooked and quickly deteriorating stock of Midcentury Modern Multifamily buildings and to provide a brief context statement (up to 500 words) for their development.

This project has three goals. The first is to raise awareness and appreciation of Capitol Hill’s Midcentury Modern architecture by documenting and highlighting some of its most significant examples through research and photography. The second is to develop a rudimentary context statement to be further developed in future iterations of this project and intended to provide a basic understanding of the circumstances within which the architectural styles developed and changed during this period. The third is to inform future historic preservation efforts and to generally facilitate future scholarship on the history of Capitol Hill in the second half of the 20th century.

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514 EAST ROY STREET



Cropped Property Record Card Photo. Date: Apr. 20, 1949. Source: Puget Sound Regional Archives

Legal Description: S 60ft of Lot 1 Block 3 of East Park Addition

Parcel #216390-0235

Build Date: 1948

Architect: Earl W. Morrison

Builder: William H. Sharpe

Original Owner: Five Fourteen East Roy Inc.

Style: Minimal Traditional / Streamline Moderne

Neighborhood Context:

Immediate surroundings consist of multifamily buildings ranging in age from 1910 to 1966 and height from two to four stories. The subject property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and

Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is adjacent to the Harvard-Belmont historic district across Belmont Ave E. Historic landmarks within a quarter mile of the subject property include:

Belroy Apartments, 703 Bellevue Ave E (500 feet west)

Roy Vue Apartments, 615 Bellevue Ave E (500 feet southwest)

Kerry Hall, 710 E Roy St (200 feet east)

DAR Rainier Chapter House, 800 E Roy St (500 feet east)

Loveless Building, 711 Broadway E (600 feet east)

Women's Century Club, 807 E Roy Street (345 feet southeast)

Oak Manor, 730 Belmont Ave E (200 feet north)

Republican Stairs (930 feet southwest)

Physical Description:

Architect Earl W. Morrison designed 514 E Roy Street in the Minimal Traditional style with Streamline Moderne elements. Three stories over a partial daylight basement, the building has a staggered rectangular plan, measures 8646 gross square feet, and contains ten apartments. It has a flat roof, a double wood frame, and a concrete foundation. Located on a corner lot, the building's primary façade faces south toward East Roy Street and its east side faces Belmont Avenue East.

Massing: Shallow setbacks on the building's north and south sides and its staggered east side give the building its irregular rectangular shape. The staggering is a response to the angled northwestern path at which Belmont Avenue East runs along the subject property's eastern border. The downward slope of the site from east to west creates a partial daylight basement condition on the building's west side.

Cladding: Cladding is primarily common red brick laid in stretcher courses on a half running bond pattern and in soldier courses along the roofline. There are also accents of vertical wood siding that replace the original stucco used on the northwest and southwest corners of the building above each of the 3-section dovetailing windows as well as above each of the 3-section angled bay windows on the building's east side.

Roof: The roof is flat with a shallow parapet lined with a simple metal fascia.

Windows: All of the building's windows are replacement vinyl sash and are all single-hung unless otherwise specified. These windows replace original metal sash sliding and casement windows with 6 or more rectangular panes divided by metal muntins. The aforementioned dovetailing windows

presently consist of a fixed center section flanked by one casement and one single hung section. The aforementioned bay windows contain a fixed center section flanked by two single-hung windows. Finally, the easternmost column of windows on the building's south façade are sliding. Most window openings have common red brick lintels laid in soldier courses and sills of the same laid in header courses and angled downward.

Entrances: There are three entrances to the building. The main entrance is on the building's south façade and opens on East Roy Street. The side entrance is on the building's west façade and opens onto a sloped parking lot accessed via East Roy Street. Both entrances are non-original wood doors with lights and are covered by non-original vinyl-topped awnings. A third entrance provides below grade access to a stairwell on the building's north side. This entry, along with the 8 foot wide pathway along the building's north side, is secured behind a non-original tall gated metal fence that opens onto the trash receptacle area on the property's northeast corner and the parking lot on the property's west side.

Periphery: A trapezoidal waste receptacle area is located at the northeast corner of the property and accessed via Belmont Avenue E. A small and sloped rectangular parking lot is located on the property's far west side and accessed via East Roy Street. Occupying the southwest corner of this parking lot is a triangular landscaped section measuring approximately 21 feet on its south side, 8 feet on its west side and 24 feet on its angled northwest side.

Heavy landscaping has occurred on the property over time and none of the vegetation is original. The south and east sides are landscaped with various small trees and bushes. Full-length brick walls with curved ends retain landscaping bushes along the south façade. These walls gradually transition into the upward west to east slope of East Roy Street. Landscaping continues to the property's southeast corner and along the property line facing Belmont Avenue East.

Ownership History:

1/23/1939 – 3/16/1946	Emily L. Mowat (widow of Andrew F. Mowat, bldg. contractor)
3/16/1946 – 10/1/ 1947	Earl W. & Margaret S. (wife) Morrison (the original architect)
10/1/1947 – 12/12/1969	Five Fourteen East Roy, Inc
12/12/1969 – 11/6/1987	Albert E. Booth former trustee of the dissolved Five Fourteen East Roy, Inc. (retiree as of 1969)
11/6/1987 – 3/31/1989	J.N. Number One Partners, A Wash Corp.
3/31/1989 – 5/8/1998	Five Fourteen E Roy Street Associates
5/8/1998 – Present	514 E Roy Street Associates LLC

Historical Use:

Contractor William H. Sharpe constructed this FHA-funded building as an investment for its designer, veteran architect Earl W. Morrison and Albert E. Booth, Morrison's draftsman since 1927. Booth and Morrison co-owned the building as directors of Five Fourteen East Roy Inc. Booth later became the sole owner of the property until his death circa 1987. Up through 1974, the occupations of building's residents varied widely, including grocery clerk, student, teacher, salesman, engineer, and president of a business. Most occupants resided in the building for fewer than five years while a few others resided in the building for up to 20 years. Significant residents include Burton S. Barr and his wife Charlotte who were among the building's first residents when it first opened in 1948. Barr went on to serve as Arizona State Representative from 1964 to 1986. His work during these years earned him the nickname "Mr. Magic." The Phoenix central library is also named after him. Another significant resident was Dr. Jack M. Docter who was also one of the building's first residents. Docter went on to become the first director of Seattle Children's Hospital in 1959.

Comments on Integrity:

The building has an adequate level of architectural integrity. Its location, setting, associations, and feel are intact. However, the design, materials, and workmanship have changed. The exterior doors, windows, awnings, and accent cladding are all replacement. However, the building's original shape remains, as does all of its brick, and its distinctive rounded landscaping boxes. As a result, the building still reads as Minimal Traditional with streamline modern features and therefore, this property should remain eligible for listing in the NRHP.

Comments on Criteria:

This building is potentially eligible for listing on the NRHP for its direct connection to the post-war residential growth of the City of Seattle (Criteria A). It is an early example of a Post-WWII Minimal Traditional multi-family building designed after the Federal Housing Authority lifted its wartime design restrictions in August of 1946. Preliminary research revealed it is associated with the lives of significant persons in our past (Criterion B) such as Burton S. Barr and Dr. Jack M. Docter, described above, who briefly lived in the building when it first opened. Despite its diminished architectural integrity, the building still possesses sufficient distinctive characteristics of its type, period, or method of construction, and represents the work of a master (Criterion C). It stands out as a transitional design between the pre and post war periods. It hearkens back to the traditional brick apartment block of the 1920s like the nearby Varick Apartments at 503 East Thomas Street (1929) with similar massing on its primary façade, but with much less decoration. It possesses elements of the Streamline Moderne movement of the 1930s with its rounded and brick clad landscaping boxes. Finally, its corner dovetailing windows and alternating sections of cladding material anticipated what would become widely popular features of Mid-Century Modern architecture. It is a project of one of Washington State's most prolific architects, Earl W.

Morrison who co-owned it with his longtime draftsman Albert E. Booth. Morrison is responsible for numerous iconic buildings across the city such as Marlborough House, Textile Building, Gainsborough Apartments, and the more modern Nettleton Apartments. No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D).

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BEN MAR APARTMENTS – 315 23RD AVENUE E



Cropped Property Record Card Photo. Date: Nov. 29, 1950. Source: Puget Sound Regional Archives

Present Name: Capitol East Apartments

Legal Description: Lots 4-5 Block 2 of Boston Heights Supplemental Addition.

Parcel #095800-0070

Build Date: Sep 30, 1950

Architect: Benjamin F. McAdoo Jr.

Builder: Hull & Anderson

Original Owner: Benjamin F. McAdoo Jr.

Style: Modern

Neighborhood Context:

Immediate surroundings consist of one to two story wood frame single-family homes constructed between 1901 and 2017. The subject property is located on the eastern slope of Capitol Hill and is on the west side of Capitol Hill's present day eastern border: 23rd Avenue East. This area is primarily residential consisting of a mix of single and multifamily housing constructed between circa 1900 and the 1970s. 23rd Avenue is a major arterial route for cars and busses originating at South Spokane Street on Beacon Hill connecting this neighborhood with Mt. Baker, Judkins Park, Central District, and Capitol Hill before diverting to 24th Avenue East and connecting these

neighborhoods to Montlake and the University District. The nearest commercial district to the subject property runs along East Madison Street to the south and east. Nearby public facilities include Edmond S. Meany Middle School (contained within 20th and 21st Avenues and E Republican and E Thomas Streets) and Miller Park and Playfield located immediately west and south of the middle school. Holy Names Academy, a private Catholic School, is located north of the subject property between 21st and 23rd Avenues East and East Aloha and Roy Streets. There are no designated historic landmarks or historic districts in the immediate vicinity of the subject property. The two nearest landmarks are approximately a half mile away. The first is St. Joseph's church to the northwest at 732 18th Avenue East and the Anhalt Apartments to the southeast at 1600 East John Street.

Physical Description:

Architect Benjamin F. McAdoo designed the Ben Mar Apartments (Now Capitol East) in a vernacular Mid-Century style. The building has an overall L-shape plan, is two to three stories tall, measures 6993 square feet, and contains 10 units. It has a flat roof, double wood frame, and a concrete foundation. Located on a mid-block lot, the building's primary façade faces east toward 23rd Avenue East.

Massing: Due to the significant upward slope between 23rd and 22nd Avenues going from east to west, the rear (western) portion of the building appears to be two stories over a partial basement while the front (northern) portion of the building has three stories. Two full-height, flat-roof enclosed stairwells that extend out from the building's primary facades facing south and east modify the building's interior L-shape. At the rear, northwest corner is a recessed area that provides outdoor common space for residents.

Cladding: Cladding consists primarily of replacement marblecrete with vertical band accents of common red brick laid in stretcher courses on a half running bond pattern. The marblecrete replaced vertical transite (asbestos-cement) board siding at an unknown date.

Roof: The flat roof has a wide eave overhang that extends 1 to 2 feet from the building's exterior walls with a soffit that is setback several inches from the outer edge of the eave. The eave's wood fascia extend to the enclosed stairwells. The stairwells do not have eaves.

