National Register of Historic Places Registration Form: William Parsons House

NPS Form 10-900
(Rev. 8-86)

25N 4E 20

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

K1 601

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name: Parsons, William, House

other names/site number: Harvard Mansion

2. Location

street & number: 2706 Harvard Ave. E. ☐ not for publication

city, town: Seattle ☐ vicinity

state: Washington code: WA county: King code: 033 zip code: 98102

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
☒ private	☒ building(s)	2		buildings
☐ public-local	☐ district			sites
☐ public-State	☐ site			structures
☐ public-Federal	☐ structure			objects
	☐ object	2	0	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official — Date: 4/11/91

Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register. ☐ See continuation sheet.

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

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: single dwelling

Current Functions (enter categories from instructions)
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Neoclassical

Materials (enter categories from instructions)

foundation stone
walls wood: weatherboard
other: aluminum
roof other: composition
other

Describe present and historic physical appearance.

The Harvard Mansion is one of Seattle's most prominent and best known residences, situated at the corner of Harvard Avenue East and East Edgar Street along Interstate 5 in the Roanoke Park neighborhood of North Capitol Hill. The double lot provides the mansion with a spacious setting with lawns, gardens, and a brick courtyard in the rear. All three of the mansion's floors afford spectacular views of Lake Union, the Olympic Mountains, Queen Anne Hill, the Fremont and Wallingford neighborhoods, and the downtown Seattle skyline. (The third floor also provides partial views east to the Cascade Mountains and Lake Washington.) Conversely, looking east toward Roanoke Park from these areas, the mansion is clearly seen as the most highly pronounced landmark on the horizon, perched atop the Roanoke Park ridge.

The Roanoke Park neighborhood is one of the oldest intact single family residential districts in Seattle. The predominant age of homes in the neighborhood is about 70 years; the Harvard Mansion, built in 1903, is somewhat older, and exemplifies the few houses in the area built around the turn of the century. The houses nearby range in size and style, but are uniformly well maintained and well landscaped with large deciduous and evergreen trees. Within one block of the Harvard Mansion is St. Patrick's Church and Roanoke Park itself.

Exterior: The Harvard Mansion is a three story wood frame structure that reflects the popular Neoclassical Style of the early 20th century, characterized by a dramatic classical portico, veranda, and cornice moldings. The house is built on a rectangular plan that contains approximately 5,500 square feet of living space on three floors. The house rests on a stone foundation with daylight basement, and is capped by a medium pitched hipped roof with pedimented dormers.

The front facade of the house is dominated by the full-height portico which rises from the front porch to the third floor dormer. The portico features a full entablature supported by four colossal fluted columns with glazed terra cotta Corinthian capitals. Similar Corinthian pilasters rise against the facade. The entablature features a projecting cornice, with modillion blocks and dentil course, and a wide frieze and architrave. Atop the entablature is a balustrade with turned spindle railing, forming a third floor porch.

The portico partially shelters a two story full width veranda, added in 1910 by William Parsons, which wraps around the house on the front and side elevations. The porch is supported by nine fluted columns with Ionic capitals which rise to a porch roof with full entablature. The porch roof, in turn, serves as the deck of the second floor balcony. Both the first and second story porches are surrounded by a balustrade with spindle railing.

☒ See continuation sheet

The medium pitched hipped roof is covered with composition shingles, and features three large pedimented dormers extending on the south, west, and north slopes. The western dormer provides access to the third floor porch through large double sliding glass doors added in 1965. Three active chimney units rise above the roofline, serving the five fireplaces and furnaces. One double-stack chimney and one single stack are clustered on the right side; a triple joined stack is located in the center. A fourth single stack rises along the rear roof slope, but is no longer in use.

Beneath the roof line, the dramatic cornice of the house features projecting boxed eaves, underscored by modillion blocks and a dentil course above a wide architrave and frieze. Windows are mostly double hung, one-over-one wood sash units, with wood frames and projecting entablature hoods. The five windows that flank the front entry, and the transom windows above the large first floor windows, are ornamented with leaded, bevelled glass whose cames form sunburst patterns, with a leaded Gothic shield in the center.

A rounded one story bay window projects off the east (rear) facade of the house, illuminating the historic sitting room. In 1915, William Parsons added an adjacent sunroom, surrounded by windows, which projects off the southeast corner of the first floor. A rear sleeping room was located above the sunroom. Wide stone steps lead to the front entry, and stone steps also lead to the south side entrance (where Roman urns form the base of the solid stair railings).

The large mahogany front door opens into the central entry hall. The glazed south side door, which leads to the sunroom, has multiple transom windows. Tall glazed double-leaf doors provide access to the first and second floor porches. There is also a multi-paneled wood door on the north side providing access to the kitchen from an elevated porch.

The main loss of integrity on the exterior resulted from the 1958 application of aluminum siding over the original narrow gauge clapboards. The siding has a wider gauge than the original, and also covers the original cornerboards. Otherwise, all exterior detail and trim remains original and intact.

To the rear of the house is a large detached garage with a flat roof accessible from the back alley. The easterly back yard is a landscaped courtyard containing a fountain, a rose arbor, and lights. The bay windows from the dining room and sunroom overlook the back yard. A vegetable garden flanks the north side of the house.

A stone retaining wall frames the front and south lawns, with corner stone pedestals connecting to the stone stairs which lead to the house. The retaining wall provides an attractive framing around the mansion, separating the elevated main landscaped grass lawns from the trees which run along the sidewalks.

Interior: Most of the original interior of the Harvard Mansion remains intact, although the kitchen, bathrooms, plumbing and electricity have all been updated. There are a total of 24 rooms in the house. The first floor has eight rooms: foyer-entry hall, dining room (now living room), living room (now music room), sitting room (now dining room), kitchen, butler's pantry, half bathroom, and sunroom. The second floor has six rooms: large master bedroom, three other bedrooms (one now used as a library), and two full bathrooms. The third floor has four rooms: a large ballroom, a maid's bedroom, a kitchen, and a full bathroom. The basement includes a laundry room, wine cellar, and storage rooms.

Throughout the interior, the house features ten foot ceiling heights, original light fixtures, wide ceiling and baseboard moldings, classical window and door surrounds, beamed ceilings, paneled wood doors, double leaf glazed doors, brass door plates and handles, and some original bathroom fixtures like porcelain pedestal sinks.

The first floor of the house has a symmetrical floor plan organized around a central hall. All major rooms are accessed through two entrances, including one leading to the hall. Upon entering the formal entry hall, the original living room is to the right, the dining room is to the left, and a grand staircase rises in the hallway. The flooring in these formal areas is dark oak. Both the living room and the dining room have marble fireplaces with custom oak carved dark mahogany wood mantels and columns. The dining room also features a box beam ceiling. Both rooms also retain the original light fixtures and have tall double-leaf doors providing access to the central foyer. The doors feature glazed upper panels and solid lower panels.

The original living room leads to the rear sunroom, which is also accessible through a rear side door entrance leading to the porch. The sunroom has a terrazzo floor, and is lighted by large windows which overlook the brick courtyard in the rear. In addition to this entrance, the sunroom has three sets of glazed double leaf doors leading to the first floor deck, the living room, and the original sitting room.

The sitting room, located directly off the central hall, features dark oak in-laid floors and a large window seat under the bay window. Two double-leaf paneled doors, beneath elliptical fanlight transoms, lead to the hall. In the northeast corner of the floor plan is the kitchen and butler's pantry, which feature oak parquet flooring and original cabinetry with leaded glass. The pantry leads to the dining room.

The hallway itself features the main staircase ascending in three flights, as well as a secondary maid's staircase, closet, bathroom, and arched columned entry to the dining room.

The second story also has a symmetrical plan organized around the central hall. The four bedrooms have fir floors. Running the full length of the south side of the floor is the master bedroom (which incorporated an older rear sleeping room above the sunroom in the 1970s). The bedroom has a carved

walnut mantel supported by columns, and accented with green tiles. There is a walk-through dressing area with two sets of large closets and a double-leaf three panel glass door leading to the second story porch deck. The master bathroom features grey tiles, two pedestal sinks, a bathtub, and a tiled shower stall. The main hallway on the second floor is also accessible through a dressing room in the master bedroom.

The north side of the second floor is flanked by two more bedrooms with a full bath between them. The northwest bedroom (now used as a library) has a marble fireplace with a carved maple mantelpiece supported by columns.

The staircase to the third floor is accessed through French doors in the second floor hallway. At the top of the landing, one entrance leads to a fifth bedroom, finished with fir floors and a partial easterly view. A bathroom is connected to this bedroom. Straight ahead from the landing is the ballroom, with maple dance floor. The ballroom also has a marble fireplace, added in 1965, inside the southern roof dormer. The west dormer contains the bandstand and a short flight of steps leads to the nonhistoric sliding glass doors which provide access to the deck above the front portico. Connected to the ballroom is a kitchen in the north dormer.

The basement is entered through the maid's staircase. It is mostly unfinished except for the wine cellar and the storage room and half bathroom. The basement is lighted by daylight basement windows.

Recent rehabilitation work has included replacing rotted structural supports on the porch, resurfacing the porch deck, tuckpointing the brick chimneys, completing electrical and kitchen remodeling, installing new brass door knobs, adding a vegetable garden, and painting the exterior.

Contributing Resources:

1 house
1 garage

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
Economics

Period of Significance
1909-1935

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
Parsons, William H.

Architect/Builder
Edward Duhamel, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1903 in the dramatic Neoclassical style, the Harvard Mansion is historically significant for its association with William Parsons, a leading financier in the Pacific Northwest, who lived in the house from 1909 until 1935 during which time he organized the largest financial institution in the region. Architecturally, the house is distinguished by a colossal Corinthian portico, full width two-story veranda, and well-preserved interior. When completed, the Harvard Mansion was the most visually prominent landmark on the north end of Capitol Hill. Today, nearly 90 years later, it remains an outstanding example of the residential architecture of its period and an important reminder of the influential career of its second owner.

Historical Background: When constructed in 1903 by Seattle contractor and builder Edward Duhamel, the Harvard Mansion was one of the first and most prominent structures in the Denny-Furhman Addition on the north end of Capitol Hill (platted in the 1890s). The Neoclassical house boasted a dramatic portico, was located on a landscaped double lot, and commanded sweeping views of the surrounding city. Even as late as 1910, historic photographs indicate that the mansion was the largest and most prominently sited of the area's homes.

Duhamel was born in Buffalo, New York, in 1850, and became an apprentice architect in Chicago in 1867. In 1875, he moved to Texas, where he started architectural practices in Galveston and Houston. In 1889, Duhamel moved to Seattle, where he became a contractor and builder, completing commissions for buildings in Seattle, Tacoma, Port Townsend, and even Chicago.

By 1900, Duhamel was partners with John Megrath and F. M. Gribble in the firm of Megrath and Duhamel and in the Washington Brick and Tile Company, which had a capacity of making 60,000 bricks a day. In his role as builder, Duhamel worked with architects C. H. Bebb, A. Warren Gould, Saunders and Lawton, and Max Umbrecht.

Perhaps his most notable commission was the Federal Building and Post Office at Third and Union in downtown Seattle. Completed in 1900 after six years of work, the building was one of the most prominent landmarks in the young city. Although the building was demolished in 1950, other Duhamel buildings still stand including the Rainier Club and Smith Building, Squire Building, and Hambach Building in Pioneer Square.

In 1909, about a year before his death, Duhamel sold the house to William Hinckley Parsons. Parsons

☒ See continuation sheet

was born in Oconomowoc, Wisconsin, in 1865, and began his business career in his hometown as co-proprietor of Parsons Brothers, a mercantile and department store. In 1895, Parsons moved west to Seattle, and in 1898, during the Alaska Gold Rush, went north to serve as general manager of the Ames Mercantile Company in Dawson City, Yukon Territory. From Dawson, Parsons successfully established a group of stores in Alaska. In 1903, he sold his interest and returned to Seattle.

But Parsons was soon back in Alaska. In March, 1905, he was selected by the Washington Trust Company of Seattle to open the first bank in the interior of the territory. Parsons reputedly mushed across 500 miles of ice and snow by dog sled in 15 days, arriving in Fairbanks with $100,000 in currency strapped to his waist. With this capital, he established the Washington-Alaska Bank of Fairbanks. It was the first financial institution in the area. But Parsons was able to gain the trust of miners and set up a successful credit system in the region. Within four months, Parsons' bank had deposits of two million dollars, and had shipped six million dollars in gold. After four years, having shipped over $30 million in gold to Seattle, Parsons returned to the city to assume the vice-presidency of the Washington Trust Company.

Upon his return in 1909, Parsons purchased the Harvard Mansion, next door to the house (now demolished) of his brother-in-law Edgar Webster (co-owner of the Washington-Alaska Bank and host of the summer "Golden Potlatch Festivals" held each year from 1911-1915 to celebrate Seattle's commercial dominance of Alaskan trade).

The next year, the Washington Trust Company was absorbed by the Dexter Horton National Bank. Parsons was appointed first vice-president and director of the newly merged banks, and also became director of the Dexter Horton Trust and Savings Bank (which was later consolidated with the Horton National Bank). After 13 years as a senior officer and director of the bank--the largest in the Pacific Northwest at the time--Parsons assumed the presidency in 1922.

The 1920s were an era of great expansion in the banking industry, and under Parsons' leadership the Dexter Horton bank grew to become the leading institution in the region. In an interview with *Forbes* magazine, conducted in 1928 from his Harvard Avenue home, Parsons (described by the magazine as the "Northwest's great banker") explained his theory of bank expansion. "The Pacific Northwest has moved forward with gigantic strides in the past few years," he noted, "until it was beyond the scope of any one bank in this region to adequately finance growing industry or new industries. . . . Merger was the natural solution." In addition, Parsons stated, Seattle "must be prepared with vision and resources adequate to develop" potential Asian markets.

Parsons' commitment to this vision of large scale finance was realized in the 1920s when Dexter Horton bank subsumed two more banks into its growing empire. In 1929, the Dexter Horton Bank--largely as

a result of Parsons' efforts--absorbed the First National Bank of Seattle and the Seattle National Bank. The consolidated banks were renamed Seattle-First National Bank, and Parsons assumed the role of chairman of the board.

The merger led to the creation of the largest and most powerful bank in the Northwest, and one of the largest on the West Coast. According to the bank's corporate history, the mergers of the period reflected Parsons' philosophy that "there is strength in size; risks can be taken by a large bank that cannot be contemplated by a small bank. The fusion of the three major bank groups in 1929 flooded the bank's internal organization with competitive, aggressive managerial talent that could express itself only in growth." Parsons presided at the helm of this organization until 1934, when he retired. Even so, he remained an active director until 1948.

In 1932, with American business reeling from the Great Depression, President Herbert Hoover appointed Parsons chairman of the first Western Washington advisory committee for the Reconstruction Finance Corporation. The funds from this federal relief agency (the first created during the Depression) were used to make loans to businesses, finance public works, and provide assistance to keep banks from failing. Parsons took an active role in chairing the organization, and served until his death in 1948. In addition, Parsons was appointed President of the Seattle Clearing House Associates, which was set up to be sole judge of the value and acceptability of collateral toward the issuance of loans.

In 1935, Parsons moved to Washington Park, although he continued to own the Harvard Mansion until 1941. Parsons died in 1948.

Architectural Character: The Harvard Mansion is a dramatic example of the Neoclassical style in the residential architecture of the early 20th century. The house is characterized by a colossal Corinthian portico, full width two-story veranda, ornate classical entablature and decorative moldings, and a well preserved interior. The style of the house is complemented by its prominent setting, which affords sweeping views of the city. The application of aluminum siding in 1958 constitutes the major loss of historic integrity, although all other significant exterior and interior features remain intact. Although the house retains its dramatic character and most of its significant features, the aluminum siding diminishes the significance of the original design and therefore architecture is not identified as an area of significance for the purposes of the nomination. The Harvard Mansion was designated a City of Seattle landmark in 1990.

9. Major Bibliographical Referenc

Bagley, Clarence, *History of King County*, S.J. Clarke Publishing Co.: Chicago-Seattle, 1929.

------, *History of Seattle*, S.J. Clarke Publishing Co.: Chicago, 1916.

Bridston, Mandus, "Northwest's Great Banker Scans Pacific," *Forbes Magazine*, May 1928, pp. 35-36, 40.

Scates, Shelby, *Story of Seattle-First National Bank*, SeaFirst Library Publication: Seattle, n.d.

"Edward J. Duhamel, contractor, died yesterday, *Seattle Post-Intelligencer*, January 24, 1911.

"William H. Parsons heads Dexter Horton Bank," *Seattle Times*, November 22, 1922.

"William H. Parsons, Chairman of merged bank," *Seattle Times*, August 11, 1929.

"William H. Parsons funeral to be held tomorrow," *Seattle Times*, July 18, 1948.

"Varied and Active Life of William H. Parsons, Seattle Banker," *Seattle Times*, May 25, 1950, p. B4.

☐ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

	Zone	Easting	Northing
A	10	551035	5276840
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

Lots 6, 7, Block 15, Denny-Fuhrman Addition, City of Seattle.

☐ See continuation sheet

Boundary Justification

The nominated parcel includes the entire double lot historically associated with the Harvard Mansion and its second owner, William Parsons.

☐ See continuation sheet

11. Form Prepared By

Name/title Randy Apsel, edited by L. Garfield

organization owner

street & number 2706 Harvard Ave. E.

city or town Seattle

date June 1990 (edited February 1991

telephone (206) 323-2745

state Washington zip code 98102

*U.S.GPO:1988-0-223-918

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

RECEIVED
JUL 16 1991
ARCHEOLOGY AND HISTORIC PRESERVATION

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000782 Date Listed: 6/21/91

William Parsons House — Property Name
King — County
WA — State

N/A — Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antoinette Lee — Signature of the Keeper

6/26/91 — Date of Action

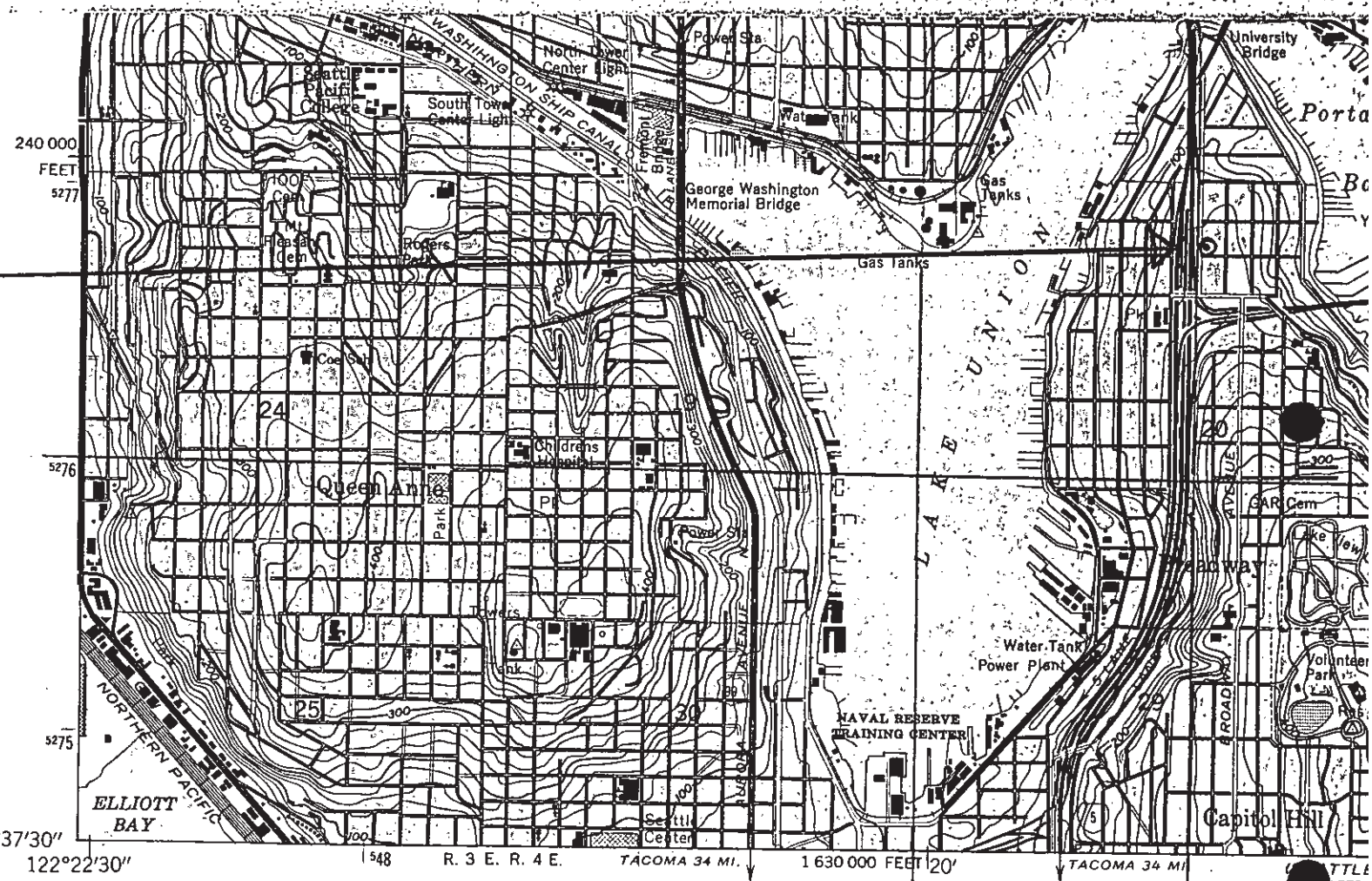
Amended Items in Nomination:

Statement of Significance: Under Applicable National Register Criterion B is checked. Criterion A is removed.

This information was confirmed with Leonard Garfield of the Washington State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

William Parsons House
(Harvard Mansion)
Seattle, King Co., WA
UTM References:
10/551035/5276840



Mapped by the Army Map Service
Published for civil use by the Geological Survey

Control by USC&GS and King County Engineer office

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1943. Field check 1949

Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system, north zone

1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue

Red tint indicates areas in which only landmark buildings are shown

No distinction is made between barns, dwellings, commercial and industrial buildings

GN MN
0°30' 9 MILS
22° 391 MILS

UTM GRID AND 1968 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE

1 ½

1000 0 1000 2000 30

1 .5

CONTOUR INTE
DATUM IS MEA

SHORELINE SHOWN REPRESENTS THE AP
THE AVERAGE RANGE OF TIDE

THIS MAP COMPLIES WITH NATIO
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

Courtesy, Paul Dorpat

Figure 1. Corner view of Harvard Mansion with current owners, Randy J. Apsel and Olga D. Bourlin, and daughter, Halle Hennessey, in same positions as the Parsons family in 1910 photo in Figure 26. (Son, Eron

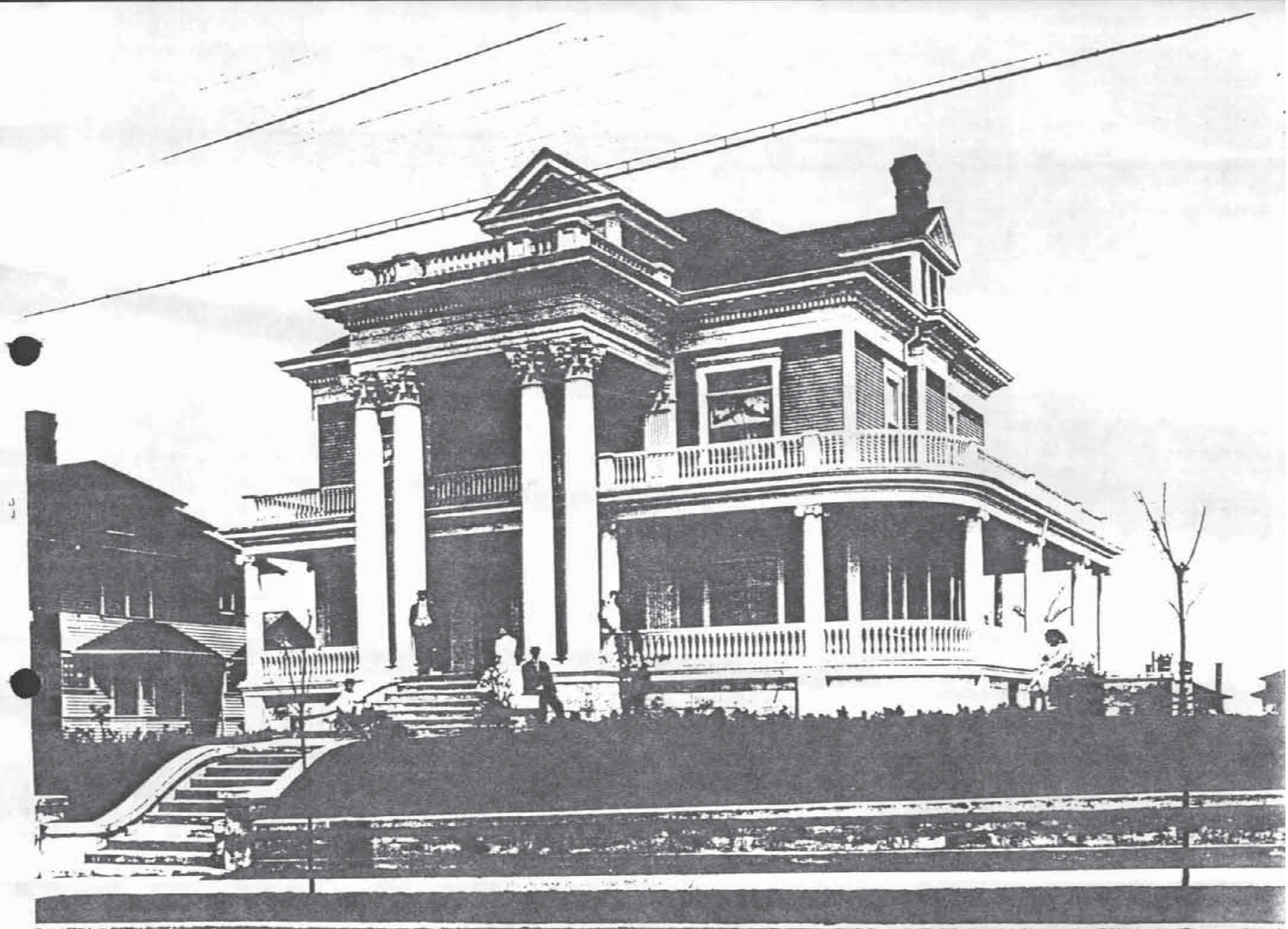
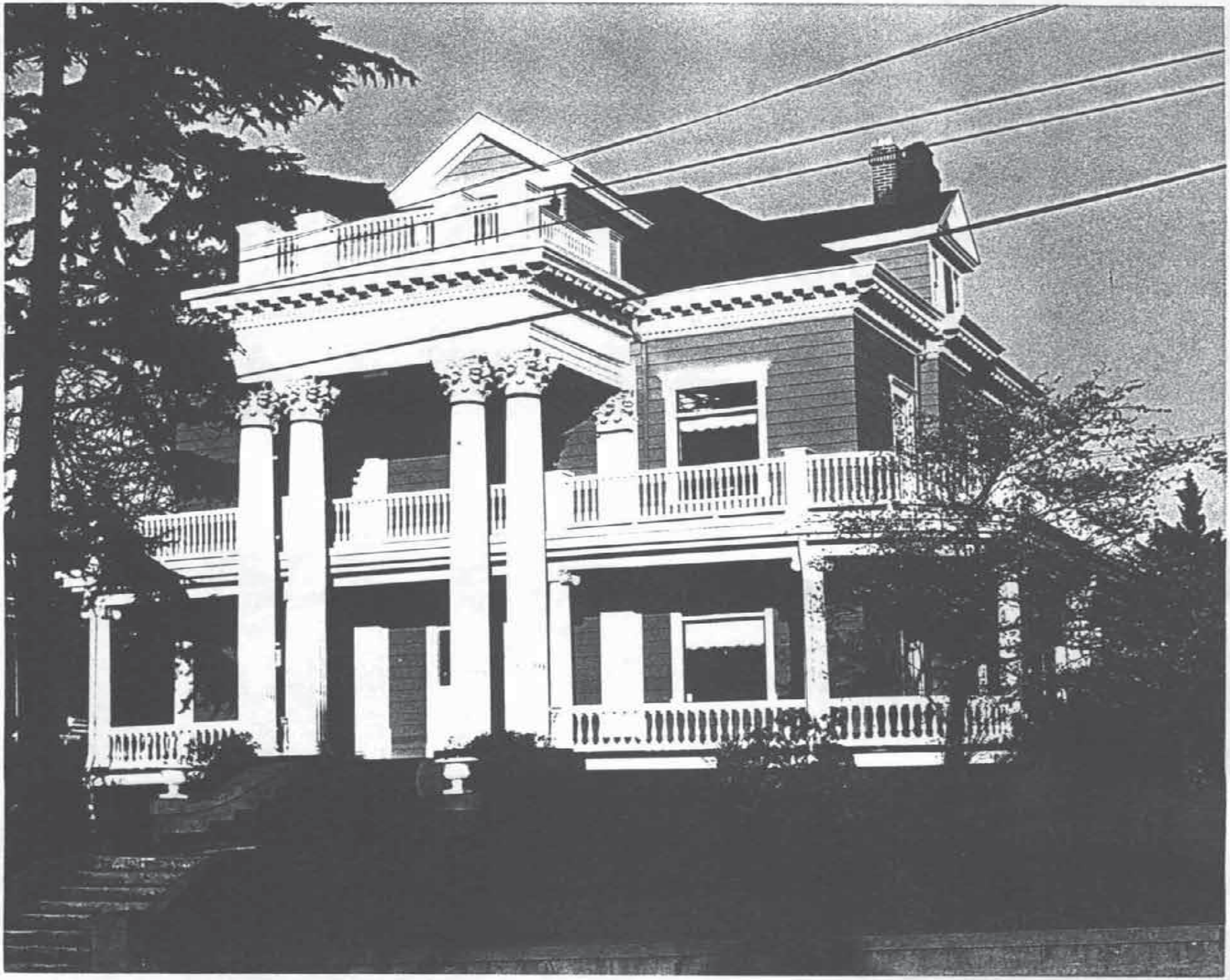


Figure 26. Corner view of Harvard Mansion in 1910 with William H. Parsons and Ella R. Parsons on front steps, daughter Rosamund seated to right and son William Budd on tricycle. Compare to current [illegible]

Courtesy, Allen William Engle



National Register of Historic Places Registration Form: Roanoke Park Historic District

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DT 221

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

1. Name of Property

Historic name Roanoke Park Historic District

Other names/site number

2. Location

street & number Roughly bounded by Shelby St. on the north, Roanoke St on the south, Harvard Ave on the west, and Tenth Ave on the East. not for publication ___

city or town Seattle vicinity ___

State Washington code WA county King code 033 zip code 98102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date 6-12-09

Washington State Historic Preservation Office
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper Date of Action

___ entered in the National Register.
___ See continuation sheet

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

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box

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

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

Contributing	Non-Contributing	
78	21	buildings
1		sites
55	22	structures
		objects
134	43	Total

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

N/A

Number of contributing resources previously listed in the National Register

One

6. Functions or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC /Single Dwelling
LANDSCAPE/ Park

Current Functions
(Enter categories from instructions)

DOMESTIC /Single Dwelling
LANDSCAPE/ Park
RELIGION / Religious Facility

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN / Queen Anne;
LATE 19TH & 20TH CENTURY REVIVAL /
Colonial Revival, Tudor Revival,
Mission/Spanish Colonial Revival, Italian
Renaissance; LATE 19TH & EARLY 20TH
CENTRY AMERICAN MOVEMENT/
Bungalow/ Craftsman

Materials
(Enter categories from instructions)

foundation Concrete, Brick, Stone
walls Wood, Brick, Stucco, Stone
roof Asphalt, Wood, Metal
other Terra Cotta

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

8. Statement of Significance

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

x A Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ B Property is associated with the lives of persons significant in our past.

x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

___ A owed by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
LAW
POLITICS/GOVERNMENT

Period of Significance

1899-1939

Significant Dates

1899, 1909, 1918, 1919, 1926, 1929, 1937

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Green, Elmer E.; Dwyer, W.E., Ivey, Edwin J.; Ayer, Elizabeth; Sexton, Frederick; Wilcox W.R.B.; Sayward, William J.; Willatsen, Andrew; Gould, Carl F.; Huntington, Daniel R.; Lawton, George A.; Moldenhour, Herman A. (Architects)

SEE CONTINUATION SHEET

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:
UW Special Collections; MOHAI; City of Seattle DPD Office

10. Geographical Data

Acreage of Property Approx. 18.25 acres

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

	Zone	Easting	Northing
1	10	5 50 917	52 7 7312
2	10	5 51 142	52 7 7312
3	10	5 27 198	52 76 873
4	10	5 50 917	52 76 873

Verbal Boundary Description
(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification
(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title/org Erin O'Connor, Lee O'Connor, Cheryl Thomas (Edited by DAHP Staff) date March 2009

name/title/org Friends of Roanoke Park ; Roanoke Neighborhood Elms Fund

street & number 2612 Tenth Avenue East (10th Avenue E) telephone (206) 322-2125

city or town Seattle state WA zip code 98102

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

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

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Narrative Description:

Period of Significance

The Roanoke Park Historic District contains a distinctive collection of housing stock representative of a forty-year period from 1899 through 1939. One house was built as a duplex; all of the other properties were built as single-family residences except the 1961 St. Patrick's Church. Block 9 of the district is Roanoke Park, so designated in 1908.

Provenance

The two oldest houses in the Roanoke Park Historic District, having been built in 1899 and 1900, are 109 and 108 years old, respectively. Forty-eight of the houses (including the two just mentioned) in the Roanoke Park Historic District will be at least 100 years old by the end of 1909, as is Roanoke Park itself already. By the end of 2010, the centenary of the district's housing boom, a total of 63 percent of the 100 buildings in the district will be 100 years old.[1]

Architectural styles ranging from Colonial Revival, Neo-classical Revival, Tudor Revival, Mission/Spanish Revival, English Arts and Crafts, Craftsman, American Foursquare, Italian Renaissance, French Norman Revival, and many subtypes, combinations, and permutations of such styles and others ("Eclectics") provide architectural representation, variety, and interest.

The residential work from 1900 through the 1920s of architects Eric Almquist, Bebb & Gould, Beezer Bros., Bertrand & Chamberlin, Cutter & Malmgren (undocumented, but a strong possibility for Site ID #14), Edward J. Duhamel, W. E. Dwyer (four houses), Julian Franklin Everett, Elmer Ellsworth Green (two houses), Virgil Hall, Charles Haynes, Hunt & Wheatley, Huntington & Gould (two houses), Edwin J. Ivey (two houses), Alvin L. Johnson, Lawton & Moldenhour, McClelland & Pinneh, Edward L. Merritt, Merritt, Hall & Merritt, Frederick A. Sexton (two houses), Bertram Dudley Stuart, Victor W. Voorhees (two houses), Thomas L. West, Arthur Wheatley, W. R. B. Willcox, Willcox & Sayward, and Andrew Willatsen, and later, in the 1930s, of T. F. Bellamy and John I. Mattson, is represented by houses in the district, as is landscape design work undocumented but attributed to architect Elizabeth Ayer and the craftsmanship of many fine builders and designer-builders. Many of the houses in the district have been featured as exemplars in northwest architectural reference books since 1913, and their appearances in those books will be noted in the course of the inventory.

[1] The 100 count includes St. Patrick's Church (1961).

District Integrity

The integrity of the Roanoke Park Historic District is high with a 78 to 21 ratio of contributing vs. non-contributing resources. Over the years the neighborhood's residences have largely escaped the radical remodeling projects that have marred many historic houses in and around Seattle.

And after a long period of sheltering residents whose children had grown up and moved away, the district is alive again with at least 100 children and counting. Their young parents, many with jobs in the area's high tech companies, moved into the neighborhood during the 1990s and the first decade of the twenty-first century. Sensitive updating that preserves the architectural integrity of the houses while bringing them in line with modern standards of comfort has been the order of the day.

Setting

The Roanoke Park Historic District lies in the approximate center of Seattle, at Latitude 47° 37' N and Longitude 122° 38' W, about148 feet above sea level, on the lower north Capitol Hill plateau that tops the Denny-Fuhrman Addition (in Section NE 20/Township 25/Range 4) and the Denny-Fuhrman Addition Supplement (Section SE 17/Township 25/Range 4) platted by David T. Denny and Henry Fuhrman.

The plateau is bounded on the north by E Shelby St, on the west by Harvard Ave E, on the south by E Roanoke St including the Gates-Bass Mansion at 1018 E Roanoke St, and on the east by Tenth Ave E. In this district, Broadway Ave E, in the three blocks running along the west edge of Roanoke Park and on north to E Shelby St, was once known as Mansion Street.[2] E Shelby St is continuous from Harvard Ave E to Fuhrman Avenue E and thus blocks the further progress of Broadway Ave E and Tenth Ave E (and the further progress of Eleventh Ave E, which is immediately below the plateau). The houses on E Shelby St that lie on the plateau and within the Roanoke Park Historic District run from 808 through 1000 E Shelby St. Note that the north side of E Shelby St is in Block C of the Denny-Fuhrman Supplemental Addition (or Denny-Fuhrman Addition Supplement).

On all sides of the plateau, abrupt changes in topography distinguish the district from surrounding streets. On the west, the Interstate-5 "moat" divides Harvard Ave E from Boylston Ave E before a steep descent to Lake Union. On the south, the SR-520 moat isolates the plateau from a steep ascending hill on the other side. A steep descent to Lake Washington marks the eastern border of the district, and the properties on which the houses along E Shelby St sit at the top of the plateau drop precipitously to an alley on the north between E Shelby St. and E Gwinn St below.

[2] Marilyn Kavanaugh, ed., *The History of St. Patrick's Parish, Seattle, Washington* (Seattle, 2005), 46.

Views abound. On the east side of the district, residents at the top of the E Shelby St, E Hamlin St, E Edgar St, and E Roanoke St hills enjoy the morning sun and watery views of the Montlake Cut and the exquisite Montlake drawbridge (1925) with its neogothic control towers.[3] All along the ridge going south along Tenth Ave E, from E Shelby St to E Roanoke St, residents enjoy views of the Portage Bay house boats below and, across the bay, the Colonial Revival Seattle Yacht Club (1919–1921) with its red roof, endearing mock lighthouse, and trim blue and white.[4] A school of sailboats with the advanced students' lime-and-navy–striped sails or the novice's white are likely to appear in the foreground, near the Queen City Yacht Club at the bottom of the plateau.

In the distance, the view includes Kirkland across Lake Washington and the mirrored skyscrapers of Bellevue. The Cascade Mountains rise up behind. Both the Collegiate Gothic Suzzallo Library and many more recent buildings of the University of Washington are visible across the bay to the northeast, and the roar of the stadium crowd on a fall football day is audible—as is the only slightly more subdued enthusiasm of crew competition fans lined along the Montlake Cut between Portage Bay and Lake Washington on a Saturday morning. Northeast Boat Street with its marine businesses and restaurants runs along the northeast bank, and NOAA's large laboratory ship docks alongside the NOAA building between voyages of discovery.

On the west, Harvard Ave E residents enjoy views of the downtown skyscrapers, the Space Needle, and the setting sun over tiny Lake Union with its ships in dry dock and its boats, seaplanes, and historic floating homes on the water. The industrial structures of landscape architect Richard Haag's internationally famous Gas Works Park are to the north. The Aurora Bridge, the east side of Queen Anne's hill, and the rugged Olympic Mountains make for a dramatic backdrop.

Down the hill to the north, on E Gwinn St, a long, uninterrupted street of modest bungalows built in the 1920s and largely unaltered sit back on their lawns, lining both sides of the street from Fuhrman Avenue East to Harvard Ave E.

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[3]In *Access Seattle,* 5th ed., (Seattle: Access Press, 2003), 88–91, the design of the bridge is attributed to Carl F. Gould.

[4]The original yacht club in West Seattle and this version were both designed by John Graham, Sr. Grant Hildebrand, "John Graham, Sr.," in *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press & AIA Seattle, 1994), 92. According to *Access Seattle,* the yacht club is Seattle's oldest and largest, founded in 1892 (Ochsner, 91). It was originally headquartered in a Graham-designed clubhouse in West Seattle (Ochsner, 92).

Streetscape

A Seattle Architectural Foundation walking tour brochure described the neighborhood surrounding Roanoke Park as "a quiet, largely unexplored island of tree-lined streets with lovely residences that reflect early 20th century home styles."[5] Parcel sizes as originally platted are mostly 50 feet wide and 110 feet deep. A few of the grander houses on intersection corners, the granite Vivekananda House in the middle of the 2700 block of Broadway Ave E, and the Italian Renaissance Mylroie House in the center of the three blocks of E Shelby St that lie on the plateau occupy more than one parcel.

The houses sit back on their lawns and hillsides, and fences rarely interrupt the long views down the avenues. Most curb lawns contain mature shade trees, ornamental fruit trees, or younger saplings planted by neighbors and other volunteers in recent years under the aegis of the Seattle Department of Neighborhoods Street Tree Program.

Most of the garages were built to cohere with the styles of the houses. Many of the attached and lower-level garages have been converted to residential uses. A few of the detached garages have been converted to residences and studios. Driveways to garages in the rear of lots appear infrequently as the lots are relatively narrow. Most of the detached-garage entrances face the alleys. A few of the houses share single driveways from the street to each of two garages. Most of the garages were built on the property lines in the days before modern setback requirements. Owners tend not to tear them down because they would have to site replacement garages farther inside their narrow lots.

A Heritage of Mature Shade Trees

The twenty-five mature elms in Roanoke Park and on the immediately surrounding streets are100 years old and have been identified by City Arborist Nolan Rundquist as a "significant elm cluster."[6] In recent years, residents have organized a Roanoke Neighborhood Elms Fund for prophylactic pruning and injections to ward off Dutch elm disease (DED), recently arrived in the Northwest.

To keep elm consciousness high, the Roanoke Neighborhood Elms Fund successfully nominated the handsome elm in the center of the park's west lawn as a Heritage Elm within the City of Seattle, marked by a small boulder and plaque at the elm's foot.

[5] Seattle Architectural Foundation, "2002 Tours & Events: Building Public Appreciation of Architecture and Design in the Northwest," a brochure of tours marking the foundation's 20th Anniversary Celebration (Seattle, 2002), 5.

[6] In conversation during a meeting about the risk of Dutch elm disease (DED) to elm stands in the city, with residents Robert Buchanan and Erin O'Connor and commercial arborist John Hushagen, of Seattle Tree Preservation, 4-2-2002.

Along with an allee of elms in the curb lawns along E Edgar St from Tenth Ave E to Harvard Ave E and the elms in Roanoke Park and along the St. Patrick's Church curb lawns, are towering Horse Chestnuts and Hedge Maples in some of the district's generously wide curb beds.

Landmark Sites

Beloved local landmarks—Grasshopper Hill (the steep, unpaved block of E Edgar St between Tenth Ave E and Eleventh Ave E), Devil's Dip (the traditional sledding hill—the Gates-Bass Mansion is at the top of the hill), and the Bagley Wright Viewpoint across E Roanoke St from the Gates-Bass Mansion, (formerly a viewpoint at the western end of Interlaken Park that was isolated from its park by the SR-520 freeway) round out a description of the neighborhood but for Roanoke Park itself. Longtime resident Gerry Conley cuts the grass on Grasshopper Hill, and he and neighbors Anne and Ned Neal have seen to the planting of Rhododendrons and other shrubs plus the pruning of several large trees on the hill. The late Tom Owens planted many of the trees on Grasshopper.

Roanoke Park 1908

Roanoke Park is the district's jewel, a 2.2-acre, green gateway to a distinguished neighborhood and an antidote to the arterial and freeway traffic to the west and the south. Originally intended by the Olmsted Brothers to be the Roanoke terminus of Interlaken Park, which is now to the southeast off Delmar Drive, Roanoke Park, which occupies all of the Denny-Fuhrman Addition's Block 9 and the two "parklands" on the south side of E Roanoke St, on either side of Tenth Ave E, has been isolated from the rest of Capitol Hill by SR-520.[7] Resolution No. 152, dated 11-14-1929, an exhibit in Don Sherwood's history of Seattle's Parks, says in part,

> *Be it resolved that one park, viz., Roanoke Park, and the public squares at street intersections, be set aside as memorial sites and that memorials shall not be erected in other parks in the City of Seattle"*[8]

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[7] Don Sherwood, History Files, a handwritten history of Seattle's parks that for Roanoke Park includes among its exhibits the 5-14-1896 Sheriff's Deed that describes the City's earlier lawsuit against David T. Denny, et al., the judgment of which had decreed a public auction of Denny's lands 5-3-1895, in front of the Courthouse door. The deed goes on to say that the City of Seattle, highest bidder, had bought many of the lots on some of the blocks for a total of $15,396.80. According to Sherwood's account, Block 9, for Roanoke Park, although included in the property description in the 1896 deed, had been held out of the public Sheriff's Sale in 1895, had been paid for by the City in 1900, and was transferred to the Parks Department's jurisdiction in 1908.

Copies of a map, the Sheriff's Deed, the Sherwood account, and a Resolution No. 152 were furnished by resident, former history teacher, and architectural restorer Don Logan, March 2008. A version of Sherwood's history that includes the map and a typescript of Sherwood's handwritten account but does not include the Sheriff's Deed (filed for record 5-22-1896, and in Recorded Volume 185 of Deeds, page 314) and Resolution 152 (with a handwritten note that it is to be filed in "Fountains & Memorials") exhibits is available online at www.Seattle.gov/parks/history/sherwood.html/r (accessed 10-14-2008).

[8] Don Sherwood, History of Seattle Parks, exhibit "Resolution No. 152."

The resolution was passed by the Board of Commissioners, but, like the old No Ballplaying sign embedded in the trunk of the Heritage Elm in the center of the park's west lawn, just above home plate, the resolution was honored more in the breach than in the observance. Roanoke Park in fact had no memorials at all until the plaque honoring the Heritage Elm, a kind of memorial, was installed a few years ago, in 2003.[9]

Roanoke Park has undergone an extensive renovation over the past ten years. Working with the Parks Department, the Department of Neighborhoods, and resident University of Washington Professor Emeritus of Landscape Architecture Robert Buchanan, residents and other volunteer groups have planted some 500 trees in the neighborhood and at least 100 trees and thousands of shrubs and perennials in Roanoke Park, which now contains 79 varieties of trees. Parents and other residents worked with the Parks Department to reconfigure, resurface, and re-equip the Buchanan-redesigned playground at the north end of the park, and Buchanan laid out a more pleasing, curving path and bed configuration to encourage strolling along the park's paths and new beds. The informal basketball court under the evergreens was "formalized" with a concrete pad, and a new hoop at standard height was installed. As a result of these improvements, Roanoke Park has become a destination park for people from outside the neighborhood. Residents have bought new and more park benches to encourage visitors to spend time in the park.[10]

The Garrett-Erickson Mansion and St Patrick's Church

On March 5, 1959, in anticipation of losing its church, rectory, and elementary school farther up the Tenth Ave E hill at East Lynn Street to Interstate-5, St. Patrick's Parish bought the Beezer Bros.–designed Garrett-Erickson Mansion at 815 E Edgar St, on the southwest corner of E Edgar St and Broadway Ave E, and four other lots. The church tore down the Garret-Erickson Mansion and most of the property's handsome perimeter wall designed by Bebb & Gould, and constructed St. Patrick's Church (1961).

According to St. Patrick's neighbor and lifelong resident David Storm (b. 1928), the mansion had been occupied during his boyhood by John F. Erickson, who had been a naval surgeon.[11] All that remains of the

[9] Sherwood himself complained that "by 1974 there wasn't even a 'memorial' tree in the Park, although an effort was made in 1941 to place the bust of Dr. M.A. Matthews, reformation preacher, but it went to Denny Pk."

[10] Both mature trees and some of the new trees in Roanoke Park have botanical interest enough to have been included in the second edition of Arthur Lee Jacobson's *Trees of Seattle: The Complete Tree-finder's Guide to the City's 740 Varieties*, 2d edition (Seattle, 2006).

[11] In conversation 2-10-2005. Also *Polk Seattle Directory 1910* (Seattle: R. L. Polk & Co., 1910). Subsequent data from Polk directories for various years will not be footnoted. Note that some addresses in the district and some other addresses in Seattle in earlier days had no directional designators or, in the case of the Roanoke Park Historic District, no directional designator or the designator "North" rather than "East." Addresses in this district inventory will use the current East directional designator for all streets and avenues.

Garrett-Erickson Mansion is a tennis court wall. The Mansion garden also featured a pergola (called a "summer house" in the City of Seattle's Property Record Card for the address)[12] and a pond.[13] Before it was finished, St. Patrick's Church would own two more houses with their lots (purchased 4-8-1960 and 6-28-1960), west of the Garrett-Erickson Mansion, and turn them into part of its blacktop parking lot.[14] The Property Record Cards for those houses show Fee Owner R. O. Mylroie 5-15-1939 and that the houses were "wrecked" 2-14-1961.

Three houses that the Church purchased were left intact: the handsome Andrew Willatsen–designed Neterer House (1915) that now serves as the parish house (Site ID #5), the Hanson House (1911, "Broadway House," Site ID #2) subsequently sold to the Low-Income Housing Institution, and the Hillman House (1912, "Roanoke House," Site ID #1) subsequently sold to Shepherd's Counseling Services.

The St. Patrick perturbations, the building earlier of a one-storey house at 2617 Broadway Ave E (Site ID #4, 1942), then of two privately owned post–World War II smaller brick cottages at 2636 (Site ID #38, 1945) and 2632 (Site ID #37, 1946) Harvard Ave E, and of course the complete disappearance of all of the residences along the west side of Harvard Ave E (and the east side of Boylston Ave E) to make way for Interstate-5 just about account for the changes to the plateau since the settlement that began in 1899. An additional change was the relatively recent transition of the property at 2600–2606 Harvard Ave E from a Standard Oil gas station (Fee Owner Jacob R. Hiller 1937)[15] to the Flower Lady's stand, to a single-storey residence at 2606 (1979) and the contemporary Thomas/Lane Mansion at 2600 (1991). Assessments of at least two historic houses near the gas station had been revalued down as a result of gas station "damig"[16] during its tenure on the property. The two historic houses (the Clemmer House and the King House) have recovered their value and then some.

[12] Property Record Card for Block 8, Lots 13 through 16, Puget Sound Regional Archives (Bellevue, Wash.).
[13] Resident Dave Storm in conversation 2-9-2006.
[14] Kavanaugh, 48.
[15] Property Record Card for Block 8, Lots 7-8.
[16] Property Record Cards for Block 8 Lots 6 and 4.

Non-Contributing Properties

The seven structures built after 1939—the house built in 1942 (Site ID #4), the two brick cottages built in 1945 (Site ID #38) and 1946 (Site ID #37), St.Patrick's Church erected in 1961 (Site ID #28), the residence built in 1979 (Site ID #34), the 1991 mansion (Site ID #33), and another large house built in 1991 (Site ID #84)—appear as Non-Historic Non-Contributing properties in the inventory. Fifteen houses in the district that were built during the 1899–1939 period of significance have been altered to the extent that their classification in the inventory is Historic Non-contributing. The William H. Parsons House, also known as the Harvard Mansion (1903–1909), was previously listed on the National Register as an individual property.

Rank	Primary Building	Accessory Structures	Total Resources
Contributing	78 + 1(site)	55	134
Non-Contributing	21	22	43
Total Resources	**100**	**72**	**172**
Vacant Lots	**N/A**	**N/A**	**1**

INVENTORY OF PROPERTIES

2600 Block of Broadway Ave E

Site ID #1 2601 Broadway Ave E (formerly 818 E Roanoke St) Built: 1912
Historic Name: Betterton-Hillman House
Contemporary Name: Roanoke House
Denny-Fuhrman Addition **Block 8 Lot 9** **Legal: 1959700435**
Style: Craftsman with Prairie influences **Builder:** J. F. Erickson **Architect:** Elmer E. Green
Classification: Historic Contributing
Description: Building Permit No. 109643, dated 1-4-1912, authorized applicant, owner, builder J. F. Erickson, of 2448 Harvard Ave E, to build a two and a half-storey residence 34 feet by 57 feet designed by architect Elmer Ellsworth Green.[17] The substantial-looking house of brick veneer construction with

[17] Seattle building permit microfilm rolls at the Microfilm Library, City of Seattle Department of Planning and Development (DPD), 700 Fifth Avenue, Suite 2200, Seattle, WA 98124-4019. The Library's microfilm rolls make available films of building permits from 1908 through 1938. Some houses dated 1908 had building permits applied for in 1907, so that their building permits are not accessible. Building permits provide some basis for corrections to or corroboration of the build dates furnished in the City of Seattle's online parcel data and the King County Assessor Real Property online data, which are based on

Craftsman details features a hipped roof with a central large gabled dormer similar to the one on the house next door at 2609 Broadway Ave E and generously sized gabled dormers on the sides and rear of the house. A large two-storey porch is centered under the front gable. A small one-storey porch on the East Roanoke side of the house has been glazed, probably as a defense against the traffic streaming by on its way to Harvard Ave E and the freeway entrance for northbound traffic. The current entrance to the house is on that porch, accessed by a sidewalk and steps on the south side of the front of the house. The two-storey porch centered on the front of the house has been converted to a two-storey balcony by the simple expedient of removing its steps.

Cultural Data: The house next door, at 2609 Broadway Ave E, has been attributed to Elmer Ellsworth Green as well.[18] Perhaps the designs for both houses come from Green's pattern book, *Practical Plan Book* (1912) or another plan book. Building Permit No. 96651, for 2609 Broadway Ave E, which could have provided corroboration or not that E. E. Green designed both houses, is missing from the microfilm collection at the Department of Planning and Development.

In 1910, John F. Erickson (sometimes Erikson), who played a long and prolific role in the neighborhood's development, particularly in its southwest end, owned the corner Lot 9 of Block 8. Erickson, who according to the 1910 Polk directory, lived with his family up the hill at 2448 Harvard Ave E, was the first owner of the house, which was built in 1912. It's doubtful that Erickson built this house as other than an investment. The Ericksons had a large ménage up the hill and eventually moved into and added to the Garrett-Erickson Mansion (1915, destroyed) at the other end of the block on four lots at the southwest corner of E Edgar St and Broadway Ave E.

The first owner-resident, by 1915, was Charles L. Betterton (wife Maude L.), who according to a 1916 Polk directory entry was president of Betterton-Morgan Co., an investment company, and lived at 818 E Roanoke St, which was the address of the house then. By 1925, "Ruth A. Hiller" (should be "Hillman") owned the house on the northwest corner of Broadway Ave E and E Roanoke St. "T. K. Hillman Co." (the scribe probably misheard "C. K. Hillman") paid the taxes that year. Ruth A. "Hiller," shown on the Tax Assessor rolls, is probably a misnomer, too, from Jacob R. and Jessie S. Hiller's ownership of adjacent property in the block. J. R. Hiller is listed in the Polk directory as a salesman.

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the Property Record Cards build dates. Even building permit dates, though, might not accurately reflect real build dates as some permits might have been applied for after the fact to square things with the City. The really valuable contribution of the City's building permit collection is the information on the "Builder:" and "Architect:" lines, which on Property Record Cards is rarely filled in. The online City parcel data and King County Real Property Records online do not show builders and architects at all. Nor do the large volumes of the archived King County Real Property Assessment and Tax Rolls, which are available at the Puget Sound Regional Archives, Bellevue, Washington, for the years 1891, 1892, 1895, 1900, 1905, 1910, 1015, 1920, 1925, 1935, and 1941.

[18] Sally B. Woodbridge and Roger Montgomery, *A Guide to Architecture in Washington State* (Seattle: University of Washington Press, 1980), 156. An entry for the Ole Hanson house next door refers to this one as "its twin, stripped of decorative detail."

To add to the confusion, two Ruth A. Hillmans show up in early census data. R. A. Hillman (Ruth A. Hillman, (formerly Ruth Allyne Johnson, b. 1893), who owned the house in 1925, would have been 37. Another Ruth A. Hillman was born to Clarence Dayton Hillman (1870–1935), the rapscallion, imaginative, and energetic developer who in addition to founding Hillman City in the Rainier Valley and Kennydale (named after his wife, Bessie Kenny) imposed elaborate real estate scams on the unsuspecting.[19] That Ruth A. Hillman was born in 1909 and is less likely to be the owner in 1925 since she would have been only 16.

Both Hillman lines had an unfortunate habit of changing first and middle names over time, so it becomes difficult to keep the two Hillman families sorted out. The C. Kirk Hillman family (sometimes known as the Charles K. Hillman family, not to be confused with C. D. Hillman's son Charles K. Hillman, who was born in 1911, or with C. Kirk Hillman's own son, C. Kirk Hillman, who was born in 1918 and is sometimes known as C. Van Kirk Hillman, Charles Vankirk Hillman, Jr., and Van Hillman) inhabited the house starting in 1925. C. Kirk Hillman the elder and his wife, Ruth A. (Johnson) Hillman, had four sons and a daughter. The first son, William W. Hillman, died early of a blood disease. The second son, Van Hillman, founded Seattle's Polyclinic.[20] Third son, Donald E. Hillman, was an ace World War II pilot, the most decorated WWII serviceman in the state of Wasington, and a German POW. He paid a recent visit to the house. The fourth son, Malcolm, was born in 1923. Finally, just to keep matters confusing, a daughter,

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[19] HistoryLink Essay 3080, "Hillman, Clarence Dayton (1870–1935)," could be found at washingtonlink.org/essays (accessed 2-17-2008). A wonderful unattributed HistoryLink.org essay that humorously catches the tenor of the times said, "He often sold lots to more than one person, made false promises about stations planned by the Great Northern Railway, and moved boundary stakes after a sale. He was as puzzled as any when farmers failed [to] produce wheat 'twelve feet high' or 'strawberries as big as teacups.' Some buyers found their lots at the bottom of Greenlake." One of C. D. Hillman's more fabulous scams involved 'Grand Free Excursions' to the 'New City of Birmingham,' and the HistoryLink essayist's account is too delicious not to repeat:

> When the *Venus* arrived in Birmingham [north of Everett], buyers saw three impressive docks. A huge sign welcomed the buyers and a boardwalk extended along the beach for two miles. A department store, two general stores, a sawmill, a church, and a school showed the visitors the amenities that awaited those fortunate enough to acquire lots. The Birmingham Railroad took passengers to more distant parts of the development. Baskets of fresh fruit from 'the abundant fruit orchards in Birmingham' were offered by Hillman himself.
>
> The reality of Birmingham was something else. The stores were staffed by actors hired for the excursions. The sawmill was just a collection of machinery that did not fit together. The railroad was the logging line of the old Port Susan Logging Co. The fruits and vegetables were fresh from the Pike Place Market in Seattle. There were no orchards and no businesses. Hillman even misrepresented the weather, claiming that the sun shone 276 days per year. Unsophisticated buyers bought 5,000 five-acre tracts within the first 60 days.

Hillman did eventually go to prison for fraud by mail.

[20] Dave Storm in conversation with Erin O'Connor 7-20-2005. Dave confided in that conversation that as a boy he had sold his appendix to Van Hillman for 50 cents.

Ruth Allyne Hillman, close contemporary of Dave Storm and a playmate, was born to C. Kirk Hillman and Ruth Allyne (Johnson) Hillman in 1927.

C. Kirk Hillman (the elder) was a manufacturer of electrical machinery for resource extraction, both mining and logging.[21] His wife, Ruth Allyne (Johnson) Hillman, had majored in and then taught Domestic Science at the University of Washington, and her son Don Hillman averred, "She ran a tight ship."[22]

Accessory Structure: None. **Built:**
Description: The Volume 4 Sanborn map of the district shows no accessory dwellings, and there is none today.[23]

Site ID # 2 **2609 Broadway Ave E** **Built: 1911**
Historic Name: Johnson–Hanson House
Contemporary Name: Broadway House
Denny-Fuhrman Addition **Block 8 Lot 10** **Legal: 1959700440**
Style: Arts & Crafts **Builder:** **Architect:** Elmer Ellsworth Green[24]
Classification: Historic Contributing
Description: A two-storey brick house with a full-width, two-storey front porch. The house has a hipped roof with broad boxed eaves underlined by ornate modillions. A large center gable dormer with stucco finish is on the main façade. It features Craftsman knee brackets and decorative cut barge boards. The windows are original. Half of the second storey porch has been enclosed. The double wood porch supports resting on brick stands feature decorative mortise and tenon detailing. The second floor porch is highlighted by tapered columns and an arched balustrade. The entrance is via a door on the right side of the house over which a gable protruding beyond the porch roof proper is centered. The mortise and tenon motif is carried out on the porch gable's façade.
Cultural Data: In addition to publishing his *Practical Plan Book* (1912) from which the designs for 2601 and 2609 Broadway Ave E might have come, Elmer Ellsworth Green designed many residences and

[21] Donald Hillman in conversation during a visit to his boyhood home 6-24-2008.

[22] Conversation during a reunion get-together at the house organized by neighborhood historian Marilyn Kavanaugh and hosted by Shepherd's Counseling 6-24-2008.

[23] Sanborn map Volume 4, 1917–June 1950, Sheet 444. Unless otherwise noted, subsequent references to the Volume 4 Sanborn map will be to Sheet 444.

[24] Mark Peckham, Washington State Historic Preservation Inventory Project, Washington State University. On July 11, 1979, Washington State University student Mark Peckham wrote up several houses in the Roanoke Park Historic District as if for a Historic District nomination. One or two other individuals and students contributed write ups as well.

apartment buildings.[25] His house for B. L. Gates at 1018 E Roanoke St (Site ID #52) and his house at 903 E Roanoke St for Captain David Gilmore (destroyed to make way for SR-520), both substantial houses, were typical of the grand, one-off designs by even pattern book architects of the time. The Gilmore house appears in a photo in *Homes and Gardens of the Pacific Coast: Seattle 1913*.[26]
Oscar Johnson, who participated in the building of many houses and other structures in the district, was the first owner-resident of the house at 2609 Broadway Ave E.

Johnson's brief residency tends to be overshadowed, though, by that of Ole Hanson (1874–1947), the second owner-resident of what is now known as Broadway House. Ole Hanson came on the Seattle scene as a real estate developer, and he, his wife, Nellie, and their eventual eight children lived at 2609 Broadway Ave E before and during his brief tenure as Seattle's mayor (1918–1919). In 1911, according to that year's Polk directory, Ole Hanson was the president of Ole Hanson & Co. Inc. and secretary-treasurer of A. H. Reid Real Estate. By 1918, he was Seattle's mayor. (The mayorship had become a non-partisan office in 1910.)

The mayor saved many lives by closing public businesses and schools (an unpopular move) as a health safeguard during the deadly flu epidemic of 1918.[27] (Even so, more than 1300 Seattle citizens died of the influenza.)[28] Less heroic was the mayor's participation in the City of Seattle's purchase in 1918 of most of Puget Power's streetcar lines. The lines were said to be overvalued, at three times their actual worth, and the City's purchase left it deeply in debt to Stone & Webster, the predatory eastern company that tried to use the debt as a wedge into privatizing and monopolizing the supply of all power to the City of Seattle. Walt Crowley's version of the storey goes on to exonerate the mayor somewhat, reporting that a grand jury found the mayor "guilty of stupidity" but not of criminal conspiracy.[29]

Mayor Hanson next leveraged the Seattle General Strike of 1919, which appeared to fizzle on its own after four days but which Hanson claimed to have broken on behalf of anti-Bolsheviks everywhere in this time of the Red Scare. Having survived a flu epidemic and a grand jury inquiry, and ready to capitalize on the Seattle General Strike, Hanson embarked on a national lecture tour. Exploiting the self-generated publicity about his heroic role in breaking the strike, he even wrote a book about the strike and his role in foiling it. He was also an aspirant for the Republican nomination for the presidency, which went to Warren G. Harding.

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[25] Katheryn Hills Krafft, "Green, Elmer Ellsworth" entry in "Additional Significant Seattle Architects," in Ochsner, 344.

[26] Frank Calvert, ed., *Homes and Gardens of the Pacific Coast: Volume I Seattle, 1913* (Beaux Arts Village, Lake Washington: Beaux Arts Society, 1913), no page numbers; republished by Christopher Laughlin, ed. (Seattle: Allied Arts of Seattle, 1974), no page numbers.

[27] Kavanaugh, 47.

[28] J. Kingston Pierce, *Eccentric Seattle* (Pullman, Wash.: Washington State University Press, 2003), 300.

[29] Walt Crowley, HistoryLink.org essay.

Hanson and his family had relocated to California 3-18-1919, and, no doubt after reviewing all of his options, Hanson sent a letter back to Seattle resigning his mayorship 8-28-1919. In California the energetic Hanson founded San Clemente, later to be the site of the West Coast White House of President Richard M. Nixon. In San Clemente, Hanson engaged the services of Kirtland Kelsey Cutter for the design of the Hotel San Clemente in 1930, but the hotel was never built.[30]

C. B. Fitzgerald was appointed to serve out Hanson's two-year term in 1919. In 1920, Hugh M. Caldwell, who lived in the district at the same time as Ole Hanson, a short block and a half away, and even closer to Judge Jeremiah Neterer (Site ID #5) before whom he had pleaded a streetcar case as the City's Corporation Counsel, defeated Fitzgerald in the next mayoral election. See 2717 Tenth Ave E (Site ID #79) for an account of Caldwell's distinguished career as public servant and Mayor of Seattle. And see 2702 Broadway Ave E (Site ID #5) for more on the Hon. Jeremiah Neterer.

Accessory Structure: Single-car frame garage on west side of house. **Built:** 1913
Description: Historic Contributing.
Building Permit No. 123183, dated 5-21-1913, authorized owner-resident Oscar Johnson, of 2609 Broadway Ave E, to build a one-storey concrete garage 18 feet by 18 feet. The garage has a concrete floor and a steep, hipped composition roof. It appears on the Volume 4 Sanborn map and is still standing but is in bad condition.

Site ID #3 **2611Broadway Ave E** **Built: 1924**
Historic Name: Storm, Jerome R. and Dorothy, House
Contemporary Name: Storm, David, House
Denny-Fuhrman Addition **Block 8 Lot 11** **Legal: 1959700445**
Style: Composite Tudor **Builder:** Eric Almquist **Architect:** McClelland & Pinneh
Classification: Historic Contributing
Description: Building Permit No. 229491, dated 12-10-1923, authorized owner J. R. Storm, of 816 E Shelby St, to have contractor Eric Almquist build a residence per plan filed, 33 feet 2 inches by 38 feet 11 inches, designed by McClelland & Pinneh. The one and a half storey house[31] has a steep, bellcast hipped roof with a projecting gable entry wing on the main facade. The entry wing has a sweeping "catslide" roof. The recessed entry porch set into the low side of the sweep has a glazed fanlight, an unusual detail. A hip-roofed 24-light bay window is on the first floor of the entry wing, and a Palladian window with a stylized,

[30] Henry C. Matthews, *Kirtland Cutter: Architect in the Land of Promise* (Seattle: University of Washington Press in assoc. with Eastern Washington State Historical Society, 1998), 375. A sketch of the handsome hotel-to-be appears in this book.

[31] King County Assessor Real Property [online] Report. In addition to a build date that might or might not be strictly accurate and other information, the Report for each property provides a description of each house along with block and lot numbers and news of current owners and recent sales.

elongated keystone is above the bay on the second floor. Two smaller multi-light windows are on the left side of the first storey, which has a slightly overhanging modillioned eave. A small shed-roofed dormer with a four-light window is above.

Cultural Data: The Storm house was designed by McClelland & Pinneh. Robert "Jack" McClelland was MIT-trained and had worked as a draftsman before founding a partnership with Edward F. Pinneh in 1922. In 1930, the two added Victor N. Jones to the partnership. Pinneh left the firm in 1933, and Jones remained with McClelland until 1946. Around 1952, after Jones had left the firm, McClelland formed a lasting partnership with Hugo Osterman. Among their many commercial commissions was the Lundquist-Lilly Men's Wear store (1955—see Site ID #24). Robert F. McClelland was president of the American Institute of Architects (AIA) Seattle Chapter in 1934, 1935, and 1936.[32]

Contractor Eric Almquist, was the builder of record for the Storm House. He built several other houses in the district.

Jerome R. Storm, who also owned Lot 12 in 1-2-24, is shown as the first owner.[33] He was an independent insurance man who invented the insurance umbrella symbol and gave it to his former employer, the Traveler's Insurance Co. His wife, Dorothy Anderson Storm, is shown as Fee Owner of the property at 2611 Broadway Ave E in 1923 and years following.

Dorothy Storm was one of six children of Aaron. Frederick Anderson, who relocated into the neighborhood from Michigan after attending the Alaska-Yukon-Pacific Exposition of 1909. A. F. Anderson had interests in many properties in the neighborhood, including his own residence at 816 E Shelby St.

Jerome and Dorothy Storm's son, Episcopal priest David Storm, has lived most of his life (since 1928), in the house at 2611 Broadway Ave E. Dave remembers many of the original neighborhood parents and played with their children in houses all over the neighborhood.[34]

Accessory Structure: Garage on southwest corner of lot. **Built:** ca. 1924

Description: Historic Contributing.

Building Permit No. 229491, for building the residence, also authorized the building of a garage 17 feet by 19 feet with a concrete floor, alley entrance, doors opening on private ground, 15 feet from a door or

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[32] Duane A. Dietz, "Jones, Victor Noble Jarrett" entry in "Additional Significant Seattle Architects," in Ochsner, 346. "McClelland, Robert F." entry online in "Documentation and Conservation of the Modern Movement, Western Washington" at www.docomomo-wewa.org/architects_detail.php?id=99.

[33] City of Seattle Side Sewer Card 3551.

[34] The mysterious S. Wormile, who owned several lots in the neighborhood before they were improved and owned this lot before the house was built, has eluded the writer's detection in all sources so far. The closest to the name discovered thus far is Welthy Wormell, said to be the widow of Eugene Wormell. The tax rolls transcriptionist might have gotten the name entirely wrong. Another possibility is Seymour Wetmore, whose name appears on a street in the Mt.Baker area..

window of the dwelling on the next lot, and allowed to be on the property line. A 6-inch retaining wall 18 inches into the ground was included as well. The steep-hip-roofed garage in keeping with the house's style appears on the Volume 4 Sanborn map and is in good condition.

Site ID #4 **2617 Broadway Ave E** **Built: 1942**
Historic Name: Winter, Sr., Al, House
Contemporary Name: Worley, Providence, House
Denny-Fuhrman Addition **Block 8 Lot 12** **Legal: 1959700450**
Style: Spanish Colonial Revival **Builder:** **Architect:**
Classification: Non-Historic Non-Contributing
Description: A one-storey newer house.[35] The house exterior is an example of an extruded mortar style of brickwork. A large arched window is on the left, protruding side of the house. The recessed entrance is on the left, on the long side of the sideways (rotate right 90 degrees) "L" formed by the living room wing and the rest of the house.
Cultural Data: The Property Record Card for Block 8, Lot 12, shows that the lot belonged to John Erickson of "815 Edgar St 10-17-34" and "7-30-36."[36] The tennis court wall on the north side of the house is the only extant relic of the Erickson Mansion, which was torn down to make way for St. Patrick's Church and parking in 1961. Despite material shortages during World War II, the house was built by Al Winter, Sr., as a wedding gift for his son and his bride in 1942.[37] Perhaps the shortages kept its size relatively small compared to the sizes of most houses in the district just as the depression had kept the sizes of the only three houses built in the1930s relatively small.

Accessory Structure: Detached garage **Built:** 1940s
Description: Non-Historic, Non-Contributing
The detached, hip-roofed, two-car garage on the southwest corner of the lot is shown on the Volume 4 Sanborn map and is still in use.

[35] King County Assessor Real Property [online] Report.

[36] Puget Sound Regional Archives.

[37] Marilyn Kavanaugh in an e-mail to Erin O'Connor, Monday, April 21, 2008.

2700 Block of Broadway Ave E

Site ID #5 **2702 Broadway Ave E** **Built: 1915**
Historic Name: Neterer, Jeremiah and Sarah E. (Becker), House
Contemporary Name: St. Patrick's Parish House
Denny-Fuhrman Addition **Block 14 Lot 7 and S 10' of Lot 6** **Legal: 1959700795**
Style: Tudor Revival **Builder:** **Architect:** Andrew Willatsen
Classification: Historic Contributing
Description: The two and a half–storey, Elizabethan Tudor Revival house has a brick first floor and a stucco and half-timbered second floor. The house has a side-gabled roof with a prominent central gable and two gabled dormers. Centered on the main façade is a one-storey gable entry porch. The porch is approached by steps on its west side. An original brick, one-storey sunroom wing on the west side of the house supports a lattice-railed balcony.[38] Multi-paned, leaded-glass casement windows are either individual or grouped in pairs. The current owner, the Irish priests of St. Patrick's, probably added the exterior shamrocks in green defiance of the half-timbered English façade.[39] Newer sliding aluminum windows in the two attic dormers that flank the front gabled bump-out are a more significant alteration."[40]

Building Permit No. 224106, dated 6-6-1923, authorized owner Jeremiah Neterer to have contractor P. C. Nielson build a sleeping porch on the second storey, designed by Andrew Willatsen.
Cultural Data: Architect Andrew Willatsen (earlier Willatzen and spelled that way on the building permit and the drawings for the house), who studied at Frank Lloyd Wright's Oak Park Studio "during Wright's most creative period,"[41] designed houses for many of Seattle's most prominent citizens. Willatsen's J. C. Black House (222 West Highland, 1914; destroyed 2004), was a much-admired Prairie-style example of Frank Lloyd Wright's influence on Willatsen. The massing of the Frederick Hurlbut house (1015 East Prospect Street, in the Harvard-Belmont Historic District, 1914) is quite similar to that of the Neterer House. Architectural historians Jess M. Giessel and Grant Hildebrand note that the Hurlbut house is a

[38] Five 1915 Willatsen ("Willatzen") drawings for the Jeremiah Neterer house are available in the University of Washington Special Collections at http://content.lib.washington.edu/cdm4/results.php?CISOOP1=all&CISOBOX1=Jeremiah%2 . . . (accessed 5-14-2009).

[39] Many of those Irish Catholic priests had come directly from Ireland, and the names of St. Patrick's parish priests make up a Hibernian litany: Fr. Michael O'Dwyer, Fr. Aloysius McHugh, Fr. Michael Murtagh, Fr. William Treacy, Fr. Jim Moran . . . Kavanaugh, 8–11.

[40] Mark Peckham, Washington State Historic Preservation Inventory Project, Washington State University.

[41] Regina Hackett, "Queen Anne reels after Wright-style house is torn down," *Seattle Post–Intelligencer*, Friday, Jan. 23, 2004. The Seattle art critic wrote about the stealthy-seeming demolition over the Christmas holidays of the Andrew Willatsen–designed Black House.

"personal interpretation" of the Tudor style with "Prairie overtones" in its "horizontal bands and aligned second floor" They note that the Neterer house built at roughly the same time "is a more academic work." Willatsen was also practiced in the Classical Revival (John H. Carter house, 1615 36th Avenue, 1916) and Federal Revival (Fred Burwell house, 425 35th Avenue, 1925) styles.[42]

The Hon. Jeremiah Neterer was a Superior Court Judge listed among "United States judges, past and present" in Clarence B. Bagley's history of King County.[43] In the *Bellingham Business Journal*, he appears in an account of Fairhaven and New Whatcom businessmen "who bicycled to and from their jobs."[44] Neterer moved from Bellingham, where he had been City Attorney, Chairman of the Board of Trustees for the State Normal School, and then Superior Court Judge for Whatcom County, to buy Lot 7 plus part of Lot 6 and to commission the handsome English-style house. While in Bellingham, Neterer had built (in 1904) and lived in a two-storey bungalow-style house at 1700 Eldridge Ave in what is now the Eldridge Historic District.[45]

As early as 1916, in the Ninth Circuit Court of Appeals, Judge Neterer, who would hear many labor cases in his career, ruled in a seaman's favor in a dispute about overtime wages and was upheld.[46] In court, he rebuked his across-the-alley neighbor U. S. Attorney Robert C. Saunders (at 2701 Tenth Ave E, Site ID #73) for trying to blame all of the unrest in Seattle on unions during the J. D. Ross City Light showdown with Stone & Webster's Pacific Traction, Power & Light Co. Neterer also presided over the sensational trial of rum runner Roy Olmstead involving an early decision on wiretapping, in which pillars of the community including Frederick Struve and William Boeing testified that they had bought illegal liquor from the popular Olmstead.[47] Neterer's ruling that the evidence against Olmstead acquired via a wiretap on Olmstead's home phone was admissible was upheld by the U. S. Supreme Court.

Neterer seems to have presided over most of the controversial cases of the day. In a dispute over patent infringement in the construction of the University, Fremont, and Ballard bascule bridges, Neterer presided over proceedings in a suit filed by the Strauss Bascule Bridge Company of Chicago, who had not received any fees for the use of their patented trunnion technique for bascule bridges. The City Council's finance committee refused to pay a fee for the use of the technique on the upcoming Montlake Bridge as well. The company sued for recovery of damages and argued that Neterer should enjoin the construction of

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[42] Jess M. Giesel & Grant Hildebrand, "Andrew Willatsen," in Ochsner, 168–73.

[43] Clarence B. Bagley, *History of King County Volume 1* (Chicago-Seattle: S. J. Clarke Publishing, 1929), 609.

[44] "'Safety bicyles' were the rage in 1895," available online at www.thebellinghambusinessjournal.com/may_07/lookingback.html (accessed 1/7/2009).

[45] City of Bellingham historic neighborhoods site at www.cob.org/services/neighborhoods/hisotirc/tour/035.aspx (accessed 1/7/2009).

[46] Account available online at http://bulk.resource.org/courts.gov/c/F1/0236/001/00000728.txt (accessed 1/7/2009).

[47] Richard C. Berner, Volume 2 of the two-part series *Seattle in the 20th Century, Seattle 1921–1940* (Seattle: Charles Press, 1992), 84. Also, Burt Johnson, "Roy Olmstead's Story: The Background Story of *United States v. Olmstead*, available online at www.soc.umn.edu.

the Montlake Bridge unless Seattle gave Strauss the contract to build it. Seattle engineers figured out a way to build the bridge without exactly copying Strauss's technique and claimed that Strauss's patent would therefore not be infringed. Neterer ruled that he could not intervene in the construction of the bridge because the City was liable only for damages and that patent infringement did not constitute damages. The U. S. Circuit Court of Appeals upheld his decision.[48]

Neterer was also the judge in cases involving close neighbor Mayor Hugh M. Caldwell (in the middle of the same block of Tenth Ave E), who lived on the same alley as Saunders, Neterer, and Saunders' law partner Israel Nelson, at 2717 Tenth Ave E (Site ID # 79). And he presided over the case that determined liability in the wreck of the steamship *Princess Sophia* on Vanderbilt Reef October 24, 1918.[49]

The Neterer's elder daughter, Elisabeth Neterer, according to the 1930 U. S. Census, was a public school teacher. She donated the Jeremiah Neterer papers to the University of Washington Special Collections.

Accessory Structure: Detached garage. **Built:** 1915
Description: Historic Contributing
The brick garage atop a one-storey retaining wall foundation appears in Andew Willatsen's 1915 plans for the house and on the Volume 4 Sanborn map. The garage is on the northeast corner of the lot.

Site ID #6 **2706 Broadway Ave E** **Built: 1921**
Historic Name: Nelson, Israel, and Esther M., House
Contemporary Name: Logan, Donald W., House
Denny-Fuhrman Addition **Block 14 Lot N. 40' of 6** **Legal: 1959700790**
Style: Colonial Revival **Builder:** Herman Austin **Architect:** Bertram Dudley Stuart
Classification: Historic Contributing
Description: Building Permit No. 202378, dated 5-10-1921, authorized owner Israel Nelson, of 510 Central Building, to have contractor Herman Austin "build residence per plans." The residence was designed by architect Bertram Dudley Stuart. The two-storey Colonial Revival house with gable roof is clad in brick veneer. The house faces perpendicular to the street, toward the rear of the Jeremiah Neterer House. The entry is a classical-inspired portico with paired Tuscan columns. A large chimney is centered on the west (street) façade of the house. Eight-over-eight double-hung wood windows have decorative

[48] This account is a summary of the full, engineering and legal story provided in Eugene Smith's *Montlake: An Urban Eden: A History of the Montlake Community in Seattle* (La Grande, Ore.: Oak Street Press, 2004), 67–69.

[49] Ann Chandonnet, "Tragedy at Sea: Shipwreck was one of worst west coast disasters," available online at www.juneauempire.com/stories/060803/sta_sophia.shtml (accessed 1/7/2009). Resident Thomas J. King (2616 Harvard Ave E, Site ID #36) owned the *King & Winge*, one of the ships that had offered rescue to the captain of the *Princess Sophia*.

shutters and are highlighted on the first floor by wooden spandrel panels. The gable ends have quarter-round attic windows.

Cultural Data: London-born architect Bertram Dudley Stuart practiced first in Edmonton, Alberta, and Vancouver, B. C., and he arrived in Seattle in 1918. After designing this house while in independent practice, he formed a partnership with architect Arthur Wheatley, which lasted from 1925 to 1930. (See the house at 2802 Tenth Ave E, Site ID #86, for a Hunt & Wheatley design.) Stuart designed the Exeter House Apartments (1927); the Bergonian Hotel, now the Mayflower Hotel (1926); and the Marlborough Apartments (1926-27).[50] He also designed Firehouse No. 6 (1931), a cast concrete building "with a dramatic lightning-bolt grille"[51] over the firehouse doors. He employed then recent University of Washington graduate Robert L. Durham as a draftsman in 1936–37. In 1941 Stuart and Durham formed their partnership, which lasted until Stuart's retirement in 1954.

By 1920, attorney Israel Nelson, partner of Robert C. Saunders, was paying the taxes. His wife, Esther M. Nelson, was the owner of record in 1925. As a partner in the law firm Saunders & Nelson, Israel Nelson undoubtedly had professional associations with Judge Neterer next door along with his neighbor and law partner Robert C. Saunders. Neighbor-historian Dave Storm remembers that Mrs. Nelson played the piano and would reward his attention with cookies and milk. According to the 1910 U. S. Census, she was a church singer as well. Their daughter, Helen Clare Nelson, was a high school teacher.

Accessory Structure: Underground two-car garage. **Built:** 1992
Description: Non-Historic Non-Contributing
No garage is shown on the Volume 4 Sanborn map. The present garage was built by owner Don Logan. It is a bunkerlike structure with a terrace on top. At the end of this two-to-three year project, the garage complex will include a wine cellar and a sauna.

Site ID #7 **2707 Broadway Ave E** **Built: 1937**
Historic Name: Arensberg, Charles and Anna M., House
Contemporary Name: Burnett, James E. and Silverstone, Sharon R., House
Denny-Fuhrman Addition **Block 15 Lot 9** **Legal: 1959700890**
Style: Tudor Revival **Builder:** Charles Arensberg **Architect:** John I. Mattson
Classification: Historic Contributing
Description: Building Permit No. 322786, dated 4-13-1937, authorized owner, contractor Charles Arensberg, of 4317 Burk Avenue, to build a 38 feet by 28 feet single-family residence designed by John I.

[50] David A. Anderson, "Stuart, Bertram Dudley (1885–1977)," and Norman J. Johnston, "Durham, Robert L. (b. April 28, 1912)" in "Additional Significant Seattle Architects," in Ochsner, 252, 343, 352. Crowley, *National Trust Guide, Seattle*, 141.

[51] Walt Crowley, *National Trust Guide*, 146, 223. The firehouse is pictured and has a truly stunning entrance. The firehouse is also pictured in Woodbridge and Montgomery, 152.

Mattson. This two-storey, cross-gable, brick Tudor Revival house is well-kept and sits on a rise of manicured shrubs and lawn. The exterior is "Brick veneer face kind."[52] As for many of the houses in the district, the roof's original wood shingles have been replaced by composite. A recent addition was made to the back of the house, on the west. The front façade retains its leaded glass windows.
Cultural Data: Architect John I. Mattson was born in Finland in 1894 and died in Seattle in1980. He is been best known for modest residential work on Beacon Hill near the Jefferson Park Golf Course. He practiced alone from 1929 to 1949 and later took on several partners in combinations variously including Edgar Putnam, Robert Simkins, and Tsutomu Saito. Mattson designed several duplexes and a single-family residence in the Jefferson Park vicinity for Standard Homes in 1948—all of which had predominantly horizontal, unadorned modern lines. The Arensberg House is representative of Mattson's early work.Tudor Revival in style, it is in keeping with the traditional revival styles of the Roanoke Park district.

Charles and Anna Arensberg in the house at least through 1940. According to the Polk directory and the 1930 U. S. Census, Charles was a building contractor who had been born in Germany in 1888.

Accessory Structure: None **Built:**
Description: None
Building Permit No. 322786 for the residence also authorized the building of a 10 feet by 20 feet garage at the rear of the lot with an alley entrance. The garage was destroyed in 2005 to make way for an addition to the back of the house. A two-car garage was built under the new addition at the back of the house in 2005.[53]

Site ID #8 **2712 Broadway Ave E** **Built: 1918**
Historic Name: Helt, Frank and Ora J., House
Contemporary Name: Kavanaugh, James V. and Marilyn J., House
Denny-Fuhrman Addition **Block 14 Lot 5** **Legal: 1959700785**
Style: Colonial Revival **Builder:** Frank M. Dever **Architect:** Charles Haynes
Classification: Historic Contributing
Description: Building Permit No. 172828, dated 10-14-1918, authorized owner Mrs. Ora J. Helt, of 3014 Mt. St. Helen's Pl, to have contractor Frank M. Dever build a 28 feet by 24 feet residence with a full basement, designed by architect Charles Haynes. The permit stipulated that no part of the building could be nearer than 1 foot 6 inches to any adjoining lot line.

[52] Property Record Card.
[53] Owner-resident Sharon Silverstone in conversation 12-1-2008.

The result is a two and a half–storey Colonial Revival house with painted cedar siding.[54] A gable-roofed square-columned porch is centered on the narrow, street-side of the house. Centered on the main façade is an enclosed one-storey porch, which has a gable roof. The street-side windows with the exception of the half-storey window are double-hung with six lights over one with heavy cornice molding. A triple stained-glass window is on the stair landing, and stained glass windows are on either side of the fireplace. They feature pears, grapes, and greengage plums, all of which were growing in the yard when the present owners, the Kavanaughs, moved into the house in 1968. The pear tree and grape arbor remain.[55]

Cultural Data: Architect Charles A. Haynes was born in Winona, Minnesota, in 1886 and came to Seattle in 1907. He established the architectural firm Haynes & Cantin and was also in practice with Charles E. Troutman of Aberdeen, Washington, ca. 1911. By1912, Haynes had taken on a new partner, J. Merrill Brown, in Seattle. Notable projects include the Gee How Oak Tin Benevolent Society in Seattle (1908–09, altered), the Peoples National Bank Building (1907),[56] the South Bend, Washington, Chamber of Commerce building in 1912,[57] the Butterworth Mortuary in Seattle (1923), the Margaret Calvert residence at 1809 Tenth Ave E,[58] and the Robert Greer residence (1910–11). In 1917, Haynes designed the second storey of the Colonial Revival house at 3008 Mt. St. Helens Pl., in the Mount Baker neighborhood for the Hunter Tract Improvement Company.[59] Haynes opened a practice with Clarence W. George in Aberdeen ca. 1923. He designed several apartment houses and commercial buildings in both Seattle and Aberdeen.[60]

Frank Helt ran the Pittsburg Luncheon, and his wife, Ora J. Helt, is shown as owner of this property in 1918, the year the house was built. Frank Helt appears in the 1919 Polk directory as vice-president of the Vernon A. Smith Motor Car Co. Inc. The Helts disappear from Seattle Polk directories after 1920.

Accessory Structure: Detached garage on northeast corner of lot **Built:** 1919
Description: Historic Contributing.
Building Permit No. 175223, dated 1-20-1919, authorized owner, resident Ora J. Helt to have contractor Frank Dever, of 2115 Second Avenue West, build a 19 feet by 19 feet garage with a concrete floor and 8

[54] Property Record Card.

[55] Marilyn Kavanaugh in an e-mail to Erin O'Connor 1-20-2008.

[56] Various contributors, with an introduction by Robert Venturi and a preface by Lydia S. Aldredge, *Impressions of Imagination: Terra-Cotta Seattle* (Seattle: Allied Arts, 1986), 68.

[57] Lawrence Kreisman and Glenn Mason, *The Arts and Crafts Movement in the Pacific Northwest* (Portland, Ore.: Timber Press, 2007), 107.

[58] Not too surprisingly, the Margaret Calvert residence appears in Calvert, ed., no page numbers.

[59] Summary for Historical Site 3008 Mount Saint Helens Place, available online at http://web1.seattle.gov/dpd/historicalsite/QueryResult.aspx?ID=1268620158 (accessed 9-18-2008).

[60] Katheryn Hills Krafft, "Haynes, Charles A." entry in "Additional Significant Seattle Architects," in Ochsner, 283, 344.

inch walls 18 inches into the ground, roof joists 2 by 12, 16 inches on center. The Volume 4 Sanborn map shows the garage on the northeast side of the property, and a terrace is on top of the garage.
Accessory Structure: Retaining wall **Built:** 1928
Description: Building Permit No. 273415, dated 1-9-1928, authorized owner R. G. Stevenson to build a retaining wall next to the alley, all on private property, and also shows a sketch of the wall.

Site ID #9 2715 Broadway Ave E (formerly 2713 Broadway Ave E) Built: 1933
Historic Name: Felger, W. W. and Vina C., House
Contemporary Name: Sykes, Colin M. and Wendy, House
Denny-Fuhrman Addition **Block 15 Lot 10** **Legal: 1959700895**
Style: California Monterey **Builder:** S. H. Christianson **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 307322, dated 3-23-1933, authorized owner Mrs. Vina C. Felger, of 1065 East Prospect Street, to have contractor S. H. Christianson, of 6822 Thirty-fourth Avenue Northwest, build a single-family residence 26 feet 6 inches by 52 feet per plans filed. The street side of this two-storey house is entirely of white-washed brick. The rest of the house has a white-washed brick first floor and part of the second floor. Cedar siding clads the upper eight feet of the second floor. The narrow upper porch with decorative white railing is in classic Monterey style. A curved-top brick wall attached to the house at the front extends south to intersect with the driveway. The front door is on the side of the property and opens to a porte cochere across the driveway. The garage is in the back, at the end of the driveway. The house has a brick fireplace with a tile face.[61]
Cultural Data: W. W. Felger was a lawyer. The Side Sewer Card for the 2700 block of Broadway Ave E shows Felger as owner when this house was built, in 1933.[62] In the King County Real Property Assessment and Tax Rolls, his wife, Vina C. Felger, is shown as the owner when the house was built, and the Felgers were still there in 1951. By 1953, they had moved to 3331 St. Andrews Way East.

Accessory Structure: Garage at rear of lot, southwest corner **Built:** 1933
Description: Historic Contributing.
Building Permit No. 397322 for the residence also authorized the building of a detached garage. The 12 feet by 20 feet garage appears on the Volume 4 Sanborn map and is of plastered brick with a concrete floor. It originally had a wood shingle roof, now composition.

[61] Property Record Card.
[62] Side Sewer Card 3552, online at web1.seattle.gov/dpd/sidesewercards2 accessed 4-28-2008.