Windows: The windows, originally aluminum-sash, appear to be replacement vinyl sash and the sliding, fixed, and casement windows vary in size. Some window openings run nearly full-length from floor to ceiling, which was an unusual feature for the time the building was constructed. Several windows on the easternmost wall appear to have been removed and filled in.

Entrances: Exterior doorways provide access to the first and second story apartments whereas the two aforementioned enclosed staircases provide access to the third story or penthouse apartments. The staircase on the north wing also provides access to a basement laundry area. The penthouse apartments also possess private balconies accessed via all-glass doors; this feature was

unusual at the time and does not appear on Capitol Hill apartment buildings until 1957 or later. There is at least one additional secondary/side apartment entrance on the north side of the north wing.

Periphery: Heavy landscaping has occurred on the property over time and none of the vegetation is original. At the southeast corner of the property is a small trapezoidal 5-car parking lot accessed via 23rd Avenue East. Tall hedge bushes line the western side or corner of this parking lot. Starting from the east property line (along 23rd Avenue) a narrow concrete walkway, lined with trees and bushes, runs southwest along a majority of the northwest edge of this parking lot leading to a set of concrete stairs that rise up behind the hedge bushes to a fenced-in common patio space containing three small trees. In front of the building's easternmost wall is a landscaped area containing a row of bushes and trees. At the very northeast corner of the property is a narrow concrete strip that extends about 20 feet back from the east property line and contains the building's trash and recycling receptacles. Up a set of concrete steps west of this area, an elevated common space appears to wrap around the entirety of the building's outer walls.

Ownership History:

8/29/1931-3/24/1950	University of Washington, Board of Regents
3/24/1950-5/17/1950	Benjamin F. McAdoo Jr. and his wife Thelma
5/17/1950-4/2/1976	Ben Mar, A WA Corporation
4/2/1976-12/3/1987	Holbrook L. Garrett and his wife Anne R. pres of Sentinel NAACP Credit Union (electrical engineer 1960-1970+)
12/3/1987- 8/23/1989	Michael J. & Catherine O. Roeter and Linden E. & Diane Marie Larson
8/23/1989-10/16/1998	Bruce Langdon Brown, real estate investor
10/16/1998-12/31/2001	Eunice Lee, et al
12/31/2001-present	Capital East LLC

Historical Use:

Contractors Hull & Anderson constructed the subject building in 1950 as an investment for its original owner and designer, architect Benjamin F. McAdoo Jr. Named after McAdoo's first two children Marcia and Benjamin, McAdoo used the Ben Mar to draw attention to and challenge racist housing practices by publicly offering unrestricted tenancy. For at least the first ten years of its existence, the building's residents were primarily black professionals many of whom went on to make significant contributions to the community after their residency there. Gertrude Johnson Peoples, a career athletic advisor and recruiter for University of Washington who founded the country's first academic support office for college student athletes lived in the building

in 1950. Gladys A Branch, one of Seattle Public Schools' earliest Black teachers lived in the building from 1950 until 1962. Ruth M. Brown a social worker and executive of the East Side YWCA lived in the building from 1950 to 1954. Leon Bridges, an architect who worked for McAdoo while in college, designed local Catholic churches for Gotteland & Kocarski, and designed the YMCA building at 2300 E Olive St (1965) and later served on the King County Planning Commission, lived in the building with his family in 1960. Other residents include numerous Boeing employees, a psychologist, and a mail carrier.

Comments on Integrity:

The building has a low level of architectural integrity. The location and setting, of the building are intact. However, there are significant changes to the design, materials, workmanship, feel and associations of the building. These changes include replacement windows, the in filling of some window openings, and the replacement of transite siding with marbledcrete. Therefore, the building may not qualify for the NRHP on the grounds of architectural integrity.

Comments on Criteria:

The building is potentially eligible for listing on the NRHP for its association with events that have made a significant contribution to the broad patterns of our history (Criterion A). Specifically for its place within and contribution to the broader movement for Civil Rights. Its original owner and designer, black architect and civil rights activist Benjamin F. McAdoo Jr. offered unrestricted tenancy. This fact by extension suggests that the building is also associated with the lives of significant persons in our past (Criterion B). Benjamin F. McAdoo Jr. was Washington State's first registered Black architect who had designed hundreds of small homes throughout Seattle. He was also a one-time candidate for the Washington State legislature and played a significant role in guiding national and international housing policy. Other associations with significant persons include former tenants such as Gertrude Johnson Peoples, Ruth Marie Brown, and Leon Bridges. Due to the building's lack of architectural integrity, it may not sufficiently embody the distinctive characteristics of a type, period, or method of construction nor does it fully represent the work of a master or possess high artistic values. (Criterion D). Therefore, it most likely does not qualify for Criterion D. However, exceptional features such as floor-to-ceiling windows and private balconies, features rarely found on multi-family buildings on Capitol Hill until 1957, are worth noting. No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D).

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CAMELLIA MANOR – 501 EAST HARRISON STREET



Cropped Property Record Card Photo. Date: Apr. 9, 1953. Source: Puget Sound Regional Archives

Legal Description: Lot 1 Block 46 Pontius Supplemental Addition #2

Parcel #131105-0000

Build Date: 1952

Architect: William H. Whiteley

Builder: Shifrin & Jaffe

Original Owner: Shifrin & Jaffe

Style: Garden Court / Ranch / Spanish Eclectic

Neighborhood Context:

Immediate surroundings consist of multifamily buildings ranging in age from 1908 to 2017 and height from two to seven stories. The subject property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is located approximately three blocks south of the Harvard-Belmont Historic District. Historic landmarks within a quarter mile of the subject property include:

San Remo Apartments, 606 E Thomas St (300 feet southeast)

Republican Stairs (820 feet northwest)

Ward House, 520 E Denny Way (1100 feet southeast)

Pantages House, 803 E Denny Way (1300 feet southeast)

Roy Vue Apartments, 615 Bellevue Ave E (1100 feet northwest)

Bel Roy Apartments, 703 Bellevue Ave E (1300 feet northwest)

Kerry Hall, 710 E Roy St (1300 feet northeast)

Physical Description:

Intro: Architect William H. Whitely designed the The Camillia Manor Condominiums (formerly apartments) in a combination of Garden Court and Ranch styles with a Spanish eclectic influence. The building has a U-shaped plan, is 1-2 stories tall, measures 17,148 gross square feet, and contains 16 units. It has a cascading cross-hipped roof with Spanish-style composite tiles, a wood frame, and concrete foundation. Situated on a corner lot, the entry courtyard faces north toward East Harrison Street and the west elevation faces Summit Avenue East.

Massing: The north section nearest to East Harrison Street are two tips of the U-shaped plan and are each one story tall. Behind them, the south or lower portion of the U-shape is two stories. The downward slope of East Harrison Street from east to west creates a partial daylight basement condition on the building's west side. This daylight basement extends out to the west property line and functions as a 9-car enclosed garage accessed via Summit Avenue East. Sitting below the grade of the building's residential section, the roof of this garage doubles as a common patio space and walkway to the building's west facing residential entrances. This patio wraps the northwest corner of the building with a set of stairs that run parallel and descend down to East Harrison Street.

Cladding: Cladding on the building's north and courtyard-facing sides is ashlar stone on the first story and vertical wood siding on the second story. The remainder of the building, including the rear chimney, is clad in stucco.

Roof: The building's two-story section has a cascading cross-hipped roof and the one-story sections have hipped roofs. The roof is clad in a reddish-brown Spanish-style composite tile and has overhanging, closed eaves lined with a metal gutter painted to match the tiles.

Windows: All windows are aluminum sash and appear original, but vary in size, type, and placement. Awning, casement, fixed, and sliding windows predominate. Some have two sections where one is fixed and the other is a sliding, casement, or an awning transom section. In addition to hung windows on the west side, several prominent windows on that wall have three sections consisting of one fixed window flanked by two casement or sliding windows. The building's one-story sections have windows that dovetail at their corners facing north and toward the courtyard.

Entrances: The building has 16, through-access units with an entrance facing the courtyard and an entrance on the building's perimeter. Two sets of interior stairs provide access to the second story units. One set leads to the courtyard and another to the building's perimeter. There is an additional entrance to the basement laundry room on the building's north side. The doors facing the courtyard appear to be original mahogany or in-kind replacement. Each of these doors has a wood screen door with a two-section, single-hung window above a panel. Secondary entrances facing the outer perimeter of the building have wood doors with a single fixed window paired with varied types of both original and replacement metal screen doors.

Periphery: The courtyard is three to five feet above the sloped grade of East Harrison Street. A central concrete staircase provides access to this courtyard from the street and has decorative metal railings that appear original. On either side of the steps are sloped strips of landscaping containing a dense variety of plantings around an assortment of large boulders. At the very top of the concrete stairs are two electric lanterns on either side of the railings that appear original. Beyond the concrete stairs is a concrete path that immediately forks in a u-shape to either side of the court. Straight ahead of the stairs is a curved row of bushes in front of a flower-bearing tree. Among these plantings is a wooden sign hanging from a decorative metal crane reading "Camellia Manor" in white Gothic lettering. There is an additional small tree located farther back (south) in the courtyard and additional plantings line the walls that face into the courtyard.

A narrow concrete path edged with a concrete curb begins at the property's southeast corner where the alley meets the sidewalk. This narrow concrete path runs the full length of the property's eastern border and provides alley-separated pedestrian access to the building's residential entrances that open toward the alley. This path gradually runs lower below the grade of the alley due to the alley's slight upward grade from north to south. Each residential entrance has a concrete stoop that rises about five inches above the concrete walkway. Between each of these stoops and running parallel to the concrete walkway are narrow planting strips.

Along the south border of the property is a wider 10 to 12 foot concrete pathway shared between the subject building and the Carlyle Apartments to the south. This pathway is slightly below the grade of the subject building exposing the concrete foundation. The pathway provides additional residential access to the subject building and contains two strips of plantings and a chimney. This path wraps around the building's southwest corner and connects with the aforementioned patio above the garage. Attached to the southwest corner of this garage is a non-original small wood-framed and stucco clad lean-to shed addition with a shingle roof that slopes down toward Summit Avenue East and double wood doors that open toward East Harrison Street.

Ownership history:

10/31/1949 – 10/5/1951	Seattle Investment Company
10/5/1951 – 2/4/1953	Abe Shifrin and George N. Jaffe

2/4/1953 – 3/15/1965	George N. Jaffe & wife Celia, Irving Jaffe & wife Gertrude
3/15/1965 – 4/15/1965	Macatoshi Aoyama & wife Sayoko; Russell B. Swarty, Realtors
4/15/1965 – 10/28/1968	Macatoshi Aoyama & wife Sayoko; Russell B. Swarty, Realtors; Max Ehersohn
10/28/1968 – 7/17/1974	V.D. Hallum & wife Lillian C. unknown occupation
7/17/1974 – 3/22/1978	John R. Stout & wife Evelyn M. (acquired via AC&D)
3/22/1978 – 6/1981	Seattle First National Bank (acquired via AC&D)
6/1981 – 10/7/1982	Various Hagens who were trustees of Seattle First National Bank
10/7/1982 – Unknown	Bradley E. Beddall & wife Glenda K.
1983 – Present	Divided into condos.