Site ID #10 **2716 Broadway Ave E** **Built 1912**

Historic Name: Brown, C. Rogers and Harriet, House
Contemporary Name: Vedanta Society of Western Washington House
Denny-Fuhrman Addition **Block 14 Lot 4** **Legal: 1959700780**
Style: Arts & Crafts **Builder:** Gustav Olson **Architect:** W. E. Dwyer
Classification: Historic Contributing
Description: Building Permit No. 110898, dated 5-21-1912, authorized applicant, owner, builder Gustav Olson to build a two-storey frame residence designed by architect W. E. Dwyer. The house has a cross gable roof and is clad in brick veneer on the first floor and stucco on the second floor. The gable roof has exposed rafter tails and decorative cut barge boards. The front door, centered on the façade is recessed, and a porch extends to the south. The porch was screened in the 1960s. The windows are a variety of multi-pane casement and double-hung sash.
Cultural Data: W. E. Dwyer also designed and/or built several houses in the district including two houses, at 2721 Tenth Ave E (1910, Site ID #80) and 2818 Broadway Ave E (1909, Site ID #20), for the Finleys, who owned many properties in the district. Dwyer was the builder for the house at 2722 Broadway Ave E (1910, Site ID #11) designed by Bertrand & Chamberlain. The design of the Fairmount Hotel (1914) has been attributed to W. E. Dwyer,[63] and he also worked as an architect on some of builder Eric Almquist's house projects in the district, such as the Almquist-built, Dwyer-designed house at 812 E Shelby St (Site ID #54).

The original owner of this Dwyer–designed house was Gustav Olson, who was the builder. Olson lived with his family at 1212 E Hamlin St just outside of the district. In 1918, when he registered for the draft, he listed his profession as a ship builder. By 1930, he appears in the U. S. Census as a contractor, carpenter. It's not clear that he and his family ever lived in this house or at any of the other five properties with which he was involved in the Roanoke Park Historic District.

Julius W. Augustine, who paid the taxes in 1915, was the vice-president of Augustine and Kyer, a wholesale and retail grocer's, and lived in the neighborhood at 2731 Boylston Ave E. He disappears from records associated with the house after 1915.

In 1916, C. Rogers and Harriet Brown were the first owner-residents. According to the Polk directory of that year, Brown was a partner in "Brown Rogers & Co. Fish Oils, Vegetable Oils, Tallow & Fertilizers."

Estella L. Blum owned the house from 1925 to 1935.[64] John R. Blum, according to the 1930 U. S. Census, was born in Alaska and was president of an aviation service. His brother, Alan Blum, who also lived at the address, as did their sister, Elizabeth, was an aviation salesman—an interest no doubt stimulated by their Alaska background.

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[63] Crowley, *National Trust Guide, Seattle*, 88.

[64] King County Real Property Assessment and Tax Rolls, Puget Sound Regional Archives.

In 1938, the house became the first part of an eventual two-house campus for the Hindu society formerly known as the Rama Krishna Vedanta Society. In 1941, the house was owned by Olive Loe, who also owned the house at 2626 Tenth Ave E from at least 1930 to at least 1941.[65] Across the street, at 2725 Broadway Ave E, is the society's Vivekananda House (Site ID #12). The Society houses seminarians and holds services in the house at 2716, which is used as both parsonage and church.

Accessory Structure: Two-car garage. **Built:** 1919
Description: Historic Contributing.
Building Permit No. 187399, dated 11-28-1919, authorized owner, resident C. Rogers Brown to have contractor J. Wicks (or Wieks), build a concrete garage 19 feet by 20 feet for two cars, with 8 inch concrete walls, 16 inch footing, walls 8 feet high, 6 inches of dirt against the walls, with a wood roof and an alley entrance. The flat-roofed garage on the northeast corner of the lot is shown on the Volume 4 Sanborn map.

Site ID #11 **2722 Broadway Ave E** **Built: 1910**[66]
Historic Name: Hayes, Samuel E. and Margaret H., House
Contemporary Name: Byers, Alice, House
Denny-Fuhrman Addition **Block 14 Lot 3** **Legal: 1959700775**
Style: Elizabethan Tudor Revival **Builder:** W. E. Dwyer **Architect:** Bertrand & Chamberlin
Classification: Historic Contributing
Description: Building Permit No. 86765, dated 2-8-1910, authorized applicant W. E. Dwyer, of 725 Lakeview Avenue, to build a two-storey, frame residence 32 feet by 41 feet designed by (E. C.) Bertrand & (Arthur Bishop) Chamberlin for owner Samuel E. Hayes, of 1523 Third Avenue. The result is a handsome side-gable roofed house with two large gabled dormers. The first floor of the exterior is clinker brick veneer, the second is stucco, and the gabled dormers have half-timbered stucco facades. The two gabled dormers feature double eight-light windows. A three-windowed bump-out is centered between and in front of the twin dormers, having three spaced, larger, fifteen-light windows flanked by triple fifteen-light casement windows. The first floor windows are larger still, double, with multiple lights. The entry is recessed in the center of the house under the central bump-out. The house interior has many Craftsman details. Current owner Alice Byers has recently restored the front porch, re-landscaped, and added to the back of the house on the first and second floors.
Cultural Data: Although Arthur Bishop Chamberlain did practice in Seattle for a time, designing the two-room Denny-Fuhrman School (1894) with partner Carl Siebrand and the Collins Block on his own (1893),

[65] King County Real Property Assessment and Tax Rolls, Puget Sound Regional Archives.
[66] The 1910 build date on the building permit for the house at 2722 Broadways Ave E came as a surprise. Both the online City of Seattle Parcel Data and the online County Property Report repeat the Property Record Card date of 1904.

he was practicing in his hometown, Minneapolis, when the partnership Bertrand & Chamberlin[67] designed this handsome house for Samuel E. Hayes, who was also from Minnesota.

According to the 1910 U. S. Census, Samuel E. Hayes was 28 in 1910 when he and his wife, Margaret H. Hayes, who was from Indiana and also 28, had this substantial house designed and built for their two-children family and their live-in maid Emma Larson. Hayes was president of Hayes & Markham Lumber Buyers.

Accessory Structure: Single-car garage on northeast side of lot. **Built:** 1910
Description: Historic Contributing.
Building Permit No. 92030, dated 6-28-1910, authorized applicant, builder, architect W. E. Dwyer to build a "one-storey reinforced concrete garage 18 feet by 20 feet with a concrete floor and roof, for owner S. E. Hayes. The garage, shown on the Volume 4 Sanborn map, has a flat roof with a terrace on top and adjoins the garage next door, at 2736 Broadway Ave E.

Site ID #12 2725 Broadway Ave E Built: 1909
Historic Name: Soderberg, J. A. and Martha, House
Contemporary Name: Vivekananda House
Denny-Fuhrman Addition **Block 15 N 25 feet of 11 & 12 & 13 Legal: 1959700900**
Style: Craftsman **Builder:** Alvin L. Johnson **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 74253, dated 7-3-1909, authorized Alvin L. Johnson to build a 25 feet by 43 feet one and a half–storey residence also designed by Johnson.[68] Owner J. A. Soderberg had Johnson use gray granite from Soderberg's Index Granite Works, a quarry in Index, Washington.[69] The house has a hipped roof with projecting hip-roofed entry porch. Above, a large gable dormer provides access to a small balcony. An Art Nouveau–style window is in the front gable, and the address number is in raised relief in the entrance lintel. The walkway is a graceful half-circle curve.[70] On the south side of the house, within a recessed rectangle, is the inscription "1909." The stucco-like façade of the center front-gabled dormer and

[67] Jeffrey Karl Ochsner, "Chamberlin, Arthur Bishop" entry in "Additional Significant Seattle Architects," in Ochsner, 340.

[68] Mark Peckham correctly surmised that the builder of this unique house might have been involved with a quarry.

[69] MOHAI's Leonard Garfield expressed a humorous appreciation of the monumental materials employed on such a humble style during a MOHAI-sponsored architectural walking tour of the Roanoke Park Historic District September 6, 2008.

[70] All noted by Mark Peckham.

a side gable at the top is of a different, more modern, material.[71] The roof, now composite, was originally tin-tile.[72]

Cultural Data: Alvin Johnson is mentioned as the architect for this house in *Homes and Gardens of the Pacific Coast Volume I Seattle 1913,*[73] and Alvin L. Johnson is shown as the architect and builder on the building permit for the house. Johnson also designed the house in Mt. Baker at 3008 Mt. St. Helens Pl. in 1913 and houses in West Seattle.[74]

J. A. Soderberg also furnished and installed the granite curbing on downtown Seattle streets.[75] The Vedanta Society of Western Washington bought the house in 1982, and the society continues to occupy the beautifully maintained house as its Vivekananda House. (See also Site ID #10 for the Vedanta Society's other house in the district, at 2716 Broadway Ave E, across the street from this one.)

Accessory Structure: Granite carriage house on northwest side of lot. **Built:** 1912
Description: Historic Contributing.
Building Permit No. 117217, dated 9-26-1912, authorized applicant, builder J. O. Olson to build a "one storey granite veneer garage 24 by 30" designed by the house's architect, Alvin L. Johnson. The sizeable garage also contains a residence.[76] The Volume 4 Sanborn map shows the garage at the northwest corner of the lot.

Site ID #13 **2736 Broadway Ave E** **Built: 1899**
Historic Name: Sullivan-Walker House
Contemporary Name: Silverberg, Steven M. and Elizabeth H., House
Denny-Fuhrman Addition **Block 14 Lots 1 and 2** **Legal: 1959700765**
Style: Neoclassical Revival **Builder:** **Architect:**
Classification: Historic Contributing
Description: This two and a half–storey Neoclassical Revival house sits on almost two lots on the southeast corner of Broadway Ave E and E Hamlin St. It has a composition hipped roof with two original gabled side dormers and a central front dormer with a hipped roof that features Ionic pillars and pilasters

[71] State Historian Michael Houser identified the material as "Driv-it" during a walkaround May 14, 2008.

[72] A visit to the finely crafted interior of the house was a feature of the two MOHAI walking tours of the district Saturday, August 6, 2008, and Saturday, September 2, 2008.

[73] Calvert, ed. No page numbers. Calvert says that the architect was Alvin Johnson, but the building permit shows a strike-through line for the "Architect" entry. Alvin Johnson was probably the designer-builder.

[74] Summary for Historical Site 3008 Mount Saint Helens Place.

[75] Neighbor Don Logan, of 2706 Broadway Ave E, in conversation 4-7-2008.

[76] Neighbor Gail Hongladarom, of the adjoining property at 817 E Hamlin St (Site ID #31), in conversation Thursday, 5-1-2008.

on the dormer facade. The circular-roofed porch sits below a central triple double-hung window and a left double-hung single window. In addition to Ionic columns holding up the front porch and decorating the façade by the second storey's triple window, clipped northwest corners on the first and second storeys create small roofed balconies recessed under the roof and supported each by another Ionic column standing on a baluster corner. The clipped second-storey corner features a stained glass window. The clipped first-storey corner features a door to the small balcony. A side porch on the south side, beneath a Palladian window and a single double-hung window, is reached through a gate in the picket fence that divides the front yard from the side yard. The house's cedar siding was painted in the 1930s.[77]

Cultural Data: This house built for Benjamin B. and Elizabeth C. Sullivan is the oldest house in the district, dated 1899, but it is only slightly older than the freestyle Queen Anne house two blocks away (north and then west) at the corner of E Shelby St and Harvard Ave E (1900, Site ID #53). The 1900 Polk directory shows B. B. Sullivan living at the corner of Broadway and Hamlin but alas doesn't say what his business or profession was. The Federal Census of 1910 lists his occupation as "Own income." The 1930 Federal Census shows his occupation as "Retired."

By 1905, the house was owned by and lived in by Alexander D. Walker, president of the Benton County Irrigation Co. and manager of the Massachusetts Mutual Life Ins. Co. Robert S. Walker, no doubt a son, who was in 1911 assistant cashier of the National Bank of Commerce and treasurer of the Benton County Irrigation Co., lived at the house at 2736 Broadway, too. Theirs was an important new business in the development of agricultural eastern Washington.[78]

Accessory Structure: Detached Garage. **Built:** c. 1980

Description: Non-Historic Non-Contributing

Building Permit No. 132717, dated 5-18-1914, authorized owner A. D. Walker to construct a garage 12 feet by 16 feet on the lot an unusual 87 feet by 110 feet at an "estimated cost $25."[79] The Volume 4 Sanborn map shows the flat-roofed garage at the southeast corner of the lot. It is attached to the garage on its south. A replacement garage occupies the same position.

Accessory Structure: Tool shed. **Built:** 1910 (destroyed)

[77] Property Record Card.

[78] Mentioned by Leonard Garfield on the MOHAI-sponsored tour of the district, 9-6-2008.

[79] With a few exceptions, the microfilm rolls of building permits at the City of Seattle's Department of Planning and Development begin in the year 1908, so that information on the construction, architects if any, and builders is unavailable for this oldest property in the district and others similarly old and grand, such as the second oldest house, the free-style Queen Anne house at 808 E Shelby St and other substantial houses built before 1908 (or during 1908 if the permits were applied for earlier). Searches in other, unindexed, sources are underway.

Description: Building Permit No. 94709, dated 9-7-1910, authorized applicant, builder, owner A. D. Walker to build a tool shed 8 feet by 12 feet and to put a window in the residence along with a roof over a sleeping porch.

2800 Block of Broadway Ave E

Site ID #14 **2800 Broadway Ave E** **Built: 1909**
Historic Name: Johanson, Dr. Nils and Katherine B., House
Contemporary Name: Anderson, Larry S. and Kristen M., House
Denny-Fuhrman Addition **Block 25 Lot 8** **Legal: 1959701740**
Style: Swiss Chalet **Builder:** **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 74300, dated 4-5-1909, the earliest found for the address, is for alterations to create a "dance hall" on the attic level. John Davis is shown as owner and builder. No architect is shown. Building Permit No. 120086, dated 2-4-1913, authorized applicant, builder, Nels Hedin, of 1708 Melrose, to build a sleeping porch 5 feet by 10 feet for owner N. A. Johanson. Again, no architect is shown. Neighborhood lore holds that while the house is very likely a Cutter & Malmgren design, there is no documentation to that effect. The design does appear similar to other Cutter and Malmgren projects. Locals call the house a "Swedish" chalet because the original owner, Nils Johanson, was from Swedend, and he was of course founding Swedish Hospital the year that house was built.[80]

The house has broad overhanging eaves, decorative exterior woodwork, a stucco first floor exterior, and a dark wood second storey exterior. The front-gabled, wide-eaved roof is supported by elaborate, substantial braces. Two small casement double windows, with six lights each, are centered under the apex of the gabled roof. Immediately underneath, a shed roof shelters a small, Scandinavian carved balcony accessed by means of French doors. Small four-light windows flank the French doors. Supported by substantial braces, the balcony shelters the centered front door. Double, double-hung, four-lights-over-12 windows (divided into six lights each) flank the balcony. On the first storey, double, double-hung windows of the same style but larger flank the doorway. A long, horizontally supported Wisteria runs along the front wall of the brick entry (entrance on the side, facing E Hamlin St).
Cultural Data: Nels Hedin (sometime Heiden) built several houses in the district. In addition to the sleeping porch for this house (and possibly the whole of this house built in the same year as the sleeping porch), he built the house at 2802 Tenth Ave E. Hedin also built the house at 2831 Harvard Ave E (1909)

[80] Leonard Garfield, Executive Director of the Museum of History and Industry (MOHAI), has speculated that Architect Cutter humorously called it a Swedish Chalet because it was built for the Swedish founder of Swedish Hospital. Garfield has inquired of Cutter expert Henry Matthews whether Cutter did indeed design the house.

and owned it in 1923. That house had to make way for Interstate-5, and another house Hedin owned in 1923, at 2837 Harvard Ave E, suffered the same fate.

The chalet was built in 1909 for Dr. Nils A. Johanson, who founded Swedish Hospital in 1910, and his wife, Katherine B. Johanson (who always appears in archived materials as Katherine B. "Johnson"—she was an early and consistent adopter of the anglicized version of the name), who were married in 1908. Dr. Johanson signed himself "Johanson" sometimes and "Johnson" sometimes. In later years, "Johanson" came to predominate.

Two versions of the founding of Swedish Hospital exist. One version has Dr. Johanson initiating the founding by taking up a collection among ten or so benefactors who contributed $1000 each. Among these donors were neighbor and attorney Israel Nelson (Site ID #6) and neighbor J. A. Soderberg of the Index Granite Quarry (site ID #12), who later fell on hard times. This account by Executive Director of MOHAI Leonard Garfield would fund the hospital with a mere $11,000 or so[81] unless, as seems likely, Johanson found financing from additional sources. Historian Walt Crowley tells a similar, slightly fuller storey, that Dr. Johanson had tried to open a hospital at Belmont and Olive but had been "rebuffed by the neighbors." Around 1908, a Dr. E. M. Rininger had begun construction on a 40-bed hospital ("Summit Hospital") at the corner of Summit and Olive. Dr. Rininger was killed in a collision between his car and a streetcar a month before the hospital was to open in 1910. Crowley goes on to say that "Dr. Johanson and his Scandinavian-American backers quickly raised $91,000 to buy Summit and renamed it Swedish Hospital; they didn't even have to change the monograms on the linen."[82]

Accessory Structure: Concrete garage on northeast corner of lot. **Built:** 1909
Description: Historic Contributing.
Building Permit No. 82027, dated 9-29-1909, authorizes the construction of a one-storey frame and concrete private garage 14 feet by 18 feet to accommodate one machine only. Nels Heden (probably Nels Hedin or Heiden) is shown as the builder, and N. A. Johanson as the owner. No architect is shown.[83] The flat-roofed garage on the northeast corner is shown on the Volume 4 Sanborn map and has a landscaped terrace on top.

Site ID #15 2801 Broadway Ave E (formerly 816 E Hamlin St) Built: 1909
Historic Name: Hunter, David and Nellie, House
Contemporary Name: Kindred, Jack D. and Keenan, Kathleen, House
Denny-Fuhrman Addition **Block 24 Lots 9 & 10** **Legal: 1959701665**

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[81] During Walking Tour of the Roanoke Park district, Saturday, 9-6-2008.

[82] Crowley, *National Trust Guide*, Seattle, 139.

[83] A search for the original house building permit at alternative addresses for the corner property, 90[even number] E Hamlin St, turned up no building permit for the house, either.

Style: Classical Revival **Builder:** David Hunter **Architect:** Frederick A. Sexton
Classification: Historic Contributing
Description: Building Permit No. 76403, dated 5-15-1909, authorized builder David Hunter to build a two and a half–storey frame residence, 30 feet by 55 feet, designed by architect Frederick A. Sexton.

This large white clapboard house fronts on E Hamlin St on the northwest corner of Broadway Ave E and E Hamlin St. The asymmetrical house has a hipped roof with a side-gabled wing, gabled side dormers, and four Ionic-columned porches supporting balconies. A former balcony at the front of the house has been converted into a glazed sunroom. Deep cornice returns and multi-level cornice trim are highlighted by egg and dart detailing and large wooden quoins. Double-hung, six-over-one wood windows are surrounded by intricate moldings.
Cultural Data: This Classical Revival house was designed by English architect Frederick A. Sexton, who also designed the Saunders-Celio House at 2701 Tenth Ave E (1908, Site ID #73). Some of Sexton's other known projects include the 1908 Colonial Revival Edward H. Bucklin residence, at 1620 East Prospect Street,[84] and the 1909 third Georgetown City Hall.[85] The Frederick S. Stimson summer house and weekend retreat that eventually became "the showpiece of Stimson's Hollywood Farm near Woodinville" was "possibly" designed by Frederick Sexton.[86]

In 1920, Rufus G. King, Jr., president of the Pioneer Lumber Co., briefly owned the house. By 1925 H. D. Taylor owned the house, again briefly, and the taxes were paid by R. N. Kent. Neighborhood historian Marilyn Kavanaugh has said that Mrs. Kent of the Kentworth Trucking family lived in the house for some time after the 1935–1941 that show her husband, Harry W. Kent, as the owner.[87]

Accessory Structure: Garage **Built:** ca. 1910
Description: Historic Contributing.
The one-car concrete garage on the west side of the lot appears on the Volume 4 Sanborn map. Its door appears to be original.

Site ID #16 **2808 Broadway Ave E** **Built: 1906**
Historic Name: Pettitt, Elbert and Jennie, House
Contemporary Name: Taylor, Ed and Sue, House
Denny-Fuhrman Addition **Block 25 Lot 7** **Legal: 1959701735**
Style: American Foursquare **Builder:** **Architect:**

[84] Swope, 70, 79, 245, 253.
[85] Crowley, *National Trust Guide, Seattle*, 217.
[86] Kriesman and Mason, 195. The "enormous bungalow" is pictured on the following page.
[87] Marilyn Kavanaugh in conversation during the MOHAI-sponsored walking tour of the district, Saturday, 9-6-2008 and Leonard Garfield during MOHAI-sponsored walking tour of the Roanoke Park district Saturday, 9-6-2008

Classification: Historic Contributing
Description: Building Permits issued in 1905–1907 are for the most part not available in the Department of Planning and Development's Microfilm Library. This two and a half–storey house is entered by means of street-facing steps to the porch on the south side of the house. The hipped roof has a hip-roofed dormer centered on the street side and another on the rear. The exterior is clapboard and appears to be the original cedar. Between floors, dentils above a wide string course outline the house all the way around including the porch on the south side and matching first floor bump-outs on the front and rear façades. The bump-out windows have had their glass replaced. The other windows, including two first floor triple windows north and south with curved eyebrow arches outlined in dentils over the center parts, appear to be original. Two wide, single, double-hung windows, both one-over-one, are symmetrically positioned on the second floor. The dormers have double one-over-one windows.
Cultural Data: Jennie Pettitt was the first owner-resident of this handsome Foursquare house and paid the taxes, too. She and her husband, Elbert Pettitt, lived in the house with their four children Bertie (17), twins Percy and Elmer (13), and Leslie (7). According to the 1910 Federal Census, Elbert Pettitt was a lumber merchant. Son Bertie Pettitt was 21 in 1910 and a house carpenter. By the time of the 1930 census he was a construction superintendent with a family and a residence of his own.

Accessory Structure: Garage on northeast side of lot **Built:** 1917
Description: Historic Contributing.
Building Permit No. 156419, dated 3-14-1917, authorized owner C. Meldrum to have contractor H. S. Cook build a garage 12 feet by 20 feet with concrete walls on two sides, walls to extend 18 inches into the ground, a concrete floor, doors to open on own lot, 30 feet from the nearest house. The flat-roofed garage with parapet on the north and south sides is shown on the Volume 4 Sanborn map. Its door is gone. Claude Meldrum (wife Dora M.) was a conductor and passenger agent with James J. Hill's Great Northern Railway.
Accessory Structure: Playhouse **Built:** 1929
Description: Historic Contributing.
Building Permit No. 286933, dated 7-5-1929, authorized then owner James R. Brewster to have contractor Charles H. White, of 1514 Henry, build a 6 feet by 9 feet playhouse. The playhouse was undoubtedly built for James R. and Margaret M. Brewster's five-year-old daughter, Margaret C. Brewster (b. 1924), who appears with her parents at this address in the 1930 U. S. Census. Brewster owned and operated a number of cigar stores. The well-maintained clapboard-clad playhouse with a side-gabled roof, "its funny little door" set in the gabled front, and windows on three sides with windows boxes is intact and has been

moved from a site closer to the house to occupy the northeast corner of a latticed structure built atop the two parapets of the flat-roofed garage, approximately two feet above the flat roof.[88]

Site ID #17 **2812 Broadway Ave E** **Built: 1909**
Historic Name: Clericus-Mulvehill House
Contemporary Name: Frank, Steven B., House
Denny-Fuhrman Addition **Block 25 Lot 6** **Legal: 1959701730**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: The two-storey house has a side-gabled roof with a double-gabled dormer in the front, a full-width porch, and Craftsman details. The first floor exterior is wide clapboards, and the second floor exterior has narrower clapboards. Gabled eaves are set in the north side of the main gable, and a shed roof is over the windows on the north side. A small double, multiple-paned casement window is on the left of the front door, and a large triple, multiple-paned window is on the right.
Cultural Data: Emily Clericus owned this house from 1910 through 1920 and paid the taxes on the property until 1920. Her husband, Max, was a druggist from Germany and had died by 1911 according to the 1911 Polk directory. Emily Clericus lived on in the house with their daughters, Lillian R. and Louise E. Clericus, who were students. In 1920 Emily applied for a passport, and the taxes on the property were paid by attorney J. D. Mulvihill, who was born in Minnesota. He and his wife, Anne, were the owners for many years after that.

Accessory Structure: Garage on northeast side of lot. **Built:** 1916
Description: Historic Contributing.
Building Permit No. 151585, dated 8-15-1916, authorized owner, resident Mrs. E. Clericus to have contractor (H. C.) Smith & Guenther, of 1205 North Forty-seventh St, build a garage with four walls and a concrete floor, 12 feet by 20 feet, 20 feet from any residence, with the doors opening on private property. The garage is shown on the Volume 4 Sanborn map and still exists. Its door is gone.

Site ID #18 **2813 Broadway Ave E** **Built: 1910**
Historic Name: Wilson-Franklin House
Contemporary Name: Bryant-Williams House
Denny-Fuhrman Addition **Block 24 Lot 11** **Legal: 1959701675**
Style: American Foursquare **Builder:** C. L. Martin **Architect:** Same
Classification: Historic Contributing

[88] Conversation with present owner Sue Taylor, Saturday, February 14, 2009.

Description: Building Permit No. 83977, dated 11-12-1909, authorized applicant, owner, designer, and builder C. L. Martin to build a two-storey frame residence 27 feet by 46 feet. C. Lewis Martin had already been (1909) the designer, builder, and owner of the house at 2829 Tenth Ave E (Site ID #96). Building Permit No.132474, dated 6-9-1914, authorized owner Flora M. Wilson to finish the interior of the attic storey and cut in a dormer over the hallway by means of Day Labor.

The American Foursquare house has a full-width hipped-roof porch supported by large square columns resting on a solid banister. The wide boxed-in eaves have simple modillions. Cottage style windows boast leaded glass upper sashes. The first floor of the house is clad in horizontal weather board, and the second floor is stucco-clad. The front door and sidelights are on the north side of the front porch. The present use of the house is as a duplex, but the building permit indicates that it was constructed as a single-family residence.

Cultural Data: C. Lewis Martin, a carpenter who lived at 711 East John Street in 1911, most likely built the house on speculation. The first known resident is Lester S. Wilson, who was a lawyer at the Henry Building in 1910. He owned the house and lived in it with his wife, Flora M. Wilson, as early as 1912. By 1916, he had disappeared from the Polk directories, and Flora M. Wilson was listed as a feather worker residing at 2-1511 Boylston Ave E.

Since at least the 1920 Federal Census, the house has been owned by the Franklin family and their descendants. John Eddy Franklin, president of the American Necropolis Co. (Washelli Cemetery), and his wife, Emma, lived in the house along with John's brother, J. Gilbert Franklin, a mechanic, and his wife, Mabel, until 1935. That year John and Emma's daughter Alice Franklin Bryant began to live there with her husband and family. Their daughter, Imogene Williams, now lives there. Both Imogene Williams and her mother, Alice Franklin Bryant, are noted for their active civic life. Alice "was a leader in the Pacifist movement and an officer of the Women's International League for Peace and Freedom." She was active in the Democratic Party and ran for Congress from the 1st Congressional District, Seattle, and for the U. S. Senate. Alice Franklin Bryant's estate bequeathed her papers to the University of Washington Special Collections 1-12-1977.[89]

Accessory Structure: Garage on northwest corner of lot. **Built:** ca. 1909
Description: Historic Contributing.
The flat-roofed garage is shown on the Volume 4 Sanborn map. It has a cement foundation and a clapboard exterior. The garage door is gone.

[89] "Preliminary Guide to the Alice Franklin Bryant Papers, circa 1915–1977," University of Washington Special Collections, Manuscript Collection 1109.

Site ID #19 **2817 Broadway Ave E** **Built: 1907**

Historic Name: Cooper, William L. and Grace M., House
Contemporary Name: Shephard, John J. III and Carveth, Christine, House
Denny-Fuhrman Addition **Block 24 Lot 12** **Legal: 1959701680**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: A two and a half–storey duplex with 13 bedrooms. Building Permit 70265, dated 12-19-1908,[90] authorized Mrs. R. E (or A. E.) Kenny of Hillman City to install wainscoting in the house.[91] Whether the house, presently a duplex, was built as a duplex, isn't clear. The house has hip-roofed dormers on all four sides of the hipped roof and a hip-roofed porch. The dormer windows have multiple lights over one. The exterior is shingled as are the dormers and the porch. The full-width porch, supported by square columns, supports a railed balcony accessible from a door centered in the front of the second storey. The second storey windows have curved mullions over one pane and flank the central door, which has a diamond-paned window. The two entry doors are on the left side of the porch. The large window to the right of the doors is a single pane of glass but appears not to have changed in size.
Cultural Data: C. T. Conover, vice-president of Crawford and Conover, owned the lot in 1905 and might have had something to do with the construction of the house in 1907. He lived at 1620 Sixteenth Ave at the time.[92]

According to the 1910 Polk directory, W. L. Cooper, who lived in the house at 2817 Broadway Ave E with his wife, Grace May Cooper, and their son, William Cooper, who was 2 years old at the time, was in that year a linotype operator at Q. C. Typesetting Co. By the 1920 Polk directory, he was manager of the Seattle Typesetting Co. and still listed at 2817 Broadway Ave E. In the U. S. Census for that year, however, Grace May Cooper is listed as a widow living with her son, her mother, a cousin who was a City civil engineer, and a boarder brother who was a shipyards worker in the house at 2817 Broadway Ave E.

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[90] With two exceptions in this district, the City of Seattle's Department of Planning and Development's microfilm library of building permits begins in 1908. The original building permits for this and most other houses built before, and building permits applied for before, 1908 are not available in the Department's microfilm library. Search activity in other sources that unfortunately don't have indexes is ongoing.

[91] Jessie Kenny of Hillman City, which was named after Clarence D. Hillman, whose wife, Bessie Kenny, was the source for the name Kennydale, which Hillman also developed, also owned the Kenny Presbyterian Home in West Seattle and a house on Harvard Ave E in the district. See the cultural data fn 20 for more on Jessie Kenny's likely relative by marriage, Clarence Dayton Hillman. Samuel and Jessie Kenny and the Kenny Presbyterian Home are shown as the owners from 1931 to at least 1941 of the Stokes, Harry C. and Emma J., House at 2722 Harvard Ave E (1906, Site ID #42), as well. Mrs. R. E (or A. E.) Kenny of Hillman City who had permission to install wainscoting in this house might be another relative of the Hillman-Kennys.

[92] See fn 99 for an account of C. T. Conover and his real estate partner and fellow journalist Samuel L. Crawford, who was a resident of the Roanoke Park district. For more on Crawford and Conover, see 906 E Shelby St (Site ID #59).

By the time of the 1930 Polk directory, William L. Cooper is shown as president of the Seattle Typesetting Co., living at 4527 Sixth Avenue Northeast with (new) wife Nellie E. Cooper. Also in 1930, William and Grace's son, William M. Cooper, according to Polk and the U. S. Census for that year was living at the 2817 Broadway Ave E address with his wife, Bonnie Virginia Cooper. By the 1935 Polk, William is still living at the 2817 Broadway Ave E address with his mother and wife, and he has become a linotype operator at his father's Seattle Typesetting Co. He and his wife are shown in a home of their own at 9102 Seventeenth Avenue Northeast in 1937, and by 1939 Grace M. Cooper had downsized to 703 Bellevue Ave E, Apartment E22, and was working as a stenographer.

The house had become a duplex during the Cooper residency or during the residency of the Carrel A. Brose family and their boarders (per the U.C. Census), the Harry C. Wisemans. Both the Brose family and the Wiseman family were involved in publishing one of the city directories.

Accessory Structure: Garage on northwest side of lot. **Built:** 1912
Description: Historic Contributing.
Building Permit No. 115173, dated 7-24-1912, authorized owner W. L. Cooper to build lofts in a garage 12 feet by 18 feet. The garage is shown on the Volume 4 Sanborn map. The garage has a flat roof, and the original double doors are intact. Some of the original exterior has been replaced by plywood.

Site ID #20 **2818 Broadway Ave E** **Built: 1910**
Historic Name: Marcus, Max and Frieda, House
Contemporary Name: Parthasarathi, Mukhopadhya House
Denny-Fuhrman Addition **Block 25 Lot 5** **Legal: 1959701725**
Style: Craftsman **Builder:** F. B. Finley **Architect:** W. E. Dwyer
Classification: Historic Contributing
Description: Building Permit No. 85315, dated 12-24-1909, authorized applicant F. B. Finley to build a two-storey frame residence 39 feet 2 inches by 32 feet 2 inches designed by W. E. Dwyer. The house has a shingled first floor and a spatter-dash stucco second floor. The porch in front, approached from steps on its south side, is clinker brick in black and red. Leaded glass windows are intact.
Cultural Data: W. E. Dwyer was also the architect for the Gustav Olson–built house at 2716 Broadway Ave E (1912, Site ID #10) and was sometimes solely a builder as well. See the house at 2722 Broadway Ave E (1910, Site ID #11) designed by Bertrand & Chamberlain, for an example of a Dwyer-built house. He was also the architect for the Fairmount Hotel (1914) on the northwest corner of Stewart Street and First Avenue.[93]

[93] Crowley, *National Trust Guide, Seattle*, 88.

In 1905, T. F. Quirk, who owned at least two properties in the district during that era (2715 Tenth Ave E, Site ID #77 is another), owned Block 25, Lot 5, at 2818 Broadway Ave E. Elizabeth C. and F. B. Finley had the clapboard house with brick porch built in 1909.

Thomas Francis Quirk and his brother John owned Quirk Bros., a tea and coffee importing company. In 1900, they lived at E Howell near Fifteenth Ave. Later, Thomas F. Quirk (wife Carrie A.) lived in the neighborhood at 2617 Boylston Ave E along with John and another brother, Claude J. Quirk, who was a salesman for the company. John Quirk also had an interest in the property at 2715 Tenth Ave E (Site ID #77). See the Accessory Structure section of that inventory entry.

According to the 1911 and 1912 Polk directories, Francis B. Finley (wife Elizabeth C. Finley) was an appraiser with the Washington Savings & Loan Association. He and Elizabeth did not live in this house. The Finleys owned various properties in the neighborhood, this one from at least 1910 to 1920. Their residence in the neighborhood was at 2731 Tenth Ave E (Site ID #85). By 1920, they had sold 2818 Broadway to Max and Frieda Marcus, who owned the property until approximately 1935. Max Marcus was a manufacturer's agent doing business at 810 ½ First Avenue.

Accessory Structure: Garage on northeast corner of lot. **Built:** 1911
Description: Historic Non-contributing.
Building Permit No. 103896, dated 6-14-1911, authorized applicant W. L. Hennesey (?) to have builder F. Borland, of 1116 Eleventh Ave, build a garage 12 feet by 16 feet for owner Dr. Wood. None of the records found so far for this property show these names except this building permit for a garage. The garage is shown on the Volume 4 Sanborn map. It has newer vertical siding and a new roll-up door, although the original old cement foundation and original windows are intact.

Site ID #21 **2822 Broadway Ave E** **Built: 1908**
Historic Name: Gaunce, Harold S. and Maude I., House
Contemporary Name: Chao House
Denny-Fuhrman Addition **Block 25 Lot 4** **Legal: 1959701720**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: A one and a half-storey Craftsman house with a bay window and a clinker brick chimney. Gabled dormers are on the north and south sides. The entrance is by means of steps leading to a porch attached to the south side of the house. Both storeys of the exterior are shingled. The original diamond-panes-over-one windows are intact in both storeys. The front gable contains a triple diamond-panes-over-one window flanked by two tiny, square, diamond-paned casement windows. The eaves are supported by knee braces that also support a crosspiece with three vertical attachments to the front gable end. The shed-roofed bay window on the south side of the streetside façade has three diamond-panes-over-one sections. A single double diamond-panes-over-one window is in the north side of the street side façade.

Cultural Data: According to the 1911 Polk directory, Harold S. Gaunce (wife Maude I.) owned and lived in the house at 2822 Broadway Ave E from 1910 to at least 1916. He was a creditman with A. Hambach Co., which dealt in "Steam & Plumbing Supplies, Sheet Metals, Radiators & Heating Boilers, Wrought Iron Pipe and Fittings." They had a son, Harold W., in 1908. By 1916, still a creditman, Gaunce was with J. T. Hardeman Hat Co. and still lived at 2822 Broadway Ave E. On 9-12-1918, at the age of 42, Harold Seabury Gaunce, living at 2009 Franklin Ave E, credit manager at J. T. Hardeman Hat Co., and married to Maude I. Gaunce of the same address, registered for the draft. By 1920, the war over, Harold and Maude Gaunce were renting a place to live elsewhere.

Accessory Structure: Two-car garage. **Built:** Date unknown
Description: Non-Historic Non-Contributing.
A garage on the southeast corner of the lot is shown on the Volume 4 Sanborn map. That garage appears to have been replaced by two parts of a newer flat-roofed six-car cement garage that has been added to the Lilly garage to the north, on the northeast part of the property. Both bays of the garage have old swing-up doors.

Site ID #22 **2823 Broadway Ave E** **Built: 1913**
Historic Name: Guthman, Otto and Hilda L., House
Contemporary Name: Simpkins, James F. and Eileen L., House
Denny-Fuhrman Addition **Block 24 Lot 13** **Legal: 1959701685**
Style: Arts & Crafts **Builder**: J. M. Barnes **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 116879, dated 2-16-1912, authorized applicant and designer-builder, J. M. Barnes, doing business at the Arcade [Building] Annex,[94] to build a two and a half–storey residence for owner J. F. Blackaller (probably a misspelling for J. F. Blackwell). The side-gabled roof has a pair of prominent gable dormers on the main facade. Projecting from the center is a two–storey flat-roofed porch. The second storey supports a glazed sleeping porch with a large post and lintel frame. The first storey has a full-width front porch and recessed center entry. The house has leaded glass windows and sidelights. The first storey is clad in brick, and the second storey exterior is stucco with half timbering.
Cultural Data: By 1913, the lot had its house, probably built as an investment for J. F. Blackwell, who is listed as owner 10-26-12 on the Side Sewer Card for the block.[95] It's not clear whether Blackwell lived in the house.

[94] The writer has found no reference to J. M. Barnes in the literature on architects of the time. Barnes is likely one of the many builders who also designed.

[95] Side Sewer Card 3553,

By 1915 R. G. Parsons owned the house, but he didn't live there. He, too, seems to have bought the house as an investment, and the taxes were paid by his father-in-law's Bemis Bag Co., for which he had established and run the Seattle branch.

According to the Polk Directories Otto and Hilda L. Guthman owned and resided at the house from 1916 to 1944. Otto was a Sales Manager for the National Grocery Co. The Guthmans had three daughters and a son. The son, who was born in 1919 and grew up in the district, was Edwin Otto Guthman, the *Seattle Times* reporter who won a Pulitzer Prize for a series of articles that cleared liberal Professor Melvin Rader and other University of Washington faculty members of being members of the Communist Party and therefore of conspiracy after the Canwell Committee's defamation of Rader and the other academics. Ed Guthman was later press secretary for Attorney General Robert Kennedy, about whom he wrote several books; a WWII recipient of the Silver Star and a Purple Heart; and taught at the USC Annenberg School of Journalism. Ed Guthman died August 31, 2008, in Los Angeles.

Accessory Structure: None. **Built:**
Description:

Site ID #23 **2827 Broadway Ave E** **Built: 1909**
Historic Name: Ritchie-Klock House
Contemporary Name: Nelson, Richard Bradford, House
Denny-Fuhrman Addition **Block 24 Lot 14** **Legal: 1959701690**
Style: American Foursquare **Builder:** Herman Austin **Architect: Same**
Classification: Historic Contributing
Description: Building Permit No. 80380, dated 8-[illegible]-1909, authorized applicant, owner, designer-builder Herman Austin, of 2015 Sixth (or Fifth) Ave, to build a two-storey frame residence 80 feet by 34 feet at 2827 Broadway Ave E. Austin was also the designer-builder for the Clemmer House at 2612 Harvard Ave E (1909, Site ID #35), the Thomas J. King House at 2616 Harvard Ave E (1909, Site ID #36), and the Gleason-Mitchell House at 2728 Harvard Ave E (1909, Site ID #44). He was also the builder for the Bertam Dudley Stuart–designed house at 2706 Broadway Ave E (1920–21, Site ID #6). All of the Austin-built houses were brick, stucco, or brick and stucco.

The American Foursquare style house has a two-storey arched portico, whose materials echo the house exterior materials. The first floor is brick veneer, and the second storey, separated from the first by a dentilated stringcourse, is stucco. On this house, the double stucco upper storey portico features a gothic-arched, cut-out railing and the lower storey exterior and double portico, including the portico railing, is Flemish-bonded brick. Above the house's hipped roof is a centered, hip-roofed dormer with six narrow casement windows. Wide boxed-in eaves have triple-modillion ornaments. Double doors lead out to the upper storey portico. The front door is almost centered on the full-width portico, and wide windows on the first storey with leaded glass are intact.

Cultural Data: James M. Ritchie, a retired banker (48), and his wife, Grace, were the first owner-residents and lived in the house with their daughter, Helen Ritchie, who was one year old. Grace disappeared from the Polk directories after 1916, and Ritchie disappears altogether from the Polk directories after 1917.

By 1920, the house had been sold to Harvey L. and Winnifred Klock, who owned and lived in the house with their family of three children for many years.[96] Harvey L. Klock was president and treasurer of Klock Produce Co. and secretary of W. H. Hendrix Co., a wholesaler of butter, eggs, and cheese. By 1930 he is listed in the U.S. Census as a butter & eggs broker.

Accessory Structure: Detached Garage **Built:** ca. 1915
Description: Historic Contributing.
A frame two-car garage on cement foundation with no doors.

Site ID #24 **2826–2828 Broadway Ave E** **Built: 1908**
Historic Name: Dr. Johnson, Smith & Emma, House
Contemporary Name: Emrich, Thomas D. and Jeanne R., House
Denny-Fuhrman Addition **Block 25 Lot 3** **Legal: 1959701715**
Style: Neoclassical Revival **Builder:** **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 67039, dated 9-30-1908, authorized Dr. Smith S. Johnson to build a two-storey frame residence 36 feet by 50 feet. The date on this record doesn't match the city of Seattle Parcel Data or the King County Tax Assessment Rolls, which record a build date of 1902. If indeed it was built in 1902, this handsome Neo-Classical Revival duplex is the third oldest building in the district. The house is a duplex now. Whether it was originally a duplex is not clear.

The clapboard house features a side gable dominated by a large cross gable porch. Four two-storey Corinthian columns support the porch, and two pilasters rose through the two storeys. The porches total 600 square feet. The pediment is outlined with deep rows of dentils, which highlight an oval window. A brick chimney is on the north side of the house. Three French doors with multiple lights lead out to the second storey of the porch, whose wrought-iron railing echoes the oval theme of the principal gable's window.

Cultural Data: Dr. Smith S. Johnson and his wife Emma had the home built. According to census records, by 1920 Emma (who was a teacher of dramatic arts) had become a widow. J. A. Orchard, a stonemason who lived at 2718 Franklin Ave E, paid the taxes.

[96] King County Assessor Real Property [online] Report.

From at least 1920 James H. Lilly owned the house, and he is shown living in the house from 1930 to 1941. He was a partner (with Morris A. Lundquist and Robert A. Lilly), in Lundquist & Lilly clothing store. The three were managers of "advertising specialties." And the *Lundquist-Lilly Hour* was a popular radio show that helped to advertise the clothing store.

Accessory Structure: Garage **Built:** 1920
Description: Non-Historic Non-Contributing.
Building Permit No. 194799, dated 8-26-1920, authorized owner, resident James H. Lilly to have contractor M. Hoard & Co. erect a private garage for 4 cars, published in *Journal of Commerce* Aug 12 to 16 1920 and published in *Daily Star* Aug 12 to 16 1920. No other garage on lot, entrance from alley. The 20 feet by 45 feet garage was designed by architect George W. Lawton. Lawton, with his partner Herman A. Moldenhour, also designed the garage at 2626 Tenth Ave E (1928, Site ID #69). The original four-car garage with flat roof has grown to a new cement six-car, flat-roofed edifice, two bays of which now serve the house next door to the south, at 2822 Broadway Ave E. All six bays have old-style swing-up doors.

Site ID #25 **2832 Broadway Ave E** **Built: 1911**
Historic Name: Tucker, Wilmon and Lillian, House
Contemporary Name: Baker, Abner B., House
Denny-Fuhrman Addition **Block 25 Lot 2** **Legal: 1959701710**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: The double-"stepped"–gabled house is two and a half storeys with a clapboard lower exterior and a stucco and half-timbered upper. The plane attached to the more recessive gable on the south side of the facade has a new glass door centered over the front door and new single-paned windows. The three original windows at the top of the gables are intact, as are the larger windows at the base of the gables. The shed-roofed porch supported by square pillars runs across the south side of the house front—about two-thirds of the house width—where its roof intersects with the front of the more forward, north gable. The porch ceiling has undergone a recent restoration with new bead-boarding. The wide steps to the porch are on the left. The door on the left side of the porch has a cut-glass window, and the flanking sidelights are of cut glass, too. The first-floor cut-glass-over-one windows are intact.
Cultural Data: Building Permit No. A-9975, dated 9-12-1901, one of the district's two pre-1908 building permits indexed by the City of Seattle's Department of Planning and Development, was for building a frame shed, 6 feet by 6 feet, at an estimated cost of $10.00, on the property. The F. M. Jordan Co. was the builder, and W. W. Kellog & Son agreed "to remove all rubbish from street and walks each Saturday

before 6 o'clock p. m."[97] Minnie E. Bradley, a teacher at Longfellow School, boarded at 1014 Fifteenth Ave E when she was the owner of record, in 1910. Neither she nor Oscar Johnson, who paid the taxes that year, was the owner in 1911, and Johnson, who was the builder at several lots in the neighborhood, probably built the house.[98] Neither Bradley nor Johnson ever lived in the house. The building permit for the house itself has not been found.