Historical Use:

Veteran architect William H. Whitely designed Camellia Manor for its owners Shifrin & Jaffe who constructed it in 1952. It was the fourth of five similar Garden Court / Ranch buildings developed on Capitol Hill by the team between 1951 and 1953. Abe Shifrin's son Frank lived in and managed the subject building until they sold their interest to the Jaffe family in 1953. The Jaffes and all other subsequent owners held it as an investment until its conversion to condominiums in 1983. Up through the early 1970s, the building was primarily the home of middle to upper class professionals who lived there for five years or more. Most were married, some with children, and many were dual-income. Occupations include business owners and managers, nurse, dentist, accountant, lawyer, and UW professor. Some exceptions to this include meat packer, janitor, retirees, and widows. By 1969, half of the building's residents were retirees and widows, a clear shift that followed the broader trends of time when the region's elderly were returning to the city. Research did not yield any historically significant residents.

Comments on Integrity:

The building has a high level of architectural integrity. Its location, setting, associations, design, workmanship, and materials are mostly intact. The only known alterations are to the property's landscaping and replacement of some of its doors and screen doors. Therefore, this property should be eligible for listing in the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the

property is not likely to yield information important in history or prehistory (Criterion D). However, the building qualifies for Criterion C for the following reasons. It embodies the distinctive characteristics of both the garden court and ranch styles with its central courtyard, lack of corridors, horizontal massing, and pitched roof. It also embodies the distinctive characteristics of the period with its use of ashlar stone, aluminum windows, and dovetailing corner windows. It represents the work of a master William H. Whiteley who had been designing homes and apartments in Seattle since the 1920s many in partnership with Frederick Anhalt. It possesses high artistic value for its time with its Spanish influences found in its tile roof, stucco cladding, and alley facing entrances. In so doing, this design also represents a modern reinterpretation of Whiteley's more ornate Spanish Eclectic Garden Court La Quinta Apartments (1927, landmark) by stripping away some of the more decorative elements and emphasizing horizontality. All of these factors make the building both a significant and distinguishable entity in the neighborhood.

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FAIRFAX MANOR – 413-15 BELMONT AVENUE EAST



Cropped Property Record Card Photo. Date: Oct. 8, 1967. Source: Puget Sound Regional Archives

Common Name: Jenny G Apartments

Legal Description: Lot 9 Block 45, Pontius 2nd Addition Supplemental

Parcel #684820-0485

Build Date: 1953-1967

Architects: (Charles) Lawrence & (George) Hazen (1953), Arnold G. Ganges (1955), McCool & Morgan (1958-59), Charles Morgan & Associates (1967)

Builder: David M. Reese

Original Owner: David M. Reese

Style: Modern / De Stijl

Neighborhood context:

With exception to a small circa 1900 single-family home adjacent to south, the subject property is otherwise surrounded by a variety of multifamily buildings constructed between 1907 and 2015 and ranging from 2 to 7 stories. The subject property is located on the western slope of Capitol

Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is located approximately 2½ blocks south of the Harvard-Belmont Historic District. Historic landmarks within a quarter mile of the subject property include:

San Remo Apartments, 606 E Thomas St (530 feet south)

Republican Stairs (735 feet northwest)

Roy Vue Apartments, 615 Bellevue Ave E (980 feet northwest)

Ward House, 520 E Denny Way (1360 feet south)

Pantages House, 803 Denny Way (1500 feet southeast)

Bel Roy Apartments, 703 Bellevue Ave E (1100 feet northwest)

Kerry Hall, 710 E Roy St (1030 feet northeast)

Rainier Chapter House, 800 E Roy St (1120 feet northeast)

Loveless Building, 711 Broadway E (1200 feet northeast)

Oak Manor, 730 Belmont Ave E (1200 feet north)

Physical Description:

Intro: Originally known as Fairfax Manor, the Jenny G Apartments were first designed by architects Lawrence & Hazen in 1953. In the years following, architects Arnold G. Ganges (1955), McCool & Morgan (1958-59), and Charles Morgan & Associates (1967) heavily altered it. In its first (1953) iteration, the building was two stories and had a primarily L-shaped plan. Mid-Century vernacular is the best description for its original style. However, at present, the building is three stories and appears highly irregular and complex in shape. The best description of its style is De Stijl, a Dutch art and architectural movement founded in 1917 and noted for its complex stepping of block elements. Structurally, the building has a flat roof, double wood frame and concrete foundation. It measures 7370 gross square feet and contains six units. Situated on a mid-block lot, the building's front faces east toward Belmont Avenue East.

Massing: The building is L-shaped at its core with a west and a north wing that meet at the property's northwest corner. Each of these wings has numerous flat-roof block elements attached to them, many of which are subsequent additions to the original 1953 construction. The first block element is an original 7 to 8 foot tall rectangular cube extending several feet southward and

perpendicular from the building's north wing with a door on its east side. The door leads to an internal stair access to a second story unit. Attached to this entrance on the south is a three-story elevator tower addition (c. 1967). The elevator provides access only to the building's penthouse addition via a balcony that runs from it to the penthouse's entrance. An exterior metal staircase addition (c. 1959) rises up to the east side of this tower and wraps around its north side providing additional access to the penthouse.

On the west façade are two other block elements. The first is a full-height enclosed stairwell addition (c. 1967) that extends outward 15 feet, and about 8 feet wide. It provides a second entrance as well as a sundeck for the penthouse apartment. The second block element on the west façade is a fully enclosed wood-clad dining room / sundeck addition (c. 1955) for the west wing's first story apartment.

Two extra wide chimneys provide exhaust for fireplaces in each unit. One is on the east wall of the north wing and a second on the south wall of the west wing. These chimneys were extended to service the penthouse addition in 1958.

The property's descending grade from east to west creates a daylight basement condition at the bottom of the building's west wing.

Finally, the building's third story addition cantilevers over the walls of the 1st and 2nd stories in some areas while in others it is either setback or flush with the walls below. The third story's setback on the west facade provides additional balcony space.

Cladding: The brick cladding, laid in stretcher courses on a half running bond pattern, becomes lighter in color from the bottom of the building to the top. This color-shift references the brickwork of Seattle Tower downtown, which is designed to appear like the snow-capped mountains of the Pacific Northwest. However, the subject building executes this feature less gradually. The first story and rear daylight partial basement are clad in a rust-colored Roman brick that steps down with the sloped grade of the property from east to west. This rust-colored brick covers about 1/3 of the second story and terminates with a stepped belt course consisting of two layers of rust-colored Roman brick. Above this belt course, the second story is clad in a beige Roman brick. Finally, the third story penthouse addition (c 1959) is clad in a light gray Roman brick.

There are some exceptions to this cladding pattern. Both chimneys are clad in rust-colored Roman brick up through the first two stories and in yellow Roman brick on the third story whereas the elevator tower is clad entirely in rust-colored Roman brick. A small section above the exterior staircase and facing south is clad in horizontal wood siding that appears original. The west stairwell and sundeck addition are both clad in vertical wood siding that also appears original. All rust-colored Roman brick is original as well whereas the lighter colors replaced horizontal wood siding circa 1965.

Roof: The original second story flat roof with overhanging eaves now serves as a pent or visor dividing the second story from the third story addition with some exceptions. In two places, the third story addition extends over this former eave and a portion of the former eave was removed to accommodate the external metal staircase.

The present-day flat roof has a simple metal fascia. Two flat awnings extend outward from this roof. One covers a portion of the external metal staircase and is all that remains of a glazed enclosure that used to cover the second and third story portion of the now fully exposed metal staircase. The other flat awning runs the full width of the west façade covering the third-story balcony.

Windows: Vinyl sash windows appear to replace the original aluminum and vary in size, shape, and type. They are mostly horizontal sliding and come in two or three sections containing one fixed window and one or two sliding or casement windows. Many corners of the subject building have dovetailing windows. The windows on the west façade are generally larger to provide better views of Puget Sound.

Entrances: There are nine entrances to the building. Most of these entrances are flush with the building's façades while others are a part of the various block elements. Two provide access to basement storage and laundry in the building's north wing from its north and south sides. Two provide access to the penthouse from the west and east. One provides access to the daylight basement unit from the south side of the building's west wing. Four provide access to the building's first and second story units from the building's primary east and south facades.

Periphery: Current landscaping consists of a mix of grass, gravel, boulders, trees, and shrubberies. Historical photographs reveal that the property has undergone heavy landscaping over the years and it is not clear which, if any, of the plantings are original. A replacement spear point metal fence surrounds the property on all sides. This fence has two gates, one near the southeast corner of the property and another at the southwest corner of the property. A concrete path runs throughout the property leading to the building's residential entrances and stairwells as well as the property's entry gates and detached garage on the west side of the property. This garage has a concrete pumice block frame and a flat roof lined with a simple metal fascia. It provides fully enclosed parking for five automobiles. In front of the garage's west facade is a driveway that slopes down to the alley.

Ownership History:

4/28/1952 – 11/14/1952	Grace Gevurtz, retired hotel and apartment developer, Caledonia,
11/14/1952 – 1/4/1954	David M. Reese & wife Dorothy L., salesman R mfg turned contractor; waitress lamplighter coffee shop
1/4/1954 – 7/30/1965	George Diafos & wife Iphigenia

7/30/1965 – 1/16/1976	Iphigenia G Diafos
1/16/1976 – 7/16/1979	Seattle First National Bank
7/16/1979 – 5/15/1989	Iphigenia G. Diafos
5/15/1989 – 1/17/1992	Milton Diafos
1/17/1992 - Unknown	Pauline Diafos
Unknown – 11/22/2002	William A Garrett + Jack C Mulliken et al
11/22/2002 – 1/28/2003	William A & Clydene J. Garrett
1/28/2003 – 6/3/2005	Thunderbird LLC
6/3/2005 – Present	Ardy Enterprises USA Inc.

Historical Use:

Architects Lawrence & Hazen designed the first iteration of Fairfax Manor in 1953 for its original owner and builder David M. Reese and his wife Dorothy as an investment property. It was one of Reese's first construction projects. The Reeses sold the property to husband and wife restaurateurs George T. and Jenny G. Diafos in January 1954. The couple renamed it to the Georgiana Court and owned it as both a residence and investment for the remainder of their lives. During their ownership, George and Jenny executed major remodels to the building including the following:

1. A third story addition with exterior staircase half-enclosed in glass circa 1959 (McCool & Morgan).
2. A first story dining/sundeck addition circa 1955 (Arnold G. Ganges).
3. Recladding of the third story addition from wood to brick circa 1965.
4. A three-story detached elevator tower addition and an enclosed four story staircase addition circa 1967 (Charles Morgan & Associates).
5. Removal of glass enclosure from upper-half of 1959 exterior staircase after 1967.

Documented early residents in the building include a purchasing agent for Puget Sound Bridge & Dredge, a café owner, vice-president of a clothing store, and an auditor for the Department of Defense all of whom were married. Subsequent documented residents up through the early 1970s tended to be married professionals with similar occupations. However, as the 1960s drew on, the number of widowers and/or retirees in the building increased in line with the broader trends of the time when city's senior population was growing. Research did not yield any historically significant residents other than the building's longtime owners the Diafoses. Sometime after Jenny Diafos died in 1989, her descendants renamed the building the Jenny G in her honor, and continued to own the building until the 1990s.