Long-time resident Dave Storm remembers that attorney Wilmon Tucker of Tucker & Hyland, whose practice was located in the Lowman Building, lived at 2832 Broadway Ave E. Tucker lived there with his wife, Lillian, and family from at least 1914. After his neighbor Hugh Caldwell, at 2717 Tenth Ave E (Site ID #79), was elected mayor (1920), Caldwell appointed Tucker's law firm to investigate the street railway sale negotiations for evidence of fraud and bribery.[99] Tucker's law partner, Ivan Hyland, was among a regular foursome on the golf course that included Otto Rupp, H. J. Ramsey, and C. T. Conover.[100]

Accessory Structure: Garage on northeast corner of lot. **Built:** 1914
Description: Historic Contributing.
Building Permit No. 130702, dated 3-12-1914, authorized owner Wilmon Tucker to have builder Hans Pederson build a garage 13 feet by 16 feet, 6 feet from buildings on adjoining lots with concrete walls 10 inches at the base and 6 inches at the top at an estimated cost of $250. The flat-roofed garage appears on the Volume 4 Sanborn map. The old double doors are intact. Hans Pederson had been the builder in 1908 of the Victor W. Voorhees-designed Washington Hall, originally a Danish fraternal lodge building.[101]

Site ID #26 **2833 Broadway Ave E** **Built: 1909**
Historic Name: Sands, Magnus and Olga, House
Contemporary Name: Stowell, Kent and Russell, Francia, House
Denny-Fuhrman Addition **Block 24 Lot 15** **Legal: 1959701695**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: The side-gable-roofed house is one and a half storeys with a centered gabled dormer. The gable is shingled, with dentil detailing, and has a double, double-hung window and a shingled balcony

[97] Interestingly, a W. W. Kellogg is mentioned in Lawrence Kreisman and Glenn Mason's book as "Seattle's premier tile distributor [who] exhibited 2000 pieces of pottery in its commercial studio in 1911–1912," 84.

[98] Side Sewer Card 3553 Oscar Johnson 4-4-11.

[99] Berner, Volume 1, 320.

[100] Conover, 248.

[101] 4Culture, B. N. Barleycorn, "Landmark NOMINATION Application for Washington Hall, 153-14th Avenue," August 2008.

railing. The rest of the exterior is clapboard. The entrance is on the right side of the house, inside a recessed porch. On the first storey, two narrow, double-hung windows with four lights over one flank a wider window with twelve lights of the same size as the narrow windows' over one. Building Permit No. 226296, dated 8-20-1923, authorized Magnus. S. Sands to build 2 rooms onto the residence.
Cultural Data: Magnus Sands (or Sando) and his wife, Olga, owned the house from 1910 through 1941 and raised their six children there. Magnus was from Norway and according to the 1920 census was a builder. He was a partner in Sylliassen & Sands building company. From 1935 through 1941, the Sands's oldest daughter, Myrtle Sands, was the owner of record. In the 1920 U. S. Census, their son Oscar Sands appears as an automobile mechanic. Their son Clarence Sands appears in the 1930 U. S. Census as a grocery truck driver, and their daughter Hilda Sands appears in that census as a department store sales lady.

Accessory Structure: Garage on southwest corner. **Built:** 1912
Description: Historic Contributing.
Building Permit No. 111322, dated 3-8-1912, authorized applicant, owner, builder M. Sands to build a one-storey frame garage 12 feet by 18 feet. The flat-roofed, clapboard single-car garage with an old swing-up door appears on the Volume 4 Sanborn map.

Site ID #27 2838 Broadway Ave E House Built: 1910
Historic Name: Denny, Emily Inez, House
Contemporary Name: Zamudio, Gregory and Pagalilauan, Tisha, House
Denny-Fuhrman Addition **Block 25 Lot 1** **Legal: 1959701705**
Style: Arts & Crafts **Builder:** J. A. Blom **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 86411, dated 1-28-1910, authorized designer-builder J. A. Blom to build a two-storey frame residence 29 feet by 58 feet for owner Blom & Oscar Johnson. (See 804 E Hamlin St, Site ID #30, for another substantial brick house, the Stephens House, in which designer-builder Blom had a sole interest in 1913.) The house, which sits on the southeast corner of E Shelby St and Broadway Ave E, is a two and a half–storey, Arts & Crafts–inspired dwelling. The first floor is clad in Flemish-bond red and cream brick, and the second storey is spatter-dash stucco with half-timbering. The side-gabled roof is topped by a double-gabled dormer, also spatter-dash stucco with half-timbering. The chimney is on the west side with Flemish-bond brickwork on the lower part. Centered on the main façade is a flat-roofed front porch with square brick pillars topped by spatter-dash stucco arches. The stairs approach the front porch from the side. The house front faces E Shelby St. All of the windows feature cut glass transom lights above a set of casement sashes.
Cultural Data: In 1910, the ubiquitous owner Oscar Johnson and Emily Inez Denny each paid part of the taxes on the property. By 1915, Emily Inez Denny was the sole owner the property, which by that time had

been improved with the construction of the large house on the site. By 1916, the year she died, Louisa Boren Denny, widow of David T. Denny, was living at the house with her daughter Emily Inez and her youngest son, Victor W. S. Denny. Earlier, after David's death in 1903, Louisa had moved from their Licton Springs Farm to live up the hill at 2326 Broadway Ave E with Victor and Emily Inez. Emily Inez had written most of *Blazing the Way* by 1899 but no doubt added much of the eulogizing material about David T. Denny while living at that house with her mother. *Blazing the Way* was published in 1909. Emily Inez Denny died in 1918, of Bright's disease.

Victor W. S. Denny became an assayer and miner whose vocation reflects the last interest and vocation of his father. He variously identified himself over the years as Victor Winfield Scott Denny—his real name—Victor U. S. Denny, V. W. S. Denny, and once, while a student, Victor "West Side" Denny. He owned the house at 2838 Broadway by 1920. He was married to Lillie (or Lily) Franklin, with whom he had a daughter, Madge Decatur Denny, and a son, Victor W. Denny.

Accessory Structure: None. **Built:**
Description:

800 Block of E Edgar St

Site ID #28 **815–823 E Edgar St** **Built: 1960–61**
Historic Name: St. Patrick's Church
Contemporary Name: St. Patrick's Church
Denny-Fuhrman Addition **Block 8 Lots 13, 14, 15, and 16** **Legal: 1959700455**
Style: Modern **Builder:** **Architect:** Klontz & Wrede
Classification: Non-Historic Non-Contributing
Description: A newer, one-storey, masonry church replacing the old Garrett-Erickson Mansion. The rectangular church has a side-gabled roof, clerestorey windows that run along the fascia board under the eaves of the roof, and plain, colored-glass windows along the east and west sides, which catch the morning sun during Mass and the setting sun for evening services. The rectangular church has extensive basement facilities.

The full-width, flat-roofed entry porch supported by tapered square pillars is on the north side of the church, and the altar is on the south side of the church. The porch extends beyond the church footprint on the northeast for wheelchair entry. The "steeple" set on the northeast side of the porch roof is an abstract sculpture topped by a gold-colored cross, and a redundant identical cross tops the north end of the gable.

A large tile mural flanked by strips of rectangular colored glass that echo the pane organization of the colored windows on the east and west and on either side of the church doors in the front façade below is set into the front, north gable. It depicts Jesus Christ in green vestments standing on a stylized globe while treading on a huge-headed, arrow-tailed serpent and a field of shamrocks. A radiant staff is to the

right of the Christ figure. Three black birds or bats with three pronged tails are in downward flight, and a flame burning on logs is to the right of the Christ figure. A red orb is tucked into the upper-right corner and sends out multiple rays of yellow, orange and red, and a light ray in the opposite upper corner, obviously coming from far above, features three descending ghostly doves and probably represents the father deity's regard for the earthly Christ. Stylized blue waves at the bottom represent the seas.
Cultural Data: James M. Klontz studied architecture at the University of Washington and formed a partnership with George E. Wrede in 1956. Their primary focus was on religious facilities—in addition to St. Patrick's Church, they designed the Bellevue Methodist Church (1956), Our Lady of Fatima Church in Seattle's Magnolia district (1968), a convent for St. Benedict's Church in Seattle's Wallingford neighborhood, and a facility for St. Monica's Parish on Mercer Island in Lake Washington.[102]

On March 5, 1959, in anticipation of losing its church, rectory, and elementary school farther up the Tenth Ave E hill at East Lynn Street to Interstate-5, St. Patrick's Parish bought the Garrett–Erickson Mansion at 815 E Edgar St, on the southwest corner of E Edgar St and Broadway Ave E, and four other lots. The church tore down the Garrett–Erickson Mansion.
Accessory Structure: None. **Built:**
Description:

Site ID #29 818 E Edgar St (formerly 2701 Broadway Ave E) Built: 1939
Historic Name: Milligan, Dr E.L. & Edith, House
Contemporary Name: Ferguson, Keith R. and Deborah W., House
Denny-Fuhrman Addition **Block 15 Lot 8** **Legal: 1959700885**
Style: Garrison Revival **Builder:** Lovell Construction Co. **Architect:** Tennys F. Bellamy
Classification: Historic Contributing
Description: Building Permit No. 329848, dated 10-27-1938, authorized owner Dr. E. L. Milligan, address c/o architect, to have contractor Lovell Construction Co., of 2533 E Ninety-fourth St, build a one-family dwelling 27 feet 10 inches by 41 feet 8 inches designed by architect T. F. Bellamy. The first storey is brick veneer, and the second storey, which overhangs the first, was shingles, and is now siding. "Remarks: Well-built standard [type] 4. Good hardware and treads up, good fir down, some walls 'Kalsomined.'"[103] The house had a wood-shingled hipped roof that is now composition. Wooden pendants traditional in the Colonia Revival Garrison subtype decorate the lower corners, calling attention to the overhang of the second storey.

[102] The information on the work of Klontz & Wrede is taken almost verbatim from the writeup on "Klontz, James M." online in "Documentation and Conservation of the Modern Movement, Western Washington" at www.docomomo-wewa.org/architects_detail.php?id=75).

[103] Property Record Card.

Cultural Data: Tennys Bellamy, who designed this house, graduated from the University of Washington architecture program in 1928 and went on to earn a B.A. in Fine Arts from Yale. Then he worked for a number of architectural firms in Boston. After returning to Seattle, he worked for Ellsworth Story and for Schack, Young & Myers as well as for Grainger & Thomas. He received his architectural license in 1934, just four years before he designed this Garrison-style house.[104]

Dr. Milligan owned the property in 1938, when the house was built on the south 44 feet of Lot 8. By 1941, his wife, Edith L. Milligan, a saleswoman at Burt's Jewelry Co., was the owner of record.

Accessory Structure: Detached garage **Built:** 1939
Description: Historic Contributing.
Building Permit No. 329848 for the residence, dated 1-15-1938, also authorized the building of a two-car garage at the rear of the lot. It is now a two-car, plastered brick veneer 22 feet by 22 feet garage with a concrete floor. The roof was originally wood shingle and is now composition shingle. The garage appears on the northwest side of the property on the Volume 4 Sanborn map.

800 Block of E Hamlin St

Site ID #30 **804 E Hamlin St** **Built: 1913**
Historic Name: Stephens, Dr. Lorenzo L. and Maude B., House
Contemporary Name: Gibbs, Bruce C., House
Denny-Fuhrman Addition **Block 24 Lot 8** **Legal: 1959701655**
Style: Craftsman **Builder:** John A. Blom **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 126738, dated 9-25-1913, authorized designer, builder, owner John A. Blom (or Bloom), of 927 Northern Building, to build a two-storey residence 31 feet by 48 feet at 804 E Hamlin St for an estimated cost of $10,000. (See 2838 Broadway Av E, Site ID #27, for another substantial brick house for which J. A. Blom was the designer-builder—for that house in a joint ownership with builder Oscar Johnson.) At the northeast corner of E Hamlin St and Harvard Ave E, this large, two and a half–storey brick house is mostly hidden by mature landscaping and is mostly unaltered.
The house has a hipped roof with centered gabled dormers east and west and two gabled dormers each on the north and south side of the roof. The first floor exterior is brick, and the second floor is stucco. A

[104] Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 1984), 338. During a walkaround, State Architectural Historian Michael Houser introduced the writer to the "Garrison" name for this Colonial subtype.

brick-pillared entry porch on the south is approached by steps on its west side. A balcony with a stucco-clad rail is above the porch. A wide brick chimney is on the north side of the house, and a smaller, square brick chimney is in the center of the house. Cut-glass windows over one pane are intact.

Building Permit No. 274869, dated 3-18-1928, authorized owner Dr. L. L. Stephens to add a sunroom to the residence, on the east side, so that the building would be 30 feet by 62 feet. The sunroom wing is set slightly to the south of ("bumps out" from) the house proper in order to avoid eliminating a back porch on the north of the east side of the house. Another balcony with a stucco-clad rail is above the sunroom addition.

Cultural Data: Lot 8 went through several hands until the house was built in 1913. The first owner-resident appears to have been Lorenzo L. and Maude B. Stephens and family, who by 1920 had moved into the house from a former residence at 1246 Summit Ave. Lorenzo Stephens was a physician. Their son, L. Don Stephens, was born in 1909. They lived in the house until at least 1941

Accessory Structure: Brick garage on east side of lot. **Built:** 1916
Description: Historic Contributing.
Building Permit No. 148642, dated 4-12-1916, authorized owner Dalk & Lindberg, of 1603 Ewing Street, to have contractor A. J. Carr, of 2717 Third Ave N, build a concrete-floored garage with walls to extend 18 inches into the ground 20 feet from any residence, with doors that would open on own land for a garage to be 14 feet by 20 feet. The garage appears on the Volume 4 Sanborn map. It is set back from E Hamlin St. and the sunroom wing, next to the sunroom wing.

Site ID #31 **817 E Hamlin St** **Built: 1926**
Historic Name: Jacobs–Silver House
Contemporary Name: Hongladarom, Thaworn and Gail, House
Denny-Fuhrman Addition **Block 15 Lots 13 & 14** **Legal: 1959700920**
Style: French Norman Revival **Builder:** **Architect:** Ivey & Ayer[105]
Classification: Historic Contributing

[105] According to owner Gail Hongladarom, no less a landscape architectural historian than Duane A. Dietz told her years ago that Ayer had designed the garden for the house.(Gail Hongladarom in an e-mail to Erin O'Connor.) In response to subsequent recent inquiries performed by University of Washington Associate Professor of Landscape Architecture Thaisa Way, Dietz said that there was no documentation of Ayer's involvement in the garden design but that it was a possibility given the few numbers of trained landscape architects in the area in the period, who were mostly doing estate work. Professor Way reported that landscape architecture historian David Streatfield responded with a simple "No" to the possibility. David Rash, who wrote the entry on Elizabeth Ayer for Jeffrey Ochsner's *Shaping Seattle Architecture*, responded more fully that some projects for Ayer & Lamping, Ayer's later partnership, feature work on "swimming pools and subsidiary structures that suggest an involvement in landscape design." Rash cites Ayer's ten-year tenure on the Planning Commission as a suggestion that Ayer had "an interest in environmental design beyond simply individual buildings." Summarizing E-mail from Thaisa Way to Erin O'Connor, 2-13-2009.

Description: The frame, stucco-on-lath, one and a half–storey house has a side gable roof, with a two-storey tower capped by a conical roof. Several hip-roofed dormers appear on either side of the tower, which has stepped, diamond-paned, leaded-glass casement windows. Decorative herringbone brick panels are set into the stucco. The house fronts on E Hamlin St on the southwest corner of E Hamlin St and Broadway Ave E. A courtyard contains the only Ernest Batchelder fountain (designed and built by Batchelder) still in existence, with a picture tile and other tiles from his studio in Pasadena.[106] The landscaping around the house and in its curb beds has recently been renovated with drought-resistant plants. The "Potting Palace" ("No potting shed for this great house," said Gail.) has appeared in many national magazines, and in 1997, *Better Homes and Gardens* sold plans for the structure. Both the Potting Palace and the Batchelder fountain are shown in the book *Outside the Bungalow*.[107]

Cultural Data: In the 1920s, Edwin J. Ivey was a leading Seattle residential architect. A graduate of the University of Pennsylvania, he was familiar with the eclectic residential work of Philadelphia residential designers, who in turn had been influenced by English architect Sir Edwin Lutyens.[108] Elizabeth Ayer was the first woman graduate of the University of Washington School of Architecture. If indeed Elizabeth Ayer served as landscape architect for the garden at 817 Hamlin St and elsewhere for houses in the region, the relationship of Ivey and Ayer would be somewhat reminiscent of the many collaborations between Luytens and garden designer Gertrude Jekyll. Edwin Ivey, Architect, and Elizabeth Ayer, Associate, also designed the Albert Schafer Castle in Hood Canal with its Norman details. Ivey was the architect, and Ayer did the drawings for what she called the "French Colonial" Langdon C. Henry residence in The Highlands (1927-28). According to S. Sian Robert & Mary Shaughnessy, Ivey's or Ivey's and Ayer's versatility is further demonstrated by the "Modern Colonial" Aubrey Naef residence in Seattle (1935-36). They say that the Seattle Children's Home (1930–31, destroyed) was one of the few institutional buildings the firm designed and was to Ayer "a career highlight."[109] Edwin Ivey had also designed the Twelves House in the Roanoke Park Historic District, at 817 E Shelby St (1923, Site ID #56).

According to the present owners, Gail and Thai Hongladarom, the house was built for Murray and Odessa Jacobs. Murray Jacobs was a stock broker. An unverified romantic story about the medieval-looking house is that it was built by a married man to house his left-handed mistress. Although this story might be apocryphal, it would account for the house's reverse hinging. By 1933, the Max Silver family, who were furriers, were the owner-residents.[110]

Accessory Structures: "Potting Palace" **Built:** 1995

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[106] Gail Hongladarom in an e-mail to Erin O'Connor Sunday, April 13, 2008.
[107] Paul Duchscherer (New York: Penguin Putnam, 1999).
[108] Jeffrey Karl Ochsner, "Introduction," in Ochsner, xxix–xxx.
[109] "Elizabeth Ayer" in Ochsner, 210–12.
[110] Property Record Card.

Description: Non-Historic Non-Contributing.

900 Block of E Hamlin St

Site ID #32 **918 E Hamlin St** **Built: 1910**
Historic Name: Wentworth–Elliott House
Contemporary Name: Christothoulou, George and Nooney, Rachel S., House
Denny-Fuhrman Addition **Block 25 Lot 9 and S 10' of 10** **Legal: 1959701745**
Style: Arts & Crafts **Builder:** P. E. Wentworth **Architect:** Merritt, Hall & Merritt
Classification: Historic Contributing
Description: Building Permit No. 83933, dated 11-11-1909, authorized applicant, owner, builder P. E. Wentworth, of 1212 Twenty-first Avenue, to build a two-storey frame residence 28 feet by 44 feet designed by Merritt, Hall & Merritt. The handsome, double-gabled Arts & Crafts house on the northeast corner of E Hamlin St and Tenth Ave E, fronts on E Hamlin St. Two gables emerge from a side-gabled roof and flank a small shed-roofed dormer. The wide eaves are supported by Craftsman knee braces. The barge boards of the gables feature a simple cut-out at each end. Small nine-light windows thematically unite the apexes of the gables with the dormer. Two bigger double-hung windows, 21 lights over one, are at the bottom of the stuccoed gables and are outlined in half-timbering, which continues up to and through the sections of the smaller double windows at the tops of the gables. Vertical half timbering continues across the plane between the gables to embellish a triple window centered over a shallow hipped roof on the porch. The triple window, which features a 24-light center casement window flanked by two double-hung, nine-light-over-one windows, breaks the division between the stucco of the upper storey and the siding of the lower. Large versions of the two lower double-hung gable windows flank the porch with 24 lights over one. In the rear, a shed-roofed bump-out sits over an enclosed porch. The recently sold house has undergone a recent remodeling, including copper gutters and downspouts and new paint.

Building Permit No. 212115, dated 4-18-1922, authorized owner, builder Grant Elliott to extend a room 7 feet by 13 feet on the second floor over the porch.

Cultural Data: Edward L. Merritt, of Merritt, Hall & Merritt, was an associate of *Bungalow Magazine* owner-publisher Jud Yoho. In the magazine, Yoho published both his own and Ed Merritt's designs, and they went on to publish a plan book. From 1911 to 1924, Yoho & Merritt designed several bungalows in Wallingford, Ravenna, Green Lake, the University District, and Northgate.[111]

[111] Dennis A. Andersen & Katheryn Hills Krafft, "Pattern Books, Plan Books, Periodicals," in Ochsner, 70, and Katheryn Hills Krafft, "Yoho, Jud" entry in "Additional Significant Seattle Architects," in Ochsner, 354. For more about Merritt's partner Virgil Hall, who was also an associate of Yoho's, see the entry for 2716 Harvard Ave E (Site ID #41), in this inventory.

Paul E. Wentworth, the owner of record 11-23-09, was from Maine and lived in the house at 918 E Hamlin St with spouse Jane W. and children Blanche (19), Florence (16), and Raymond Wentworth (10) in 1910, the year the house was built. Servant Frank Norikio was there, too. A builder-contractor, P. E. Wentworth owned and built and might have lived briefly in other houses he built in the neighborhood in addition to this one. See 2808 Tenth Ave E (Site ID #87), 2809 Tenth Ave E (Site ID #88), 2833 Tenth Ave E (Site ID #98), and 2837 Tenth Ave E (Site ID #100). Wentworth is mentioned in *The Arts and Crafts Movement in the Pacific Northwest* as the owner of a house featured in a 1914 issue of *Bungalow Magazine*: "In October, the magazine featured the Japanese-inspired P. E. Wentworth bungalow in the Phinney Ridge neighborhood by [Jud Yoho's] Craftsman Bungalow Company, with its prominent river rock foundation and chimney."[112]

Wentworth and his family did not stay long in the house at 918 E Hamlin St. James G. (or James E.) Elliott, his wife, Minnie, and their three daughters moved into the house in 1910 as well. James G. Elliott was in real estate. The Elliotts owned the house until at least 1935. A family named Owner (a source of confusion as far as records are concerned) owned and had moved into the house by 1941.

Accessory Structure: Garage on west side of lot. **Built:** 1910
Description: Historic Contributing.
Building Permit No. 97388, dated 11-16-1910, authorized applicant, owner A. Lavely (as on the tax assessment rolls) or A. Laney (as on the building permit) to build a one-storey frame and stucco garage 12 feet by 20 feet as per the application. The garage is shown on the Volume 4 Sanborn map on the northwest side of the property. The old double doors on the north end of the garage have been closed off, and the garage entrance is now on the south end of the garage.

2600 Block of Harvard Ave E

Site ID #33 **2600 Harvard Ave E** **Built: 1991**
Historic Name: Thomas, Cheryl K. and Lane, Theodore, House
Denny-Fuhrman Addition **Block 8 Lot 8** **Legal: 1959700425**
Style: Contemporary **Builder:** Greg McGar Construction, Inc. **Architect:** David Hineline (1991), Tony Case
Classification: Non-Historic Non-Contributing
Description: A newer, gray stucco contemporary house on the corner of Harvard Ave E and E Roanoke St. The crenellated roof was recently replaced by straighter lines, and the two-storey house was expanded to the west and the east by an addition to the first and second storeys and a new gallery around the outside

[112] Lawrence Kreisman and Glenn Mason, 163.

of the southeast corner. Deck flooring on the east side and on the roof was replaced, and a new "green" roof garden was installed.

Cultural Data: This house and the house next door are built on the site of a former Standard Oil gas station, which occupied Lots 7 and 8 starting in 1937. The streamlined, deco-inspired gas station was still on the two properties in 1972.[113] After the gas station was torn down (sometime in the 1970s, after 1972 and before the 1979 Gopal House was built on Lot 7), the Flower Lady had a stall on the corner. She wanted to build a business structure there, but the neighborhood fought off the plan, not wanting to see another commercial building in the neighborhood of predominantly single-family residences. The two single-family residences were constructed on the two-lot site in 1979 and 1991.

Cheryl Thomas and her husband, Ted Lane, both economists, are active in community affairs. Ted is a respected member of groups searching for solutions to freeway noise and negotiating a design acceptable to many neighborhoods for the replacement of the SR-520 bridge across Lake Washington. Cheryl Thomas is a community facilitator of note, having led the renovation of Roanoke Park over a ten-year period and seen to the planting of 100 new trees in the park and some 500 new street trees in the neighborhood. She recently served on the board of YouthCare. She has won many grants for neighborhood improvement and an award for her civic work from the Seattle Garden Club and another from Seattle Fire Station 22. She is currently working with University of Washington Professor Emeritus of Landscape Architecture Robert Buchanan and design firm Parametrix on the designs for lids to flank the E Roanoke St Bridge over Interstate-5 and the Tenth Ave E and Delmar Dr E bridges over SR-520.

Accessory Structure: None **Built:**
Description:

Site ID #34 **2606 Harvard Ave E** **Built: 1979**
Historic Name: Gounder, Raj Gopal, House
Denny-Fuhrman Addition **Block 8 Lot 7** **Legal: 1959700424**
Style: **Builder:** **Architect:**
Classification: Non-Historic Non-Contributing
Description: A one-storey residence with a stucco enclosed courtyard in the rear. The gable-roofed, one-storey front wing is topped by a perpendicular side-gable–roofed, two-storey wing to the rear. Both gables are relatively shallow, and their ends are filled with vertical wood siding. Flat eaves extend beyond the gable ends so that the gables appear to rest in a flat roof. The lower exterior on the front façade is brick. Both stories of the wing to the rear are clad in vertical siding. The brick chimney is on the south side of the house.

[113] Property Record Card.

Cultural Data: The residence occupies the second lot of the former Standard Oil gas station. The Gopal family from Fiji has occupied the single-family dwelling since it was built, in 1979.

Accessory Structure: None. **Built:**
Description:

Site ID #35 **2612 Harvard Ave E** **Built: 1910**
Historic Name: Clemmer, John Q. and Syhil, House
Contemporary Name: Holdridge, Albert and Barbara, House
Denny-Fuhrman Addition **Block 8 Lot 6** **Legal: 1959700420**
Style: Mission Revival **Builder:** Herman Austin **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 86619, dated 2-3-1910, authorized owner, builder, designer Herman Austin, of 2015 Third Ave, to build a two-storey residence. The stucco house has a parged concrete foundation and a projecting flat roof of tar and gravel and metal tile. The Property Record Card for this unaltered Mission Revival House with an Arts and Crafts interior describes the following "Extra features: 3 bay windows on first storey; 3 beam boxed ceiling; 2 overhang."[114] The house is essentially an American Foursquare design with projecting corner windows and Spanish/Mission detailing such as its curved parapets. It has a full-width front porch with an offset entry door. The flat roof/ balcony is hidden by a shaped low parapet wall. The interior is in the Arts and Crafts mode. Inside, the original fixtures, wainscoting, boxed-beam ceilings, and ribbon floor inlays are intact. An unusual cornice runs around the living room ceiling. The design of the original fixtures along the borders of the living room ceiling might have been influenced by first owner John Q. Clemmer's connection with theater building and management.[115] Seattle's municipal archives contain both an exterior photo and an interior photo.
Cultural Data: The designer-builder Herman Austin also designed and built the King House, one door to the north of this one at 2616 Harvard Ave E (1910, Site ID #36), the Ritchie-Klock House at 2827 Broadway Ave E (1909, Site ID #23), and the Gleason House at 2728 Harvard Ave E (1909, Site ID #44). He was the builder for the Bertram Dudley Stuart–designed Nelson House at 2706 Broadway Ave E (1921, Site ID #6), as well.

Original owner John Q. Clemmer was a premier impresario of Vaudeville and film in his day, in 1932 beating out 200 other west coast managers in the Fox Theater chain's contest for "the most popular manager in the West." It's said that he managed every theater of note in Seattle and neighboring Tacoma:

[114] Property Record Card.

[115] Observation of architectural historian Allan Seidenverg during a visit to the house on the occasion of the second MOHAI-sponsored walking tour of the district, Saturday, 9-6-2008.

in Seattle, the Fifth Avenue,[116] the Winter Garden, the Music Box,[117] the Blue Mouse, the Music Hall, the Paramount,[118] and the Orpheum.[119] Clemmer owned at least two theaters in Seattle: first the Dream Theater on the first floor of his Kenneth Hotel building at First and Cherry, where Clemmer and his wife, having come from Spokane, also made their first home in Seattle. The Dream was the first theater in the country to feature a pipe organ. In 1912, Clemmer sold the Dream and built the Clemmer Theater, at 1414 Second Avenue, which he billed as "the nation's first grand theater devoted exclusively to photoplays"—that is, movies. James Q. Clemmer died in 1942 and was memorialized by John Hamrick, who owned the Fifth Avenue, as "the best theater manager I ever knew."[120]

Accessory Structure: None **Built:** By 1917 (destroyed)
Description: A garage is shown on the southeast side of the lot on the Sanford map in Volume 4, 1917–1950, Sheet 445.

Site ID #36 **2616 Harvard Ave E** **Built: 1910**
Historic Name: King–Friedman House
Contemporary Name: Mesher, Shirley Ann, House
Denny-Fuhrman Addition **Block 8 Lots 4–5** **Legal: 1959700415**
Style: American Foursquare **Builder:** Herman Austin **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 86618, dated 2-3-1910, authorized owner, builder, designer Herman Austin, of 2015 Third Avenue, to build a two-storey frame residence 32 feet by 37 feet. The American Foursquare King-Friedman House has a brick first floor and a spatter-dash stucco-clad second floor. Hip-roofed gables are on all sides of the hipped roof. The foundation is parged brick. The two-storey portico echoes the brick and stucco materials of the house exterior. The house retains its original leaded glass casement windows. The south side of the house is partly visible in the archival photo of the Clemmer House exterior. The house is featured in *Homes and Gardens of the Pacific Coast Volume 1 Seattle 1913*, where it is praised for "a skillful use of design in the brick work" and for its "massive porch of brick and stucco" lending "an air of dignity and ample hospitality to the approach." Finally, its chimney's breaking through the overhang of the roof and then the dormer roof is called "a pleasant surprise."[121] A charming

[116] David L. Levengood, "Roben C. Reamer," in Ochsner, *Shaping Seattle Architecture*, 187.
[117] Caterina Provost, "Henry W. Bittman," in Ochsner, *Shaping Seattle Architecture*, 195.
[118] Miriam Sutermeister, "B. Marcus Priteca," in Ochsner, *Shaping Seattle Architecture*, 182, 357.
[119] Sutermeister, in Ochsner, 182.
[120] Paul Dorpat, "91 Clemmer's Dream," *Seattle Now and Then*, Volume 1 2d ed. (Seattle 1984), no page numbers.
[121] Calvert, ed., no page numbers.

note on the Property Record Card for this house observes that seven of its walls were papered and two of its walls featured Japanese grass cloth.

Cultural Data: Herman Austin, a designer-builder, also designed and built the Clemmer House one door to the south of this one (1910, Site ID #35), the Gleason-Mitchell House at 2728 Harvard Ave E (1909, Site ID #44), and the Ritchie-Klock House at 2827 Broadway Ave E (1909, Site ID #23), which has a similar, but double two-storey portico. Herman Austin also built the handsome brick Georgian house at 2706 Broadway Ave E (Site ID #6), but it was designed by architect Bertram Dudley Stuart.

First owner Thomas J. King appears in the 1900 Polk directory as partner with Charles R. Reed and doing business at 316 ½ Railroad Ave. In 1910, he was a partner with Albert M. Winge in Codfish Co. By 1911 he was a partner with Albert M. Winge, of King & Winge, and his residence at 2616 Harvard Ave E was noted. King & Winge by then were "Machinists, Shipwrights, Boat Builders, Caulkers, & Sparmakers." "Marine Ways, Barges, and Scows" were offered for rent, along with "All Kinds of Winches for Halibut Boats." They did business at 1030 Alki Avenue. William H. King, also listed at the 2616 address, was a ship carpenter. A ship called the *King & Winge* was among the ships involved in the attempted rescue refused by its captain of the *Princess Sophia* hung up on Vancouver Reef. The ship went down with all on board, and liability in the tragic event was determined in King neighbor Jeremiah Neterer's court.

By 1920, the house belonged to Abe and Jospehine G. Friedman. Abe Friedman dealt in wholesale meats. Their daughter Bernice Stern was a highly regarded Seattle City Council member, King County Councilmember, and eventual Washington State Secretary of Transportation. Early in her marriage she lived at 818 E Edgar St. (Site ID #29)

Accessory Structure: Garage on southeast side of lot. **Built:** ca. 1910
Description: Historic Contributing.
Two-car frame garage. No building permit found. The Volume 4 Sanborn map shows the large garage.

Site ID #37 **2632 Harvard Ave E** **Built: 1946**
Historic Name: Pierce-Thibaudeau House
Contemporary Name: Pierce–Thibaudeau House
Denny-Fuhrman Addition **Block 8 Lots 1–2** **Legal: 1959700388**
Style: WWII-era Cottage **Builder:** Robert O. Mylroie **Architect:**
Classification: Non-historic Non-contributing

Description: A one-storey brick, hipped-roof, post World War II cottage.[122] The exterior brick is inlaid with patterns of doubled Roman brick. The front porch is set back from the living room wing on the north side of the façade.
Cultural Data: Builder Robert Oliver Mylroie was the oldest son of Alfred Wright Mylroie and Lillian Olive Mylroie and grew up in the neighborhood in the Italian Renaissance house at 900 E Shelby St built by his father. He is shown as the owner of record for two houses acquired by St. Patrick's Church that were demolished. He later built two brick cottages on the sites, including this one.

Accessory Structure: Garage. **Built:** ca. 1946
Description: Non-historic Non-contributing.
Hipped-roof, brick garage on east side of lot.

Site ID #38 **2636 Harvard Ave E** **Built: 1945**
Historic Name: Pierce, Gerald W., House
Contemporary Name: Pierce, Gerald W., House
Denny-Fuhrman Addition **Block 8 Lot 1 N 43.5'** **Legal: 1959700387**
Style: WWII-era Cottage **Builder:** Robert O. Mylroie **Architect:**
Classification: Non-historic Non-contributing
Description: A one-storey brick cottage[123] with a hipped roof, companion to the one next door on the south built the following year. This house, of a more complex design than its companion to the south, features a series of setbacks along its north side. Its exterior brick, too, is inlaid with doubled Roman bricks in a repeating pattern.
Cultural Data: Builder Robert O. Mylroie grew up in the neighborhood in the Italian Renaissance house at 900 E Shelby St built by his father. He is shown as the owner of record for two houses acquired by St. Patrick's Church that were demolished. He later built two brick cottages on the sites, including this one.

Accessory Structure: Garage **Built:** ca. 1945
Description: Non-Historic Non-Contributing.
Two-car brick garage on southeast side of lot.

[122] King County Assessor Real Property [online] Report.
[123] King County Assessor Real Property [online] Report.

2700 Block of Harvard Ave E

Site ID #39 2706 Harvard Ave E (formerly 2700 Harvard Ave E) Built: 1903–1909
Historic Name: Duhamel-Parsons House
Contemporary Name: Foley, Robert M. and Linda A., House
Denny-Fuhrman Addition **Block 15 Lots 6–7** **Legal: 1959700875**
Style: Neoclassical Revival **Builder:** Edward J. Duhamel **Architect:** Same
Classification: Individual listing on NR
Description: A two and a half–storey Neoclassical Revival frame clapboard house. The roof was originally shingle and is now composition. Modillions outline the house roofline and the roof of the front porch. A square porch is supported by four Corinthian columns that rise to the second storey, as do pilasters on either side of the centered front door. A balcony on the square porch roof is reached from a door in the centered front gabled dormer. Gabled dormers are on the sides as well. The original cut glass windows are intact or have been restored. A terrazzo-floored conservatory takes up more than half the width of the house on the east side. The kitchen and the attic were remodeled in 1965.

Building Permit No. 88130, dated 3-19-1910, authorized Stell & Co. to build a porch 8 feet by 60 feet on three sides of the house for owner Ella R. Parsons. A finely turned balustrade extends around the wraparound first-storey porch. A wraparound walkway that roofs the first-storey porch extends around the second storey and is supported by one-storey Ionic pillars that also serve as posts for the first-storey porch balustrade. The rail of the second-storey walkway features plainer square posts as does the rail around the balcony.

Cultural Data: Architect and later builder Edward J. Duhamel designed, built, and resided in this Classical Revival mansion, built over time from 1903 to 1909. It sits on the northeast corner of Harvard Ave E and E Edgar St and is known locally as the Harvard Mansion.[124] The state's 1910 census records show Edward John Duhamel during his second residency in the Pacific Northwest. Although trained as an architect at the behest of his contractor-builder father in Chicago, Duhamel seemed to prefer contracting and building. He first arrived in Seattle in 1890 from Wisconsin and after sojourns in Galveston and El Paso. He built the Squire Latimer Building and a large schoolhouse in Port Townsend. Then he decamped for Tacoma. Growing impatient over the changes of locatioo and plans for the Tacoma City Hall, he went back to Chicago, where he built a number of churches. Coming back to the Pacific Northwest, he settled in Seattle in 1897, where he formed the partnership Cribble & Duhamel, which eventually became Duhamel and Megrath. His notable commercial and institutional projects include the Snoqualmie Falls building, the

[124] Swope, 252.

Hamlock building, the Smith building, the car barns at Fifth Ave and Pine St, the Seattle Electric Company power plant building, Green Lake School, and the Pacific Coast Syrup Company Factory.[125]

Duhamel sold the house to William H. and Ella R. Parsons in 1909. William H. Parsons founded one of the first banks in the Alaska interior, the Washington-Alaska Bank of Fairbanks, personally carrying $100,000 currency north via dogsled to start the bank. Later, he was vice-president and then president of the Dexter Horton National Bank.[126] The 1911 Polk directory lists Parsons as vice-president of the Washington Trust & Savings Bank as well. Parsons remained with the Horton banks through their merger with First National Bank and Seattle National Bank. He lived in the house until his death at 74 in 1935.[127]

Accessory Structure: Detached Garage **Built:** ca. 1915.
Description: Historic Contributing.
Frame garage on northeast corner of lot. The Volume 4 Sanborn map, 1917–1950, indicates that the garage existed by 1917.

Site ID #40 2712 Harvard Ave E (formerly 2706 Harvard Ave E) Built: 1908
Historic Name: Chisholm, William J. and Mary A., House
Contemporary Name: Triplett, Derrel L. and Carroll, Michael J., House
Denny-Fuhrman Addition **Block 15 Lot 5** **Legal: 1959700870**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Non-Contributing
Description: A two-storey, American Foursquare house with a hipped roof and a hip-roofed center dormer. Square pillars support the full-width porch-balcony. The balcony is enclosed by a simple railing. Original, narrow ten-light casement windows flank the second storey door, which is of a later period. The house entrance is on the left side of the full-width porch. Most of the original exterior and interior are intact, but some front windows and window openings have been altered.
Cultural Data: The 1916 Polk directory shows Wm. J. Chisholm (wife Mary A.), the owner in 1920, as vice-president of Merrill and King Logging Co.

Accessory Structure: Detached garage on northeast side of lot. **Built:** 1912
Description: Historic Contributing.

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[125] Various compilers, *A Volume of Memoirs and Genealogy of Representative Citizens of the City of Seattle and County of King, Washington* (New York & Chicago: Lewis Publishing Co., 1903), 481.

[126] Swope, *Classic Houses of Seattle*, 90.

[127] Swope, 252.

[127] Swope, 90.

Building Permit No. 113950, dated 6-5-1912, authorized applicant R. J. Barter, according to the 1910 census a house contractor, to build a one-storey frame garage 12 feet by 18 feet for owner W. J. Chisholm. The Volume 4 Sanborn map shows the garage. See also 2832 Harvard Ave E (Site ID #49), where Barter and his family lived for a short time.

Site ID #41 **2716 Harvard Ave E** **Built: 1921**
Historic Name: Hall-Sheppard House
Contemporary Name: Lambert, Clifford C., House
Denny-Fuhrman Addition **Block15 Lot 4** **Legal: 1959700865**
Style: Colonial Revival **Builder:** **Architect:**
Classification: Historic Non-Contributing
Description: A one-storey house with a clipped side-gable composition roof and a clipped-gable–roofed bump-out on the north side of the front facade. Two pillars on each side support the small porch on the south side of the front façade. The porch has a clipped gable roof with neoclassical returns. The exterior was originally shingle and is now clapboard. The original eight-over-one double-hung windows in the front bump-out are intact as is the original triple window to the north of the porch. The triple window features a ten-light-over-one center section flanked by narrow four-lights-over-one sections. A hipped-roof bump-out is on the south rear of the house.
Cultural Data: In 1922, Virgil Hall was the owner. In 1912, according to the *Seattle Post-Intelligencer*, Hall was "connected with [Jud Yoho's] Craftsman Bungalow Company" and an associate of Edward L. Merritt, and had just "returned from five weeks sojourn throughout California."[128] One is encouraged to speculate that by 1922, when this house was built, Virgil Hall might have been an associate of Gardner Gwinn, another prolific builder of bungalows and who in fact owned a house at 2703 Harvard Ave E (destroyed, along with several others on the west side of Harvard Ave E with which Gwinn was associated, to make way for I-5). Building Permit No. 82956, dated 10-20-1909, records architects Merritt & Hall for the design of a one and a half–storey residence 26 feet x 38 feet at 2817 Harvard Ave E (destroyed) as well.

By 1925, Eva H. Sheppard owned and was living in the house with her two student daughters. Eva was the manager of an employment agency. One speculates that it was probably one of the new agencies that were specializing in the employment of women, the philosophy apparently that women's work was so different from men's that they would need their own kind of employment experts in fields appropriate only for women. It was nevertheless an opportunity for many women to begin to become self sufficient. A letter to the mayor arguing that significantly fewer women than men would be employed and therefore fee

[128] Janet Ore, *The Seattle Bungalow: People & Houses 1900–1940* (Seattle & London: University of Washington Press, 2007), 162n22.

income would be considerably less for women's agencies petitioned the mayor successfully for a reduction of the $100 licensing fee charged agencies that placed men to $20 for agencies that placed women.[129]

Accessory Structure: Detached Garage **Built:** c. 1925
Description: Historic Contributing.
Frame garage on southeast corner of lot. The garage is shown on the Volume 4 Sanborn map.

Site ID #42 2722 Harvard Ave E Built: 1906
Historic Name: Stokes, Harry C. and Emma J., House
Contemporary Name: Espling, Erik S. and Emilie M., House
Denny-Fuhrman Addition Block 15 Lot 3 Legal: 1959700860
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: The two and a half–storey American Foursquare house has a hipped roof with exposed decorative cut rafter tails and 2-inch exposure clapboard siding. A large hip-roofed porch centered on the main façade is supported by square pillars. The first and second storeys contain original one-over-one, double-hung wood windows. Above the porch is a Palladian style window. A large hip-roofed dormer on the main elevation has a replacement metal sliding window.
Cultural Data: The building permit for this house does not appear in the Department of Planning and Development Microfilm Library street index, which shows building permits dating from 1908 to 1938. Four years after the house at 2722 Harvard had been built, the 1916 Polk directory lists Harry C. Stokes (or Stokos, as the 1910 census suggests), who was from Canada and owned Lots 3–4 in 1910, as the owner-resident. Stokes and his wife, Emma J.Stokes, still owned and lived in the house at 2722 in 1930, although he died that year. He was the president of The Stokes Co., and Lewis P. Stokes (not a son, perhaps a brother, wife Margaret) was the treasurer. They manufactured candy and ice cream and also ran Stokes Confectionary & Lunch Parlors. The Stokes had architect Kirtland Kelsey Cutter design a Tea Room in the Empire Building (undated).[130] Harry and Emma Stokes lived at 2722 Harvard Ave E until he died.

Accessory Structure: None. **Built:**
Description:

[129] "Women in City Government," Seattle Municipal Archives, www.seattle.gov/CityArchives/Exhibits/Women/panel.htm (accessed 8-19-2008).

[130] From a list of Cutter's and Cutter & Malmgren's projects in Seanle, available online at http://nwda-db.wsulibs.wsu.edu/findaid/ark/80444/xv10277. (Accessed 10-18-2008.)

Site ID #43 **2726 Harvard Ave E** **Built: 1908**

Historic Name: Agnew-Kahle House
Contemporary Name: Gagnon, Rosalie, House
Denny-Fuhrman Addition **Block 15 Lot 2** **Legal: 1959700855**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Non-contributing
Description: A two-storey house.[131] Building Permit No. 131257, dated 3-31-1914, authorized owner C. D. Kahle to have builder C. Dietrich construct a sleeping porch at 2726 Harvard Ave E at a cost of $150. The original house building permit has not been found.

The Craftsman house with a side-gabled composition roof has a large side-facing gable roof with inset full-width porch. The porch is supported by pairs of square posts anchored by crosspieces resting on a solid balustrade. Craftsman knee braces support the wide eaves. A large front-facing gable dormer has been supplemented by two newer small bay dormers. The first storey of the house is clapboard, and the second storey is stucco with half-timbering. A small rectangular bay window is on the south façade. Several second floor windows have been replaced, but the first floor one-over-one windows remain mostly intact.

Cultural Data: James P. and Elizabeth E. Agnew, who owned the house at 2726 Harvard Ave E in 1910, two years after it had been built, had lived close by at 2727 Boylston Ave E with children Anne E. Agnew and James W. Agnew. James P. Agnew was a deputy city comptroller. By 1914, he is listed in the Polk directory as Chief Clerk City Comptroller. By then his son, James W., was an accountant, and Iza M. Agnew, a daughter-in-law also lived in the house.

In 1915, the Clay and Belle Kahle owned and had moved into the house. The 1916 Polk directory notes that Clay Kahle was "with" Crescent Manufacturing Co. John W. Kahle was president of Crescent, and Wm. J. Kahle was secretary-treasurer. Crescent at that time dealt in teas, coffees, spices, baking powder, extracts, and Mapleine. Crescent Spices was started in 1883 here in Seattle, and according to a *Seattle Post-Intelligencer* article had changed its name and location a couple of times.[132] The brand is still in business, a Safeway product now. E-Bay vendors advertise as collector's items baking powder cook books published by Crescent and other spice and baking powder companies in the 1920s.

Accessory Structure: Detached garage **Built:** ca. 1955
Description: Non-Historic Non-Contributing.

[131] King County Assessor Real Property [online] Report.

[132] John Owen, "The Intermediate Eater: The streets are alive, with the smell of Seattle" Wednesday, 1-2-2002, an article that waxes nostalgic over the smell of spices as one drove from Bellevue into Seattle.

The one and a half–car garage is 20 feet by 20 feet, with a half concrete exterior and floor and a composition roof. A garage is shown on the Volume 4 Sanborn map on the southeast corner of the lot. The garage has an old swing-up door.

Site ID #44 2728 Harvard Ave E (formerly 805 E Hamlin St) Built: 1909
Historic Name: Gleason, James P. and Nellie D., House
Contemporary Name: Mitchell, David D. and Mary Jo, House
Denny-Fuhrman Addition **Block 15 Lot 1 and N 6' of 2 Legal: 1959700845**
Style: Arts & Crafts **Builder:** Herman Austin **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 69894, dated 12-9-1908, permitted O. E. Engstrom (or Engstrand) to build a two-storey frame residence 28 feet by 40 feet at 805 E Hamlin St. The owner by 10-23-1909 was Herman Austin, built several dwellings in the neighborhood including the Clemmer House (2612 Harvard Ave E, Site ID #35), the King-Friedman House (2616 Harvard Ave E, Site ID #36), the Ritchie-Klock House (2827 Broadway Ave E, Site ID #23), and the Nelson House designed by Bretram Dudley Stuart (2706 Broadway Ave E, Site ID #6).

This two-storey Art & Crafts style rests on a clinker brick foundation. The first floor is clad with spatter-dash stucco while the second floor is horizontal T&G siding, and the gable ends are half timbered. Decorative details include a two storey porch on the main façade. The top half of the two-storey sleeping porch has been glazed. The lower porch level can be approached by steps on either side. The west façade boasts a large bow window. Other features include as the dentils in the gable ends, window planter boxes and decorative porch balustrade. The original wood shingle roof has been replaced by composition. Some of the original windows are protected by storm windows, and all of the original windows feature multiple lights. According to the Property Record Card for the house, it has a brick and tile fireplace.
Cultural Data: The 1916 Polk directory shows James P. Gleason (wife Nellie D.) as the president and manager of the American Savings Bank and Trust Co. He was born in Ireland and started out in the late 1880s as a real estate broker and furniture dealer on Front Street. By 1890, he had two locations for Queen City Furniture. By 1910, he and Nellie lived in the house at 2728 Harvard Ave E, and he was a bank president. By 1930, Gleason was a bank chairman of the board. They lived in this house until until 1944. That year, Robert J. Gleason, who might have been a brother or a nephew—the Gleasons had no children—owned the house.

Accessory Structure: Detached garage on east side of lot. **Built:** 1909
Description: Historic contributing.
An almost illegible Building Permit No. 79611, dated 7-31-1909, authorized C. G. Engstrom to build a one-storey frame private garage "to accommodate one machine only." The front-gable–roofed garage has a

stucco exterior with concrete floor and shingle roof. The old double doors are intact. The Volume 4 Sanborn map shows the garage on the southeast corner of the lot.

2800 Block of Harvard Ave E

Site ID #45 **2812 Harvard Ave E** **Built: 1903**
Historic Name: Taylor-Frater House
Contemporary Name: Gorringe, James S., House
Denny-Fuhrman Addition **Block 24 Lot 6** **Legal: 1959701650**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Non-Contributing
Description: A two-storey house significantly altered in a 1976 renovation. The Seattle Department of Planning and Development microfilm rolls begin with building permits issued in 1908—too late for the original house building permit. Building Permit No. 114153, dated 6-11-12, authorized applicant N. P. Olsen to repair the front steps and door and also the wood shed for owner J. N. (or M.) Frater. At present, the shingled, flat- or shallow-hip-roofed square house has double aluminum windows on all sides with no dormers or porches.
Cultural Data: Joseph M. Taylor, who owned the property when the house was built and resided at the address, is mentioned in Clarence Bagley's *History of King County* during Bagley's discussion of the University of Washington: "Prof. J. M. Taylor also deserves more than passing mention. He occupied the chair of higher mathematics and was a profound scholar in his chosen branch." Bagley also mentions that upon his retirement, Taylor published a magazine on Freemasonry, and Taylor is shown in the 1900 Polk directory as the Editor and Proprietor of *The Pacific Mason*, a magazine devoted to Freemasonry and advertised as having national distribution. His wife, Alice M. Taylor, who was the owner of the house from 1905 through 1910, was Associate Editor. Bagley also describes Professor Taylor as grand master of the Masonic Order of Washington who laid the cornerstone of the first University of Washington building on the present campus on July 4, 1894 (noting that grand master Rev. Daniel Bagley had laid the original cornerstone, the first in the territory, in 1861 on the downtown university site). This first building on the present University of Washington campus was the "main," "Administration Building," later called Denny Hall.[133] Taylor also started the Department of Astronomy at the University of Washington and personally built the platform for the telescope he selected for the (extant) Observatory, staying up all night many a night to complete the construction and then showing up to teach in the morning. For a long time, Taylor

[133] Bagley, 209-12.

was the only faculty member of the Astronomy Department. The Taylors also owned the property at 808 E Shelby St (Site ID #53) before the house there was built.

In 1915, the Taylors sold this house to John T. (or M.) Frater. The 1916 Polk directory lists John T. Frater (wife Julie A. V.) as deputy county clerk.

Accessory Structure: Shed **Built:** 1909
Description: Historic Contributing.
Building Permit No. 84397, dated 11-24-1909, authorized J. M. Taylor to raise a 12 feet by 14 feet shed four feet to put in a new floor. The Estate of Alice M. Taylor is shown as the owner. The shed and one other building, probably a garage, are shown on the Volume 4 Sanborn map. The shed and a garage are still at the back of the property.

Site ID #46 2816 Harvard Ave E Built 1909
Historic Name: Hochm, Bernard and Evelyn, House
Contemporary Name: Bassingthwaighte, Sarah. House
Denny-Fuhrman Addition **Block 24 Lot 5** **Legal: 1959701645**
Style: American Foursquare **Builder:** Alex R. Manson **Architect:**
Classification: Historic Non-Contributing
Description: Building Permit No. 70156, dated 12-16-1908, shows A. R. Manson as the applicant for building a two-storey frame dwelling 27 feet x 36 feet. The house has a hipped roof with a centered shed-roofed dormer. The first floor is clapboard, and the second is stucco. The foundation and front steps to the porch are brick. The hip–roofed porch runs across the southern two-thirds of the façade. The front door has multiple lights and is on the right. Most of the house's narrow, multiple-lights-over-one windows appear to be intact, although the dormer has new single-paned casement windows.
Cultural Data: The house at 2816 Harvard Ave E went for a long time without an owner-resident and might have been built strictly as an investment. Alex R. and Sarah M. Manson owned Lot 5 when the house was built. He was a building contractor residing at 5538 Thirtieth Avenue Northeast. Lee R. Hudgens (wife Maybelle) was in real estate and lived at 2537 Ninth Avenue West in 1916. Although he owned the house from 1915 to 1925, the 1921 Polk directory shows his address at 10510 Greenwood Avenue.

Bernard Hoehm, a tire salesman, owned the house next, by 1930. He and his wife, Evelyn, who was a stenographer at a retail hardware store, owned and lived in the house until 1935, when it was taken over by Provident Mutual Life Insurance Co.
Accessory Structure: Garage **Built:** ca. 1909
Description: Historic Contributing
Frame garage on southeast corner of lot. The clapboard clad garage has a gabled parapet on the east side.

Site ID #47 **2822 Harvard Ave E** **Built: 1922**
Historic Name: Stack, J. H., House
Contemporary Name: Smith, Robert W., House
Denny-Fuhrman Addition **Block 24 Lot 4** **Legal: 1959701640**
Style: Colonial Revival[134] **Builder:** **Architect:**
Classification: Historic Non-Contributing
Description: The building permit for this house does not appear in the street index for the Department of Planning and Development Microfilm Library. The rectangular, front-gabled, one and a half–storey house has a balloon frame structure with an altered clapboard, shingle, and roman brick exterior. The front gable contains trapezoid windows, and the windows in the front first storey on either side of the central entry have been significantly altered.[135] The flat-roofed porch is supported by pairs of thin columns and in turn supports a balcony. The south side has a bump-out. A brick chimney is on the north side of the house.
Cultural Data: Cecil W. Martin (wife Mertie), who lived at 2227 Boylston Ave E, was the owner of the lot in 1920. He is listed in the 1917 Polk directory as the local manager of the Washington Advertising Brokerage Co. Side Sewer Card 4416 shows J. H. Stack as the owner when the side sewer was installed, and the Tax Assessor rolls indicate that Stack owned the house from 1925 through 1941. Stack was a plumber doing business at 106 Jackson Street.

Accessory Structure: Garage. **Built:** ca. 1922
Description: Historic Non-Contributing.
No garage is shown on the Volume 4 Sanborn map. A gabled garage with horizontal siding in the gable and vertical siding on the walls is at the south side of the rear of the property. Some of the siding might have been installed more recently. The garage door appears to be either original or second generation.

Site ID #48 **2826 Harvard Ave E** **Built: 1925**
Historic Name: Schaefer, Ned A. and Anne E., House
Contemporary Name: Frumin, Dan Y., House
Denny-Fuhrman Addition **Block 24 Lot 3** **Legal: 1959701635:**
Style: Colonial Revival **Builder:** **Architect:**
Classification: Historic Non-Contributing

[134] Michael Houser in review of first draft of this document, which had followed Tom Quackenbush's lead in using the term "Vernacular" to describe the style of this house.

[135] Some details of the house description and a conclusion that the house is an example of "a vernacular house of the early 20th century with compromised integrity" come from Tom Quackenbush, Historic Property Report for 2822 Harvard Ave E, undated, although accompanying photos are dated 7-5-2006. The report was furnished by State Architectural Historian Michael Houser.

Description: The building permit for this house was not discovered in a legible part of the street index for the Department of Planning and Development Microfilm Library's building permits. The one-storey clapboard house has a side-gabled roof with a gable-roofed porch on the west, front, facade. The porch is supported by Tuscan pillars and approached by side steps on the south. The porch has been glazed with what appears to be multiple-pane leaded glass. A small, gable-roofed bump-out at the rear of the south side of the house appears to be an enclosed side porch and has a door on its west side. Windows on the front façade appear to have been replaced by single panes, but the window size seems to be unaltered.
Cultural Data: In 1925, the year that the house was built, G. P. Simmon (or Simmons) was the owner of the lot. Ned A. Schaefer, listed in the 1930 U. S. Census as a rancher, fruit grower, owned the property from 1930 to at least 1941 and lived there with his sister, Anne E. Schaefer.

Accessory Structure: Detached garage **Built:**
Description: Non-historic Non-contributing.
A relatively new cement block and clapboard garage with a shed roof is on the northwest side of the property.

Site ID #49 **2832 Harvard Ave E** **Built: 1908**
Historic Name: Barter–Devers House
Contemporary Name: Seinfeld, Keith and Roberts, Elisabeth R., House
Denny-Fuhrman Addition **Block 24 Lot 2** **Legal: 1959701630**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: The building permit for this house, no doubt having been issued before 1908, does not appear in the Department of Planning and Development Microfilm Library street index. The two-storey clapboard house has a hipped roof with a shed-roofed dormer that contains one multiple-paned window. The full-width porch is supported by square pillars. A centered balcony rests on the flat porch roof. The door on the north side of the porch is flanked by sidelights. Projections at the second-storey corners of the house contain cut-glass-over-one windows.
Cultural Data: Robert J. Barter owned the house in 1910, two years after it was built, and he appears as owner in the Tax Assessor's rolls in 1915. According to the 1910 U. S. Census, Barter was a house contractor. He lived in the house with his wife, Elmira (or Elvina), and their three daughters and one son.

Robert A. Devers, who owned the house in 1920, is listed in the 1916 Polk directory as a lawyer whose practice was housed in the New York Building and who lived at 8857 76th Avenue Southwest. By the time of the 1920 U. S. Census, he and his wife, Izora M., and their four daughters were living in the house at 2832 Harvard Ave E. By the 1930 U. S. Census, their eldest daughter, Ida, was a high school teacher. The Devers owned the house until at least 1941.

Accessory Structure: None **Built:**
Description: Building Permit No. 160575, dated 9-26-1917, authorized owner, resident Robert A. Devers to have "Day Work" construct a 12 feet by 18 feet garage with a cement floor on a 6 inches concrete foundation wall 18 inches into the ground, the doors to swing over private property, the garage to be 6 feet from the nearest building, at 2832 Harvard Ave E. The garage is shown on the Volume 4 Sanborn map on the southeast corner of the lot, but it is no longer there.

Site ID #50 2836 Harvard Ave E Built: 1907
Historic Name: Dawson, Mamie C., House
Contemporary Name: Baird, Janice D., House
Denny-Fuhrman Addition **Block 24 Lot 1** **Legal: 1959701625**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: The building permit for this two and a half–storey house with a fine, original front door cannot be found in the Microfilm Library of building permits that begin in 1908 and end in 1938. The house has a hipped roof with large hip-roofed dormers on all sides. The north side of the house has a bump-out with a Craftsman-detailed roof and a quadruple double-hung window. Above the bump-out, a small mock-railing adds interest. All roofs, with generous eaves, have long modillions. The dormers have well-spaced, double-hung four windows each. A brick chimney with a blind arch goes through the house roof and the north dormer roof. The first floor is stretcher-header alternating Flemish-bond brick. The second storey is spatter-dash stucco. A string band of brick dentils separates the first and second stories. The full-width brick front porch with tapered wood columns on brick stands has a small gable at the entry steps. The columns beside the stairs are double. The original windows are intact. The front door appears to be the original, and a brick arch tops it.
Cultural Data: From 1910, three years after the house was built, to at least 1951, a divorcee variously known to the tax assessor as Mamie C. Dawson, Minnie O. Dawson, and Minnie C. Dawson owned and lived in house with her children, Lewis M. Dawson, Jr. (b. ca. 1891), a student at the University of Washington, and Ralph C. Dawson (b. ca. 1892).[136] Lewis M. Dawson, a lawyer in the Henry Building, is shown in the Polk directory residing at 2836 Harvard Ave E as well, and he is probably Lewis M. Dawson, Sr. Mamie C. Dawson was the granddaughter of pioneer William N. Bell.[137]

Accessory Structure: None. **Built:**
Description: No garage is shown on the Volume 4 Sanborn map.

[136] 1910 United States Federal Census.
[137] Emily Inez Denny, Blazing the Way, 265–66.

900 Block of E Roanoke St

Site ID #50-S **900 E Roanoke St** **Designed and Planted 1908**
Historic Name: Roanoke Park
Denny-Fuhrman Addition **All of Block 9** **Legal: 1959700460**
Builder: Seattle Parks Department
Classification: Historic Contributing
Description: A 2.2 acre park at the south end of the Roanoke Park Historic District. The park is on the north side of E Roaooke St, with the 2600 block of Broadway Ave E on its west side, the 900 block of E Edgar St oo the north, and the 2600 hlock of Tenth Ave E on the east.

The park contains 79 varieties of mature and maturing trees. It received 100 new trees and thousands of new shrubs and perennials, new attractively curving paths, a central meeting place, new benches, and an updated playground during a recent ten-year renovation project led by University of Washington Professor Emeritus of Landscape Architecture and resident Robert Buchanan (of 2632 Tenth Ave E, Site ID #70) and implemented by neighborhood volunteers in cooperation with the Seattle Parks Department and the Department of Neighborhoods. Neighborhood volunteers, the Parks Department, and the Fire Department jointly care for the park.

Thirteen mature elms in the interior of the park proper and along the south side of the 900 block of E Edgar St are cared for by the Parks Department, and the Roanoke Neighborhood Elms Fund sees to prophylactic pruning and injections to lessen the risk of Dutch elm disease to the twelve street elms on neighborhood property. A "Heritage Elm" is in the center of the west lawn of the park.
Cultural Data: Following an Olmsted recommendation that a park be sited there, the City of Seattle held the 2.2-acre Block 9 out of the 1895 sheriff's sale of David Denny properties and handed Block 9 over to H. G. Brace of the Parks Department in 1908. Block 9 has never been developed as other than a park and was intended to be a part of one of the largest Olmsted-designed park and boulevard systems in the nation."[138]

When the Fire Department wanted to site a new fire station on Block 9 in the early 1960s, the Soroptomist Society, a women's service group, mounted a successful campaign to prevent it from happening. In 1964, the fire station, No. 22, was sited on the south side of E Roanoke St, at 901–911[139] E Roanoke St, instead.[140] There is no truth to the story that David T. Denny donated the park to the neighborhood and that if the City were to try to site a building on it, the block would revert to the Denny heirs.

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[138] Lawrence Kreisman and Glenn Mason, 123.

[139] Side Sewer Card 3551 shows the 901–911 address. A State of Washington right of way, also maintained by neighborhood volunteers, runs along the rest of the south side of E Roanoke St.

[140] Field Recorder C. Wickwire, on a state Historic Property Inventory Form 11-06-2000.

Accessory Structure: Tool shed **Built:**
Description: Non-Historic Non-Contributing
A small tool shed painted green is in the northeast corner of the park. Neighborhood volunteers and the Parks Department store gardening tools, hoses, and other watering equipment in the shed.

1000 Block of E Roanoke St

Site ID #51 **1004 E Roanoke St** **Built: 1907**
Historic Name: Booth, Dr. William G., House
Contemporary Name: Margarones, Joseph and Leslie, House
Denny-Fuhrman Addition **Block 10 Lot 8** **Legal: 1959700515**
Style: Foursquare Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: Rumors that the house had been moved to its present location might be reinforced by Building Permit No. 78703, dated 7-6-1909, which authorized a builder, applicant with the initials L. K. to move a two-storey frame residence and build a one and a half–storey frame addition to same 9 feet by 12 feet for owner Wm. G. Booth. Next door neighbor Larry Stokke believes that the house was moved from up on the hill in the Seattle Prep neighborhood to its present site.[141] The building permit however indicates that the house at 1004 E Roanoke St was moved only a bit on its lot to make room for an addition.[142]

The house and porch have brick foundations. The wraparound porch (two sides) has a hip-roofed configuration, and the second storey has a hipped roof. The southwest corner of the second storey has a projecting window. Many of the leaded glass windows are intact, although some on the second floor have been replaced. According to the Property Record Card, at least one room has a box-beam ceiling. The Margarones have restored many of the Craftsman details and built-ins and have restored the living room floor, which had been removed by an earlier resident to display a two-storey painting.

In the 1990s, the Margarones had an addition built onto the (east side) back of the house that does not detract from the house's street-side integrity. The Margarones installed a new, double-car garage under their recent addition to the back of the house. A notable feature of the curb beds around this corner house, following the configuration of the wraparound porch, are the six mature Horse Chestnut trees and the single Hedge Maple at the southeast corner or Tenth Ave E and E Roanoke St.

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[141] In conversation with Erin O'Connor 9-15-2008.

[142] The Booths were no strangers to house moving. They had recently moved their earlier residence to the lot next door to make room for their new Booth Building at the southeast corner of Broadway Ave and E Pine St. Dotty, Decoster, "The Booth Building gets a 100th Birthday Present," *Capitol Hill News*, 3-10-2007, and conversation with Dotty Decoster 1-7-2009.

Cultural Data: Dr. John R. Booth and then his brother Dr. William G. Booth, owned the lot and house from 1910 to 1935. William Gilman Booth appears in Clarence Bagley's *History of King County* on the roster of the King County Medical Society in 1929.[143] John R. Booth, who paid taxes on the property in some of the years that it was owned by William G. Booth, is shown among the society's vice presidents in 1900 but not on the society's roster for 1929.[144] The admirable brothers had taken turns working and sending each other to four-year medical schools. John R. Booth later moved with his family to California, where he had studied medicine while his brother supported him by working at a silver mine in Colorado, and William G. Booth assumed ownership of the house.[145]

Accessory Structure: None **Built:** ca. 1907 (Destroyed)
Description: Single-car garage, 10 feet by 14 feet.
Accessory Structure: None **Built:** 1945 (Destroyed)
Description: Double-car Garage, 20 feet by 20 feet. No garage is shown on Volume 4, 1917–1950 Sheet 446 of the Volume 4 Sanborn maps.

Site ID #52 1018 E Roanoke St Built: 1909
Historic Name: Gates-Bass Mansion
Contemporary Name: Millington, Charles W. and Charlotte J., Mansion
Denny-Fuhrman Addition **Block 10 Lot 9, 10, & N ½ of 11** **Legal: 1959700520**
Style: American Foursquare **Builder:** Andrew A. Nelson **Architect:** Elmer E. Green
Classification: Historic Contributing
Description: Building Permit No. 77833, dated 5-15-1909, permitted Andrew A. Nelson, of 809 Second Avenue, to build a two and a half–storey frame residence designed by architect Elmer Ellsworth Green for owner B. L. Gates. The house is stucco with a hipped roof and hip-roofed dormers on all sides. The front features an almost full-width arched portico, and a porte cochere is on the west side of the house. Building Permit No. 127589, dated 10-27-1913, authorized A. A. Nelson, now of 1208 E Shelby St, close by, to build an addition 4 feet by 20 feet at a cost of $150 for owner B. L. Gates. This is most likely the tiled floor conservatory on the east side of the house, reached by steps from the outside and also accessible from the living room.

In the 1970s, a lap pool and a Jacuzzi were added to the rear of the house. The Millingtons, who bought the house in 2005, have done foundation work, plumbing work, and electrical work, and they have expanded the kitchen in the back. A beautiful original billiards room with a river stone fireplace is in the

[143] Bagley, 570.
[144] Bagley 568.
[145] Conversation with Sally Hurd Sylliaasen, who is Dr. Booth's granddaughter and lived at the house with her mother, Elizabeth Booth Hurd, 10-9-2008.

basement, and servant bedrooms with hardwood floors and a bath are on the attic level. A butler's pantry is between the kitchen and the dining room, and a breakfast room is off the east side of the kitchen and the west side of the living room.

Cultural Data: Although the houses at 2601 and 2609 Broadway Ave E might have come from Elmer Ellsworth Green's *Practical Pattern Book* (1912), and although Green advertised that his Plan Book showed interior and exterior plans for "bungalows and two-storey houses ranging in price from one thousand to ten thousand dollars," it seems likely that this house was a custom design. Green also designed the Captain David Gilmore House across E Roanoke St at 903 E Roanoke St (destroyed to make way for SR-520).

The house was built for Benjamin L. and Bertha L. Gates, who owned Lots 9 and 10. Gates was a jeweler and diamond merchant according to the Polk directory. He sold "diamonds, watches, clocks, cut glass, and optical goods," with "an experienced optician in charge." The business was at 809 Second Avenue in 1910 and at 1326 Second Avenue in 1914.

Although the house is known locally as the Denny Mansion, research indicates that no one with the last name Denny ever lived there. From 1925, Sophie Frye Bass, a granddaughter of Arthur A. Denny, and her husband, Daniel Waldo Bass, lived in the house. The library at the Museum of History and Industry (MOHAI) is named after Sophie in appreciation of both her authorship of two histories of Seattle and the donation of her archival collection, which has been called "one of the finest and most complete private collections of Pacific Northwest History to be found anywhere,"[146] to MOHAI.

Daniel W. Bass (1864–1936) was the son of Captain Samuel Bass (1831–1902) and Avarilla Waldo (1834–1885).[147] In his long and diverse career, so typical of the first and second generations of the pioneers, he ran a general store and then Sophie's father's Frye Hotel. After logging a site in Snohomish, he built a barn and turned the logging camp into a dairy farm. Bass, who attended Willamette University in Salem, the University of Oregon in Eugene, and the Willamette University Law School, also served as a deputy prosecuting attorney and worked in private practice with several law firms.[148] He was a notably

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[146] Ronald Todd, Senior Librarian, University of Washington, Smith 164

[147] Daniel Waldo Bass was named after his mother's father, Daniel Waldo. The Waldos were a well-known family in the Territory and settled in Oregon originally in an area known later as the Waldo Hills. Avarilla's brothers were the Hon. Wm. Waldo and Chief Justice J. B. Waldo. Avarilla Waldo Bass Obituary in the *Weekly Oregon Statesman* 4-17-1885, 3:2. Online 2-12-2008 at www.open.org/pioneer/pg03.html.

[148] Clarence Bagley, *History of Seattle from the Earliest Settlement to the Present Time* (Seattle: S. J. Clark Publishing, 1916), 841–42. Daniel Waldo Bass came by his versatility honestly. Captain Samuel Bass seems to have been, as so many men in the territory had to be, a man of many talents with an ability to strike out for new places. A short item in Whatcom County's *Daily Reveille* of 1895 talks about the Captain and three of his six brothers: "Captain BASS and brethren arrived per boat from Seattle yesterday morning, and are commodiously located in the captain's block, under the excellent care of Mrs. BASS. The quartette are Charles, Alexander, T. J., and Samuel, each six feet high, each 200 lbs. weight and each over 60 years of age. Alexander is a San

kind man, in 1936, the year of his death, deeding the dairy farm he had owned since 1908 to Kamezo Nakashima, who had run the farm for him. Alas, in the uproar after Pearl Harbor and facing internment, Nakashima sold the farm for $10 an acre.[149]

After Daniel died in 1936, Sophie continued to live in the house and was later joined by her widowed sister Roberta Frye Watt, who wrote *Four Wagons West: The Story of Seattle* (Portland, Ore.: Binsford & Mort, 1931). A year after Daniel died, Sophie published *Pigtail Days in Old Seattle* (Portland, Ore.: Binfords & Mort, 1937). In 1947, the year she died, Sophie published *When Seattle Was a Village* (Seattle: Lowman & Hanford, 1947).

Accessory Structure: Detached garage. **Built:** ca. 1909
Description: Historic Contributing.
An otherwise illegible Building Permit No. 80137, probably from late 1909 to judge from the preceding and following permit numbers' dates, probably authorized the building of the two-car stucco garage at the back of the property. Its crenellation echoes that of the stucco house, although the garage has a flat roof. The garage is shown on Sheet 446 of Sanborn Volume 4, 1917–1950.

800 Block of E Shelby St

Site ID #53 **808 E Shelby St (formerly 800 E Shelby St)** **Built: 1900**
Historic Name: Brady-Alexander House
Contemporary Name: O'Donnell, Mathew and Catherine, House
Denny-Fuhrman Add Supl **Block C Lot 2** **Legal: 1962200300**
Style: Queen Anne Free Classic **Builder:** **Architect:**
Classification: Historic Contributing
Description: The second oldest house in the Roanoke Park Historic District, this two and a half–storey asymmetrical yellow house has a ship-lapped first storey and a clapboard second storey. The larger of two gables has decorative shingle work at its apex and on a narrow roof that overhangs the first floor windows.

Domingo planter, and has been in the West Indies 43 years. He shipped 24,000,000 lbs. of sugar last season. T. J. lives in San Francisco, and is president of the BASS-HUNTER Paint Co. Charles lives in New York and has retired from business, while the captain needs no introduction. The captain has seen none of these brothers in 40 years, and is as proud of them as of his grandchildren." Article available online 2/6/2008 at www.rootsweb.com/~wawhatco/newspapers/reveille1895.htm. All came from Mt. Holly New Jersey and Pottsville, Pennsylvania. The three other brothers were William, Thomas, and Benjamin.

[149] Daniel Waldo Bass might have just indicated to Sophie Frye Bass that he wanted the Nakashima family to have the farm. A HistoryLink.org Essay 8509 by Tracy Tallman says that the Nakashima family bought the farm from Sophie Frye Bass. The article includes a rare photo of Daniel Waldo and Sophie Frye Bass, standing with Miye and Kamezo Nakashima, and several photographs of the farm and the beautiful barn, still standing. The farm is now a Snohomish County park.

That gable also has a small Palladian window at the top with a curved overhang above the window. The smaller, projecting adjoining gable is finished in clapboard. The second-storey windows in the two front gables are identical nine-lights-over-one, three in the smaller gable and two in the larger gable. The smaller gable has two more nine-lights-over-one windows, one each on its projecting west and east sides. The two windows in the second storey of the larger gable have decorative diamond work above them with another carved feature that runs between the windows and up through the diamond work. The smaller gable's three more closely spaced second-storey windows fill its front. A side gable is on the west side. A clipped corner on the southwest corner of the house contains a window and is overhung by the shingle-worked roof below the windows of the larger gable. The classically columned front porch with fanlight and sidelights surrounding the door is on the right side of the house and recessed under the smaller gable.
Cultural Data: Edward & Leota Brady were the owner of record in 1900, when the house was built. Ed Brady is mentioned in Clarence Bagley's *History of King County* as an attorney in practice in 1891, and Bagley mentions him again among the 13 attorneys who practiced in Seattle in 1891 who were still living in Seattle in 1929, when Bagley's book was published.[150]

Brady didn't stay long, if at all, in the house, though. In 1900, the taxes were paid by D. Y. Alexander, who owned the house in 1905, when the taxes were paid by Henry Fuhrman. Fuhrman didn't hang on to the property for long, or else D. Y. Alexander didn't, and soon it had been sold to a Mike Georgr or George. (Neither spelling produced a find in the Polk directories. Nor were many of the other previous owners listed.) The house passed through at least five or six more owners over the years.

Accessory Structure: None. **Built:** ca. 1900 (destroyed)
Description: A two-car, concrete garage with a concrete floor and a tar paper roof. The garage does not appear on the Volume 4 Sanborn map, and all that remains is the foundation, which also serves as a retaining wall for the steep hill on which the house is sited.

Site ID #54 812 E Shelby St (formerly 808 E Shelby St) Built: 1909
Historic Name: Mifflin, Emmett R. and Mary R., House
Contemporary Name: Emery, John S. and Marguerite J., House
Denny-Fuhrman Add Supl **Block C Lot 2, pt 1** **Legal: 1962200305**
Style: American Foursquare **Builder:** Eric Almquist **Architect:** W. E. Dwyer
Classification: Historic Non-Contributing
Description: Building Permit No. 77342, dated 6-4-1909, authorized applicant, owner, builder Eric Almquist, of 812 E Shelby St, to build a two-storey frame residence 30 feet by 36 feet designed by architect W. E. Dwyer. This two-storey house received a faux stone façade on the first storey some time in

[150] Bagley, *History of King County*, 58–89.

the 1950s. The stone façade is shown in the photograph on the Property Record Card for the house, dated 9-20-57. The stone façade has since been painted gray, and above it the spatter-dash stucco on the second storey has been painted gray, too. The original cut-glass windows are intact.
Cultural Data: The lot was owned by builder Eric Almquist in 1909, when the house was built.[151] Eric Almquist was also the builder of the Storm house at 2611 Broadway Ave E (Site ID #3) designed by McClelland & Pinneh. The property had passed through various owners including H.P. Noland in 1913 and Aaron Frederick Anderson in 1915, who lived in the house next door at 816 E Shelby St (Site ID #55), before Emmett R. Mifflin (wife Mary R.) settled into the house in 1937 and stayed for a while. He was a lawyer with Mifflin (Gordon J.) Mifflin & (Ardron) Mifflin.

Accessory Structure: Detached garage **Built:** 1913
Description: Historic Contributing.
Building Permit No. 126335, dated 10-12-1913, authorized owner H. P. Noland to build a 12 feet by 16 feet garage, the doors not to swing over the alley. The two-car garage of solid construction with a concrete floor and roof sits on the much lower-level alley. The garage has two separate single-car doors. It is shown on the north side of the lot on the Volume 4 Sanborn map.

Site ID #55 816 E Shelby St (formerly 812 E Shelby St) Built: 1910
Historic Name: Anderson, Aaron F., House
Contemporary Name: Neuzil, Daniel F. and Kathleen M., House
Denny-Fuhrman Add Supl **Block C Lot 4** **Legal: 1962200310**
Style: Craftsman **Builder:** E. Almquist **Architect:** Elmer E. Green
Classification: Historic Contributing
Description: Building Permit No. 84239, dated 11-19-1909, authorized applicant, owner, builder Eric Almquist, of Apt 19 North Holland Avenue, to build a two and a half-storey frame residence 32 feet by 38 feet designed by E. E. Green. A notation that the plans were returned 5-18-1910 signed by E. E. Green personally might suggest that the design for this house was not a plan from his *Practical Plan Book* (1912).

The front-gabled house has a clapboard exterior on the first storey and stucco on the second. Wide overhangs with decorative cut barge boards are supported by Craftsman knee joints. The two double-hung ten-over-one windows in the second storey are framed by tapered Craftsman frames featuring pegs, as is the smaller center, diamond-paned casement window above the apex of the off-center porch gable. Two more small diamond-paned casement windows flank two one-over-one double-hung windows, double the height of the flanking windows, at the half-storey top of the gable. The first storey has a triple window to

[151] The house next door, at 816 E Shelby St (Site ID #55) was owned by Eric Almquist in 1910, the year it was built.

the east of the gabled, off-center porch, which has stucco and half timbering in the gable. Each section of the double-hung triple window features multiple lights over one. To the west of the porch is a single eight-over-one double-hung window. The gabled roof of the house is intersected by another gable on the west side that creates a two and a half–storey bump-out. A red door on the front, narrow side of the hump-out seems odd, as if it replaces a window.

Cultural Data: Builder Eric Almquist owned this property in 1910, the year its house was built. Almquist also built the house next door at 812 E Shelby St (1909, Site ID #54)) and fourteen years later the Storm House at 2611 Broadway Ave E (1924, Site ID #3) designed by McClelland & Pinneh. Peter J. Adamson (wife Bertha) owned the house in 1912. He was vice-president and by 1917 president-treasurer of the Washington Printing Co. at 416 East Roy St. It's not clear that the Adamsons lived in the house. In the 1917 Polk directory, the Adamsons are shown living at 2528 Howard Avenue.

Widower Aaron F. Anderson lived in the house with two of his daughters from some time after attending the Alaska-Yukon-Pacific Exposition (1909) until 1925. The family had driven west from Michigan for the Alaska-Yukon-Pacific Exposition and liked the northwest so much they decided to move to Seattle. During the exposition, Esther Anderson, one of Anderson's daughters, met Adolph Linden and eventually married him. Anderson moved to Seattle with two of his other daughters, including Dorothy, Dave Storm's mother.

Accessory Structure: Garage on north side of lot. **Built:** c. 2006
Description: Non-Historic Non-Contributing.
Replaced by a recent two-car garage of concrete with a concrete floor and wood roof. The first garage is not shown on the Sanborn Volume 4, 1917–1950, Sheet 444 map. Like all of the garages for houses up on the plateau of E Shelby St, this one is down below the plateau, on the alley between E Shelby St and E Gwinn St.

Site ID #56 **817 E Shelby St (formerly 2837 N Broadway)** **Built: 1923**
Historic Name: Twelves, C. M. and Ruby, House
Contemporary Name: Kenagy, John J., House
Denny-Fuhrman Addition **Block 24 Lot 16** **Legal: 1959701700:**
Style: Colonial Revival **Builder:** Larry Hamilton **Architect:** Edwin J. Ivey
Classification: Historic Contributing
Description: Building Permit No. 227395, dated 9-26-1923, authorized owner W. W. Hamilton to have builder Larry Hamilton build a 35 feet by 41 feet residence per plans designed by E. J. Ivey and an 18 feet by 20 feet garage with an alley entrance and doors opening on the property.

This two and a half–storey house fronts on E Shelby St at the southwest corner of E Shelby St and Broadway Ave E. The Colonial Revival house has a large broken-pediment front-door frame. In a recent

remodel, the windows were replaced and the new ones have vinyl mullions. The house has a side facing gable roof with boxed eaves. Full two-storey pilasters divide the façade into three bays.
Cultural Data: In 1926, Edwin J. Ivey would design the French Norman Revival Jacobs–Silver House at 817 E Hamlin St (Site ID #31) in the Roanoke Park Historic District. Both Ivey as architect and Elizabeth Ayer as associate are credited with the similar design and siting of the Winston W. Chambers Colonial Revival residence in Laurelhurst, at 3033 East Laurelhurst Drive Northeast (1937).[152]

David and Nellie Hunter, who owned and lived in another property in the district, are the owners of record for this house when it was built. David Hunter was a press man for the Times Printing Co. He and Nellie lived outside the district, at 411 Harvard Ave E, for many years while they developed two properties in the Roanoke Park Historic District. They finally built and moved into one of the grander houses in the neighborhood, the Frederick A. Sexton–designed house at 2801 Broadway Ave E (Site ID #15), in 1909. Their daughter, Eva Hunter, is listed as a student in the 1900 Polk directory for Seattle. It's not clear that the Hunters ever lived in this house on E Shelby St, but they owned the property when the house was built in 1923 and for at least two years after that. By 1930, C. M. Twelves owned the house and held onto it until at least 1941. C. M. Twelves, a telephone engineer, and his wife, Ruby, did live in the house, with Charles M. Twelves, Jr., an engineer at PT&T Co. (Pacific Telephone and Telegraph Co.), Charles's wife, Irene B. Twelves, and William M. Twelves, a student.

Accessory Structure: Detached garage **Built:** ca. 1923
Description: Historic Non-contributing.
No accessory structure is shown on the Volume 4 Sanborn map, but a gable-roofed, clapboard garage on a cement foundation is on the southwest corner of the property. It has a new, roll-up door.

Site ID #57 822 E Shelby St (formerly 816 E Shelby St) Built: 1908
Historic Name: Chavelle, Edward H. and Maud (Gray), House
Contemporary Name: Martin, Dale and Anne, House
Denny-Fuhrman Add Supl **Block C Lot 5** **Legal: 1962200315**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: The building permit is not available. This American Foursquare house has a hipped roof with a centered hip-roofed dormer. The dormer contains a double, single-paned casement window. In the front of the coarse-shingled second storey, two large casement windows, cut glass over a divided lower pane, are at each end. In the center are two smaller double-hung one-over-one windows. The full-width, shallow-

[152] S. Sian Roberts & Mary Shaughnessy, "Elizabeth Ayer," in Ochsner, 212, 316,

hip–roofed porch extends to the west into "a true porte cochere."[153] The lower floor has an unusual horizontal board and batten treatment on the front façade and clapboard on the side.
Cultural Data: C. D. Kahle, of Crescent Maufacturing Co., owned this property in 1910, two years after the house was built, but he and his family lived elsewhere in the district, at 2726 Harvard Ave E (Site ID #43). The house changed hands many times over the years, and the Edward H. and Maud Gray Chavelles appear to have lived in the house the longest in its early years, from 1915 through 1925. Edward H. Chavelle was a lawyer and is listed as such in the 1923 Polk directory. The Chavelles lived in the house with their two sons, Cornelius C. (b. ca. 1912) and Kenneth C. (b. ca.1913).

Accessory Structure: Garage on northwest side of lot. **Built:** 1911
Description: Historic Contributing.
Building Permit No. 103463, dated 5-29-1911, authorized applicant, owner, builder C. D. Kahle, of 822 E Shelby St, to build a garage 14 feet by 16 feet.

Site ID #58 **900 E Shelby St** **Built: 1922**
Historic Name: Mylroie, Alfred Wright and Lillian Olive, House
Contemporary Name: Groothuizen, Johan M. and Denise R., House
Denny-Fuhrman Add Supl **Block C Lots 6 & 7** **Legal: 1962200320**
Style: Italian Renaissance **Builder:** A. W. Mylroie **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 214705, dated 7-12-1922, authorized owner, contractor A. W. Mylroie, of 5502 Fifteenth Ave NE, to build a two-storey, 48 feet by 28 feet residence, with no part of the building to be nearer than 1 foot 6 inches to any adjoining lot line. This large house that sits on two lots, 100 feet by 120 feet, originally had a cream-colored "pony brick" veneer façade and sides; the back of the house exterior is clapboard siding. The brick was recently painted a toasty brown color that suits the Italian theme. The house is symmetrical, with two wide twelve-over-one, double-hung windows flanking a triple window on the second storey. The first storey has two arched windows with a circle detail embedded at the apex of the arch, on each side of a square flat-roofed porch with square columns. The hipped red-orange tile roof has wide overhanging eaves with modillions.

A building permit dated 6-9-1922, whose number is obscured, authorized owner, contractor, architect Alfred W. Mylroie to build a retaining wall on the alley (north) side of the property to be 8 feet high and 100 feet long, all on private property. The wall would have been well below the house, down a steep slope to the alley that runs behind the houses on the north side of E Shelby St and the bungalows on

[153] State Architectural Historian Michael Houser during a tour of the neighborhood, 5-14-2008.

the south side of E Gwinn St. It might have served as the south wall of the garage that was also built in 1922.

Cultural Data: Alfred W. Mylroie was a plumber and building contractor who lived (in 1916) at 5502 Fifteenth Avenue Northeast. In the 1917 Polk directory, he is listed simply as "builder." He and Lillian owned this house from 1922 until 1937. By the time of the 1922 Polk directory, Mylroie is shown as president-treasurer of the Ellis Mylroie Lumber Co., and son Robert O. Mylroie is shown as a salesman for the company. In the 1927 Polk directory, A. W. Mylroie is listed as a broker.

The Mylroies owned several properties in the neighborhood including a house that gave way to St. Patrick's Church in 1961 and a house on the west side of Harvard Ave E, that was demolished for the construction of Interstate-5. Mylroie's son, Robert O. Mylroie, had a hand in the two brick postwar cottages at 2632 and 2636 Harvard Ave E, built in 1946 and 1945, respectively.

Accessory Structure: None **Built:** 1922 (destroyed)

Description: Building Permit No. 214705, dated 7-12-1922, for the residence also authorized owner A. W. Mylroie to build a private 18 feet by 20 feet garage, with no other garage on the lot and over 3 feet from other buildings. It was a two-car garage with wood floor and tar paper roof. All that is left is the foundation, which serves as a retaining wall. The garage is not shown on the Volume 4 Sanborn map.

Site ID #59 **906 E Shelby St** **Built: 1908**

Historic Name: Crawford, Samuel L. and Clara M., House

Contemporary Name: Owen, Eleanor and John, House

Denny-Fuhrman Add Supl **Block C Lot 8** **Legal: 1962200330**

Style: American Foursquare **Builder:** **Architect:**

Classification: Historic Contributing

Description: A large two and a half–storey house. The lower exterior is clapboard, and the upper is stucco with half-timbering. The four corners feature projections. The house is double-gabled with a large centered, hip-roofed dormer between the gables. Three other hip-roofed dormers are centered on the three other sides of the roof. The twin gables have wide overhangs with connected craftsman knee joints supporting, and the dormer eaves, also generous, have modillions. A hip-roofed side porch has a bump-out above it under the roof's eave. The gable-roofed porch is centered at the front of the house. Simple, one-over-one, double-hung windows are symmetrically placed, two to a dormer, and a single wide window is in the center of each of the projecting twin gables.[154]

[154] The writer has not found the building permit for this large house. Present owner Eleanor Owen says that it is the only house in the district that was permitted for and originally built as a duplex.

Cultural Data: Samuel Leroy Crawford owned and lived in this house from 1915 to his death in 1923. He was a well-known, respected, and popular newspaper man and realtor.[155] When Chief Sealth died in 1866, Crawford, along with pioneers Arthur A. Denny and Hillory Butler, saw to the erection of a monument to their friend over his grave at Suquamish on the Port Madison Reservation.[156] Along with E. C. Kilbourne and Byron Phelps, Crawford was an incorporator of the Seattle General Hospital in 1894.

Crawford with Thomas Prosch was part owner of the *Daily Intelligencer* until its merger with the *Post*. He stayed on as the *Post-Intelligencer* news editor. Later, Crawford was a partner with C. T. Conover, another newspaperman, in their real estate firm, Crawford & Conover. During the 1889 Great Fire, Crawford personally and singly rescued the *Post-Intelligencer* files. Samuel L. Crawford owned a few properties outside the Roanoke Park Historic District but close by, down the hill to the east, from at least 1915 to at least 1920 and possibly until his death in 1922, eight adjacent lots (1–4 and 13–16) at the north end of Block 27 on the south side of E Shelby St on Eleventh Ave E and Boyer Ave E. But for Lot 16, those lots were unimproved through 1920.

Although he and his wife, Clara M. Crawford, raised their sons, Clayton Crawford (b. 1880, Clara's son by a former marriage, adopted by S. L. Crawford) and Samuel L. Crawford (b. 1890), elsewhere, by 1914 Crawford's owned and lived in the house at 906 E Shelby St. After Samuel's death Clara remained in the house with her son, Clayton, until 1930. By then Clayton had become secretary of Crawford & Conover.

Currently, John Owen, who took an active part in the renovation of Roanoke Park, resides in the house with his mother, Eleanor Owen. Active in politics, Eleanor is a past president of the Portage Bay/Roanoke Park Community Council and was also the founder and chair of the Washington Advocates for the Mentally Ill (WAMI). She was recently a speaker in a televised celebration of her good friend and neighbor state Sen. Pat Thibaudeau's long career. Eleanor Owen ran in a recent Democratic primary against State House Speaker Frank Chopp in order to draw attention to an issue she felt was important.

Accessory Structure: None **Built:** 1948 (destroyed)
Description: Open side and ends. Concrete floor and composition roof. The garage is not shown on the Volume 4, 1917–1950 Volume 4 Sanborn map.

Site ID #60 **908 E Shelby St** **Built: 1908**
Historic Name: Falknor, Alonzo J. and Lola, House
Contemporary Name: Furlong, Richard M. and Xynthia K., House
Denny-Fuhrman Add Supl **Block C Lot 9** **Legal: 1962200335**

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155 *Sketches of Washingtonians.*
156 Roberta Frye Watt, 347.

Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: A two-storey house with a hip-roofed dormer. Clapboard on lower exterior and stucco with half-timbering on the upper. The dormer has a triple, six-lights-over-one, window. Two wide, 24-lights-over-one windows are in the second storey front. Building Permit No. 111700, dated 3-21-1912, authorized applicant Wm. Goke, of Byrne Goke & Roescger, doing business at 2308 Dane N, to finish off an attic using joists 2 feet by 8 feet, 16 inches on center, for owner A. J. Falknor at 809 E Shelby St (probably a transposition of 908 since this is the only address on E Shelby St associated with the Falknors and there was no 809 E Shelby St).
Cultural Data: The original owners were Alonzo J. and Lola F. Falknor. Alonzo J. was a partner in the law firm (Charles K.) Poe & (A. J.) Falknor. His elder son, Judson F. Falknor (b. 1898), who also lived at 908 E Shelby St, was a lawyer, too.