Comments on Integrity:

The location, setting, and associations are intact. Compared to its original 1953 construction, the building has very little integrity of design, workmanship, and materials due to numerous and extensive remodels. However, it is the sum of these major remodels, particularly the unusual and complex massing that resulted from them, which make the building architecturally significant and unique. Therefore, the best standard by which to judge the building's integrity today is its completed form in 1967: the date of the last major alteration. As such, most of the 1967 massing is intact except for the glass enclosure around the upper-half of the exterior staircase. Otherwise, the only other significant change is to the windows. Therefore, this property should be eligible for listing in the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). However, the building qualifies for Criterion C for the following reasons. Through its complex massing, it embodies one of the distinctive characteristics of the De stijl style, a Dutch art and architectural movement founded in 1917. It also embodies the distinctive characteristics of the Mid-Century period with its use of Roman brick, dovetailing corner windows, and decorative metal railings. These features also give the building high artistic value especially through the application of increasingly lighter-colored brick on each story of the building. Finally, it represents of the work of several masters: Charles Lawrence, George Hazen, Arnold G. Ganges, Blaine McCool, and Charles Morgan all of whom were prolific architects at the time.

Orphan note: Jenny (Iphegenia) Diafos was the widow of George A. Pantages who died in 1923. Pantages may have been related to Alexander Pantages, theatre magnate, possibly his nephew. Jenny had one son from this marriage, Milton, whom Diafos adopted.

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VIEWMONT APARTMENTS – 219 BELLEVUE AVENUE EAST



Cropped Property Record Card Photo. Date: Nov. 29, 1950. Source: Puget Sound Regional Archives

Legal Description: That portion of Government Lot 7, in Section 29, Township 25 North, Range 4 East, W.M., described as follows: Beginning at a point which is 1710 feet East and 766.77 feet North of the Southwest corner of said Section. Thence East 156 feet, more or less, to the West line of Bellevue Avenue North as now established. Thence North along said Avenue line 120 feet. Thence West 156 feet, more or less, to a point which is 1710 feet East and 886.77 feet North of said Section corner. Thence South parallel with said Avenue line 120 feet to the point of beginning. (Also known as portion of the Louis Sohn Tract, an unrecorded plat.) Situated in the City of Seattle, County of King, State of Washington.

Parcel #2925049052

Build Date: 1958

Architects: Detlie and Peck

Builder: Islands Construction Co.

Original Owner: Islands Construction Co.

Style: Solid End Wall / Curtain Wall

Neighborhood Context:

The subject property consists of a rectangular parcel measuring approximately 156 feet on its north and south sides and 120 feet on its east and west sides. Its east side runs along Bellevue Avenue East and its west side overlooks Uptown and Elliot Bay.

With exception to a parking lot adjacent to the south and a Seattle Public Utilities Sub-Station across Bellevue Ave East, the subject property is surrounded on all sides by multi-family buildings constructed between 1906 and 1984 and ranging from 3 to 5 stories. Those located to the west are below the grade of the subject property.

The subject property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is located approximately six blocks south of the Harvard-Belmont Historic District. Historic landmarks within a quarter mile of the subject property include:

Republican Stairs (1080 feet north)

San Remo Apartments, 606 E Thomas St (780 feet northeast)

Ward House, 520 E Denny Way (800 feet southeast)

Pantages House, 803 Denny Way (1300 feet southeast)

Building Description:

Intro: Architects Detlie and Peck designed the Viewmont Apartments in a combination of Solid End Wall / Motel and Curtain Wall styles. The building has an L-shaped plan, is 3-4 stories tall, 27,852 gross square feet, and contains 46 units. It has a reinforced concrete and built-up roof, a concrete pumice block frame, and a concrete foundation. Situated on a mid-block lot, the building's front faces east toward Bellevue Avenue East.

Massing: The building has two wings that meet at the property's northeast corner and give the building its L-shape. The east wing is three stories tall with its first story set a few feet above grade and built to the east property line; its long edge faces Bellevue Avenue East and includes both the main building entrance and an opening to a parking lot. The north wing is four stories with its first story a few feet below grade and is set back 6 to 8 feet from the north property line. Its long edge faces the adjacent property to the north. The southeast stair tower extends one story above the roof providing roof access.

Cladding: The majority of the building's exterior cladding consists of its frame of square-shaped concrete pumice blocks laid in a half running bond pattern. Variations in this pumice block exterior include two-row belt courses of shorter and rectangular pumice blocks that divide the first and second stories and the second and third stories on the building's north façade and its two stair towers. Other cladding material consists of two strips of full-height Ashlar stone on the building's east wing. One starts at the southeast corner of the building and extends 12 feet west along the east wing's south façade. The second wraps the northeast corner of the building, measuring 20 feet wide on the east façade and 8 feet wide on the north façade. Between these two strips of Ashlar stone is the building's curtain wall on the east facade. This curtain wall is set back approximately one foot from the stone and consists of seven sections of riveted plastic paneling divided by aluminum pilasters. The rivets do not appear present in historical photos. Similar plastic paneling (without rivets) is located above all the residential entrances facing south and west.

Roof: The roof is flat with a very modest cornice. Metal paneling on the northeast corner of the building covers a small portion of this cornice.

Windows: Most windows are replacement vinyl sash and vary in size, shape, and operation. Those facing Bellevue Avenue East are 3-section windows consisting of a fixed center window flanked by two casement windows. Windows flanking the residential entrances facing south and west are identical in operation, but are significantly wider to maximize views of downtown and Puget Sound. Along the north façade are smaller 2-section sliding windows capped with concrete sills and rectangular pumice block lintels laid in soldier courses. Near the southeast corner of the building is a single column of non-original window openings containing single or double hung windows. Both stair towers located at the building's northwest and southeast corners feature a single column of 2-section fixed windows.

Entrances: All 46 units in the building have their own exterior doors that face the building's 27-car parking lot. Exterior corridors lined with metal railings containing non-original tinted glass panels provide access to these residential entrances. Other entrances to the building are as follows. Two ground level doors enter into the building's northwest and southeast corner stair towers from the parking lot. A two-way, above-grade tunnel accessed via Bellevue Avenue East passes through the first story of the building's east wing and provides automobile access to the parking lot. North of and adjacent to this automobile entrance is a front lobby / leasing office. This lobby / leasing office entrance is set back five feet from the east property line and fully glazed in fixed aluminum sash windows and an aluminum framed glass door. All lobby elements appear original. This lobby provides access to the building's third and windowless stairwell located at the northeast corner of the building.

Periphery: Non-original landscaping consists of some plantings along the east façade of the east wing and the south façade of the north wing. On the east façade of the east wing is a one-foot wide planting strip that runs between the east wing's south edge and the automobile entrance. It contains six small bushes. On the north side of the lobby entrance is a five foot wide planting strip

containing two short palm trees. Along the entire length of the north wing's south façade is a row of small trees planted below the grade of the parking lot.

Ownership History:

195? – 10/1964 Islands Construction Company: Loren E. Baldwin, pres; Henry L. Baila, v-pres; Perley A. Brenna, sec-treas

10/1964 – 6/19/1966 Vern J. Oja (sec-treas Coast Investment Co)
Jack & Ralph Chambers (pres & sec-treas of Puget Sound Marina)

6/19/1966 – 11/19/1979 Fujii Investment Company Inc.
Jack E. & Kathleen C. Chambers, Ralph F. & Dorothy P. Chambers,
Frances L. Oja held an as yet to be determined interest until 11/19/1979

11/19/1979 to Present Fujii Investment Company Inc.

Historical Use:

Architects Detlie and Peck designed the building as an investment for its original owner and builder, Islands Construction Co. who completed it in 1958 and sold it in 1964. All of the building's subsequent owners held it as an investment property. Most residents occupied the building for less than five years. Occupations of earliest documented residents include several telephone operators, a bricklayer's helper, receptionist, and several engineers among others. Most noteworthy among them were a fashion stylist for Bon Marche and a missile engineer for Boeing. The 1974 Polk directory reported that nearly one third of the building's 46 units were vacant. This is consistent with the broader economic trends of the time given the Boeing Bust, global recession, and gasoline shortage of the early 1970s.

Comments on Integrity:

Overall, the building appears to have an adequate level of architectural integrity. The location, setting, and associations are intact as is most of the design, workmanship, and materials. More particularly, the building's arguably most distinctive feature, its curtain wall on the east façade, appears mostly intact with plastic panels and aluminum pilasters. As is the exterior of the recessed lobby with all aluminum framed windows and aluminum-framed glass door still in place. The same goes for the facades facing the parking lot. The plastic paneling above the windows and the exposed concrete blocks below appear original, as do all the apartment entry doors. The only significant changes are the addition of small window openings on the south façade of the east wing, replacement vinyl windows for all the apartments and the replacement tinted glass panels on the railings of the exterior corridors. Therefore, this property should be eligible for the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). However, the building qualifies for Criterion C for the following reasons. It embodies the distinctive characteristics of the Mid-Century period and Solid-Endwall, Motel, and Curtain-Wall styles with its Ashlar stone and concrete blocks, exterior corridors, flat roof and repetitive sections of plastic panels divided by aluminum pilasters. It represents the work of masters John S. Detlie and Raymond H. Peck who worked on the designs of numerous significant buildings both independently and collaboratively. These include Dick's Drive In (Peck, 1953-54) and Temple De Hirsh (Detlie & Peck and Priteca, 1960).

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BEL-BAIN APARTMENTS – 408 BELMONT AVENUE EAST



Cropped Property Record Card Photo. Date: Sep. 18, 1959. Source: Puget Sound Regional Archives

Common Name: The Margaret Apartments

Legal Description: Lots 5 and 6 of Block 55, Supplemental Plat of Pontius 2nd Addition

Parcel #684820-0795

Build Date: 1959

Architects: McCool & Morgan

Builder: E.T. Hinrichs

Original Owner: Marie Baines

Style: Dingbat

PARCEL A:

LOT(S) 5 AND 6, BLOCK 55, SUPPLEMENTAL PLAT OF PONTIUS SECOND ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 76, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 50 FEET IN WIDTH OF SAID LOT 6;

TOGETHER WITH THAT PORTION OF UNPLATTED STRIP IMMEDIATELY ADJOINING SAID PREMISES ON THE EAST, LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID PREMISES PRODUCED EAST AND LYING WESTERLY OF A LINE DRAWN FROM A POINT 10.59 FEET WEST OF THE SOUTHWEST CORNER OF LOT 6, BLOCK 43, SUPPLEMENTAL PLAT OF A. PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON, TO A POINT 10.36 FEET AND WEST AND 10.76 FEET NORTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 43 AND CONTINUING TO A POINT ON THE NORTH LINE OF LOT 5 IN SAID BLOCK 55, PRODUCED EAST WHICH POINT IS 9.92 FEET WEST OF THE WEST LINE OF SAID BLOCK 43.

PARCEL B:

AN EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY FOR INGRESS, EGRESS, TENANT WALKWAY AND SERVICES VEHICLES OVER THE FOLLOWING:

THE NORTH 10.0 FEET OF THE SOUTH 20.76 FEET OF LOT 5, BLOCK 33, SUPPLEMENTAL PLAT OF A. PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON; AND OVER THE UNPLATTED STRIP ON THE WEST LINE OF SAID PORTION OF LOT 5, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 5, A DISTANCE OF 10.76 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5;
 THENCE NORTHERLY ALONG SAID WEST LINE 10.0 FEET;
 THENCE WESTERLY, PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT DEEDED TO SEATTLE-COULSE INVESTMENT CO., INC., BY DEED RECORDED UNDER RECORDING NO. 6331128, RECORDS OF SAID COUNTY;
 THENCE SOUTHERLY ALONG SAID WEST LINE 10.0 FEET TO A POINT 10.36 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Neighborhood Context:

The subject property's immediate surroundings consist of a mix of multi-family and single-family homes ranging from one to seven stories and constructed between 1900 and 2017.

The property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single-family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The property is about three blocks (0.2 miles) south of the Harvard-Belmont historic district. Historic landmarks within a quarter mile of the subject property include:

San Remo Apartments, 606 E Thomas St (450 feet south)

Republican Stairs (900 feet northwest)

Kerry Hall, 710 E Roy St (1200 feet northeast)

Ward House, (1300 feet south)

Rainier Chapter House, 800 E Roy St (1100 feet northeast)

Loveless Building, 711 Broadway E (1130 feet northeast)

Women's Century Club, 807 E Roy Street (1080 feet northeast)

Oak Manor, 730 Belmont Ave E (1280 feet northwest)

Roy Vue Apartments, 615 Bellevue Avenue E (1100 feet northwest)

Bel Roy Apartments, 703 Bellevue Avenue E 1275 feet northwest)

Building Description:

Intro: Originally known as the Bel-Bain, architects McCool & Morgan designed The Margaret in the Dingbat style. The building has a modified L-shape plan, is three stories tall, measures 11,214 gross square feet, and contains 13 units. It has a flat built-up roof, a double wood frame, and concrete foundation. Situated on a mid-block lot, the building's front faces west toward Belmont Avenue East.

Massing: Various block elements and recessed areas modify the building's L-shaped core making it overall irregular. The bottom of the L faces east and the back of the L faces south. The block

elements consist of six private balconies and a stairwell. There are four balconies located at the building's northwest and southwest corners and two near the middle of its south facade. The stairwell extends off the building's east facade. One rectangular recessed area is located at the building's southeast corner.

At the rear (east side) of the building, only the third story is visible due to the steep grade of the property from west to east. This rear side consists of two covered concrete carports at both ends and an enclosed concrete stairwell near the center. These carports presently function as trash receptacle areas. At the front or west side of the building, the second and third stories extend above an open-air carport at ground level. The building's front entrance divides this carport in two and consists of a small and narrow lobby followed by a stairwell and corridor. Two tapered concrete piers flank this entrance.

The carports on either side of this entrance hold up to three cars each. Additional tapered concrete piers are located between the outermost and middle parking spaces of each carport and provide structural support for the apartments above. The carport ceiling is slightly pointed or vaulted on either side of the entrance in theme with the tapered piers.

Cladding: The ground level carport facing Belmont is clad with Oregon Basalt stone on its back walls and marblecrete on its sidewalls. The second and third stories consist mostly of alternating bands of buff brick laid in stretcher courses on a half running bond pattern and vinyl or wood siding that replaces the original ceramic tile. There are two exceptions to this. The exterior walls within the covered second and third story balconies are clad in marblecrete and the rear third story carport accessed via a narrow driveway from Boylston Avenue East is entirely of concrete construction.

Roof: The roof is flat and lined with a simple metal fascia.

Windows: Windows are a mix of some original fixed aluminum sash and replacement vinyl sash and all vary in size, shape, and operation. Two sidelights and one transom surrounding the building's front door are aluminum. A tall and narrow 3-section window with two muntins located above the front door and providing light to the building's west stairwell is aluminum. The remaining windows are vinyl sash and consist of either two or three section windows with one or two sliding sections and one fixed section. Windows located on wall sections clad in vinyl and marblecrete are flush with the walls while those located on the brick clad sections are setback with brick sills arranged in header courses beneath them.

Entrances: The main entry door facing Belmont Avenue East appears original and has a narrow center light and brass kickplate. Above this door and covering most of the transom window is a non-original glass and aluminum frame angled awning. An additional entrance is located on the east side of the building.

Ownership History:

2/23/1950 – 11/21/1958	Dorothy G. Starzman, wife of Richard C. Starzman daughter of Marie Baines (via Seattle Times)
11/21/1958 – 1/22/1959	Marie Baines, widow, mother of Dorothy Starzman
1/22/1959 – 1/29/1973	Seattle-Coulee Investment Co. Inc.
1/29/1973 – 6/9/1977	Jens H. & Birgit Nielson via contract (completed 5/22/1985)
6/9/1977 – 5/23/1978	Jens H. & Birgit Nielson Alan & Lynn Iglitzin added via contract
5/23/1978 – 10/25/1978	Jens H. & Birgit Nielson Alan & Lynn Iglitzin Malcom J. & Zada L. MacGregor added via contract
10/25/1978 – 3/28/1979	Jens H. & Birgit Nielson Rainier Nat'l Bank, Westlake N. Malcom J. & Zada L. MacGregor
3/28/1979 – 6/1/1979	Rainier Nat'l Bank Malcom J. & Zada L. MacGregor
6/1/1979 – 7/28/1981	Rainier Nat'l Bank Stephen & Andrea Sholl and Associates
7/28/1981 – 12/17/1984	Rainier Nat'l Bank Robert L. Raab and Kathleen Mahan, hwf, 17.5% Bruce F. Scharschmidt, 10% Peggy S. Crawford, 72.5%
12/17/1984 – 5/22/1985	Rainier Nat'l Bank Dale & Christina M. Riveland
5/22/1985 – 6/17/1985	Malcom J. & Zada L. MacGregor Dale & Christina M. Riveland
6/17/1985 – 1/2/1995	Unknown
1/2/1995 – 1/2/1996	Sonja A. Riveland and George E. Leighton
1/2/1996 – 6/30/2005	Lisa E. Riveland
6/30/2005 – 12/28/2012	David & Lisa R. Pagan

12/28/2012 – Present

Margaret Apartments LLC

Historical Use:

Contractor Eugene T. Hinrichs constructed the The Margaret as an investment for its original owner Seattle-Coulee Investment Co Inc. in 1959. The building's namesake, Marie Baines, widowed hotel and café owner from Grand Coulee, Washington, her daughter Dorothy Starzman, and Dorothy's husband Richard were the company's officers. They sold the property in 1973 and since then it has changed owners frequently throughout its lifetime with as many as six people owning it in common as an investment at a given time. Residents occupations vary widely up through the mid-1970s including students, teachers, various healthcare professionals, salesmen and women, machinist, bookkeepers and accountants, owner of a Jewelry business, and so forth. By 1974 there were at least three retirees living in the building and four others without a listed occupation. Most residents lived in the building for five years or less while Margaret W. Mackie, a longtime cashier for Leavitt Brothers lived continuously in the building from 1963 until at least 2010.

Comments on Integrity:

Overall, the building appears to have an adequate level of architectural integrity. The location, setting, and associations are intact as is most of the design, workmanship, and materials. The only significant changes to the building's exterior are to most of its windows from aluminum to vinyl and the horizontal bands of siding around the balconies and elsewhere from what appears a glazed tile to horizontal wood or vinyl siding. However, the horizontality of the original alternating bands of glazed tile carries over in the replacement horizontal siding. Otherwise, numerous other original features remain such as the tapered piers and front carport ceilings; front door; aluminum entry and stairwell windows; as well as the buff brick, Oregon Basalt stone, and marblecrete cladding. Therefore, this property should be eligible for the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). However, the building qualifies for Criterion C for the following reasons. It embodies the distinctive characteristics of the Mid-Century period and particular of Dingbat architecture through its use of alternating materials, particularly its brick, stone, and marblecrete and the continued presence of its front carports. It represents the work of masters McCool & Morgan who were incredibly prolific throughout the neighborhood and the Seattle Area. The Margaret also possesses high artistic values especially when compared to other dingbats in the neighborhood. The tapered piers and carport ceilings especially give the building extra character.

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LAMPLIGHTER CONDOMINIUMS – 505 BELMONT AVENUE EAST



Cropped Property Record Card Photo. Date: May 1963. Source: Puget Sound Regional Archives

Legal Description: Lots 7-9 of Block 44 Supplemental Plat of Pontius 2nd Addition

Parcel #: 4176500000

Build Date: 1962

Architects: Ted LaCourse

Builder: Baugh Construction Co.

Original Owner: Lamplighter Apartments Inc (Randolph Raden, Robert Haas, Ted La Course)

Style: Brutalism

Neighborhood Context:

With exception of two pre-1910 single-family homes across the alley to the west, the subject property is otherwise adjacent to a variety of multifamily buildings constructed between 1928 and 2014 and ranging from three to seven stories. The property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and

Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is located approximately two blocks south of the Harvard-Belmont Historic District. Historic landmarks within a quarter mile of the subject property include:

Belroy Apartments, 703 Bellevue Ave E (825 feet northwest)

Roy Vue Apartments, 615 Bellevue Ave E (670 feet northwest)

Kerry Hall, 710 E Roy St (650 feet northeast)

Rainier Chapter House, 800 E Roy St (820 feet northeast)

Loveless Building, 711 Broadway E (900 feet northeast)

Women's Century Club, 807 E Roy Street (800 feet northeast)

Oak Manor, 730 Belmont Ave E (820 feet north)

Republican Stairs (700 feet west)

San Remo Apartments, 606 E Thomas St (815 feet south)

Building Description:

Architect Ted LaCourse designed The Lamplighter in the Brutalist style. The building has a modified rectangular plan, is 11 stories tall, measures 55,616 gross square feet, and contains 63 units with through building access. It has a built-up, reinforced concrete roof, a reinforced concrete frame, and a concrete foundation. Located on a mid-block lot, the building's front side faces east toward Belmont Avenue East.

The topography of the subject property is complex. The steep downward slope of the property from east to west creates a daylight basement condition on the building's west side. This condition consists of two levels, the building's first floor containing residential units and common rooms, and a garage plus utility and storage level below it. Automobiles access the garage via the alley that runs parallel to the west property line. Residents access it through the building's elevators. This garage also extends westward from the building's west facade between 39 and 46 feet and its roof serves as a common patio area with an irregularly shaped swimming pool.

The shallow downward slope of Belmont Avenue East from south to north partially exposes the first floor corridor near the north end of the building's east facade. The second story therefore sits slightly above the grade of Belmont Avenue East. This second story is accessed via a driveway that runs parallel to Belmont and slopes upward from the north, south, and east to a central point containing the building's main entrance.