As so many of the jurists and politicians in the neighborhood were, A. J. Falknor was caught up in the Neterer court along with the neighborhood's mayors and attorneys in the street railway and public power dispute. The Falknors were one of the longtime families to reside in the Roanoke Park Historic District, from 1908 through at least 1944.

Accessory Structure: Detached garage. **Built:** 1936
Description: Historic Contributing
Frame structure with concrete floor.

Site ID #61 912 E Shelby St (formerly 914 E Shelby St) Built: 1909
Historic Name: Prosser-Dowling House
Contemporary Name: Mayeno, James M. and Mary M., House
Denny-Fuhrman Add Supl **Block C Lot 10** **Legal: 1962200340**
Style: Craftsman **Builder:** Holt & Jones **Architect:** Holt & Jones
Classification: Historic Contributing
Description: Building Permit 74572, dated 4-9-1909, authorized owner, builder, designer Holt & Jones to build a two and a half–storey frame residence 32 feet by 30 feet. Twin gabled dormers whose barge boards connect meet in the front center of this house with a side-gabled roof. The exterior is clad in 2-inch exposure clapboard siding. A full-width porch with simple square-post supports and a shed roof helps support a rectangular bay window the east front gable. Windows are one-over-one double hung with simple surrounds. The porch is inset on the SW corner.
Cultural Data: William Thornton Prosser Jr. and his wife, Genevieve, were the first owner-residents of the house. William was the son of Colonel William Farrand and Flora Prosser. The colonel fought on the Union side in the Civil War and served in the U. S. Congress as a representative for Tennessee. The town of Prosser, Washington, was named in his honor. He was president of the Washington Historical Society

and editor of the monthly *Washington Historian*. Emily Inez Denny quotes his brief eulogy for David T. Denny in *Blazing the Way*.[157] A many-gabled William F. Prosser house designed by David J. Myers, of Graham & Myers, is shown in 1913's *Homes and Gardens of the Pacific Coast*.[158]

According the 1910 U. S. Census, William was the city editor of a newspaper. This is corroborated in *A Volume of Memoirs and Genealogy of Representative Citizens of the City of Seattle and the County of King*, in which his father, the colonel, is featured in a sketch. The author notes in 1903 that the colonel's son is a reporter for the *Post-Intelligencer*.[159] Later, Prosser was a partner in Strang & Prosser, an early advertising agency.

Dr. George A. Dowling and his wife, Hilda H. Dowling, owned the house from 1925 to 1941. Dowling appears in Clarence Bagley's *History of King County* as a vice president of the King County Medical Society in 1924 and among the members in the 1929 roster of the society.[160] He and Hilda Dowling had two sons, George A. (b. 1922) and James T. (b. 1926). James also became a physician. George A. Dowling, Sr.'s older brother, J. T. Dowling, also a physician, lived in the district at 2716 Tenth Ave E (Site ID #78) from 1915 through at least 1935.

Accessory Structure: None **Built:** 1909 (destroyed)
Building Permit No. 76846, dated 5-25-1909, authorized an applicant, owner, builder whose name is illegible to build a 4 feet by 18 feet tent platform 6 feet from any building.
Accessory Structure: Detached garage. **Built:** 1930
Description: Historic Contributing.
A gable-roofed, single-car, frame garage with concrete floor and shingle roof, with a tripartite door. The garage is not shown on the Volume 4 Volume 4 Sanborn map.

Site ID #62 **920 E Shelby St** **Built 1910**
Historic Name: Slater, John C. and Carrie M., House
Contemporary Name: Moore, James R. F. and Lauren A. F., House
Denny-Fuhrman Add Supl **Block C Lot 11** **Legal: 1962200345**
Style: Colonial Revival **Builder:** Gustav Olson **Architect:** Gustav Olson
Classification: Historic Contributing
Description: Building Permit No. 92631, dated 7-16-1910, authorized applicant, owner, designer, builder Gustav Olson, of 2007 Federal Avenue, to build a two-storey frame residence 34 feet by 36 feet. The result is a shingled, side-gabled house with a gabled dormer centered on the roof and a centered gabled porch

[157] Emily Inez Denny, 231.
[158] Calvert, ed., no page numbers.
[159] (New York and Chicago: Lewis Publishing, 1903), 557 (accessed online at ancestry.com/Browse/BookView 10-15-2008.
[160] Bagley, 569, 571.

below. The dormer gable returns seem to be connected by a narrower board that shelters the dormer window. The porch returns are more standard. All of the house's surfaces are shingled, including the gabled dormer. The small porch or portico is supported by two simple Doric columns. The door is surrounded by a transom with a row of six lights and side lights that are each a column of single lights. The dormer has a double window each half of which has fifteen lights. A small double window is directly centered above the porch gable. It is flanked by larger double, double-hung windows that have 12 lights over one. Similar symmetries govern the fenestration on the house's sides. The brick chimney is on the east side of the house. The first storey has taller quadrupled windows on either side of the porch. In each, two narrow sections are flanked by even narrower sections that seem to echo the single-pane column theme of the sidelights. A small addition is attached to the front of the west wall of the house.
Cultural Data: John C. and Carrie M. Slater lived in the house at 920 E Shelby St from 1915 to at least 1930. He was a stocks and bonds broker. According to the 1929 Polk directory, he was president–executive secretary of the Bureau of Business Information.

Accessory Structure: Detached garage. **Built:** 1950
Description: Non-Historic Non-Contributing.
A two-car frame structure with concrete floor and composition shingle roof on the northeast side of the lot. No garage is shown on the Volume 4 Volume 4 Sanborn map.

Site ID #63 **926 E Shelby St** **Built: 1912**
Historic Name: Ross, Bart C. and Ethel H., House
Contemporary Name: Clark, Kenneth R. and Tiffany, House
Denny-Fuhrman Add Supl **Block C Lot 12** **Legal: 1962200350**
Style: English Arts and Crafts **Builder:** Gustav Olson **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 113718, dated 5-27-1912, authorized applicant, builder, designer Gustav Olson, of 2812 Twelfth Ave E nearby, to erect a two-storey residence 40 feet by 27 feet for owner J. W. Childs, of 532 Belmont Ave E. A large vertically rectangular front window breaks the line between the two stories. The lower exterior is shingled, and the upper is stucco. The recessed porch is on the right side.
Cultural Data: Gustav Olson, who lived on Twelfth Ave E, built four of the houses up on the plateau. This is one of two on E Shelby St for which he claimed to be the designer. It's not clear that J. W. Childs, of 532 Belmont Avenue, who was instrumental in getting the side sewer for the house installed 8-23-1912,

ever lived there. He is shown as the owner of this property in 1912 and as the owner of record on the side sewer card for the property at 822 E Shelby St as well, on 8-23-1912.[161]

By 1925, J. L. McKeever owned the house. In 1930, Bart C. Ross paid the taxes, and the Rosses lived in the house into the next generation until 2007. Bart C. Ross (wife Ethel H.) was a partner in the law firm Patterson & Ross. By 1930, the Rosses had two children, Richard H. Ross (b. 1917) and Jean H. Ross (b. 1921). Jean H. Ross lived in the house until 2007. She was the first female engineer to work for Boeing.

Accessory Structure: None **Built:** 1930 (destroyed)
Description: Detached concrete structure with composition roof. The garage is shown on the Volume 4 Sanborn map but is gone now. Only the concrete foundation remains, functioning as a retaining wall.

Site ID #64 **1000 E Shelby St** **Built: 1909**
Historic Name: Dart, Frank V. and Nora A., House
Contemporary Name: McKinley, Todd, House
Denny-Fuhrman Add Supl **Block C Lot 13** **Legal: 1962200355**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 80182, dated 9-?-1909, authorized applicant F. V. Dart to have built a two-storey house. The writing on most of the building permit film is too faint to be legible. The side-gabled roof has a centered gabled dormer. Double, double hung windows, six lights over one in each half, flank a smaller triple, multiple-light window over the centered, gabled, enclosed porch. The porch is flanked by multiple-light triple first-floor windows. A shed-roofed bump-out is centered on the west wall of the house. What appears to be the original cedar siding over the entire house is intact.
Cultural Data: Frank V. and Nora A. Dart were the first owners of the house. Frank V. Dart was a conductor on the Northern Pacific Railway. The Darts lived in the house until 1925.

Accessory Structure: Detached garage. **Built:** 1983
Description: Non-Historic Non-Contributing.
Frame structure with concrete floor and shake roof.

[161] Side Sewer Card 5609.

2600 Block of Tenth Ave E

Site ID #65 **2608 Tenth Ave E** **Built: 1910**
Historic Name: Dalley, A. Harry and Olive W., House
Contemporary Name: Stokke, Larry E. and Diane R., House
Denny-Fuhrman Addition **Block 10 Lot 7** **Legal: 1959700510**
Style: Colonial Revival **Builder:** J. C. Crosby **Architect:** Huntington & Gould
Classification: Historic Contributing
Description: Building Permit No. 86747, dated 2-7-1910, authorized owner A. H. Dalley, of 430 Twelfth (or Seventeenth) Ave E, to have applicant, builder J. C. Crosby, of 2421 E Aloha St, build a two-storey frame residence, 26 feet by 42 feet, designed by architect Daniel R. Huntington. The house faces the north side of the property and has a side-gabled roof with deep cornice returns. On the north façade is a flat-roofed entry porch approached by steps on the street-facing, west side. The exterior of the Colonial Revival house is shingled, and the back of the house, on the east side, has a two-storey sunroom. Trellises on the north, west, and south protect the house shingles from ivy and wisteria kept trim. Many of the multiple-light windows, including all of the sunroom windows, have window boxes. The west, street-facing side of the house has a range of six multiple-light casement windows for the living room. The north, rear side of the house has the same feature for the dining room. The living room has a cozy inglenook with fireplace.
Cultural Data: Daniel R. Huntington, rather than "Huntington & Gould," is shown as the architect on the building permit for this house designed and built in 1910 for A. Harry Dalley. Current owner Larry Stokke has the plans for the house, which are signed by Carl F. Gould, who at the time was in a new associate's relationship with Huntington and apparently served as draftsman on this project.[162]

Huntington partnered with several architects over his long career in Seattle. Early projects include the First Methodist Episcopal Church (1908–9), the Delamar Apartments on West Olympic in Queen Anne (1908–9), the old Arctic Club (now the Hotel Morrison), and the City Light Steam Plant (1911).[163] In a two-year partnership with Arthur Loveless (1912–14), he collaborated in the design of several apartment houses and single-family residences. He was City Architect from late 1912 through late 1921, designing several fire stations, the Lake Union Water Power Auxiliary Plant (1912), the Lake Union Auxiliary Steam Electric Plant (1914), the Fremont branch of the Seattle Public Library, and six structures of the Firland Sanatorium including the Administration Building (now the Salvation Army's Evangeline Young Women's Home). His concrete piers for the University Bridge won an American Institute of Architects (AIA) Honor Award in 1922. After leaving the City Architect's job, he taught briefly at the

[162] Gould's first job in Seattle had been a brief stint as a draftsman for Everett & Baker. He had recently left to become an associated architect in Huntington's office. Booth, T. William and William H. Wilson, 38.

[163] Thomas Veith, "Daniel R. Huntington," in Ochsner, 114.

University of Washington and designed the Rainier Chapter of the Daughters of the American Revolution Building in the Broadway business district modeled as a miniature Mount Vernon. He was president of the local chapter of the AIA in 1918–19 and in 1925. He designed the Northcliffe Apartments (1924–25) and, with partner Archibald Torbitt, the Piedmont Apartments (1927) and the Seventh Street Theater in Hoquiam (1927-28). With Torbitt and associate Edwin St. John Griffith, he went on to design the Hoquiam City Hall (1928-29).[164]

A. Harry Dalley, was a merchandise broker. He and his wife, Olive W., were succeeded in ownership by their son and his wife, Ruth Willets Dalley. The Dalleys lived in the house until the Stokkes bought the house in 1983.

Accessory Structure: Playhouse **Built:** 1983
Description: Non-Historic Non-Contributing.
The little playhouse, approximately 10 feet by 10 feet and 10 feet tall at the peak, echoes the house design and materials and contributes to the charm of the place. The shed does not appear on the Volume 4 Sanborn map, Sheet 446. Present owner Larry Stokke built the playhouse in 1983. The side-gabled roof is composition shingles, and the exterior, like the house's, is clad in wood shingles. The door in the south gabled end and the double casement windows on the two sides have multiple lights.

Site ID #66 2612 Tenth Ave E Built: 1924
Historic Name: Gifford, Charles and Elizabeth F., House
Contemporary Name: O'Connor, Erin P., House
Denny-Fuhrman Addition **Block 10 Lot 6** **Legal: 1959700505**
Style: Colonial Revival **Builder:** A. D. Johns **Architect:**
Classification: Historic Contributing

Description: Building Permit No. 116813, dated 9-13-1912, authorized applicant, owner, builder E. P. Mulvey to build a frame construction retaining wall. On this flat site, the retaining wall could have been intended for either the north or the south side of the site, which sits above its two neighboring sites. The lot would not have a house until 1924.

Building Permit 238534, dated 10-6-1924, authorized owner E. F. Gifford, of 2308 Harvard Ave, to have contractor A. D. Johns, of 1901 E Denny Wy, build a residence per plans and a 14 feet by 18 feet garage in the rear of the lot, with an alley entrance. The two-storey Colonial Revival house is 30 feet by 40 feet, and the exterior is stucco on wire. The stucco-clad brick chimney is centered on the north side of the house. A side-gabled composition shingle roof has modestly wide eaves with modillions. The original windows are intact. On the second floor, they have 8 lights over one and a relatively unusual triple window

[164] Ochsner, 114–19.

grouping in the center. Four wide windows on the first floor (two in the front, flanking the porch, two on the north side, flanking the chimney) feature each a single row of six panes over one pane. The two wide front windows are topped by blind arches. The centered, gabled front porch, rebuilt in 2007, is supported by two sets of round and square columns with square pilasters behind. Inside, the fireplace surround is made of Ernest Batchelder tiles. A central picture tile depicts jousting knights riding out of their respective castles with a rising sun background that echoes the front door fanlight. Tile pilasters rise to a rare tile mantel.
Cultural Data: Charles and Elizabeth Gifford lived in the house with their daughter, Marjorie (b. 1911), from 1925 until 1941. Charles Gifford was a partner in Kerr, Gifford & Co., a grain exporting company.

Accessory Structure: Detached garage **Built:** 1924
Description: Historic Contributing.
The stucco, one-car garage has a flat roof with parapets on the north and south sides and a concrete floor. The building permit for the house includes a description of the garage to be built as well. No garage appears on the Volume 4 Sanborn map, Sheet 446.

Site ID #67 2616 Tenth Ave E Built: 1922
Historic Name: Fish, Elmer H. and Charlotte, House
Contemporary Name: Wurgler, Chris J., House
Denny-Fuhrman Addition **Block 10 Lot 5** **Legal: 1959700500**
Style: Dutch Colonial Revival **Builder:** Gardner Gwinn **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 214539, dated 7-7-1922, authorized owner Elmer H. Fish, of 1703 Hoge Building, to have builder Gardiner Gwinn, also of the Hoge Building, build a residence per plans for a 35 feet by 26 feet, one-storey house with a full basement. The original cedar siding has been replaced by cedar shingles, and the front windows have been replaced with single-pane windows although their size has not been changed. The first storey of the house is otherwise much as it was in Elmer Fish's day. The house still has its original eyebrow-roofed porch. The wood roof shingles have been replaced by composition shingles.
Cultural Data: Fronting on the east side of Roanoke Park, the one-storey Dutch cottage at 2616 Tenth Ave E on Block 10, Lot 5, of the Denny-Fuhrman Addition was originally owned and occupied by Elmer H. Fish(or Fisch), the Fee Owner of Record 12-26-1923. Elmer Fish was the proprietor of a cigar store and lived at 3935 Woodlawn Ave while the house was being built. He and his wife, Charlotte, lived in the house until they sold it to current owner Chris Wurgler, who owns and operates Chris's Collective hair salon up Tenth Ave E on East Miller Street.

Accessory Structure: Three-storey "tower" **Built:** 1994

Description: Non-Historic Non-Contributing
Three-storey shingled building built on original garage footprint. No garage is shown on the Volume 4 Sanborn map, Sheet 446.

Site ID #68 **2622 Tenth Ave E** **Built: 1923**
Historic Name: Jenner-Bogue House
Contemporary Name: Alvarez, Michel J. and Thyrion, Marie-Noelle, House
Denny-Fuhrman Addition **Block 10 Lot 4** **Legal: 1959700495**
Style: Dutch Colonial Revival **Builder:** Gardner Gwinn **Architect:**
Classification: Historic Contributing
Description: A one and a half–storey house with an eyebrow-roofed bump-out entrance. The exterior is clapboard, and the roof is composition shingle. The first-floor windows, including those in a rectangular bay on the north side of the façade, are sheltered by the gambrel roof and an extension of the gambrel roof. The bay on the first floor contains two pairs of six-light casement windows. The house proper contains three casement windows on the first floor, each with nine lights. A wide shed-roofed dormer set into the gambrel roof contains two centered double-hung, six-over-one windows and single windows of the same description further out on each side. The chimney is on the south side of the house. The front door is flanked by sidelights, and an attractive tiled entrance-way shields the inner front door from the elements. A raised stair landing can be accessed from both the kitchen and the living room. It once held a chair that traveled up the stairs, no doubt for Virgil Bogue, who was 91 in 1941, when he and Elizabeth Frye Bogue moved into the house. Inside, the house features an Ernest Batchelder fireplace with a wood mantel.
Cultural Data: Contractor Gardner Gwinn built many houses in the district, including several on the west side of Harvard Ave E lost to the construction of Interstate-5. He developed an entire street of modest Craftsman bungalows on E Gwinn St, just north of and below the district plateau.

This house was owned by Theodore and Frances B. Jenner from 1933 to 1941[165]. Theodore Jenner was the vice-president of a mortgage loan company.

Virgil and Elizabeth Bogue bought the house in 1941. Virgil Bogue, by then retired, was an internationally famous champion of the City Beautiful movement and one of Seattle's early urban planners. After working with the Olmsted Brothers on their proposal for an extensive system of parks and boulevards for the city, Bogue developed his 1911 comprehensive *Plan for Seattle* that covered 150 square miles and included "harbor and port facilities, railroads, streetcar lines, highways, roads and streets, parks and other recreational facilities."[166] The heart of the ambitious Bogue Plan was a new civic center north of

[165] Frances B. Jenner on the Property Record Card. Frances Zenner, wife of "Theadore Zenner," in the 1930 U. S. Census. F. M. (or T. M.) Jenner on a 1930 building permit to add a sunroom to the house.

[166] Ochsner, xxii.

downtown. The plan was never funded.[167] Much of the Olmsted plan, including the siting of Roanoke Park, was realized.

Elizabeth Frye Bogue, of course, was another of the district's Arthur A. and Mary Ann Boren Denny grandchildren. She was the youngest sister of Sophie Frye Bass and Roberta Frye Watt.[168]

Accessory Structure: Attached garage **Built:** 1923, 1925
Description: Historic Contributing.
Building Permit No. 251057, dated 11-4-1925, authorized owner-resident F. M. Jenner to have contractor Gardiner J. Gwinn, of the Hoge Building, extend the original garage toward the rear of the lot 10 feet by 14 feet, the area of the lot 5500 square feet, the area of the garage to be 310 square feet. The garage appears on the Volume 4 Sanborn map, Sheet 446.

Site ID #69 **2626 Tenth Ave E** **Built: 1928**
Historic Name: Loe, Adolph and Olive W., House
Contemporary Name: Krauser House
Denny-Fuhrman Addition **Block 10 Lot 3** **Legal: 1959700490**
Style: Colonial Revival **Builder:** B. Erskine **Architect:** Lawton & Moldenhour
Classification: Historic Non-contributing
Description: Building Permit No. 68190, dated 11-28-1908, authorized a Miss Coulton, Lessee, to have the porch at 2626 Tenth Ave E repaired. Perhaps an older structure once stood on the lot. The "1908" year designation on the building permit is unlikely to stand for 1918 or 1928 as the building permit number is so low, meaning that the permit was applied for much earlier than in either 1918 or 1928.

The Colonial Revival shingled house built in 1928 and fronting on the west has been considerably altered in the entry vicinity. The front-gabled composition shingle roof has a wide, shed-roofed dormer centered on the south side containing the original narrow-three-lights-over-one casement windows. The north eave of the front gable has been truncated to permit the erection of a glass shed roof over the part of the house that rests on the attached garage. The hipped-roof stair tower on the north side of the front façade contains the original sets of double casement windows, one centered over the other, with three narrow panes over one each. Behind the stair tower, a gable intersects the roof. Two storeys of balconies

[167] Ochsner, 355.

[168] Interestingly, in his 1929 *History of King County* Clarence Bagley mentions the famous Virgil N. Bogue only once, as the husband of Louisa C. Denny Frye and George Frederick Frye's youngest child, Elizabeth. She was featured in her big sister Sophie's *Pig-Tail Days in Old Seattle* never as Elizabeth but always as "Baby Sister" or "Littlest Sister" or "Little Sister." It was the Littlest Sister's asking how the streets of Seattle got their names that prompted Sophie's second book, *Pig-Tail Days in Old Seattle*.

are on the east side of the house. The entry, which no doubt at one time featured a porch, is now a shallow recess containing a modern door with a circle stained glass window and a trapezoid window beside it.

The building permit for the garage for this house (see below) is dated 10-31-1928 and shows B. Erskine as the contractor and Lawton & Moldenhour as the architects for that project. It seems likely, then, that they were the architects for the 1928 house, whose building permit has not been found.

Cultural Data: George Willis Lawton had worked as a draftsman for Saunders & Houghton, and Saunders formed a partnership with Lawton in 1898 that lasted until 1915. The two designed a great variety of buildings, ranging from the Lincoln Apartments (1899–1900, destroyed), an early Bon Marche store (1900, 1901–2, destroyed), a number of schools (1901–4), the Lumber Exchange (1902–3, destroyed), the Fire Department's headquarters (1902–4, destroyed), and a great many residences. They also worked in a variety of styles—with "Shingle Style, Romanesque Revival, Sullivanesque, Tudor Revival, and Colonial Revival" influences.[169]

When their partnership dissolved, each worked on his own for a while. Later, in 1922, Lawton formed his partnership with Herman A. Moldenhour, who had been an office boy for Saunders & Lawton. The partnership lasted until Lawton's death in 1928, the year this house was built. Together they had designed "apartment buildings, office buildings, institutional structures," including the Franklin Apartments (1918, before the partnership was formed), Melbourne House (1927, later the Republic Building), the Fourth and Pike Building (1926–7), and many residences.[170] Moldenhour practiced alone after Lawton's death. He was supervising architect for the original Seattle-Tacoma Airport Administration Building (1948–49, altered).[171]

For a while the house at 2626 Tenth Ave E was rented out for $75 per month.[172] Adolph O. and Olive J. Loe (variously spelled Vee and Lee on records over the years) owned the property in 1928, the year the house was built, but it seems to have been an investment for them. It's doubtful that they ever lived in the house. Adolph O. Loe, a surgeon, was a prominent member of the King County Medical Society, serving as its president in 1917. He is listed on the roster of the Society in 1929.[173] Their son, Ralph J. Loe, was a physician as well. They lived in a large residence in Washington Park.[174] The Loes also owned the Vedanta House at 2716 Broadway Ave E (Site ID #11).

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[169] Jeffrey Karl Ochsner, "Charles W. Saunders," in Ochsner, 37–39; Dennis A. Andersen, "Augustus Warren Gould," in Ochsner, 109, 113; Andersen, "Lawton & Moldenhour" entry in "Additional Significant Seattle Architects," in Ochsner, 347.

[170] *Terra-Cotta Seattle*, 65, 66, 67. The Castle Apartments (1918) are attributed to E. W. Lawton in this book (68), the initials most likely a typographical error. The *Access Seattle* writer celebrates the survival "relatively intact" of the lobby of the Fourth & Pike Building and points out that the building was one of the last commercial high rises built in Seattle before the onset of the Great Depression (38).

[171] Andersen, "Lawton & Moldenhour" entry in "Additional Significant Seattle Architects," Ochsner, 347.

[172] Property Record Card.

[173] Bagley, 568, 572.

[174] A photo of the Washington Park house appears in Swope, 89.

Accessory Structure: Garage now topped by awninged sunroom. **Built:** 1928
Description: Historic Contributing.
Building Permit No. 281688, dated 11-2-1928, the year the house was built, authorized owner O. W. Lee (Loe) to have Contractor B. Erskine build a garage next to (actually attached to) the residence and to make repairs and alterations per plan designed by Lawton & Moldenhour. The attached garage is shown on the Volume 4 Sanborn map, Sheet 446.

Site ID #70 **2632 Tenth Ave E** **Built: 1917**
Historic Name: Bloxom, Frederick C. and Elizabeth, House
Contemporary Name: Buchanan, Robert T. and Odile, House
Denny-Fuhrman Addition **Block 10 Lot 2** **Legal: 1959700485**
Style: Colonial Revival **Builder:** **Architect:**
Classification: Historic Contributing
Description: The building permit for this house has not been found. The Colonial Revival–style house has a side facing gable roof with two hip-roofed dormers. Dentils run along the eaves. Shuttered, double-hung, ten-over-one windows are on both the first and the second storeys. The brick chimney is on the south side of the house. French doors lead to a railed balcony on the front porch roof. The porch, centered on the main facade is supported by square pillars and pilasters.
Cultural Data: In 1917, Lilian H. owned the parcel, but she lived at 900 Eighteenth Ave E and then later at 2205 Twenty-second Ave E. The first known resident-owners were Frederick and Elizabeth Bloxom, who owned and lived in the house from 1925 to 1954. Federick Clinton Bloxom was the oldest of ten children and from Virginia. According to his WWI draft registration card, he was 38 and living at 322 Eighteenth Avenue East 9-12-1918. At that time, he was with Crenshaw & Bloxom, a wholesale fruit and produce company. He was later secretary-treasurer of J. W. Godwin & Co. and also associated with the Smith & Bloxom Investment Co. He and his wife, Elizabeth, lived in this house with their three sons: Robert, William, and Frederick C. Bloxom.

Accessory Structure: Attached garage **Built:** 1917
Description: Historic Non-Contributing.
The former garage, shown on the Volume 4 Sanborn map, Sheet 446, has been converted to a study.

Site ID #71 **2636 Tenth Ave E** **Built: 1925**
Historic Name: Horner, W. H. and Margaret K., House
Contemporary Name: Conley, Gerald R. and Fran, House
Denny-Fuhrman Addition **Block 10 Lot 1** **Legal: 1959700480**
Style: Colonial Revival **Builder:** Beck & Rasmussen **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 246956, dated 7-13-1925, authorized owner W. H. Horner, of 2347 Broadway Ave E, to have Contractor (Emil) Beck & Rasmussen, of 945 Emerson, build a frame residence 40 feet by 40 feet with a connected garage per plans filed. The Colonial Revival house facing E Edgar St on the southeast corner of Tenth Ave E and E Edgar St is clad in cream-colored "pony brick." The house has a hipped roof with broad overhangs supported by simple paired modillions. The entry is highlighted by a curved copper-roofed canopy on the north side of the house. The windows of the second storey begin directly below the eave line. All of the house's windows are called out in a darker color of brick. The house has "hardwood floors, cut glass upper windows on the first floor and second floors, and mahogany interior doors and some fancy moldings."[175] One brick chimney is on the east side of the house and has a large Ernest Batchelder fireplace with a wooden mantel inside. A smaller brick chimney is on the north side of the house.
Cultural Data: The first owner-resiednts were William H. and Margaret K. Horner (9-3-1925). William Horner was Salmon cannery inspector and later superintendent. The Horners were associated with the house until at least 1941.

Accessory Structure: None **Built:** 1925 (altered)
Description: Building Permit No. 246956 also authorized Beck & Rasmussen to construct a "garage in connection." The garage has been converted to a sitting room. Present owner Gerry Conley has described the original: "The garage was built inside the house structure along the south side of the house. The construction of the garage addressed the natural concern about fires that might start in the garage and spread to the house. The garage walls were made with solid 2 x 4 studs, meaning no gap between the studs, just solid wood. Thus if there were a fire it would take a long time to do structural damage."[176] The garage is shown on the Volume 4 Sanborn map, Sheet 446.

[175] Present owner Gerry Conley in an e-mail to Allan Seidenverg, Friday, 1-11-2008, 5:30 P.M. Leonard Garfield of the Museum of History and Industry and Allan Seidenverg revived the popular architectural walking tour of the Roanoke Park Historic District in August and September, 2008.

[176] Gerry Conley e-mail to Allan Seidenverg Friday, 1-11-2008.

2700 Block of Tenth Ave E

Site ID #72 2700 Tenth Ave E (formerly 1002 E Edgar St) Built: 1910
Historic Name: Beckwick, D.V. and Julia, House
Contemporary Name: Owens, Angela P., House
Denny-Fuhrman Addition **Block 13 Lot 7** **Legal: 1959700755**
Style: Craftsman **Builder:** John Haller **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 86365, dated 1-27-1910, authorized designer-builder John Haller to construct a two-storey frame residence 30 feet by 41 feet at 1002 E Edgar St (the address then) for attorney Fred H. Peterson, whose offices were in the Mutual Life Building. This substantial two and a half-storey Craftsman-style house faces E Edgar St. The roof is side-gabled, with a large shed dormer on the main facade. The roof has exposed rafter tails and large knee braces in the gable ends. The west side of the house, on Tenth Ave E, features a gabled bump-out on the north side. The first floor's front windows are in a set of four grouped, nine-over-one double-hung windows. The front entrance is a small gabled, covered stoop. The clinker brick chimney is on the east side of the front door.
Cultural Data: Fred H. Peterson and his wife, Ella W. Peterson, who owned Lots 6 and 7 both in 1910, owned the house from 1910 to 1915. That year D. V. Beckwith (or Beckwick or Backwick), the manager of a ships chandlery (provisioner), bought the house. According to the 1920 Federal Census, D. V. Beckwick was from New York and his wife Julia K. Beckwick was from Vermont. They had two sons, S. V. (b. 1900) and Brainerd K. (b. 1903).

It's not clear that the Petersons ever lived in the house. In the 1900 U. S. Census, they are shown living in a household composed of 100 members in Ward 4—no doubt a hotel. In the 1910 U. S. Census, they are shown living in Ward 5 in a household composed of a relatively mere 18 members—again, probably a hotel—and Peterson appears in the 1912 Polk directory as a lawyer with the firm Peterson & MacBride, residing at the Hotel Kennedy. In Clarence Bagley's *History of King County*, in a section called "Attorneys Who Make Money," Bagley quotes practically an entire article of that title. The author says, midway through a long list of attorneys who made money: "Fred Peterson has one of the most lucrative practices in Seattle."[177]

Later, Mabel Denny Thompson, another Arthur and May Ann Boren Denny grandchild, one of two daughters of their son Orion Orville, owned the house and lived there as a widow with her daughter, Mary Elizabeth "Lassie" Thompson Ostrander and her husband, Talcott Ostrander.

[177] Bagley, 587. The title came from the Christmas 1891 issue of the *Spectator* Bagley received from an "oldtimer" in 1925. The article was apparently inspired by someone's observation that there were so many lawyers in Seattle that few of them could be making much money.

Accessory Structure: Detached Garage **Built: ca. 1910**
Description: Historic Contributing.
Two-car garage, 10 feet by 17 feet, with plank floor and shake roof. The garage is shown on the Volume 4 Sanborn map, Sheet 446.

Site ID #73 2701 Tenth Ave E (formerly 916 E Edgar St) Built: 1908
Historic Name: Saunders, Robert C. and Mansy, House
Contemporary Name: Celio, David L. and Mary Beth, House
Denny-Fuhrman Addition **Block 14 Lot 8** **Legal: 1959700805**
Style: Colonial Revival **Builder:** **Architect:** Frederick A. Sexton
Classification: Historic Contributing
Description: English-born architect Frederick A. Sexton designed the three-storey Exotic residence at the northwest corner of Tenth Ave E and E Edgar St. The rectangular, cross-gabled Colonial Revival house was built over time from 1906 to 1908. The broad eaves, which continue on the gable sides of the house, have large modillions. Centered on the main façade is a large two-storey entry porch supported by paired columns joined by "'Moorish' horseshoe arches."[178] The house has a cement block foundation, with blocks cast to look like stone.[179] The exterior is cedar siding. Each of the four gables has a Palladian style window. A bow window is on the east side of the first storey. The house appears in *Homes and Gardens of the Pacific Coast, Volume 1 Seattle, 1913.*[180]
Cultural Data: Frederick A. Sexton was nine years old when he came to the United States. Where he studied architecture isn't known. He practiced in Tacoma from 1887 to 1891, in Everett in 1891, and in Seattle beginning in 1900. In the Seattle area, he designed the Bay View (later Webster) School in Ballard (1907), the Mueller Wholesale Block (1910) in Pioneer Square, and the Georgetown City Hall (1909). His residential work includes the Parker-Fersen House (1909), the C. L. Roy House (1907), the Henry McBride House (1905), and the E. B. Palmer House (1905).[181] Sexton died in Pierce County in 1930.[182]

The house was designed for Robert C. Saunders, an attorney with Saunders and Nelson.[183] Saunders' law partner, Israel Nelson, lived cater-corner across the alley at 2706 Broadway Ave E (Site ID

[178] Swope, 177.

[179] Pointed out by State Architectural Historian Michael Houser during a walkaround 5-14-2008.

[180] Calvert, ed., no page numbers.

[181] City of Seattle Landmarks Preservation Board, "The Architect: Frederick A. Sexton," in *Nomination Application for the Dr. Annie Russell House*, where the information is attributed to *Pacific Builder and Engineer*, 1907; Duane Dietz and Mark Peckham, 1979, and Jeffrey Ochsner, 1994. The nomination is available online at www.seattle.gov/neighborhoods/preservation/LPBCurrentNom_AnnieRussellHouseText.pdf

[182] State Architectural Historian Michael Houser.

[183] Swope, 177.

#6). The state's 1910 Census records show a Robert C. Saunders who was 45 at the time and had come from Virginia. His wife, Mansy (or Mary) Saunders was 36 at the time and had come from Maine. They had seven children

Saunders served as United States Attorney in Seattle and was involved in the brief shutdown of the *Union Record* newspaper after the Centralia Massacre.[184] During the Maritime Strike of 1921, Saunders obtained a temporary injunction against picketing from the Federal Court. His neighbor the Hon. Jeremiah Neterer of the Superior Court (Site ID #5) "rebuked" him for trying to blame the unions for violence and lifted the injunction, agreeing with defense attorney George Turner that unions could not be enjoined because they were not corporations.[185]

Accessory Structure: Garage **Built:** ca. 1908
Description: Historic Contributing.
Detached stucco, flat-roofed, two-car concrete structure with concrete floor on west side of lot. The garage is shown on the Volume 4 Sanborn map, Sheet 444.

Site ID #74 **2706 Tenth Ave E** **Built: 1911**
Historic Name: Parshall, Louis A. and Martha I., House
Contemporary Name: Todaro, Thomas Matthew, House
Denny-Fuhrman Addition **Block 13 Lot 6** **Legal: 1959700750**
Style: Arts and Crafts **Builder:** W. R. Dickson **Architect:** Thomas L. West
Classification: Historic Contributing
Description: Building Permit No.100169, dated 2-27-1911, authorized builder W. R. Dickson, of 567 Empire Building, to build a two-storey residence 30 feet by 40 feet designed by T. L. West for applicant L. A. Parshall and owner Martha I. Parshall. The result is an attractive two and a half–storey, front-gabled Arts and Crafts house. The house appears to be made up of three layers, each one projecting further out from the next. On the bottom level, a small entry porch with Craftsman details is inset on the SW corner, and a bow containing five eight-over-one double-hung windows is centered. On the second floor, a large box bay window is supported by large craftsman knee braces. The attic level, which also projects outward, has a small tripartite window containing a taller six-over-one double-hung window flanked by two shorter six-over-one double-hung windows. All original windows of the house appear to be intact. Building Permit No. 143912, dated 9-2-1915, authorized owner J. Parshall to build a roof over the porch.

[184] Richard C. Berner, *Volume 1*, 306-7.

[185] Richard C. Berner, *Volume 2* of the three-part series *Seattle in the 20th Century, Seattle 1921–1940: From Boom to Bust* (Seattle: Charles Press, 1992), 27.

Cultural Data: Architect Thomas L. West wrote the series "Modern Homes: Conducted for readers who contemplate building of homes" beginning in the fall 1907 issue of *Westerner: An Interpretation of the West*. The *Coast* magazine published in Seattle in 1908 also featured houses designed by Thomas L. West, of Seattle firm (I. J.) Knapp and West, in a series of articles with illustrations, plans, and elevations called "Architecture of the Pacific Northwest." The first article featured a bungalow.[186] West became a partner in (Charles C.) Dose, (Thomas L.) West & (Claude A.) Reinoehl in 1908. In that year they published *Architecture of Dose, West & Reinoehl* (Seattle, 1908).[187]

The Parshalls (also spelled "Paschall") lived in this house from 1910 to 1925. Louis A. Parshall was manager of the Union Trust Co. He and Martha Parshall had one daughter, Kathleen E. (b. 1905).

Accessory Structure: Detached garage **Built:** 1914
Description: Historic Contributing.
Building Permit No. 130661, dated 3-11-1914, authorized owner Martha I. Parshall to build a garage 11 feet by 16 feet at 2706 Tenth Ave E at an estimated cost of $100. The garage has an old-style removable plank floor to facilitate working under an automobile, original-looking double doors, and a shingle roof. The driveway between 2700 and 2706 Tenth Ave E is shared. The garage appears on the Volume 4 Sanborn map, Sheet 444.

Site ID #75 2707 Tenth Ave E Built: 1909
Historic Name: Rhodes, Frank B. and May, House
Contemporary Name: Lorenz, Jr., Frederick J. and Marianne, House
Denny-Fuhrman Addition **Block 14 Lot 9** **Legal: 1959700810**
Style: American Foursquare **Builder:** C. M. Warren **Architect:** Sequist & [illegible]
Classification: Historic Contributing
Description: Building Permit No. 78697, dated 7-6-1909, authorized applicant, builder C. M. Warren to build a two-storey frame residence 34 feet 6 inches by 33 feet 6 inches designed by architectural firm Sequist & [illegible] for owner F. B. Rhodes. The American Foursquare house has a clapboard first storey and a stucco second storey. The hipped roof with modillions under its eaves has a hip-roofed, clapboard-clad dormer centered in the front. A bump-out with a narrow hipped roof appears at the rear of the north side of the house. The centered clapboard-clad, flat-roofed porch with tapered clapboard pillars at one time might have supported a balcony, but the centered door in the second storey no longer leads to one.

[186] Kreisman and Mason, 167.

[187] Ochsner, "Additional Significant Seattle Architects," under entry "Dose, Charles C," in Ochsner, 342. According to Ochsner, Dose was the son of developer Charles P. Dose and died circa 1925. Neither West nor Reinoehl has his own entry, and little seems to be known about their work.

Cultural Data: Frank B. Rhodes and May Rhodes (also spelled "Rhodie" in the 1910 census) lived at 2707 Tenth Ave E in 1910. They had two children, Marvin (b. 1897) and Gladys (b. 1900). Frank B. Rhodes was vice-president and secretary of Commonwealth Security Co. According to the 1914 Polk directory, the Rhodeses had moved to 219 Twelfth Ave E by that year. Herren & Rhodes, who paid the taxes on Block 14, Lot 9, in 1910, were stocks and bonds brokers. Their business address was 627 First Avenue in 1910. By 1914 they were listed as dealing in "Real Estate, Stocks and Bonds, Insurance" and were doing business at 1129 Cherry Street at the corner of Second Avenue.

Accessory Structure: Detached garage on northwest side of lot. **Built:** 1919
Description: Historic Contributing.
Building Permit No. 186280, dated 10-22-1919, authorized owner A. W. Pollack to have contractor A. A. Nelson build a two-machine garage, 17 feet by 20 feet, with a concrete floor, 6 inch wall, over 3 feet from any building, with doors that open on own land, alley access, and siding walls painted. A two-car, frame garage, 18 feet by 22 feet, with a flat roof is on the property now. Andrew A. Nelson also built the Elmer Ellsworth Green–designed Gates-Bass Mansion at 1018 E Roanoke St (Site ID #52).

Site ID #76 **2712 Tenth Ave E** **Built: 1909**
Historic Name: Siegley, Earl E. and Mabel A., House
Contemporary Name: Lindley, Jayne P., House
Denny-Fuhrman Addition **Block 13 Lot 5** **Legal: 1959700745**
Style: Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 67433, dated 10-7-1908, authorized E. E. Siegley to have built a two-storey frame residence 29 feet by 41 feet. Neither a builder nor an architect is identified. Building Permit No. 91865, dated 6-23-1910, authorized applicant, builder John J. Hartins, of 2940 East Spring Street, to build a second storey 9 feet by 26 feet addition to the residence for owner E. E. Siegley. It is now a two-storey house.[188] At one time the exterior and roof were shakes. Now they are clapboard and composition, respectively. The first floor front windows have a narrow roof over them. The recessed front porch is on the south side of the front façade, and its stairs face the street. The gable-roofed porch is supported by craftsman-style brackets. Building Permit No. 117146, dated 9-24-1912, authorized applicant E. E. Siegley to build a concrete retaining wall 8 feet high, 9 inches thick at base, and to lay a concrete floor in the garage. On this hilly site at the edge of the plateau, the high retaining wall would have been needed in the back of the house. Building Permit No. 118066, dated 10-29-1912, authorized applicant, owner E. E. Siegley to have "Day Work" enclose the house's porch.

[188] King County Assessor Real Property [online] Report.

Cultural Data: Mabel A. Siegley owned Lot 5 in 1908, shortly before the house was built. She was married to Earl E. Siegley, and they had a son, David Phillip, born in 1907. They were the first owner-residents of the house, and Earl E. Siegley stayed until 1944, remarrying at some point. In 1910, Siegley was a contractor's accountant. In 1920, he was a real estate salesman. In 1930, he was a bonds salesman and married to Clara M. Siegley, who did club work booking concerts.

Accessory Structure: None **Built:** 1911 (destroyed)
Description: Building Permit No. 106228, dated 8-30-1911, authorized applicant C. W. Vollier (or Votties) to have owner, builder E. E. Siegley build a frame garage 10 feet by 18 feet.

Site ID #77 **2715 Tenth Ave E** **Built: 1909**
Historic Name: Lazelle, Dr. H. G. and Martha K. W., House
Contemporary Name: Young, Sharon, House
Denny-Fuhrman Addition **Block 14 Lot 10** **Legal: 1959700815**
Style: Colonial Revival **Builder:** **Architect:**
Classification: Historic Non-Contributing
Description: Building Permit No. 67860, dated 10-17-1908, authorized owner Dr. H. G. Lazelle to build a two-storey frame residence 40 feet by 26 feet at 2715 Tenth Ave E. The house with a side-gabled roof faces sideways on the south with an entry porch approached by steps on the side from the street. Two dormers with six-over-six double-hung windows are centered on the side gable above the porch. The porch is supported by Tuscan pillars and is topped now by an enclosed shed-roofed second-storey addition. New shakes replacing the original clapboard exterior and new trapezoid windows in the attic storey of the front gable streetside mar historical integrity. In a 1930s photo, the exterior and the chimney are completely covered by ivy. A 1950s photo shows exterior wood siding.[189] The six-over-six double-hung windows and one six-over-six triple-hung window on the second storey appear to be original. Multiple-paned French doors and a six-over-six double-hung window on the first floor appear to be original as well.
Cultural Data: The house was built for Dr. H.G and Martha Lazelle. In Clarence Bagley's *History of King County* Dr. H. G. Lazelle appears as president of the King County Medical Society in 1921. He does not appear on the society's roster in 1929.[190] Dr. Lazelle was commissioned in the U. S. Army for service in World War I.

Accessory Structure: Garage on west side of lot. **Built:** 1913
Description: Historic Contributing.

[189] Property Record Card.
[190] Bagley, 576, 568.

Building Permit No. 120528, dated 2-21-1913, authorized applicant John Quirk (T. F. Quirk's brother and also in their tea and coffee importing business) to build a garage 12 feet by 16 feet, 6 feet from any building. H. Lazelle is the owner, builder. Building Permit No. 142033, dated 6-11-1915, authorized the addition to a 12 feet by 14 feet garage of 5 feet by 14 feet, 6 feet from the owner's residence and 15 feet from any others. The new part of the garage was to have a plank floor.

The contractor for the garage addition was Gustav Olson, who also built the garage at 2813 Tenth Ave E in 1913 (Site ID #90). Olson had built the house at 2836 Tenth Ave E in 1909 (Site ID #99) and the W. E. Dwyer–designed house at 2716 Broadway Ave E in 1912 (Site ID #10). He had been the designer-builder for the house at 920 E Shelby St in 1910 (Site ID #62) and the designer-builder for the house at 926 E Shelby St in 1912 (Site ID #63).

Site ID #78 **2716 Tenth Ave E** **Built: 1910**
Historic Name: Wolfe-Dowling House
Contemporary Name: Rosenkrantz, Elsa C., House
Denny-Fuhrman Addition **Block 13 Lot 4** **Legal: 1959700740**
Style: Colonial Revival **Builder:** Walter Bros. **Architect:** Willcox & Sayward
Classification: Historic Non-Contributing
Description: Building Permit No. 83820, dated 11-9-1909, authorized owner H. H. Wolfe, of the London Store, to have Walters Bros. build a one and a half–storey frame residence 24 feet by 41 feet designed by Willcox & Sayward. The house has been significantly altered. The original house had a stucco on metal lath exterior with shingles on the gables.[191] In a 1930s photo, all but the shed dormer was covered in ivy. Currently, the house is made up of two perpendicular, clapboard-clad gabled wings. On the exterior sides of the gables—that is on the north side of the street-facing gable and on the east side of the south-facing gable—the gable eaves have been truncated, so that the gable ends are asymmetrical. An entry porch is located where the gabled wings meet. A small garage attached to the south side of the house has been converted to a studio. A small porch with a shed roof is on the north side of the street-facing front gable. The original windows appear to be intact on the first floor. Replacement windows are on the second floor.
Cultural Data: The principals of the architectural firm Willcox & Sayward were both from Vermont. Walter Ross Baumes Willcox practiced in Chicago. He came to Seattle before his Vermont partner, William J. Sayward, who had worked for McKim, Mead & White in New York. They opened their Seattle office in 1907 and designed this house before Sayward went back to the East Coast in 1912. (Willcox kept the name of the firm until 1915.)

Willcox is noted for the design of the arched footbridge over Lake Washington Boulevard in the Arboretum in 1910–11[192] and for the design of 1913's Queen Anne retaining wall and public stairways on

[191] Property Record Card.
[192] Norman J. Johnston, "W. R. B. Willcox," in Ochsner, 138–39.

Seventh and Eighth Avenues.[193] He and Charles H. Bebb were the first two American Institute of Architects (AIA) fellows from Washington state. Willcox was instrumental in the founding of the Architecture program at the University of Washington, teaching there, and went on to found the Architecture Department at the University of Oregon in Eugene. He was president of the AIA Seattle in 1912 and 1913. The Walter Bros., of 4049 Latona Avenue, built this house for first owner and resident H. H. Wolfe.

According to the 1910 and 1930 U. S. Census, H. H. (b. 1864) and Mary Wolfe (b. 1888), who owned the house from 1910 to 1915, had three young daughters when they lived there: Leahmary (b. 1909), Barbara (b. 1912), and Harriet (b. 1914). The Building Permit for the house shows H. H. Wolfe's address as the London Store. The 1914 Polk directory shows Wolfe as vice president of the John Panton Co., a department store, and home at 2716 Tenth Ave E.

Dr. J. T. Dowling, older brother of Dr. George A. Dowling, who lived at 912 E Shelby St (Site ID #61), lived in this house with his family after the Wolfes, from about 1915 to at least 1935.

Accessory Structure: Garage on southeast corner of lot. **Built:** 1919
Description: Historic Contributing.
Building Permit No. 178013, dated 4-12-1919, authorized owner Dr. J. T. Dowling to have Walter (perhaps one of the Walter Bros., who built the house) & Brady build a sleeping porch and a pergola as well as a garage 11 feet 6 inches by 19 feet designed by W. R. B. Willcox. The frame, two-car, gable-roofed garage is shingled.

Site ID #79 **2717 Tenth Ave E** **Built: 1909**
Historic Name: Caldwell, Hugh M. and Sarah (Smith Howard), House
Contemporary Name: Mankoff, David, and Cho, Jean, House
Denny-Fuhrman Addition **Block 14 Lot 11** **Legal: 1959700820**
Style: American Foursquare **Builder:** C. A. Rushton **Architect:**
Classification: Historic Contributing
Description: Unfortunately, the microfilm of the first building permit for the two-storey house, No. 80032, is illegible. Judging from permits shown before and after, it would be dated in the second half of 1909. Building Permit No. 131362, dated 4-3-1914, authorized builder C. A. Rushton to construct a one-storey addition 14 feet by 28 feet to the residence at 2717 Tenth Ave E at an "estimated cost $450." Rushton was also the contractor for a two-storey addition to the Bridge house at 2729 Tenth Ave E (Site ID #83). Sarah H. Caldwell owned the lot. Building Permit No. 271870, dated 10-24-1927, authorized

[193] Crowley, *National Trust Guide, Seattle*, 168, 174.

owner Hugh M. Caldwell to have contractor E. C. Edwards make an otherwise illegible repair to the residence that involved removing part of the floor.

The yellow American Foursquare house had been remodeled in a Japanese theme that eliminated the original architectural details sometime during the fifties or sixties but now has been restored to its historic appearance. The house has a hipped roof with exposed rafter tails and hip-roofed dormers on the north and south facades. a full-width porch is supported by large square columns The southeast and southwest corners have rectangular bay windows. The exterior of the house is clapboard, as is the porch, whose flat roof forms the floor of a second-storey balcony. The porch and the balcony have matching railings. The three-light front door is on the right of the porch, and the balcony is accessible by means of French doors on the right.

Cultural Data: In 1909, Hugh M. Caldwell (1882–1955) revived the Municipal League originally started up by Arthur A. Denny, Morgan Carkeek, John McGilvra, and 42 other leading Seattle citizens. The revived progressive league championed good government and was instrumental in the recall of Mayor Hiram Gill, who during his first term as Seattle's mayor was running a wide-open city government receptive to graft and prostitution with the help of a corrupt police force.[194]

In 1917, Caldwell was Corporation Counsel for the Seattle Lighting Company (later City Light) and persuaded then Secretary of Agriculture David F. Houston to allow the company to call for bids for an electric plant on the Skagit River, thus opening the way, after much skirmishing among bidders, for J. D. Ross's construction of the Ruby and Diablo dams.[195] Also in 1917, as Seattle's Corporation Counsel, Caldwell pleaded the City's case against the Puget Sound Traction, Light & Power Co., Boston firm Stone & Webster's streetcar and power company, before his neighbor Judge Jeremiah Neterer (Site ID # 5).

Caldwell resigned the Corporation Counsel position to accept a commission in the army during World War I. When he came back, he ran for mayor against the incumbent appointee C. B. Fitzgerald, who had succeeded Caldwell's former neighbor Mayor Ole Hanson to Hanson's uncompleted term as mayor. Caldwell was elected to a two-year term as mayor in 1920, two years after Hanson had been mayor. According to Richard C. Berner, Caldwell was not sympathetic to unions but had refused to run an anti-union campaign.

After his election, Caldwell appointed Tucker & Hyland, the law firm of his neighbor Wilmon Tucker, to investigate the street railway negotiations in which Stone & Webster had sold their streetcar lines to the City—during resident Mayor Ole Hanson's term (2609 Broadway Ave E, Site ID #2), for $15 million, said to be three times the lines' actual worth—for evidence of fraud and bribery. Later, Caldwell went into private practice (Caldwell & Lycette).

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[194] Walt Crowley, "Municipal League—Thumbnail History, 5- 6-1999, available at www.munileague.org/history/thumbnail.htm (accessed 5-13-2008).

[195] Bagley, 548–50.

Accessory Structure: Garage on west side of lot. **Built:** ca. 1909
Description: Historic Contributing.
A two-car garage with a concrete floor and a shake roof. The garage is now shingled, with a composition roof. It appears on the Volume 4 Sanborn map, Sheet 444.

ite ID #80 2721 Tenth Ave E Built: 1910
Historic Name: Hayes, Mavis C., House
Contemporary Name: Cunningham, Thomas W. and Mary Kathleen, House
Denny-Fuhrman Addition **Block 14 Lot 12** **Legal: 1959700825**
Style: Craftsman **Builder:** F. B. Finley **Architect:** W. E. Dwyer
Classification: Historic Non-Contributing
Description: Building permit No. 87822, dated 3-12-1910, authorized applicant, builder F. B. Finley to build a two and a half–storey frame residence 30 feet by 45 feet designed by architect W. E. Dwyer. The owner is shown as Elizabeth C. Finley, of 104 Cherry Street. The first storey of the house is stucco on metal[196] with shingled second and attic storeys. The house has a front facing gable roof that extends outward in the upper gable end. A full-width front porch with a shed roof dominates the main façade. The front door is on the left side of the porch, which has stucco pillars and enclosure. The first- and second-storey one-over-one windows are intact. Modern glass doors lead to a shallow attic-level balcony on the main facade.
Cultural Data: W. E. Dwyer was the architect for the houses on at least two Finley properties, this one and the house at 2818 Broadway Ave E (Site ID #20). He was also the architect for the Gustav Olson–built Brown, C. Rogers and Harriet, House at 2716 Broadway Ave E (Site ID #10). Dwyer also built houses in the district designed by other architects, such as the Hayes House (Site ID #11) designed by Bertrand & Chamberlin.

Mavis C. Hayes, who paid the taxes along with F. B. Finley in 1920, is the owner of record from 1925 to 1935. She has not appeared in other records examined so far. Samuel E. and Margaret H. Hayes lived across the alley at 2722 Broadway Ave E. Whether Mavis C. Hayes was related to the Samuel E. and Margaret H. Hayes family is not known.

The next owner, Dr. Carl M. Helwig from 1936 to at least 1941, was a physician.

Accessory Structure: Garage on southwest corner of lot. **Built:** 1911
Description: Historic Contributing.
Building Permit No. 104386, dated 6-30-1911, authorized applicant, owner, builder F. B. Finley to erect a one-storey frame garage 12 feet by 20 feet. The present garage has a concrete floor and a shallow-gabled

[196] Property Record Card.

shake roof. The garage appears on the Volume 4 Sanborn map, Sheet 444. A shed has been added to the garage on the north side.

Site ID #81 **2722 Tenth Ave E** **Built: 1910**
Historic Name: Cavanaugh, William E. and Alice, House
Contemporary Name: Carlstrom, David and Lin Jin, House
Denny-Fuhrman Addition **Block 13 Lot 3** **Legal: 1959700730**
Style: Arts and Crafts **Builder:** illegible **Architect:** E. H. Sanders
Classification: Historic Contributing
Description: Building Permit No. 72798, dated 3-4-1909, authorized a builder whose name is illegible to build a two-storey frame residence 40 feet by 26 feet designed by architect E. W. (or E. H. or E. N.) Sanders (or Sancroft) for owner W. E. Cavanaugh. The residence is a substantial cross-gabled, two-storey, Arts & Crafts style house. Largely hidden by a tall fence, the house is clad with alternating large and small exposure cedar shingles. The north end of the house has a gabled bay. On the second storey is a small projecting bay window. The front entrance is highlighted by a broken-pediment gabled stoop. Almost no two of the windows, with curves and multiple lights, are alike. The roof curves, too, above the front entrance, to shelter a triple window.

The roof was originally shingle and is now composition. The ceilings on the first and second floors are 9 feet high. The attic ceilings are 10 feet 6 inches high, and the basement ceiling is 7 feet 6 inches high.[197] The original windows are intact.

Building Permit No. 194665, dated 8-20-1920, authorized owner Addie B. Conly, of 2726 Tenth Ave E (next door to the north), to have contractor A. J. Carr, of 4003 Densmore Ave, erect a retaining wall on private property, 7 inches thick, of concrete, 80 feet long, 2 feet high, and also make general repairs to the residence.

Cultural Data: William E. Cavanagh was 37 when he and his wife, Alice, 28, moved into the house at 2722 Tenth Ave E. They brought their two daughters, Elizabeth (8) and Caroline (3), and two servants. William E. Cavanaugh was a bookkeeper.

A. B. Conly/C. C. Belknap Glass Co., who owned and paid the taxes from 1910 through 1935, also owned and paid the taxes respectively on 2726 Tenth Ave E (Site ID #82) from 1914 to 1935 and on 2730 Tenth Ave E (Site ID #84) from 1915 to 1935, and, in 1925, on 2731 Tenth Ave E (Site ID #85). Charles C. Belknap was president of C. C. Belknap Glass Co., and his sister, Addie M. Belknap Conly, was secretary and then vice-president of C. C. Belknap Glass Co. Charles Belknap and Addie B.Conly, lived in the house next door, at 2726 Tenth Ave E. (Site ID #82)

Accessory Structure: Detached garage. **Built:** ca. 1910

[197] Property Record Card.

Description: Historic Contributing.
A retaining wall along the alley on the south end of the property adjoins a single-car garage with original-looking double doors that is now used as a storage area. It adjoins the garage for the next property north, at 2726 Tenth Ave E (Site ID #82). No garage appears on the Volume 4 Sanborn map, Sheet 444.

Site ID #82 **2726 Tenth Ave E** **Built: 1916**
Historic Name: Conly, Addie B., House
Contemporary Name: Lundin, John W. and Jane E., House
Denny-Fuhrman Addition **Block 13 Lot 2** **Legal: 1959700720**
Style: American Foursquare **Builder:** **Architect:**
Classification: Historic Contributing
Description: A two-storey, hipped-roof house with two-storey shed-roofed bump-outs on the deep north and south sides. The eaves of the roof have modillions. The shallow hipped roof was originally shingles and is now composition. The exterior was shingles and is now siding. The three windows that make up the bay at the right, front of the house have been replaced with single-pane glass, but their size has not been altered. One of the original ten-light-over one windows in the second storey is centered over the bay, and the other is centered over the recessed, arched front doorway. The windows run right up to the fascia board. A brick chimney is on the north side of the house. A second brick chimney is on the south side, toward the rear of the house.
Cultural Data: Harry F. Conly, then secretary of C. C. Belknap Glass Co., was the owner of record in 1914. By 1915, Addie B. Conly was shown as owner and continued to own the house through the 1930s. She and her brother, Charles C. Belknap, lived in the house. The Watsons lived in this house from 1965 until 1991, when they built a new house next door (2730 Tenth Ave E, Site ID #84) on the corner. They sold this house to the Lundins in 1991.

Accessory Structure: None **Built**: Initial garage floor 1915 (destroyed)
Description: Building Permit No. 143640, dated 8-23-1915, authorized owner, contractor Mrs. Addie M. Conly, to build a concrete floor 20 feet by 26 feet, 3 feet from adjoining property, for a garage. A sketch shows the concrete floor on the corner lot, next door to the house at 2726 Tenth Ave E. The garage would eventually be replaced by the Watsons' new house, which was built in 1991. A newer one-storey, flat-roofed, frame, shingled garage now adjoins the garage next door (south) on the east side of this property. The present owners are renovating the later garage that adjoins the Carlstrom garage.

Site ID #83 **2729 Tenth Ave E** **Built: 1909**

Historic Name: Packard-Bridge House

Contemporary Name: Walters, Deborah, and Patterson, Daniel S., House

Denny-Fuhrman Addition **Block 14 Lot 13** **Legal: 1959700835**

Style: Craftsman **Builder:** A. C. Russell **Architect:**

Classification: Historic Non-contributing

Description: The one and a half–storey, side-gabled house with a wide, shed-roofed dormer centered in the roof was originally shingle and is now clapboard and, on the front of the first storey, stucco. The dormer exterior is shingled on the front and clapboard on the sides. Two sets of three six-over-six double-hung windows are set in the dormer, divided by a decorative wood trim piece. The recessed porch on the north side of the façade is balanced by a large single-paned window on the south side of the façade. The front door centered on the porch has sidelights, and the porch and its single pillar are clad in the same stucco as the house exterior. Building Permit No. 83380, dated 10-29-1909, authorized applicant and builder A. C. Russell to put one room 12 feet by 14 feet in the basement of the residence—to be enclosed with a lath-plastered partition—for owner-resident S. B. Packard. Building Permit No. 142007, dated 6-9-1915, authorized the construction of a two-storey 8 feet 6 inches by 12 feet 6 inches den and sleeping porch on the exterior of two bedrooms. The owner was J. L. Bridge, and the contractor was C. A. Rushton.

Cultural Data: Elizabeth C. and F. B. Finley owned four lots in the neighborhood over the years: Site ID #20, Site ID #80, this Site ID #83, and Site ID #85. They held on to part of this property through 1941. Francis B. Finley was a bank appraiser. The Finley residence was next door (south) at 2731 Tenth Ave E (Site ID #85).

The first owner of the house was Stephen B. Packard. He was 69 at the time, and his ownership was brief. J. L. Bridge, who owned and lived in the house on Lot 13 from 1915 through 1935, was manager of Sound Timber Co. and secretary of Pacific Towboat Co.

Accessory Structure: Garage **Built:** ca. 1909

Description: Historic Contributing.

A two-car, two-door, flat-roofed, shingled garage on the southwest side of the lot. The garage appears on the Volume 4 Sanborn map, sheet 444.

Site ID #84 **2730 Tenth Ave E** **Built: 1991**
Historic Name: Watson, Fred B. and Martha S., House
Contemporary Name: Ramsy, Karen S. and Shearer, Jane M., House
Denny-Fuhrman Addition **Block 13 Lot 1** **Legal: 1959700710**
Style: Contemporary **Builder:** **Architect:**
Classification: Non-Historic Non-Contributing
Description: A two-storey newer house, deeper than wide, with a wood siding exterior. The stucco-clad cement foundation is exposed in increasing depth along the hillside to the east. A recessed porch with square pillars is set into the north side of the front, one-storey, flat-roofed wing. Above and behind the one-storey front wing is a corner window on the second storey's west and north sides and a glass block window in the south side of the second storey's west side. Down along the E Hamlin St hill on the north side of the house, two gables flank a stucco-clad chimney. Each gable contains a triple window. Under the westernmost, wider gable is a lower-level garage. Two storeys of balconies are on the east (view) side of the house.
Cultural Data: The Watsons, who owned both Lot 1 and Lot 2, lived in the 1916 house on Lot 2 from 1965 until 1991 (Site ID #82), when they built and moved into this house on Lot 1, at the southeast corner of Tenth Ave E and E Hamlin St. The Watsons lived in the house until 2001, when they sold the house to Karen S. Ramsey and Jane M. Shearer.

Accessory Structure: Lower level garage **Built:** 1991
Description: Non-Historic Non-Contributing.
Two adjacent single-car garages with roll-up doors.

Site ID #85 **2731 Tenth Ave E** **Built: 1909**
Historic Name: Finley, Francis B. and Elizabeth C., House
Contemporary Name: Kavalam, Jude J. and Brooke, Patricia M., House
Denny-Fuhrman Addition **Block 14 Lots N 6' of 13, all of 14** **Legal: 1959700830**
Style: Elizabethan Tudor Revival **Builder:** **Architect:**
Classification: Historic Contributing
Description: The first storey of this two-storey house is shingled, and the second storey and attic are stucco on wood lath with half-timbering.[198] Multiple large gables intersect on the roof. A porch supported by three wooden posts resting on each of two brick bases whose flat roof supports a balcony emerges beneath the large gable on the east side. A similar porch supporting a balcony is centered out from the area between two gables on the north side. A lower-level garage was recently installed under the east porch.

[198] Property Record Card.

Many of the original leaded glass windows were destroyed in the course of a recent remodel, but they have been replaced by new windows appropriate for the style of the house.
Cultural Data: This is the house that the multiple-propertied Finleys actually lived in. They took Lot 14 and the north six feet of Lot 13. Francis B. Finley was a property appraiser with the Washington Savings & Loan Association. He and Elizabeth financed several houses in the Roanoke Park Historic District— 2818 Broadway Ave E (Site ID #20), 2721 Tenth Ave E (Site ID #80), 2729 Tenth Ave E (Site ID #83)—and presumably, they had this one built, too, although the building permit has not been found. In 1910, the King County Real Property Tax Assessment and Rolls show that the Finleys owned Lots 12–14 of Block 14. They eventually sold Lot 12 and the south 44 feet of Lot 13. They lived in the house at 2731 Tenth Ave E from 1910 through at least 1941.

Accessory Structure: None **Built:** 1912 (destroyed)
Description: Building Permit No. 111665, dated 3-20-1912, authorized applicant, owner F. B. Finley to have a detached garage at the northwest corner of the lot constructed by "Day Work." The garage was taken down by present owners, Jude Kavalam and Patti Brook, to give their young children more yard space. They had a garage constructed under the east porch.

2800 Block of Tenth Ave E

Site ID #86 **2802 Tenth Ave E** **Built: 1924**
Historic Name: Mayer, Marcus and Mildred K., House
Contemporary Name: Spangler, Mark Francis and Renfro, LuAnn, House
Denny-Fuhrman Addition **Block 26 Lot 8** **Legal: 1959701825**
Style: Colonial Revival **Builder:** Nels Hedin **Architect:** Hunt & Wheatley
Classification: Historic Contributing
Description: Building Permit No. 237893, dated 9-16-1924, authorized owner Markus (or Marcus) Mayer, of the Colman Building, to have contractor Nels Hedin, of 2312 Federal Ave E, erect a two-storey residence 30 feet by 38 feet per plan by architectural firm Hunt & Wheatley. The permit was signed by A. Wheatley. The result is a two-storey brick house with hipped roof and copper detailing.[199] The composition roof has shallow eaves and is outlined in dentils. The front porch is supported by Tuscan columns. The door and sidelight and the windows are intact. All is symmetrical and neat. On the south side, a one-storey, one-car garage wing clad in the same brick as the house is topped by a first floor residential wing, which in turn supports a balcony. Most of the windows are double-hung, one-over-one.

[199] King County Assessor Real Property [online] Record.

Cultural Data: On his own and early in his career, Arthur Wheatley designed the Fourth Avenue Building (1920).[200] Later, Wheatley was a partner with Bertram Dudley Stuart 1925–30. (See, Site ID #6.) The firm designed the Exeter House Apartments (1927), the Bergonian Hotel (1926, now the Mayflower Park Hotel), and the Marlborough Apartments (1926–27).[201]

Builder Nels Hedin shows up on records for several houses in the district. In addition to this house, he built a sleeping porch for the "Swedish" chalet at 2800 Broadway Avenue (Site ID #14), a house designed by Victor W. Voorhees at 2831 Harvard Ave E (1909) that was destroyed to make way for Interstate-5, and a house at 2837 Harvard Ave E that was also destroyed for the sake of Interstate-5. He owned the latter two houses in 1923.[202]

Owner Marcus Mayer, who was born in Germany ca. 1878, lived with his wife, Mildred K. Mayer, who was born ca. 1890, and their son, Marcus (b. 1916), in the house from 1925, right after it was built, until at least 1940. He worked for Joseph Mayer & Bros., a family jewelry manufacturing firm.

Accessory Structure: None **Built:**
Description:

Site ID #87 **2808 Tenth Ave E** **Built: 1909**
Historic Name: Spencer, George K. and Mabel M., House
Contemporary Name: Watson, Brant, House
Denny-Fuhrman Addition **Block 26 Lot 7** **Legal: 1959701820**
Style: Craftsman **Builder:** P. E. Wentworth **Architect:** Ed Merritt
Classification: Historic Contributing
Description: Building Permit No. 94070, dated 3-30-1909, authorized builder-owner P. E. Wentworth to build a two-storey frame residence, 24 feet by 43 feet, designed by architect Ed Merritt. The plain, shingled, front-gabled Craftsman house has a stucco with half-timbering front gable containing a quadruple, double-hung, narrow-sectioned multiple-lights-over-one window. Two small casement windows flank the quadruple window in the acute angles of the gable. A perpendicular gable intersects the front gable on the south, and a shed roofed bump-out is on the north. The full-width, hip-roofed porch is supported by shingle-clad posts with Craftsman braces. The first-floor, front windows have been replaced

[200] *Terra-Cotta Seattle*, 65.

[201] Dennis A. Andersen, in entry "Stuart, Bertram Dudley," in "Additional Significant Seattle Architects," in Ochsner, 352.

[202] By the 1930s, Hedin lived up the hill to the south, and appears with wife Marie and son Nels William Hedin on the same census page in 1930 as Carl F. Gould, who lived nearby at 1058 East Lynn Street. No collaboration between the two in the Roanoke Park district has been found, but it would be interesting to know whether neighbors Gould and Hedin ever worked together on residential projects elsewhere.

with single panes, but their size has not been altered. The interior features oak, ribbon-inlaid floors and fir stairs and trim. A window on each side of the fireplace was closed over during a remodel and is being restored in the course of a renovation by present owner Brant Watson.

Cultural Data: In 1909, architect Edward L. Merritt was an associate of Jud Yoho, owner of the Craftsman Bungalow Company and publisher of *Bungalow Magazine* (ca. 1909–18).[203] Whether the house at 2808 Tenth Ave E was a pattern book design or a one-off isn't clear. Merritt worked with Yoho from the 1910s through 1920. The 1925 *Times*-Stetson & Post Tudor Revival Model House of 1925, at 915 East Allison Street, two streets to the north of the Roanoke Park district's E Shelby St, has been attributed to Merritt alone.[204]

Builder P. E. Wentworth was also the builder for the house across the street at 2809 Tenth Ave E (Site ID #88) and for the houses at 2833 Tenth Ave E (Site ID #98) and 2837 Tenth Ave E (Site ID #100). He and his family lived at least briefly in the Merritt Hall & Merritt house he built at 918 East Hamlin St (Site ID #32).

George K. Spencer and his wife, Mabel M. Spencer, were the first owner-residents of the house, and their daughter, Mary Louise Spencer, was 11 years old. At that time, according to the 1910 Federal Census, Spencer was a mill superintendent. By the 1920 Federal Census, he was treasurer of Carnation Milk Co. Mary Louise Spencer was by then a stenographer.

Accessory Structure: None **Built:** 1910 (destroyed)
Description: Building Permit No. 87301, dated 2-25-1910, authorized builder P. E. Wentworth to build a one-storey frame garage 12 feet by 22 feet with no floor. The garage, now gone, is shown on the Volume 4 Sanborn map, Sheet 444, on the southeast corner of the lot.

Site ID #88 2809 Tenth Ave E Built: 1910
Historic Name: Bardshar, Fred H. and Rachel, House
Contemporary Name: Allen, Victoria Elizabeth, House
Denny-Fuhrman Addition **Block 25 Lot 10** **Legal: 1959701755**
Style: Craftsman **Builder:** P. E. Wentworth **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 82162, dated 10-2-1909, authorized applicant, builder, owner P. E. Wentworth, of 1212 Twenty-first Ave E, to build a two-storey frame residence 26 feet by 40 feet. The two and a half–storey house is clad in clapboard with a stucco and half timber gable end. The front-facing gabled roof has relatively simple barge boards and generous eaves supported by Craftsman knee braces.

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203 Katheryn Hills Krafft, "Yoho, Jud" entry in "Additional Significant Seattle Architects," in Ochsner, 354.
204 Swope, 153, 247.

The full-width porch gable is wider and shallower than the house gable. The porch railing and step pillars are clapboard-clad, and the porch is supported by Craftsman knee braces attached at right angles to each other on each of two relatively narrow square columns. Cut glass windows and sidelights are on the first floor. The door is on the north side of the front. The second storey windows are symmetrically arranged, each having 21 lights over one.

Cultural Data: Builder P. C. Wentworth probably built the house as an investment. The Wentworth family moved into the neighborhood at 2837 Tenth Ave E (Site ID #100) in 1910 and Wentworth also built the house next door (south) at 918 E Hamlin St (Site ID #32), which became the Wentworth family home for a time. Wentworth also built the house across the street from this one, at 2808 Tenth Ave E (Site ID #87) and the house at 2833 Tenth Ave E (Site ID #98). Later he built the "Japanese-inspired P. E. Wentworth bungalow in the Phinney Ridge neighborhood by Craftsman Bungalow Company with its prominent river rock foundation and chimney" which was featured in the October 1914 issue of Jud Yoho's *Bungalow Magazine*.[205]

By 1915, the Bardshars owned this house, and they kept it in the family until at least 1935. Fred H. Bardshar, from Ohio (wife Rachel), was the western Washington distributor of Stevens Duryea, Cole and Maxwell Motor Cars, doing business at 1107 Pike Street. His son, D. E. Bardshar, who lived in the house through the 1930s, was treasurer of F. H. Bardshar.

Accessory Structure: None. **Built:**

Description:

Site ID #89 **2812 Tenth Ave E** **Built: 1903**

Historic Name: Turner, Issac L. and Bethina, House

Contemporary Name: Beale, John A., and Bonner, Megan, House

Denny-Fuhrman Addition **Block 26 Lot 6** **Legal: 1959701815**

Style: Colonial Revival **Builder:** E. Almquist **Architect:**

Classification: Historic Contributing

Description: Building Permit No. 272732, dated 11-29-1927, authorized owner Woolsey (in records variously spelled Wolsey, or Woollsey as well) Aspinwall (or Aspenwall) to have contractor Eric Almquist, of 3903 Aurora Avenue, enclose the porch of this two-storey residence per plan. That would be the sunroom at the front of the present house.

The two-storey, front-gabled, clapboard house has an intersecting gabled dormer on the south and north sides. A shed-roofed bay is centered under the gabled dormer on the south side. The entrance is via steps on the north side of the full-width front porch. The entry door has lights and sidelights. Double,

[205] Kreisman and Mason, 163.

double-hung, one-over-one windows are in the second storey, and a small double window is in the apex of the front gable. A small diamond-paned window is toward the front of the south side.
Cultural Data: Builder Eric Almquist is named as architect of the substantial Renfrew Stevenson House at 2200 Twelfth Ave E in *Homes and Gardens of the Pacific Coast, Volume 1, Seattle, 1913.*[206] Almquist also built the house at 812 E Shelby St (1909, Site ID #54) and the E. E. Green–designed house next door to that one for A. F. Anderson, Dorothy Storm's father, at 816 E Shelby St (1910, Site ID #55). Eric Almquist might have designed as well as built the house at 812 E Shelby St or have taken the design from Elmer E. Green's plan book or another plan book. Eric Almquist was also the builder of the McClelland-Pinneh–designed Storm House at 2611 Broadway Ave E and of at least two houses on the west side of Harvard Ave E that were subsequently destroyed to make way for Interstate-5.

Issac L. and Bethina (or Bessie) Turner, who invested in at least two properties in the neighborhood in its early years, owned this house from 1905 to sometime between 1926 and 1927. They also owned Block 24, Lot 4, from 1905 to 1915 (2822 Harvard Ave E, Site ID #47). The house at that address wasn't built until 1922. The family lived in this house until 1925. Isaac and Bethina Turner's three children in 1910 were Cyrus Turner (33), Benie M. Turner (21), and Ruth Turner, (16). Turner was a County tax collector. By 1920, he was a retired widower living with his son, Cyrus, and his daughter Ruth, still at this address.

Accessory Structure: Garage/studio. **Built:** 1926
Description: Historic Contributing.
Building Permit No. 257569, dated 6-10-1926, authorized owner I. L. Turner to build a 12 feet by 18 feet garage at the rear of the lot with a front entrance. The garage at the end of the driveway has been turned into a studio-office. No garage is shown on the Volume 4 Sanborn map, Sheet 444.

Site ID #90 **2813 Tenth Ave E** **Built: 1908**
Historic Name: Collins-Lyons House
Contemporary Name: Fisk, John C. and Nancy (Swanson), House
Denny-Fuhrman Addition **Block 25 Lot 11** **Legal: 1959701760**
Style: Dutch Colonial Revival **Builder:** **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 64708, dated 8-14-1908, authorized J. D. Collins to build a two-storey frame dwelling whose dimensions are illegible. The house has a steep gambrel roof offset by a large gable-roofed dormer and projecting entry porch. Smaller shed style dormers, each with a single six-over-one double-hung window, flank the large gable dormer. Three Tuscan columns on each side support the square

[206] Calvert, no page numbers.

front porch roof, which is topped by a railed balcony accessible by French doors. The deeply recessed front door has sidelights and a neoclassical frame. Large projecting bow windows, nine-over-one in each part, flank the porch on the first floor. The south and north side elevations of the house have each a bow window.

Cultural Data: John D. and Catherine P. Collins owned and lived in this house from 1910 to 1915. Collins was Sales Manager at Old Oregon Lumber Co. Thomas F. and Rose D. Lyons lived in the house after the Collinses and stayed until at least 1941. Lyons was a lawyer.

Accessory Structure: Garage on southwest side of lot. **Built:** 1915
Description: Historic Contributing.
Building Permit No. 141735, dated 5-27-1915, authorized owner, resident J. D. Collins and contractor Gustav Olson, of 2546 Boyer Ave E, close by, to build a one-storey garage 13 feet by 18 feet, joists 18 inches above ground, 20 feet from any residence. The flat-roofed, frame garage is shown on the Volume 4 Sanborn map, Sheet 444.

Site ID #91 **2816 Tenth Ave E** **Built: 1912**
Historic Name: Richardson, Dr. Waldo and Ora (Brown), House
Contemporary Name: Smiley, Lorraine A. and Bennett, George R., House
Denny-Fuhrman Addition **Block 26 Lot 5** **Legal: 1959701810**
Style: Colonial Revival **Builder:** Johnson Bros. **Architect:** Julian G. Everett
Classification: Historic Contributing
Description: Building Permit No. 111588, dated 3-18-1912, authorized applicant J. A. Johnson for builders Johnson Bros., doing business at 4319 Thackery, to build a two and a half–storey frame residence 35 feet 6 inches by 48 feet, designed by architect J. G. Everett, whose office was at 427 Walker Building, for owner Dr. Waldo Richardson.

This brick Colonial Revival house has been an object of admiration from almost the moment it was built. It received praise in *Homes and Gardens of the Pacific Coast, Volume1, Seattle 1913*, in which it was cited as a fine duplicate of the revolutionary-era house from which General George Washington directed his forces in the Battle of Germantown.[207] Editor Frank Calvert said that the owners brought the design for the house back from the east coast.[208] J. G. Everett, whose name appears on the building permit, might have been the supervising local architect. The formal two and a half–storey house has common bond laid brick and double-hung six-over-six windows highlighted by flat jack arches and centered keystones. Three dormers grace the side gable roof, each containing an arch-topped window. The center dormer has a

[207] Calvert, ed., no page numbers. The house is praised further for "the treatment of the windows and the charming doorway."

[208] Calvert, ed., no page numbers.

half round roof while the two outside dormers are gabled.[209] Two chimneys complete the symmetrical theme. Each gable end contains a large round window. A classical-inspired entry portico held up by Tuscan columns is centered on the main façade and flanked by French doors with flat jack arches and centered keystones.

Cultural Data: Architect Julian G. Everett studied at MIT and came to Seattle in 1904. He practiced independently and occasionally was associated with W. R. B. Willcox, who had also attended classes at MIT. Everett's most famous work apart from the Waldo Richardson House is probably the Pioneer Square Comfort Station and Pergola (1908). He also designed the Plymouth Congregational Church in Seattle (1905–6), and Temple de Hirsch in Seattle (1906–8, destroyed).[210] Everett & (Frank Lidstone) Baker designed Firehouse No. 23 in 1909.[211]

This fine Georgian brick house was built for Dr. Waldo Richardson, who occupied the house in 1912, the year it was built. Dr. Waldo Richardson appears in the Washington state archives as having been licensed for medicine and surgery in 1909, three years before the house at 2816 Tenth Ave E was built. Richardson was listed in the 1911 Polk directory as a physician boarding at 1703 California Avenue. By 1912, the Polk directory shows him as a physician with an office in the Cobb Building.

Richardson figures in Clarence Bagley's *History of King County* as a doctor commissioned in the U.S. Navy when the United States entered World War I in 1917.[212] His wife, Ora Brown, was prominent in the Social Welfare Forum of the National Conference of Charities and Corrections.[213]

Physician Irvin A. Weichbrodt and his wife Eugene (probably Eugenia) are shown as the owners from 1925 to 1935. They lived in the house with their two children, Robert J. (12 in 1930) and Betty (almost 4 in 1930). Richardson, though, is shown on the Side Sewer Card arranging for some sewer work for the house as late as 12-12-1934.[214] That seems to be the last time he is associated with the house. By that time he and Ora Brown Richardson were living with their daughter, Helen Hollis Richardson, in Alhambra, California.

Accessory Structure: Garage on southeast corner of lot. **Built:** 1911
Description: Historic Contributing.
Building Permit No. 103241, dated 5-22-1911, for 2828 Broadway Ave E, authorized applicant, builder, Charles O. Horn, of 1061 E Lynn Street,[215] to build a garage 12 feet by 14 feet 6 inches for owner Dr.

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[209] Swope, 80.
[210] Dennis A. Andersen, "Everett, Julian" entry in "Additional Significant Seattle Architects" in Ochsner, 343.
[211] Crowley, *National Trust Guide, Seattle*, 144.
[212] Bagley, 577.
[213] Census data and the *Journal of the Association of Collegiate Alumni*.
[214] Side Sewer Card 263.
[215] Carl F. Gould would build his own Seattle residence across the street from builder Horn's residence in 1920.

Waldo Richardson. Most likely, the address for this building permit should have been 2816 Tenth Ave E, not 2828 Broadway Ave E (Site ID #24), which had a four-machine garage built in 1920 with no mention of a teardown on its building permit. The two-storey Richardson House garage opens on the alley by means of two single doors.

Site ID #92 **2817 Tenth Ave E** **Built: 1909**
Historic Name: Stevenson, Elizabeth, House
Contemporary Name: Galpin, Amos and Lufkin, Elise, House
Denny-Fuhrman Addition **Block 25 Lot 12** **Legal: 1959701765**
Style: Craftsman **Builder:** Roberts & Williams **Architect:** V. W. Voorhees
Classification: Historic Contributing
Description: Building Permit No. 70598, dated 12-31-1908, authorizes Roberts & Williams to build a two-storey, 38 feet by 36 feet house designed by V. W. Voorhees. The house design might have come from Voorhees' pattern book, or he might have custom-designed the house. The two-storey house has a hipped roof with exposed rafter tails and three Asian-inspired deep-eaved gables including a large central half-storey dormer. The first floor is shingle, and the second storey and half-storey gables are stucco with half-timbering. A small balcony rests on the shed roof of the full-width porch and is sheltered by a shallow projection from the house roof under the central dormer gable. The gabled projections on either side of the second storey appear to rest on the porch roof. Four square pillars clad in the same shingling as the first floor help to balance the mass of the second storey. The original windows are intact.
Cultural Data: The builders were Roberts and Williams; and William J. Williams signed the permit when the plans were returned to the builders 5-15-1909. The house changed hands at least every five years until the Burke Family acquired it in 1935. It remained in the Burke family until 2008.

Accessory Structure: Garage on northwest corner of lot. **Built:** 1913
Description: Historic Non-Contributing.
Building Permit No. 128202, dated 11-20-1913, authorized owner Mrs. Maria Odell to have a garage 10 feet by 16 feet built at 2817 Tenth Ave E. The garage appears on the Volume 4 Sanborn map, Sheet 444. The garage now has vertical siding and a roll-up garage door.

Site ID #93 **2822 Tenth Ave E** **Built: 1909**
Historic Name: Phillips-Hyde House
Contemporary Name: Stout, Virginia F., House
Denny-Fuhrman Addition **Block 26 Lot 4** **Legal: 1959701805**
Style: Colonial Revival **Builder:** A. L. Russell Co. **Architect:** Huntington & Gould
Classification: Historic Contributing

Description: Building Permit No. 81201, dated 9-11-1909, authorized A. L. Russell Co. to build a two-storey frame residence designed by "Gould & Huntington." The actual association name was Huntington & Gould, so it's possible that Gould, whose name appears first on the permit, was the primary architect. The William C. Phillips House was featured in *Homes and Gardens of the Pacific Coast, Volume I Seattle 1913*. The editor admires the result of "plainness and ordinary material for an effect of beautiful simplicity."[216]

The rounded entry pediment supported by Doric columns has been admired as have the French doors with multiple-paned sidelights on each side of the front door.[217] The original shingles have been replaced by lap siding. The hipped roof has a small hip-roofed dormer in its center, balanced by other dormers on the sides of the house. All three of the second storey double windows, including the small window centered under the dormer that had a top-bracketed window box giving it some weight, have lost their original window boxes. One brick chimney is on the south side of the house, and a second brick chimney is on the northeast side of the house, near the kitchen.

Cultural Data: After training at Ecole des Beaux-Arts in Paris, New Yorker Carl F. Gould had recovered from an illness and recently moved to Seattle. He was quickly able to win an associate position with Daniel Riggs Huntington.[218] (See 2608 Tenth Ave E, Site ID #65, for a house in the district built in 1910 that was designed by Huntington and whose plans were drawn by Carl F. Gould.) Such a relationship gave both architects the freedom to take their own commissions while allowing Gould to associate himself with Huntington's well-known office.[219]

The 1910 U.S. Census shows a William C. Phillips from Connecticut and a Cora S. Phillips from New York living in Seattle's Ward 7 in the County of King, Washington. He was 30 in 1910, and so was Cora. Cora S. Phillips was the owner of record in 1915. William C. Phillips appears again in the Death Records as having died 11-19-1942 at the age of 60. Phillips was president of the Sound Coal Co. and then of the Sound Fuel Co.

Although the house has always been called the William C. Phillips house, by 1920 Joseph A. and Maude B. Hyde had become the owners of record. They owned the house until 1935. Joseph A. Hyde was president of the Joseph Hyde Co. an electrical business. They had a daughter, Jane, who would have been born in 1915.[220]

Accessory Structure: Garage. **Built: c.1909**

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[216] Calvert, ed., no page numbers.

[217] Swope, 72.

[218] Booth and Wilson, 38. "Associated status, for all practical purposes a partnership, was a remarkable endorsement of Gould's ability and his prospective capacity to garner his own clients."

[219] Booth and Wilson, 38.

[220] "Maude B. Hyde," 1920 United States Federal Census, available online at www.ancestry.com.

Description: Historic Contributing.
A two-storey garage on the northeast side of the lot adjoins the garage to the north at 2826 Tenth Ave E (Site ID #95). The garage appears on the Volume 4 Sanborn map, Sheet 444.

Site ID #94 **2823 Tenth Ave E** **Built: 1910**
Historic Name: Mason, Leonard A. and Marion B., House
Contemporary Name: Chapman, Bruce and Sarah, House
Denny-Fuhrman Addition **Block 25 Lot 13** **Legal: 1959701770**
Style: Craftsman **Builder:** Otto Roseleaf **Architect:** Victor W. Voorhees
Classification: Historic Contributing
Description: Building Permit No. 86905, dated 2-11-1910, authorized applicant L. A. Mason to have Builder Otto Roseleaf, of 1011 Lowman Building, build a one and a half-storey residence 32 feet 6 inches by 34 feet at 2823 Tenth Ave E designed by Victor W. Voorhees. The Craftsman bungalow has a side-gabled roof and inset full-width porch. A large center gabled dormer dominates the main façade and has stucco with half-timbering in the gable end. The top of the porch is stucco with echoing half-timbering. The house has exposed rafter tails and decorative Craftsman style knee braces. The sets of double-hung, six-over-one wood windows on the first storey and in the dormer are grouped in threes and have simple surrounds. Four square timber porch posts with diagonal braces rest on a solid baluster wall.
Cultural Data: The house design could be a custom design, or it could come from Victor W. Voorhees' pattern book, *Western Home Builder*.[221] By 1911, the book was in its 7th edition.[222] After 1917, Voorhees also designed auto showrooms and garages. In the mid-1920s, he designed the Lloyd Building and the Vance Hotel, both on Stewart Street in downtown Seattle. He also designed the Joseph Vance Building (1929); the Earl Hotel (1929, now the Seattle Hotel); several apartment buildings; and the house at 2817 Tenth Ave E (Site ID #92).[223]

Leonard A. Mason, who was from Australia, and his wife Marian B. Mason, who was from England, moved into the house in 1910, the year it was built. Mason was a real estate man doing business in the Lowman Building downtown.

Accessory Structure: Garage on northwest corner of lot. **Built:** 1913
Description: Historic Contributing.

[221] (Seattle, Wash., V. W. Voorhees, Architect, ca. 1907). The ca. 1907 date of publication comes from Dennis A. Andersen and Karen Hills Krafft, "Panern Books, Plan Books, Periodicals," in Ochsner, 70.

[222] Katheryn Hills Krafft, "Voorhees, Victor W.," entry in "Additional Significant Seattle Architects," in Ochsner, 353.

[223] Crowley, *National Trust Guide, Seattle*, 103, 109–110.

Building Permit No. 124676, dated 7-21-1913, authorized owner L. A. Mason to build a frame garage 14 feet by 20 feet. The clapboard garage has a gable roof. It appears on the Volume 4 Sanborn map, Sheet 444. The garage has an old swing-up door.

Site ID #95 **2826 Tenth Ave E** **Built: 1909**
Historic Name: Clark, Robert F. and Alice M., House
Contemporary Name: Hanley, Jr., John W. and Sondra F., House
Denny-Fuhrman Addition **Block 26 Lot 3** **Legal: 1959701800**
Style: Craftsman **Builder:** R. F. Clark **Architect:**
Classification: Historic Non-contributing
Description: Building Permit No. A-9154, dated 7-24-1901,[224] gives permission to Mrs. E. Kling to put a new foundation under the house (an earlier house?) at 2826 Tenth Ave E. Building Permit No. 75436, dated 4-26-1909, authorized builder R. F. Clark to build a partition 6 feet by 10 feet over the driveway at 2826 Tenth Ave E for owner [illegible] Sands. Building Permit No. 83844, dated 11-10-1909, authorized applicant and builder Robert F. Clark to build a one-storey frame addition 8 feet by 14 feet to the residence owned by Alice M. Clark. Presumably, the two-storey house was already there. The building permit for the house itself was not found.

The house has a truncated-looking (on the north) side gable roof with an intersecting gable on the south side. The brick first storey is topped by a stucco and half-timbered second storey with a front gabled roof, again intersecting the side gable. A hip-roofed wing on the north side of the facade might have been added later. It is topped by a small balcony accessed by French doors. The hip-roofed recessed porch is on the south side of the front façade, approached by brick-pillared steps. The porch itself is supported on one side by a Craftsman-looking tapered brick pillar and has a brick arch on the south side. A shed-roofed bump-out is on the south. Most of the original windows appear to have been replaced, and it's not clear where the original windows might have been.
Cultural Data: The name Kling of the 1901 building permit for a new foundation under a house appears in a photo of a real estate tent and sign in Murray Morgan's *Skid Road.* The sign advertises Miller Bay Waterfront Tracts for sale by _____SHAM and KLING.[225] See 912 E Shelby St (Site ID #61) for an account of a building permit for a tent platform that might have been for a real estate tent similar to the one shown in the photo.

[224] The appearance and subsequent disappearance of this building permit dated before 1908 remains a mystery to the writer, who made a copy of the permit and then was unable to find it again, even with the help of staff at the City of Seattle Department of Planning and Development's Microfilm Library. Of some consolation for the absence of building permits before 1908 is the paucity of information to be obtained from early permits if this one is a good example. No architect or builder is named, and description of the project is less detailed than on later building permits.

[225] Morgan, in photo well between 120–21.

In 1910, Robert F. and Alice M. Clark lived in the house at 2826 Tenth Ave E with their children, Robert F., Jr. (7) and Ruth H. (3), along with their nephew, Robert E. Miller (13), and two servants. Robert F. Clark was a traveling salesman, according the 1910 U. S. Census. By 1915, the Clarks no longer owned the house and presumably had moved away.