Heavy horizontal bands overall dominate the building's east façade consisting of concrete and stucco-clad parapets that line each of the building's open-air corridors. The second floor corridor is an exception and features a barrier consisting of a wave or peak and valley pattern wherein decorative metal fencing fills the valleys. This playful feature may cue the visitor or prospective resident to the sweeping views of the Puget Sound waters that lay just on the other side of the building. The first floor corridor is also an exception. Unlike the corridors above it, this one features a barrier of decorative concrete blocks. Furthermore, despite being below the grade of Belmont Avenue east, it is also open air because the soil immediately in front (east) of it was removed. Thus, both air and light pass through the decorative concrete blocks from above.

Three heavy vertical shafts punctuate the dominant horizontal bands. Taken together, these heavy intersecting verticals and horizontals give the building its Brutalist appearance. While the shafts vary in use, size, and cladding, they are all identically 13 feet in depth (front to back).

The southmost shaft is about 19 feet wide and located eight feet north of the building's south façade. It contains den spaces with south facing windows for the building's southmost units and a fully enclosed stairwell with access to all residential floors and the street. Cladding on this shaft consists entirely of brick laid in stretcher courses on a half running bond pattern.

The northmost shaft is about eight and one half feet wide and located 11 feet south of the building's north façade. It contains the building's second stairwell, which in contrast to the south stairwell, is open-air with window openings facing east and offers roof access. Cladding on this shaft is identical to the south shaft.

The middle shaft is about 16 and one half feet wide, located about 28 feet north of the first shaft, and contains space for two elevators and an elevator-override space. In contrast to the first two, this shaft is mostly concrete with brick accents on its north and south sides laid in a stacked bond pattern. This shift in material and brick pattern may be a reference to each shaft's function. The half-running bond pattern of the brick on the north and south shafts reference the stepping motion of stairs while the smooth concrete and stacked bond pattern of the brick reference a more continuous motion of an elevator.

At the base of the elevator shaft is the building's secure entry and lobby. This lobby extends 12 feet northward from the base of the elevator shaft. It has fully glazed anodized metal-framed double entry doors facing east with sidelights and a transom and two floor-to-ceiling metal-framed plate glass windows on its north side. Extending eastward over a driveway from the lobby and elevator shaft is a metal awning supported by three posts and beams with a zig-zag ceiling that extends into the lobby.

The west façade consists mostly of balconies with metal railings, sliding glass doors, and large windows with views of the Olympic Mountains, Puget Sound, and the patio space below. Most of the balconies have non-original retractable yellow and white striped shades for blocking sunlight.

The roof varies in its form. A simple light cornice lines only the rooflines of the building's vertical shafts. Heavier upturned eaves line the south and north sides of the building while the west roofline consists of a heavy overhanging eave with a zigzag pattern. The surface of the roof itself also varies. The west half is ridged while the east half is flat.

Windows: Most windows are original aluminum frame with some replacement glass and vary in size and function. Windows along the open corridors on the east façade consist of fixed floor-to-ceiling windows of variable width on one side of the apartment entrances and a tall fixed window above a small operable window with removable screen on the other side of the apartment entrances. All remaining windows on the east, north, and south facades are two and three section sliding windows with concrete sills. The west face has all original floor-to-ceiling windows and mostly original aluminum sliding glass doors.

Entrances: All of the apartment entrance doors are original wood with original double door-viewers and apartment number plates, but with replacement screen doors of various types. However, many door handles and locks are not original. Metal double doors provide access to the building's north stairwell.

All sides of the building have heavy landscaping consisting of various trees, bushes, hedges, rocks, and boulders.

Ownership History:

Prior to June/Jul, 1961	Rollen L. Groves and wife Pauline R. (lot 7), Edna M. Howard (lot 8), and David Serebrin & wife (lot 9)
7/1961 –9/5/1973	Lamplighther Apartments, Inc.
9/5/1973 to present	Lamplighther, a condominium

Historical Use:

Baugh Construction Company built The Lamplighther in 1962 as an investment for its owner Lamplighther Apartments Inc. a non-profit that managed the building as a co-operative and sold stock shares in the company to its residents. Randolph Raden, Robert Haas, and the building's architect Ted La Course were the corporation's founding officers. Lamplighther Apartments, Inc. dissolved in September of 1973 when the building converted to condominiums, which allowed residents to own their apartment outright rather than owning it indirectly as a member of a collective of shareholders. Despite being a luxury cooperative when it opened in 1962, the occupations of Lamplighther's earliest documented residents in 1963 vary considerably. Occupations include stenographer, clerk, office secretary, salesperson, lead pathology technician, and various business owners. Also significant among the building's residents were 19 retirees and several others

with no occupation listed in 1964 and subsequent directories. Otherwise, several early residents stood out as likely significant to the community. These individuals include:

Robert LeBlanc the engineer responsible for the Space Needle's curved beams and his wife Dorothy.

George H. "Iron Duke" Comstock, retired police inspector and assistant police chief who served on the city's Dry Squad during Prohibition.

A. Paul Horst, professor of Psychology at University of Washington from 1947-1969, Executive Director of UW Division of Counseling and Testing Services from 1950-60, and co-founder of the Psychometric Society in 1935. He has 1.84 cubic feet of personal papers stored in the UW Libraries Special Collections.

Floyd C. Miller, Seattle City Councilman 1956-1969, Council President 1962-64 and 1968-69, interim Seattle mayor from March to December 1969, and a seven-time member of the State Legislature.

Louis Ness, retired Master Mariner who once captained the Louis Lucknbach, the largest cargo vessel in the United States at that time.

Comments on Integrity:

Overall, the Lamplighter appears to have a high level of architectural integrity. Its location, setting, and association are intact as is most of the design, workmanship, and material. Most if not all of the building's windows, apartment doors, balcony railings, and balcony dividers appear original or are at least in-kind replacements. The most noticeable changes include the southward in-kind expansion of the awning in front of the main entrance, replacement entry doors to the lobby, a new resident call box, replacement glass or wood on a few of the balcony dividers, the addition of roll-up sun shades to the balconies, and a major in-progress rehab of the patio and swimming pool. Therefore, this property should be eligible for the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). However, the building qualifies for Criterion C for the following reasons.

It embodies the distinctive characteristics of the Mid-Century period and particular of Dingbat architecture through its use of alternating materials, particularly its brick, stone, and marblecrete and the continued presence of its front carports. with its ashlar stone and concrete blocks, exterior corridors, flat roof and repetitive sections of plastic panels divided by aluminum pilasters. It

represents the work of masters McCool & Morgan who were incredibly prolific throughout the neighborhood and the Seattle Area. The Margaret also possesses high artistic values especially when compared to other dingbats in the neighborhood. The tapered piers and carport ceilings especially give the building extra character.

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RAMAYANA APARTMENTS – 119 HARVARD AVENUE EAST



Cropped Property Record Card Photo. Date: Nov. 5, 1965. Source: Puget Sound Regional Archives

Name: Ramayana Apartments

Parcel #: 6003002120

Build Date: 1965

Architects: John Y. Sato & Associates

Builder: Gruol Construction Company

Original Owner: Kenneth & Carol Gruol

Style: Brutalism

Neighborhood Context:

The subject property's immediate surroundings consist of multi-family, commercial, mixed-use, and single family buildings ranging from one to seven stories and constructed between 1904 and 2021. The property is located on the western slope of Capitol Hill and within the Olive Way corridor and Broadway district. This area consists of a variety of multi-family, commercial, and mixed-use buildings ranging from one to ten stories, and some single-family buildings mostly converted to multi-family buildings constructed between 1900 and the 2021. Those built from 1900 to the 1970s give the surrounding neighborhood its unique character.

Historic landmarks within a quarter mile of the subject property include:

San Remo Apartments, 606 E Thomas St (590 feet northwest)

Avon Apartments, 1831 Broadway (330 feet southeast)

Pantages House, 803 E Denny Way (245 Feet southeast)

Ward House, 520 E Denny Way (420 feet southwest)

Cal Anderson Park, (corner Nagle & Denny, (715 feet southeast)

Building Description:

Architect John Y. Sato designed the Ramayana Apartments in the Brutalist style with Southeast Asian influence. The building has an irregular plan, is five stories tall, 39,226 gross square feet, and contains 32 units. Its frame consists of reinforced concrete with precast, pre-stressed concrete beams and 8x24 inch concrete blocks, its flat roof is built-up, and the foundation is concrete. Located on a mid-block lot, the building's front side faces east toward Harvard Avenue East.

The building's first story consists of three areas: north, center, and south. The north and south areas consist primarily of two large open-air covered parking areas containing the building's stairwells and some utility spaces. Since its construction, the north parking section has been partially enclosed. The center section (as originally designed) is also enclosed. It contains the building's lobby and elevator at the front and an apartment in the rear. The second through fifth stories contain the remainder of the building's residential units.

The building owes its Brutalist distinction primarily to the three imposing block elements that extend perpendicularly from the building's rectangular rear section between the building's second and fifth stories. One is a wider and farther-reaching mass at the center, and two are shallower and narrower masses at either side. Wide blank bands of brick, narrow and piercing brick pilasters, and narrow slit-like horizontal windows employed on all three masses as well as the deeply recessed balcony spaces on the center mass all enhance the building's Brutalist appearance.

The Brutalist theme continues on the building's west or rear façade with additional deeply recessed balconies along one continuous plane. Narrow and piercing brick pilasters line these balconies in a manner similar to the east façade.

Variations in the building's overall brick cladding provide some decorative relief to the building's heavy geometric forms. One consists of vertical bands of wreath-patterned cinder blocks adjacent to the north and south block elements on the east facade. These blocks also provide open airflow and light to the building's two stairwells. Another variation is accents of marblecrete above and below the building's narrow horizontal windows. Replacement decorative front gate and balcony railings provide further relief as well as additional East Asian influence to the building's appearance.

Windows appear to be replacement vinyl sash and vary in size, shape, and function including 2-section sliding and single hung.

Periphery: Landscaping includes a non-original decorative metal fencing along the east property line. Strips of tall hedge bushes partially obscured the north and south ends of this fence. On the interior side of the fence is additional landscaping on either side of a recessed pedestrian gate near the center of the east property line. This landscaping includes shorter bushes, trees, a Buddha statue, and a metal sign that says “Ramayana.”

Ownership History:

Unknown – 9/25/2003	Gruol Construction Co.
9/25/2003 – 8/2/2007	Freeby General Partnership
8/2/2007 – Present	Ramayana LLC

Historical Use:

Gruol Construction Company built The Ramayana in 1965 as an investment and residence for Kenneth R. Gruol, president of the company, and his wife Carol and their kids. The Gruol family remained as owner-occupants until at least 1996 and possibly until Kenneth’s death in 2002. The following year, ownership passed to Ramayana LLC whose officers are unknown. The building’s earliest documented residents include Boeing engineers, deputy county clerk, furniture designer, salesman, and nine retirees. Most outstanding among these early residents was Mrs. Silvia Beck, long-time neighborhood restaurateur and owner of Bon’s Congo Room since 1950 and the Luau Barbeque prior to that. She lived at the Ramayana until at least 1980.

Comments on Integrity:

The location and setting are intact. Despite numerous changes to the building over the years including replacement windows, partial enclosure of the parking area, heavy landscaping and new fencing, The Ramayana still possesses a sufficient amount of integrity of association, design, materials, workmanship, and feeling. The building, with its massing and heavy use of brick and accents of original marblecrete and decorative concrete blocks, still reads or feels as a Mid-Century brutalist building. Therefore, it should be eligible for the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history (Criterion A). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). However, initial research indicates that the building might qualify for the National Register under Criterion B for its association with the lives of persons significant in our past. Mrs. Silvia Beck, long-time neighborhood restaurateur and owner of Bon’s Congo Room since 1950 lived in the building until at least 1980. Kenneth R. Gruol, the original owner and builder, occupied the building with his family until at least 1996 and possibly until his death in 2002. Gruol was a

prolific builder throughout Capitol Hill and the Seattle area. Gruol's connections to the building also qualify it for the NRHP under Criterion C because of it represents the work of a master and a distinctive method of construction. The building was reportedly the first ever to use precast, prestressed concrete beams and 8-by-24-inch concrete block framing developed locally by Layrite Concrete Company. The building also represents the work of master architect John Y Sato.

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"John Y. Sato," December 18, 2016

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THUNDERBIRD APARTMENTS – 315 BELMONT AVENUE EAST



Cropped Property Record Card Photo. Date: Nov. 29, 1950. Source: Puget Sound Regional Archives

Legal Description: Lot 9 Block 46 of Pontius 2nd Addition Supplemental

Parcel #6848200545

Build Date: 1965

Architect: William N. Cambell

Builder: Crown Associates: Bill Garrett and Jack Mulliken

Original Owner: Crown Associates

Style: Shed

Neighborhood Context:

The subject property's immediate surroundings consist of a mix of multi-family and single-family homes ranging from one to seven stories and constructed between 1902 and 1993

The property is located on the western slope of Capitol Hill. This neighborhood consists primarily of multi-family buildings ranging from one to twelve stories, some single-family buildings mostly

converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The property is about four blocks (0.3 miles) south of the Harvard-Belmont historic district. Landmarks within a quarter mile of the subject property include:

San Remo Apartments, 606 E Thomas St (110 feet southeast)

Republican Stairs (835 feet northwest)

Avon Apartments, 1831 Broadway (1230 feet southeast)

Pantages House, 803 E Denny Way (1120 Feet southeast)

Ward House, 520 E Denny Way (940 feet south)

Roy Vue Apartments, 615 Bellevue Avenue E (1300 feet northwest)

Building Description:

Architect William N. Campbell designed the Thunderbird Apartments in the Shed style. The building has a modified rectangular plan, is two to three stories tall, 13,849 gross square feet, and contains 16 units. Framing consists of double 2" x 4" wood studs, the foundation is concrete, and the roof is built-up over 2" x 6" wood beams. Located on a mid-block lot, the building's front side faces east toward Belmont Avenue East.

Massing: The overall shape of the building's footprint is a rectangle with two small rectangular shafts containing stairwells attached to the south façade. A non-original metal fascia lines the roof, which also has eaves that hang over the north and south facades at variable lengths. The roofline is also dynamic. On the building's section view, the roof is asymmetrically pitched with staggered gable ends created from two vertically-offset trapezoidal sections, which result in an interior split-level condition. The north section of the building is larger and higher. It contains the building's kitchens, living rooms, and loft bed spaces. Below it are open-air parking spaces that sit below the grade of Belmont Avenue E and are accessed via an alley on the building's west side. The south section sits lower than the north and is about half its width. It contains the building's bathrooms and entry hall spaces, all of which sit above a laundry space at the very bottom that is adjacent to the open-air parking below the grade of Belmont Avenue East. The building's east façade extends several feet beyond the south façade creating a false-front condition that does not appear original when compared to original building drawings.

Cladding: Cedar shingles on the east façade replaced original vertical cedar siding. The south and west façades are clad with large panels of fiber cement or other composite material with wood

trim from an unknown date. The north façade consists primarily of floor to ceiling windows described in more detail below.

Windows: Windows vary in size, shape, and function and appear original, but with extra framing installed around the east façade windows. Window placement is also highly irregular on the east, west, and south facades. On the north façade, the windows have a distinct pattern akin to a curtain-wall. The lower level has eight repeating sections across the full span of the north façade, one for each apartment. The pattern of each section consists of a large and fixed rectangular window at the center with two awning windows above and below it and on either side of this center assembly is two tall and narrow fixed windows. Below all these windows are opaque panels the span the full length of the north façade. This pattern nearly repeats on the upper level except there are no awning windows at the top. The center window extends all the way up instead. The fixed windows appear wood-framed and while awning windows appear aluminum-framed. There are also wood pilasters on the north façade that divide every two sections. A wooden planter railing or ledge divides the top floor from the floor below it and runs the full span of the north façade. It consists of three two by fours that run parallel to the building and several support beams that extend outward from the building's frame and through the two by fours.

Entrances: A non-original metal awning wraps around the building's southeast corner and slants downward toward the building. Beneath this awning is a non-original secure metal gate and fence. This fence wraps around the southeast corner of the property and extends the full length of the south property line. Enclosed within this secure area are the building's three entrances. One to each protruding stair tower and a third entrance between the two stair towers.

Periphery: North of the above-described gate is a planting strip containing an assortment of boulders, bushes, and other plants. Below the grade of Belmont Avenue East and filling out the remainder of the property's north and west sides are the building's concrete paved parking areas that extend under the building. Most of the parking spaces are accessed through a tall chain link fence that runs along the alley to the west. At the southwest corner of the property are two additional sloped parking spaces.

Ownership History:

4/20/1956 – 7/8/1964	Arthur W. & Zella R. Anderson
7/8/1964 – 1/28/2003	William A. Garrett, Jack C. Mulliken, et al of Crown Associates
1/28/2003 – 6/3/2005	Thunderbird LLC
6/3/2005 – Present	Ardy Enterprices USA Inc.

Historical Use:

Crown Associates built the Thunderbird in 1965 as an investment. The company's officers include William A. Garrett and Jack C. Mulliken who were active builders of multi-family buildings throughout the Seattle area at the time. The duo and their associates held the property until 2003 when they sold it to Thunderbird LLC who in turn sold it to Ardy Enterprises USA Inc in 2005. Of the building's earliest documented residents, nine appear to be unmarried professionals and four married. Occupations of these early residents include public school teacher, architect, salesman, Boeing engineer, and a stewardess. Most residents appear to have lived in the building for less than five years.

Comments on Integrity:

The Thunderbird has low to adequate architectural integrity. While the location and setting are generally intact the design, materials, and workmanship have changed considerably. There appears to be a non-original false front condition that extends southward from the original span of the east façade. Square cedar shingles have replaced the original vertical cedar siding on this east façade as well. While the south and west façades are not visible in the original property record photo, if one assumes these façade also had vertical cedar siding as noted in the property record card, then the present-day cladding is also not original. Instead, it appears to be large rectangular panels of fiber cement or other composite material with wood trim. A tall fence and gate presently encloses a resident walkway on the south side of the building that appears to have previously functioned as a narrow driveway. Above this gate is also a non-original slanted awning that is attached to the false front on the east façade. Many of the windows do not appear original, but at least maintain much of the original patterns. However, the north façade, which is mostly windows, appears to be the least altered. The window patterns appear identical to the original. Despite these changes, the building may still be eligible for the NRHP due to its unique massing and intact north façade.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history nor any association with the lives of persons significant in our past (Criteria A & B). No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D). Despite the many changes described above the building still reads as a shed-style building due largely to its massing and dynamic roofline, which make it a distinguishable entity in the neighborhood. The building is also the only known example of shed style on Capitol Hill and therefore significant. These characteristics alone may make the building eligible for the NRHP under Criterion C.

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Microfilm drawings & plans

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"The Thunderbird," May 23, 1965, p. 29.

CIRQUE APARTMENTS – 621 HARVARD AVENUE EAST



Cropped Property Record Card Photo. Date: May 30, 1965. Source: Puget Sound Regional Archives

Legal Description: Lot 1, 2, and N 39.36 feet of 3 in Block 40 of Supplemental Plat of A. Pontius Addition.

Parcel # 6850700555

Build Date: 1965

Architect: Thomas J. Connor

Builder: John G. Young & Associates

Original Owner: John G. & Elsa Young (the builders)

Style: Modern

Neighborhood Context:

Immediate surroundings consist of one educational, one mixed-use, and two organizational buildings among mostly multi-family buildings ranging in age from 1906 to 1969 and in height from two to eight stories. The subject property is located on the western slope of Capitol Hill at the north end of the Broadway District. This area consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is adjacent to the Harvard-Belmont historic district across East Roy Street. Historic landmarks within a quarter mile of the subject property include:

Belroy Apartments, 703 Bellevue Ave E (1070 feet west)

Roy Vue Apartments, 615 Bellevue Ave E (1070 feet west)

Kerry Hall, 710 E Roy St (107 feet northwest)

DAR Rainier Chapter House, 800 E Roy St (90 feet northeast)

Loveless Building, 711 Broadway E (125 feet northeast)

Women's Century Club, 807 E Roy Street (75 feet east)

Oak Manor, 730 Belmont Ave E (600 feet northwest)

Republican Stairs (1300 feet southwest)

1005 East Roy Apartments (605 feet northeast)

1014 E Roy Condominiums (660 feet northeast)

Building Description:

Architect Thomas J. Connor designed the Cirque Apartments. The building has an irregular plan consisting of a quarter-circle and a rectangle, is four stories tall, 27,580 gross square feet, and contains 31 units. Its exterior framing is "terra" concrete block and doubles as the building's primary cladding material while the interior framing for the apartments is made of wood. The roof is flat and built-up over 2" x 10" wood beams and the foundation is concrete.

Massing: This singular building is most easily described in two sections. One section is rectangular and located at the south end of the property with its long side running parallel to the south property line. The second section is a quarter circle at the property's north end. It has a diameter equal in length to the rectangular section's long side. This quarter-circle section gives the building a distinctive northeast facing curved façade. Behind this curved facade are four stories of four wedge-shaped apartments. These apartments narrow toward an inner open-air curved corridor that overlooks a curved atrium or light court. Below the building is an open air parking garage accessed via East Roy Street. This parking garage extends between four and twelve feet beyond the building's primary footprint.

Near the center of the west façade of the building is a two-stepped rectangular element that extends several feet above the roofline providing elevator overrun space and roof access. At the north end of the east façade of the building's rectangular section are two brick pilasters flanking the building's main entrance.

Cladding: Cladding consists primarily of multiple shades of buff-colored concrete blocks laid in a stacked bond pattern. Accents of thinner brown brick, also laid in stacked bond pattern, frame the

main entrance and glazed stairwell on the building's east façade. These brick accents extend outward on the sides and form two pilasters.

Roof: The roof is flat with a shallow metal-paneled cornice.

Windows: The building's windows are mostly in-kind replacement, variable size, two and three section metal-sash sliding windows arranged in a simple grid pattern. Each window opening contains a sill of brown bricks laid in a rowlock pattern. Exceptions to the sliding windows include those located above the building's main entrance which are two 4-section fixed grid-pattern metal sash windows separated by two panels of fogged glass in a ripple pattern. Additional fixed windows are located on the west façade providing light to the building's corridors.

Entrances: The main entrance (partially described above) is located on the north side of the east façade of the building's rectangular section. It consists of metal-framed glass double doors with sidelights and is accessed via an ascending concrete stairway. This entrance is covered with a non-original curved vinyl awning that extends from the door out to the east property line. At the opposite end of the building a non-original single apartment entrance (installed 1973) that replaces the ground level window at the curved façade's west most end. This entrance consists of a wooden door with a decorative metal screen door adjacent to two wood-frame fixed windows. It is accessed from the street via a shallow set of non-original concrete steps and is covered by a non-original curved vinyl awning. There is also an entrance in the building's basement open-air parking garage accessed via East Roy Street.

Periphery: A metal spear-point fence runs nearly the full length of the building's curved façade terminating just short of the building's side entrance. Between the fence and the building is a concrete path. Between the building's south façade and the south property line, is a concrete driveway enclosed by a similar fence with a gate. There is heavy landscaping of small rocks and bushes on the east and curved northeast property lines. The originally curved street connection between East Roy Street and Harvard Avenue East that inspired the curved facade of the subject building has been filled with a public plaza containing various brick and terracotta architectural features that now function as sitting areas.

Ownership History:

12/20/1961 – 10/30/1963 John Bremer & Edward Bremer executors of the estate of Sophia Bremer, deceased.

10/30/1963 - Unknown John G. & Elsa C. Young

Ownership history too complex between 1963 and 1985 to summarize here.

12/29/1985 – 8/8/1988 Paul D. & Darlene A. McTaggart, nominees in a WA general partnership

8/8/1988 – 12/29/1995	The Cirque Group
12/29/1995 – 2/28/2007	Cirque Apartments LLC
2/28/2007 – Present	Cirque Apartments Investors LLC

Historical Use:

Contractors John G. Young and Associates constructed the Cirque Apartments as an investment in 1965. John G. Young and his wife Elsa, the company's principals, first acquired the property in 1963. From 1964 until 1985, numerous parties acquired and transferred interests in the property back and forth amongst each other through unknown contractual agreements made once or more per year. John G. Young continued to hold an interest until his death in 1967 and his wife Elsa did so until as late as September 1971. One interest holder in particular stands out. Local attorney Robert W. Callies acquired his in late 1971 and used it to convert two of the building's ground floor units into law offices. He shared them with other prominent attorneys including Mayor Wes Uhlman, which was the subject of a scandal and perceived conflict of interest at the time. However, the extent of Uhlman's connection to the firm and conflict of interest is unknown. From 1973 until at least 1980, Callies continued to practice law out of the building with attorney Ralph A. Barber. Of the building's earliest documented residents in 1966, at least 19 appear to be unmarried professionals working in a variety of fields. Occupations include, designer for Boeing, tool grinder for Boeing, two stewardesses, accountant, two nurses, doctor's assistant, three students, and manager of North Shore News. The remainder of residents include just one retired couple and six unmarried individuals with no occupation listed.

Comments on Integrity:

The Cirque has a low to moderate level of integrity due to numerous additions and alterations to its design, materials, workmanship, feeling, association, and setting. The only original appearing features that remain on the exterior are the brick and concrete blocks, the fixed windows above the main entrance, and a short span of metal fencing near the northwest corner of the building. Everything else is an alteration or an addition. In-kind metal sash windows with identical function replace all the original aluminum sash windows on the apartments. On the main entrance to the building, anodized metal-frame glass double-doors replace the original aluminum ones. A non-original rounded vinyl awning extends from this entry to the sidewalk. The secondary building entrance near the northwest corner of the building, its adjacent windows, rounded vinyl awning, and concrete porch and steps are all changes that occurred in 1972 or later. The current metal cornice is about one foot taller than the original. The metal spearpoint fence that surrounds much of the building is also not original. The intersection of Roy and Harvard is now t-shaped rather a broad curve that now functions as a public plaza.

Despite these changes, the uniquely curved façade with its equally unique brick and concrete block exterior remain as strong evidence of the building's original workmanship and design. The

evidence of this truly exceptional workmanship and design extends to the building's interior as well. The unusual wedge-shaped units that widen towards the curved façade and atrium are intact. Therefore, the property should remain eligible for the NRHP.

Comments on Criteria:

Preliminary research has revealed no association with events that have made a significant contribution to the broad patterns of our history (Criterion A). However, preliminary research has revealed a potentially significant association with the lives of persons significant in our past (Criterion B). Specifically, associations with former Seattle Mayor Wes Uhlman. Despite the many changes described above, the building clearly represents the work of a master (architect Thomas J. Connor) with high artistic values through its curved façade, use of unique finishing materials and interior floor plan. The curved façade and finishing materials also make the building a highly distinguishable entity. Therefore, the building should be eligible for the NRHP under Criterion C. No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D).

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HARVARD COURT – 610 HARVARD AVENUE EAST



Cropped Property Record Card Photos. Date: Apr 4, 1969. Source: Puget Sound Regional Archives

Legal Description: Lots 6-8 Block 33 Pontius A Supplemental Addition

Parcel #6850700230

Build Date: 1968/69

Architect: Robert Billsborough Price

Builder: Century Construction Co.

Original Owner: Century Construction Co.

Style: Brutalist

Neighborhood Context:

Immediate surroundings consist of one organizational, one mixed-use, and three commercial buildings among mostly multi-family buildings ranging in age from 1931 to 2009 and in height from one to six stories. The subject property is located on the western slope of Capitol Hill at the north end of the Broadway District. This area consists primarily of multi-family buildings ranging from one to twelve stories, some single family buildings mostly converted to multi-family buildings, and small pockets of mixed-use retail developments centered on Summit and Thomas, Summit and Republican, and Bellevue and Mercer. Numerous multi-family buildings constructed from around 1900 until the early 1970s give the surrounding neighborhood its unique character.

The subject property is 140 feet south of the Harvard-Belmont historic district. Historic landmarks within a quarter mile of the subject property include:

Belroy Apartments, 703 Bellevue Ave E (1230 feet northwest)

Roy Vue Apartments, 615 Bellevue Ave E (1200 feet west)

Kerry Hall, 710 E Roy St (275 feet northwest)

Rainier Chapter House, 800 E Roy St (165 feet northwest)

Loveless Building, 711 Broadway E (140 feet north)

Women's Century Club, 807 E Roy Street (adjacent to the north)

Oak Manor, 730 Belmont Ave E (750 feet northwest)

1005 East Roy Apartments (475 feet northeast)

1014 E Roy Condominiums (545 feet northeast)

Building Description:

Intro: Architect Robert Billsborough Price designed the Harvard Court Apartments in the Brutalist style. The building has a modified rectangular plan, is eight stories tall, 49,256 gross square feet, and contains 81 units. It has a flat reinforced concrete and built-up roof, 4x8x16 brick frame, and a concrete foundation.

Massing: The building is irregular yet symmetrical in shape and best described as overall rectangular, but with various recessed and protruding areas, which give the building its brutalist appearance. The recessed areas, which vary in size and extend the full height of the building, are located at the centers of all sides of the buildings and at the southeast and southwest corners of the building. The center-recessed area of the east façade is exposed concrete and contains the building's dual elevator shaft. This concrete shaft extends beyond the roofline with an elevator-overrun space. The protruding areas are solid vertical shafts that extend from the second to the eighth floors and serve as bay windows on the building's east and west façades. Finally, the stairwells located on the north and south sides of the building extend beyond the height of the roof and provide roof access.

Cladding: Cladding consists entirely of various shades of brown brick laid in stretcher courses laid in a half running bond pattern. There are also seven belt courses of brown double-45-degree angle bricks that divide each story. These belt courses wrap around nearly the entirety of the building terminating at the concrete recessed area on the east façade. However, the pattern continues with horizontal notches cut into the concrete.

Roof: The roof is flat with a wide overhanging two-layered eave with enclosed soffit. The top layer is smooth while the bottom has vertical notches.

Windows: Windows appear to be non-original vinyl sash. The Bay windows are all 3-section sliding while the remainder are 2-section sliding.

Entrances: There are seven entrances to the building. The main entrance is located in the central recessed area on the building's west façade. This entrance consists of a single metal-framed glass door with a side light to the right and a transom above. On either side of this entry are two concrete pilasters and beyond these pilasters are additional metal-frame plate glass windows. Above this entrance is a flat awning that extends approximately two feet beyond the west façade. The remainder of the building's facades each have two solid metal doors.

Periphery: Along the edge of the west façade is a planting strip with various bushes. A large concrete patio space wraps the building's southwest corner with a brown brick wall that rises 4 to 5 feet above ground. This walled patio space contains various plantings within and around it. East of this patio is a concrete walkway that leads from the sidewalk to one of the building's side entrances. East of this walkway is a partially fenced-in trash receptacle area. The east side of the property is a parking lot that sits several feet below the grade of the alley that runs behind it to the east. This parking lot is accessed via East Mercer Street. On the north side of the building is a one-way driveway that provides an exit from this parking lot onto Harvard Avenue East.

Ownership History:

Various – 11/30/1967	Barbara B. Douglas, Roy T. Severin, Harold D. Van Eaton
11/30/1967 – 4/11/1969	Orville & Victoria Cohen pres of Century Construction Co.
4/11/1969 – Present	Seattle Housing Authority

Historical Use:

Century Construction company built the Harvard Court Apartments for use as low-income senior housing by Seattle Housing Authority. It was one of several large-scale “turn-key” projects constructed throughout Seattle in which private entities, in this case Orville Cohen, president of Century Construction Company, purchased the land and constructed the building with public funding and turned it over to Seattle Housing Authority (SHA) upon completion. Significant early residents include Brooks Parker, a Spanish-American War veteran who was the first chair flutist for Seattle Symphony in 1905, played with Paul Whiteman and George Gershwin among others, and was employed by the Baltimore, San Francisco, NBC, and CBS orchestras throughout his lifetime. Parker lived in the building from 1969 until his death in 1979. The building continued to serve only low-income seniors until 1990 when SHA authorized low-income and disabled individuals of all ages to begin applying for housing at the building as well.

Comments on Integrity:

Harvard Court has a high level of integrity and is an excellent example of Brutalist architecture. Its location, design, materials, workmanship, feeling, and association appear to be mostly intact. The only significant changes are replacement vinyl windows (materials), the removal of trees from the public right-of-way in front of the building (setting), and the addition of an outdoor waste receptacle area and a CAT power generator (setting). Therefore, the property should be eligible for the NRHP.

Comments on Criteria:

Harvard Court is associated with the major expansion of Seattle Housing Authority throughout the 1960s in a broad effort to accommodate the needs of a quickly growing senior population at that time. This being a significant contribution to the broad patterns of our history, Harvard Court should be eligible under Criterion A. Preliminary research has revealed no significant association with the lives of persons significant in our past (Criterion B). Through its heavy use of brick and boxy massing with protrusions and deeply recessed areas, Harvard Court embodies the distinctive characteristics of late 1960s Brutalism. These facts by extension make it a significant and distinguishable entity in the area. Finally, it represents the work of master builder Orville Cohen (Century Construction) and architect Robert Billsborough Price. Therefore, Harvard Court should be eligible under Criterion C as well. No Archaeology has occurred at the site; therefore, the property is not likely to yield information important in history or prehistory (Criterion D).

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