Accessory Structure: Detached garage. **Built:** 1918
Description: Historic Contributing.
Building Permit 166177, dated 4-29-1918, authorized owner George F. Barrett to have built a one-storey frame garage, 15 feet by 18 feet, joists to be 18 inches on center, 30 feet from the nearest building, doors to open on own land. The garage is on the southeast corner of the lot and appears on the Volume 4 Sanborn map, Sheet 444. The garage is approached from the street via a driveway shared with the Phillips-Hyde garage south of it and attached to it—both on the edge of their property lines.

Site ID #96 2829 Tenth Ave E Built: 1909
Historic Name: Riley-Kucher House
Contemporary Name: MacKay, Chad Scott and Jennifer, House
Denny-Fuhrman Addition **Block 25 Lot 14** **Legal: 1959701775**
Style: American Foursquare **Builder:** C. L. Martin **Architect:** Same
Classification: Historic Contributing
Description: Building Permit No. 76052, dated 5-10-1909, authorized C. L. Martin, of 711 East John St, who is shown as applicant, builder, owner, and designer, to build a two and a half–storey residence, 27 feet by 43 feet. C. Lewis Martin was the designer-builder-owner of the house at 2813 Broadway Ave E (Site ID #18) the year after he built this house. The hip-roofed, large-shingled Foursquare house has a centered hip-roofed dormer containing three single-pane windows. The second storey contains two wide, widely spaced double-hung windows with cut-glass over one pane each. Two stained glass windows in the center of the second storey have been covered over, both outside and in, but are intact.[226] Another stained-glass window, still exposed, is on the north side of the house. The full-width, hip-roofed front porch has steps at its north end. The entry door is flanked by beveled-glass sidelights, and the wide first-floor windows are the original cut-glass over one.
Cultural Data: Renevids Riley (also known as F. C. Riley or Fenwick Rilor), of Coast Timber & Cruising Co., is the first owner-resident of the house at 2829 Tenth Ave E. According to the 1910 census, he was 34 years old and had come from Wisconsin, his parents from English Canada. His wife, Margaret Riley (or Margaret Rilor), was 32 years old and had also come from Wisconsin. Her parents had come from

[226] Present owners Jennifer and Chad MacKay in conversation 3-5-2009.

Connecticut (father) and Massachusetts (mother). The Rileys moved into the house with their children and two servants. They had four children: Marjorie (8), Elizabeth (5), Fenwick M. (3), and Catharine (1).

By 1915 the Rileys no longer owned the house, and the family of Charles Kucher owned the house and had moved in. Charles Kucher was 51, from Pennsylvania, and his wife, Elva was 47 and had come from Pennsylvania, too. They moved into the house with their four children (and no servants): Ronald E. (18), John W. 16), Elva (6), and Charlotte (12). By 1930, Ronald E., the eldest (33), had left home, as had John W. (31), and only Charlotte (27) and Elva (21) remained. The family had a servant by then. Kucher was president-treasurer-manager of the Olympic Foundry. The family remained in the house until at least 1931.

Accessory Structure: Detached garage **Built:** 1918
Description: Historic Contributing.
Building Permit No. 162600, dated 12-29-1917, authorized owner, resident C. W. Kucher to have built a garage 20 feet by 22 feet, the floor 2 feet above ground, and the structure 20 feet from the nearest residence. The hip-roofed, one-car garage is not shown on the Volume 4 Sanford map. The entrance on the alley of this large-shingled garage has been fenced off by newly constructed double doors.

Site ID #97 2832 Tenth Ave E Built:1909
Historic Name: Higgins, John C. and Lorene S., House
Contemporary Name: Pickel, Charles Weber and Bossier, Shirley A., House
Denny-Fuhrman Addition **Block 26 Lot 2** **Legal: 1959701795**
Style: Craftsman **Builder:** **Architect:**
Classification: Historic Contributing
Description: A two-storey, front-gabled Craftsman house.[227] The first storey is clapboard, and the second storey is stucco with half-timbering. Gables intersect the front gable on the north and the south sides. The front porch is recessed on the right side of the facade. The original windows are intact.
Cultural Data: John C. Higgins, an attorney, was the first resident of the house at 2832 Tenth Ave E. He and his wife, Lorene (or Loraine) S. Higgins, and later their son, Jack S. Higgins (b. 1915), who was 5 in 1920, lived in the house from 1910 until 1930, when it was sold to F. M. Roberts. In the 1910 Polk directory, John C. Higgins is shown as a partner in Higgins, Hall & Halverstadt and home at 2832 Tenth Ave E. In 1916, he is shown still living at 2832 Tenth Ave E and as a partner in Higgins & Hughes as well as secretary of Frye & Co.

By 1930, the Higginses had moved to Manhattan, and John C. Higgins, now of the New York law firm Sullivan & Cromwell and a friend of Carl F. Gould, tried to help Gould find more commissions

[227] King County Assessor Real Property [online] Repon.

during the Great Depression, in particular to help Gould get the commission for the U. S. Marine Hospital on Beacon Hill. He wrote a letter on Gould's behalf in November 1930 and another in December 1930. In 1930 Gould designed a family monument for Higgins that was placed in Washelli Cemetery.[228] Higgins' two letters to Assistant Secretary of the Treasury Ferry K. Heath must have done some good, for Gould got the commission, with John Graham, Sr., in an associate relationship, and went on to design his spectacular U. S. Marine Hospital, a completely successful departure from even his modern expression of classical forms.[229]

Accessory Structure: Garage on northeast corner of lot. **Built:** 1913:
Description: Historic Contributing.
Building Permit No. 121632, dated 4-1-1913, authorized applicant H. D. Smith of 2832 Tenth Ave E to have builder Nudd & Taylor of Interbay build a garage 12 feet by 18 feet on behalf of owner John C. Higgins. The two-car cement garage is shown on the northeast side of the lot on the Volume 4 Sanborn map, Sheet 444.

Site ID #98 **2833 Tenth Ave E** **Built: 1909**
Historic Name: Peterson, Neil S., House
Contemporary Name: Kohl, Jerome and Crickmer, Anna M., House
Denny-Fuhrman Addition **Block 25 Lot 15** **Legal: 1959701780**
Style: American Foursquare **Builder:** P. E. Wentworth **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 66383, dated 12-17-1908, authorized P. E. Wentworth to build a two-storey frame residence. The substantial American Foursquare two-storey house has a hipped roof with wide eaves and long modillions that supports a centered hip-roofed dormer, also with modillions. The second floor and dormer are stucco. The first storey is clapboard. The dormer and second floor windows have diamond pattern lights over one pane, and the first floor's wider windows have diamond panes over one pane. The centered front door has sidelights. Six square pillars support the front porch, which wraps around the house. The front porch rail is clad in the house's siding. A balcony rail on the porch roof wraps around the house, echoing the porch below. Stone pillars flank the front steps, and a stone block wall runs along the sidewalk.
Cultural Data: Builder P. E. Wentworth also built the houses at 918 E Hamlin St, 2808 Tenth Ave E, 2809 Tenth Ave E, and 2837 Tenth Ave E. He lived briefly in the neighborhood in the houses he built at 2837 Tenth Ave E and 918 E Hamlin St.

[228] Booth and Wilson, 148-49, 164, 190. 212n2.

[229] Booth and Wilson, 149.

The first owner of the house was Neil S. Peterson (b. 1852), a Dane who followed his brother, Jens C. Peterson, to the United States in 1878. He and his brother started up an investment business, which they dissolved after the Seattle fire of 1889. Peterson then began the study of law and was the clerk in charge of probate business in the office of the clerk of the superior court while a student. Probate became his specialty.

Peterson married in 1890 and was left with two children when his wife died in 1896. With his brother Jens and his children, John (then 23) and Eva Marian (then 21), both students, he moved into the house on Tenth Ave E in 1912 and lived there through 1941. He was but one of the neighborhood's distinguished jurists, valued especially for his probity and his thoroughness.[230]

Accessory Structure: Garage on southwest corner of lot. **Built:** ca. 1908
Description: Historic Contributing.
The gable-roofed, frame, clapboard one car garage appears on the Volume 4 Sanborn map, Sheet 444. An old swing-up door is intact.

Site ID #99 **2836 Tenth Ave E** **Built: 1909**
Historic Name: Patten, William T. and Irmengard, House
Contemporary Name : Weber, Kent B. and Carolyn A., House
Denny-Fuhrman Addition **Block 26 Lot 1** **Legal: 1959701790**
Style: Colonial Revival **Builder:** Gustav Olson **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 73628, dated 3-27-1909, authorized owner Gustav Olson to build a two-storey frame residence 28 feet by 42 feet at 2836 Tenth Ave E. Gustav Olson also owned the property and would go on to design and build the house at 920 E Shelby St in 1910 (Site ID #62) and the house at 926 E Shelby in 1912. He built an addition for the garage at 2715 Tenth Ave E (Site ID #77) in 1913, a garage at 2813 Tenth Ave E (Site ID #90) in 1913, and the house at 2716 Broadway Ave E (Site ID #8) designed by W. E. Dwyer (Site ID #10) in 1912.

The two-storey, deeper than wide, hip-roofed house is clapboard on the first storey and stucco with no half-timbering on the second and has non-original vertical siding in the top gabled dormer. The double window at the top of the dormer and a row of four windows between the base of the dormer and the house roof are not original. Cut-glass-over-one wide, original double-hung windows flank a small, traditional decorative window in the second storey. A half-circle shed roof protects a curved bay in the north side of the first storey facade, and it is nicely balanced by the circular steps that lead to the front porch on the south side of the front façade. The front porch and the bay are clapboard-clad. The quintuple window in

[230] Various Compilers, *A Volume of Memoirs and Genealogy of Representative Citizens of the City of Seattle and County of King, Washington* (New York: Lewis Publishing, 1903), 36. Available online 3-31-2008, at www.usbiographies.org.

the bay is made up of narrow, one-over-one double-hung sections. The hip-roofed porch is supported by square pillars. Along the north side of the house, as it goes down the steep hill, the cement, stucco-clad foundation becomes increasingly visible.
Cultural Data: William T. Patten (wife Irmengard), who owned and lived in the house at 2836 Tenth Ave E in 1910, right after it had been built, was in 1912 a captain in the U. S. Army and a teacher at the University of Washington. Later he was also president-treasurer of Distributors of Hupmobile Pleasure Cars. He and his wife raised their two children in this house: William T., Jr. (7 in 1910) and Irmanarge (Irmengard?) A. (2 in 1910).

Accessory Structure: Garage on east side of lot. **Built:** 1909
Description: Historic Contributing.
Building Permit No. 83622, dated 11-4-1909, authorized applicant, builder Gustav Olson to build a one-storey frame private garage 12 feet by 16 feet for "one machine only." According to the building permit, the garage was to have a cement floor and footing. The garage, which is shown on the Volume 4 Sanborn map, Sheet 444, has been converted to a shed.

Site ID #100 **2837 Tenth Ave E** **Built: 1908**
Historic Name: Sutherland, Augustus A. and Rosalind, House
Contemporary Name: Morrill, Richard L., House
Denny-Fuhrman Addition **Block25 Lot 16** **Legal: 1959701785**
Style: American Foursquare **Builder:** P. E. Wentworth **Architect:**
Classification: Historic Contributing
Description: Building Permit No. 66624, dated 9-22-1908, authorized P. E. Wentworth to build a two and a half–storey frame residence 28 feet by 43 feet at 2837 Tenth Ave E. A one-storey sunroom wing is on the north side of this otherwise symmetrical clapboard house. Both the house and the sunroom wing have shallow, hipped roofs. A slightly protruding band between the first and the second storeys appears to support the one-over-one windows of the second storey. On the north side of the house, a door leads to a balcony atop the sunroom wing. A small, hip-roofed canopy is over the front door on the south side of the east-facing façade. A wide one-over-one window is to the side of the door, on the north side of the east-facing façade. The garage with its original multiple-paned windowed doors is underneath the sunroom wing.
Cultural Data: P. E. Wentworth lived briefly with his family in this house and owned other properties in the district as well. He also built and lived briefly with his family at 918 E Hamlin St (Site ID #32). He was also the owner-builder for the houses at 2808 Tenth Ave E (Site ID #87) in 1909; 2809 Tenth Ave E (Site ID #88) in 1910; and 2833 Tenth Ave E (Site ID #98) in 1909.

The first owner-resident of the house, Augustus A. Sutherland was treasurer and sales manager of Superior Portland Cement Co. With his brother, F. V. Sutherland, he was a partner in Sutherland Bros. Inc. Augustus and his wife, Rosalind (variously spelled), owned and lived in the house from 1910 to 1920.

Accessory Structure: None **Built:**
Description:

About the Inventory of Harvard–Roanoke Historic District Properties

Build Dates
Build dates in the preceding inventory are based on the following sources.

- Archived Property Record Cards, 1920s–1972 at the Puget Sound Regional Archives, in Bellevue Washington, on the Bellevue Community College campus.

- Archived King County Real Property Assessment and Tax Rolls from 1891 through 1941, also at the Puget Sound Regional Archives. The Puget Sound Regional Archives contain King County Real Property Assessment and Tax Rolls for the years 1891, 1892, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, and 1941. The changes in owner and taxpayer names at mostly five-year intervals speak volumes about the wheeling and dealing in land and then houses that went on in Seattle's Roanoke Park Historic District through the years. They also permit a dating of the houses that enables one at least to be able to say that sometime between one year and another five years later, some improvement, probably a house, had been made. These large old volumes are a good source of ownership sequence information as well.

- The King County Assessor Real Property Report website, the City of Seattle's Parcel Data, and the City of Seattle's Side Sewer Cards with entries dating from 1909 through 2000 are excellent online sources of property descriptions, recent sales histories, current owners, and in the case of the Side Sewer Cards, some earlier owners. Build dates echo the information on the archived Property Record Cards.

- The City of Seattle Department of Planning and Development (DPD) Microfilm Library contains rolls of filmed building permits from 1908 through 1938. They are probably the best source of build dates. These records also contain the names of builders and architects.[231]

[231] Property Record Card headers provide "Architect" and "Builder" lines but they are almost uniformly and frustratingly blank.

Building Permits and Architects
An interesting pattern to be observed in building permits issued between 1908 and 1938 is the use of the word "Same" to fill in the "Architect" line when a builder-applicant has functioned as the designer for a house or an accessory structure. Formally trained architects appear by name on the "Architect" line. Whether this is a convention adopted by modest designer-builders reluctant to advertise themselves as the architects they might not be certified to call themselves or whether this was a silent convention imposed by the Superintendent of Buildings on over-reaching designer-builders is not clear. In the Inventory headers in Section 7, the "Architect" slot is filled in as on the building permit—with the architect's or the firm's name or with the word "Same."

The Naming of Houses
The historic name for each house is based on consideration of a number of criteria with an emphasis on the original significant resident. The original owner is often the builder, who might have had little or no connection with the house thereafter. Or the original owner might have had the house built on spec, as John F. Erickson, who lived in his family residence outside the district at 2448 Harvard Ave E until he took up residence at 815 E Edgar St, had the house at 2601 Broadway Ave E built but never lived in it. In such cases, when the original owner has no particular association with the house, the name choice favors the early significant resident.

Narrative Statement of Significance

The Roanoke Park Historic District is eligible for listing on the National Register under Criterion "A" for its direct association with events that made a significant contribution to the broad patterns of local and national history. The district is also significant under Criterion "C" for its collection of early 20th century residential architecture designed by many notable Seattle architects. The period of significance for the Roanoke Park Historic District begins in 1899, the earliest construction date, and ends in 1939, the date the neighborhood was built out.

Many residents in the district were directly involved in the local and sometimes national historic context, some as much creating the history as expressing or representing it. The politicians, jurists, medical people, and earliest historians of Seattle who lived in the district were powerful actors, and many local themes of the day were played out with varying degrees of self-consciousness by other residents. The work and careers of the district's residents epitomize patterns and preoccupations in the settlement of the American west coast maritime cities.

The events of that pre-war period of political, economic, and cultural activity coincide with the period of the district's architectural significance, in which many of its architects trained on the east coast of the United States, the Midwest, England, and Europe designed the district's residences at the same time that they were designing the city of Seattle's significant buildings during and even after the only partial realization of the City Beautiful movement's ideals in the cities of the United States. The rise of world fairs and expositions and the realization of City Beautiful ideals in the layouts and buildings of these "cities within cities"[1] is directly involved as well on the Roanoke Park plateau, whose major period of development was occasioned in large part by its overlooking the Alaska-Yukon-Pacific Exposition grounds. And the settlement of residential suburbs—in Seattle's case, "streetcar suburbs" ever farther outside the city center—is a pattern of development to be seen in the environment of most cities in the United States and in Seattle, particularly in the Roanoke Park Historic District.

Criterion A: Events That Have Made a Significant Contribution to the Broad Patterns of Our History

Some background is in order. A pattern of discrimination all too common in the settlement of the west was sadly in play during the early settlement of Seattle. And an ingenious employment of the Homestead Act's generous provision of acreage to those willing to improve it was in large part responsible for the development of the great cities and ports of the maritime Pacific Northwest.

[1] Lawrence Kreisman and Glenn Mason, *The Arts and Crafts Movement in the Pacific Northwest* (Portland, Ore.: Timber Press, 2007), 47, use this apt term to describe the essence of the world fairs and expositions from an architectural and planning standpoint.

People of the Large Lake

In the 1880s, Lake John of the Duwamish Tribe, also known as Cheshiahud, Cheslahud, Chudups John, and Lake Union John, had a cabin and a potato patch as late as 1900 at the foot of Shelby Street, at either West Montlake Park or in the Roanoke neighborhood, on land given him by David T. Denny. The Denny gifting makes the site more likely the Roanoke location, whereas Montlake is associated with Harvey Pike.[2] Circa 1904, Orion O. Denny ("Double O," son of Arthur A. and Mary Ann Boren Denny) took a photo of Old Tom (actually Old John) and his wife, Madeline, at their house on Portage Bay.

The Native people around Lake Washington were known as the People of the Large Lake. They and the People of the Inside (around Elliott Bay) had lived in their "usual and accustomed places," as the treaties put it, for 4000 years—some speculate at least 10,000 years. It was good real estate, and they were among the earliest tribes of the west coast to be dispossessed by treaties. The terms of their treaties still haven't been met by the U. S. Government.[3] The dispossessed Duwamish (and all Native people) had been prohibited from living in Seattle since the mid-1860s. Lake John and Madeline and Chief Sealth's daughter, Princess Angeline, were notable exceptions to the ban.

Prejudicial activity against both native and immigrant minorities would persist in Seattle, although some residents of the Roanoke Park Historic District, such as Samuel L. Crawford, friend and memorializer of Chief Sealth, who as a journalist tried to quell the anti-Chinese riots; Daniel Waldo Bass, friend and benefactor of the Nakashima family; and Mayor Hugh Caldwell, who resisted his city council's attempts to put the Japanese out of business, would play their part in trying to achieve more equitable treatment of "the different."

Homesteading

Arthur and David Denny & Co. should have been exhausted by the time they reached the end of the Oregon Trail, content each to pick out his 320 or 160 acres and put together a bucolic life for himself and his family in the new territory. They'd homesteaded already, in treks from Kentucky and Pennsylvania to Illinois and Indiana. They knew how to make farms—build houses and barns, fence, grow and preserve food, raise animals. And the territory was rich in game, fish, shellfish, and edible vegetation. The settlers could have lived on what was available, and at first they would. They hunted, fished, and harvested clams

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[2] Eugene Smith, *Montlake: An Urban Eden, A History of the Montlake Community of Seattle* (La Grande, Ore.: Oak Street Press, 2004). Much of the early part of this excellent history is taken up with the efforts of Harvey Pike to develop Montlake and even hand-dig a cut between Lake Union and Lake Washington.

[3] "Duwamish (tribe)" entry in Wikipedia **Http://en.wikipedia.org/wiki/Duwamish_(tribe)**, accessed 10-24-2008. Also see Robert H. Ruby and John A. Brown, *A Guide to the Indian Tribes of the Pacific Northwest*, rev. ed. (Norman, Okla.: University of Oklahoma Press, 1992), 72–74 for an account of the Duwamish tribe during the time of Seattle's settlement by "homesteaders."

and mussels. They learned to raise potatoes from the Natives, and they traded for wild fowl with the Natives. They picked berries, cooked nettles, and famously (and perhaps apocryphally) nursed little Rolland Denny on clam juice. The diet was adequate if monotonous and even if they did run short of flour and sugar, tea and coffee.

But they wanted flour and sugar and tea and coffee and the other luxuries they could import, not just for themselves but to make money selling the goods to their fellow citizens and the rest of the country. And they viewed the land they were granted for homesteading not just for farming but for extracting resources to trade. Ultimately, land was for developing and profiting thereby. So they didn't linger at the end of the trail. With larger intentions, they pushed off to Alki Point on the *Exact*.

They had come west deliberately to create a seaport for trade and a great city. They wanted to be capitalists and statesmen, to make their fortunes and find scope for distinguished careers. They wanted commerce and good government.[4] They also wanted curbed sidewalks and fine architecture, a university, a library, the opera, clubs, good newspapers, and a railroad, a fine harbor, good roads. It wouldn't be too long before they or their children would learn to want automobiles, bicycles, tennis and golf. Even as they were building their necessary rudimentary cabins on the claims they were "homesteading," they were cutting and hauling lumber to the *Exact* for export to San Francisco on its return trip, and trading claims.

In the 1850s, when they had first arrived in the northern part of the Oregon Territory, the pioneers had found an almost impenetrable forest between what are now called Lake Union and Lake Washington. Anybody who wanted to parley with the People of the Large Lake who camped on the shores of what is now Lake Washington, who seemed to them sometimes friendly, sometimes unfriendly, and always unpredictable, had to brave the deep woods. The forest was so dense that if someone were gone even a little bit too long, search parties went out. The adventurer might be stalked by the Natives, by nine-feet cougars up in the trees, or by wild pigs. The forest floor was criss-crossed not only by deer runs but also by black- and brown-bear trails. At least there were no deadly reptiles.[5]

The dense forest had been dangerous, and treeless San Francisco had needed lumber. In fewer than 50 years, as the city's center expanded for commercial and civic enterprise, they had cleared downtown, then First Hill, and then the part of Capitol Hill closest to downtown. Then the timber barons, their children, and an intermittent flow of newcomers moved on to the outlying "additions," clear-cutting as always and starting new residential suburbs for themselves and other prosperous Seattle buyers.[6]

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[4] Arthur A. Denny had already served in the Illinois legislature with Abraham Lincoln.

[5] This composite description is made up of reminiscences from Emily Inez Denny's *Blazing the Way* (Seattle: Rainier Printing, 1909); Roberta Frye Watt's *Four Wagons West* (Portland, Ore.: Binfords & Mort, 1931), and Sophie Frye Bass's *When Seattle Was a Village* (Seattle: Lowman & Hanford, 1947).

[6] Casey Rosenberg, in *Streetcar Suburb: Architectural Roots of a Seattle Neighborhood* (Seattle: Fanlight Press, 1989), with illustrations by W. G. Hook and many photographs of residences, describes the phenomenon as it took place earlier on upper Capitol Hill, on Moore's Addition, south of the Roanoke Park District and closer to downtown.

Denny-Fuhrman (and Denny-Fuhrman Supplemental) was one such addition, developed by timber barons who first sold the lumber and then became real estate developers.

Fashioning History

During its period of significance, the Roanoke Park neighborhood sheltered a cluster of second and third generation Seattle Dennys plus the first-generation matriarch of that pioneer family, who was the last surviving member of the landing party at Alki Point. Louisa Boren Denny (Site ID #27) spent her last years in the Roanoke Park Historic District, living with her eldest child, Emily Inez Denny, who wrote *Blazing the Way*, and the family of her youngest son, Victor W. S. Denny. Louisa was within walking distance of both Roanoke Park and the five-acre park carved out of Interlaken Park and dedicated to her in 1914 while she was still alive and could enjoy the honor.

Had she lived ten years longer, Louisa Boren Denny might have dropped in on her great niece, the grandchild of her sister Mary Ann Boren Denny and Arthur A. Denny, Sophie Frye Bass (Site ID #52), who would publish *When Seattle Was a Village* (in 1937, a year after her husband, Daniel Waldo Bass's, death) and *Pigtail Days in Old Seattle* (ten years later, in the year of her own death). Sophie would be joined in her widowhood at the Gates-Bass Mansion by her widowed sister Roberta Frye Watt, who had already written *Four Wagons West: The Story of Seattle* and whose son Robert Denny Watt would write a history of Robert Moran's Lakeside School. Louisa's father-in-law, John Denny, had written his history of the great trek west to Oregon, and her brother-in-law, Arthur A. Denny, had written his account of the settlement of Seattle, *Pioneer Days on Puget Sound*.

The writers in the Denny family set up the city of Seattle's governing myths. Even a scholarly historian such as Edmund Meany acknowledged Emily Inez Denny's *Blazing the Way* as an important contribution to his own histories. Revisionist histories have come out in recent years to shake the attachment of residents to the perspective on the creation of this important city and seaport that the Dennys advanced, but few are inclined to be as cynical as William Speidel, who assigns self-interested and dishonorable motives to practically every player in the city from its earliest days. The Denny themes of pluck, fortitude, ingenuity, versatility, pragmatism, and civic virtue prevail.[7]

Jurisprudence

Almost every local case of significance, many of them with national import as well, went through the U. S. District Court, Western Division, of Roanoke Park Historic District resident the Hon. Jeremiah

[7] Speidel's *Sons of the Profits: There's No Business Like Grow Business, the Seattle Story, 1851–1901* (Seattle: Nettle Creek Publishing, 1967) doesn't have a good word to say about anybody save David T. Denny, that unlucky and generous founder of Seattle who owned and platted the Roanoke Park Historic District.

Neterer (Site ID #5), and attorneys from the neighborhood were involved in arguing most of them. In 1916, Neterer enjoined the International Longshoreman's Union from picketing. Although not a union sympathizer, Neterer would later rule that unions could not be enjoined from picketing because they were not corporations. The bascule bridge controversy involving four of the City's draw bridges led to a decision in Neterer's court on what constituted a basis for suing a city for damages. (He was upheld when the case was appealed.) Neterer ruled on the admissability of evidence gained through wiretapping in a case that involved an early use of that tactic for the prosecution of Seattle's favorite bootlegger, Roy Olmstead, during Prohibition. (Neterer was upheld by the U. S. Supreme Court in an appeal.) Much of the decades-long City Light vs. Stone & Webster struggle over public vs. private ownership with respect to first streetcars and then electric power was argued in Neterer's court with attorneys for both the plaintiff and the defense resident in the Roanoke Park Historic District. Reponses to the General Strike, the first in the country, and the adjudication of attempts to repress union activity in the midst of the Red Scare and after the lynching in Centralia of an IWW (Wobbley) union member came into Neterer's Court as well. And Neterer rebuked his neighbor, U. S. Attorney Robert C. Saunders, for blaming civic unrest on the unions. It's interesting to imagine how the attorneys across the alley, next door, and down the street might comport themselves in such close proximity to the judge whose court would hear most of their cases. The note struck was probably the bonhomie so evident in resident Samuel L. Crawford's fellow journalist and real estate partner, C. T. Conover, in *Mirrors of Seattle*.[8]

The number of jurists and their families living in the district during the 1899 to 1939 period of significance is impressive: in addition to Neterer, local U. S. Attorney Robert C. Saunders, his law partner Israel Nelson, Wilmon Tucker, Alonzo J. Falknor, Judson F. Falknor, W. W. Felger, John Mulvihill, Lester S. Wilson, Robert A. Devers, Lewis M. Dawson, Daniel Waldo Bass, Ed Brady, Emmett R. Mifflin, Edward H. Chavelle, Bart C. Ross, Hugh M. Caldwell, Thomas F. Lyons, John C. Higgins, Neil S. Peterson.

[8] C. T. Conover, *Mirrors of Seattle: Reflecting Some Aged Men of Fifty* (Seattle, Lowman & Hanford, 1923). The writer's copy of this collection of essays on local notables contains a hand-written inscription from Conover to his son: "To Tallmadge, with affection and every good wish. I would have you a composite of all the people who make up this book, with all their varied talents and merits and graces. Emulate the virtues and, as I have done in writing, avoid their faults. Father, Christmas 1923."

Politics

The resident mayors both provoked and had a stake in Neterer's decisions. Ole Hanson (Site ID #2) and Hugh Caldwell (Site ID # 79) both served the city as mayor in the late teens and early twenties and had their profound effects on the issues of the day.

Ole Hanson's biography is a classic case of the perpetual reinvention of self that the west seemed to invite. He was a real estate man; a heroic mayor during the Spanish Influenza epidemic; a bit of a fool who ended up facing a Grand Jury inquiry when it came to the City's "municipalizing" the streetcars at three times their worth and giving Stone & Webster a $15 million debt-holder's advantage in the electric power wars; and an opportunist who seized the moment of the General Strike to reach for national prominence, abandoning his mayorship midterm for a national lecture tour and personal opportunities in Washington, D. C., and then in California.

Neighbor Hugh M. Caldwell seemed to have a true calling for good government. He revived the Dennys' old Municipal League for its usefulness in monitoring government for corruption during the wide-open days and nights of Mayor Hiram Gill's first term. He served as the City's Corporation Counsel in the dispute between the power-municipalizing J. D. Ross and the power-privatizing Stone & Webster, and he personally intervened to persuade the country's Secretary of Agriculture to enable Ross to open bidding and move ahead with his plans to build the Diablo and Ruby dams to generate power for the public.

Caldwell dropped out to serve in World War I. He came back to successfully oppose incumbent C. B. Fitzgerald, who had been appointed to fill out Ole Hanson's incomplete term, in the race for mayor. To investigate fraud in the negotiations for the streetcar lines, Caldwell appointed the firm of Roanoke Park Historic District resident attorney Wilmon Tucker (Site ID #25) to look into it. Caldwell's administration was marked by ethical behavior and a strength of character that persuaded his City Council not to try to overturn his veto of their transparent attempt to please constituents by legislating the Japanese out of the hog business in which they had been prospering. Caldwell's veto stood.

The Advancement of Women

Bernice Stern, who grew up in the neighborhood (Site ID #36) and lived here in the early part of her marriage (Site ID #29), was the first woman to hold most of the offices in which she served and set a high standard for other women to emulate. Alice Franklin Bryant (Site ID #18), politically to the left of Stern, was active in Democratic politics and in the Peace and Freedom League. She ran for both the U. S. House of Representatives and the U. S. Senate. Resident state Sen. Pat Thibaudeau (Site ID #56 and Site ID #37), mental health advocate Eleanor Owen (Site ID #59), and Alice Bryant's daughter Imogene Williams come out of a tradition of active neighborhood women. Many other women in the neighborhood were important "clubwomen," organizing for civic, medical, and cultural causes. Ora Brown Richardson (Site ID #91), for example, was a prominent member of the Social Welfare Forum of the National Conference of Charities and Corrections.

Many of the wives among the early residents have "None" on the census lines asking for occupation, but many of the daughters did go to work outside the home, the daughters of the lawyers and other jurists tending to become public and private school teachers and the daughters of people in trade to become stenographers in their fathers' businesses and other businesses of the day such as lumber companies and auto dealerships. Even some of the wives worked as stenographers.

Addie Conly was secretary—an officer, not a stenographer—and then vice-president of C. C. Belknap Glass Manufacturing Co. Eva Sheppard (Site ID #41), a single parent as we would say today, ran one of the new employment agencies devoted to finding jobs for women. Several other women worked as salesladies in the new department stores. Alice Taylor (Site ID #45) was on the masthead as associate editor of her husband, Joseph T. Taylor's, magazine on Freemasonry. And of course, Emily Inez Denny and the Denny-Frye sisters Sophie Bass and Roberta Watt were distinguished historians of the day. As an archivist, Sophie Frye amassed an impressive private collection of books, papers, pamplets, and maps that earned her the Museum of History and Industry's (MOHAI's) library name. Jean Ross, who lived in the district from the age of 5 (1926) to the age of 87 (2008), was the first female engineer to work for Boeing.

Resident Clara M. Siegley (Site ID #76) did "club work, booking concerts." This was likely work connected with the Music Club started up by several quite accomplished local women musicians and devoted to bringing in high caliber performers for concerts. Some of those women, attorney Israel Nelson's wife, Esther M. Nelson (Site ID #6), for one, were paid to sing and play the piano in churches. And Seattle did get its opera house, built by real estate entrepreneur and mother of residents Sophie, Roberta, and Elizabeth Frye, Louisa C. Denny Frye (eldest child of Arthur A. Denny and Mary Ann Boren Denny), whose company acquired several properties in the district and on neighboring Eleventh Avenue East.

Medicine

At least three important medical institutions were founded by residents of the Roanoke Park Historic District: Seattle's first hospital, the Seattle General Hospital, in 1894 through the combined efforts of Byron Phelps, E. C. Kilbourne, and resident Samuel Leroy Crawford (Site ID #59); Swedish Hospital in 1909 by resident Dr. Nils Johanson (Site ID #14) with funds raised at least partly from his neighbors in the district; and the Polyclinic founded by resident C. K. Hillman's son Van Hillman (Site ID #1).

The sheer number of physicians—the Sons of Doc Maynard—in addition to the hospital founders who lived in the district in its period of significance is as impressive as the resident legal talent: Dr. E. L. Milligan, Dr. Lorenzo. L. Stephens, Dr. William G. Booth and Dr. John T. Booth, Dr. George A. Dowling and Dr. James T. Dowling, Dr. Horace G. Lazelle, Dr. Waldo Richardson, Dr. Smith S. Johnson, Dr. Carl M. Helwig, Dr. Irvin A. Weichbrodt, Dr. D. Henry McChesney. Resident Max Clericus was a pharmacist.

Journalism, Publishing, Broadcasting, Advertising

Mention of Samuel Crawford reminds one, too, of the presence of people involved in journalism in a time when typesetting, running the presses, and managing the business as well as advertising and

circulation were handled by the same people who managed and wrote the reporting and editorial. Samuel Crawford (Site ID #59) did it all, eventually founding the *Intelligencer* with Thomas Prosch and staying on as news editor when the *Post* and the *Intelligencer* merged. He was a real estate man as well, in a partnership with *Post-Intelligencer* columnist C. T. Conover. Ed Guthman (Site ID #22) was a Pulitzer Prize–winning investigative reporter for the *Seattle Times* and a professor of journalism. David Hunter (Site ID #15 and Site ID #56) was a pressman for the *Times* and a real estate developer, as well; William T. Prosser (Site ID #61) in addition to his newspaper work as city editor for the *Post-Intelligencer*, ran an early advertising agency. Lilly (Site ID #45) & Lundquist men's clothiers also sponsored and ran an hour-long radio show and did other advertising business on the side. After holding the chair in higher mathematics and starting the astronomy department, personally selecting the telescope and building its observatory platform himself, at the University of Washington, Professor Joseph M. Taylor (Site ID #45) started up a successful national magazine devoted to Freemasonry. The William L. Cooper family (Site ID #19) ran Seattle Typesetting Co. The Carrel A. Brose family and their boarders the Harry H. Wiseman family, who succeeded the Coopers in their house, were manager, assistant manager, and superintendent in the city directory they published, providing much of the information about residency and occupation that informs this nomination.

New Ventures

In addition to advertising and radio, many of the residents were caught up in other new businesses, especially in running automobile dealerships and even an early auto rental agency. Frank Helt (Site ID #8), in addition to running Pittsburg Luncheon, was vice-president of Vernon A. Smith Motor Car Co., Inc. William T. Patten (Site ID #99), also an army officer and a teacher at the University of Washington, was president-treasurer of Distributors of Hupmobile Pleasure Cars. Resident Harry W. Kent (Site ID #15) more or less invented the truck by modifying a Model T Ford[9] and went on to build one of the country's biggest trucking firms. Bernard Hoehm (Site ID #46) was a tire salesman. Fred H. Bardshar (Site ID #88) was the Western Washington distributor of Stevens, Duryea, Cole, and Maxwell Motor Cars.

John R. Blum (Site ID #10) from Alaska was an early developer of commercial aviation. Jean Ross worked for Boeing Co.

Alexander D. Walker (Site ID #13) owned Benton County Irrigation Co., and his son was also in this business so crucial to the development of agriculture in Eastern Washington.

C. M. Twelves (Site ID #56) was a telephone engineer, for an invention that called for the development of new case law surrounding privacy issues, as in the Olmstead wiretapping case heard in Jeremiah Neterer's court.

Joseph A. Hyde (Site ID #93) was president of an electrical business.

[9] The Museum of History and Industry's Leonard Garfield during tour of Roanoke Park Historic District 9-6-2008.

John Q. Clemmer (Site ID #35) made the transition in theater ownership and management from Vaudeville to the movies.

Business, Insurance, Investment, and Banking

Charles L. Betterton (Site ID #1) is variously listed in the Polk directories as a fire insurance agent and an investor. Jerome R. Storm (Site ID #3) ran an independent insurance company after working for Travelers Insurance earlier in his career. In addition to running three logging companies and a dairy, plus overseeing his interests in property in the neighborhood, Aaron Frederick Anderson (Site ID #55) was a director of the National City Bank of Seattle and the founder and president of Puget Sound Savings and Loan. William H, Parsons (Site ID #39), after founding the first bank in Alaska during the Gold Rush came back to be an officer in many of the banks founded by Dexter Horton. John F. Erickson (site destroyed) pronounced himself a "capitalist" in the U. S. Census. A. D. Walker (Site ID #13) of the Benton County Irrigation Co. was also a manager of the Massachusetts Mutual Life Insurance Co. His son in addition to serving as treasurer of their irrigation company was an assistant cashier at the National Bank of Commerce. Francis B. Finley (Site ID #85) was a bank appraiser. Theodore Jenner was the vice-president of a mortgage loan company. Laurence Booth (Site ID #51) was treasurer of the Washington Title Insurance Co. Harold S. Gaunce (Site ID #21) was a "creditman" for machinery and then haberdashery. James G. Elliott (Site ID #32) was a real estate investor. James P. Gleason (Site ID #44) was president of the American Savings Bank and Trust Co. and eventually bank chairman of the board. John C. Slater (Site ID #62) was a stocks and bonds broker. Murray Jacobs was a stock broker. In his later years, Frederick C. Bloxom (Site ID #70) was a partner in Smith & Bloxom Investment Co. Louis A. Parshall (Site ID #74) was manager of the Union Trust Co. Frank B. Rhodes (Site ID #75), of Herrin & Rhodes, dealt in "Real Estate, Stocks and Bonds, and Insurance." E. E. Siegley (Site ID #76) was a real estate salesman. W. E. Cavanaugh (Site ID #81) was a bookkeeper. Leonard A. Mason (Site ID #94) was a real estate man doing business in the Lowman Building.

Maritime Businesses

Thomas J. King (Site ID #36) went from cod fishing to a partnership in King & Winge, "Machinists, Shipwrights, Boat Builders, Caulkers, & Sparmakers" "Marine Ways, Barges, and Scows for rent" and "All Kinds of Winches for Halibut Boats." W. H. Horner (Site ID #71) was a salmon cannery inspector and then superintendent. J. L. Bridge (Site ID #83) was secretary of Pacific Towboat Co. Oscar Johnson built several houses in the neighborhood but was also a ship's chandler. Fred Sohl (Site ID #22) was a ships block builder and also made steering wheels and repaired blocks.

Groceries and Restaurants,

Ora and Frank Helt (Site ID #8) ran the Pittsburg Luncheon. Julius W. Augustine (Site ID #10) was a wholesale and retail grocer (Site ID #10). Otto Guthman (Site ID #22), father of Ed, was a sales manager

for the National Grocery Company. H. L. Klock (Site ID #23) was a butter and eggs broker. Abe Friedman (Site ID #36), father of Bernice Stern, was a wholesale butcher. Harry Stokes (Site ID #42) was a candy and ice cream manufacturer, ran luncheon restaurants, and had a tea room designed by Kirtland Cutter in the Empire Building. Clay D. Kahle (Site ID #43) was an officer in the family business, Crescent Manufacturing Co. of baking powder and spices fame. Ned Schaefer and his sister Anne (Site ID #48) were orchardists. Frederick Clinton Bloxom (Site ID #70) was early in his career a partner in a wholesale fruit and produce company. George K. Spencer (Site ID #87) was a department manager at PCC Milk Co. and then treasurer of Carnation Milk Co. Aaron F. Anderson (Site ID #55) owned a dairy. Daniel Waldo Bass owned a dairy on land in Snohomish County after he had logged the land. T. F. and John Quirk imported teas and coffees. That early monotonous diet seemed to elicit a great interest in importing, producing, and consuming a variety of good foods.

Exporting: Mining, Lumbering, Agriculture

Gold and silver assaying Victor W. S. Denny (Site ID #27) was working with his father, David T. Denny, developing mines in eastern Washington when David died in 1903. J. A. Soderberg (Site ID #12) was a quarrier who contributed the granite curbs for Seattle's downtown sidewalks. Charles Gifford (Site ID #66) was a grain exporter whose business was made possible by the irrigating Alexanders and the James J. Hill railroad along with the development of the Port of Seattle. Hayes (Site ID #11) and Markham were Lumber Buyers. Rufus G. King (Site ID #15) was president of the Pioneer Logging Co. Elbert Pettitt (Site ID #16) was a lumber merchant. William J. Chisholm (Site ID #40) was vice-president of Merrill & King Logging Co. C. K. Hillman (Site ID #1) manufactured electrical machinery for mining and logging. Builder A. W. Mylroie (Site ID #58) was eventually president-treasurer of Ellis Mylroie Lumber Co. J. L. Bridge (Site ID #83) in addition to serving as secretary of Pacific Towboat Co. was manager of Sound Timber Co. J. D. Collins (Site ID #90) was Sales Manager of Old Oregon Lumber Co. William C. Phillips (Site ID #93) was president of Sound Coal Co. and then Sound Fuel Co. F. C. Riley (Site ID#96) ran Coast Timber & Cruising Co.

Merchandising and Luxury Enterprises

B. L. Gates (Site ID #52) was a jeweler. Marcus Mayer (Site ID #86) worked in a family jewelry manufacturing firm. Elmer H. Fish (Site ID #67) was the proprietor of several cigar stores as was James R. Brewster (Site ID #87). The Quirk Brothers ran a tea and coffee importing business. The Max Silver family (Site ID #31) were furriers. H. H. Wolfe (Site ID #78) was vice-president of John Panton Co., a department store. Lilly (Site ID #24) and Lundquist ran a men's clothing store. A. Harry Dalley (Site ID #65) was a merchandise broker.

Manufacturing

C. C. Belknap and his sister Addie B. Conly (Site ID #82) in addition to owning several properties in the Roanoke Park Historic District, owned a glass manufacturing company whose art glass was featured in many downtown buildings. Charles Kucher (Site ID #96) was president-treasurer of the Olympic Foundry. Augustus A. Sutherland (Site ID #100) was treasurer and sales manager of Portland Cement Co. C. K. Hillman (Site ID #1) produced machinery for mining and fishing.

Building

The district's many builders, both from outside and resident, have been listed in the nomination form's Section 8 continuation sheet, and their work in the Roanoke Park Historic District has been described in individual Inventory entries. None of the architects but many of the builders and designer-builders lived in the Roanoke Park Historic District and nearby, at times, on the surrounding hills.

The Roanoke Park Historic District drew some of Seattle's and the country's most authentic characters, powerful influencers, and notable benefactors. The different kinds of businesses the same man would engage in speaks to versatility, the ability to define and redefine oneself in a new and then rapidly changing environment.

Criterion C: Design/Construction

The Roanoke Park Historic District is ao oasis of substantial single-family residences, many of which were designed by architects of some renown. The architects had been drawn to the city of Seattle by a perceived opportunity to realize the ideals of the early 20th century City Beautiful movement and more pragmatically by a perceived opportunity to find work. In their residential designs in the Roanoke Park Historic District, the architects came up with variations on well known revival styles of the early twentieth century along with the American Foursquare and adaptations of the Craftsman bungalow style, so popular in the west, to larger houses with second floors.

Despite the many architects (and builders) involved, the welter of architectural styles, and the construction of most of the district's houses over a 40 year period from 1899 to 1939 at a pace that varied in response to both national and local developments, the early establishment of a high standard of design and craftsmanship and the dominance of high-quality work in the period of the district's most pronounced building activity led to a pleasing coherence and a standard of capacious comfort that unifies the district. The expression "safe as houses" is epitomized by the solid construction and the atmosphere of prosperous stability in this neighborhood of single-family houses.

Immigrant builders came, too, from Scandinavia in particular, and served their exacting architects with a fine craftsmanship and a work ethic they brought from home. The houses in the district were built to

last, and they have. Building permits were set to expire after an incredible three months for a house, one month for a garage or an addition.

A few of the builders became architects (and at least one architect, Edward J. Duhamel, became a builder). Many a builder evolved into a designer, with no formal training but with a good eye and tutelary examples from the architect's plans he had worked with and from the pattern book plans that started to appear in the first ten years of the new century.

The conversation going on toward the end of the district's period of significance between architect advocates of a mastery of many styles in the Beaux Arts tradition and proponents of what might be called original genius in architecture is not reflected in the district's houses, even though some of the same architects would do bolder, more experimental work in their large projects. One thinks of Carl F. Gould, who was so identified with the City Beautiful movement and whose residential work was so often in exquisite renditions of the Colonial Revival style such as the Phillips-Hyde House (Site ID #93) and the Dalley House (Site ID #65) in the Roanoke Park Historic District and whose institutional work could be so attuned in the 1930s to the new Art Deco style in buildings such as the Seattle Asian Art Museum in Volunteer Park (1930) and the spectacular U. S. Marine Hospital skyscraper atop Beacon Hill (1930–31).

Or of Andrew Willatsen, who designed a straightforward Elizabethan Tudor house for Jeremiah Neterer in the Roanoke Park Historic District but more Prairie-style, Wrightean houses elsewhere.

Likewise, the careers of Tennys F. Bellamy and John I. Mattson, two of the architects of the three 1930s houses along the southwest side of the 2700 block of Broadway Ave E, straddle architecture that celebrates a mastery of many different styles and architecture moving into contemporary creativity and originality in design. Both architects did traditional work in the late 1930s in the Roanoke Park Historic District, probably out of sympathy for the traditional styles that dominated in the neighborhood but also one can surmise, because their experience, particularly Bellamy's, had been with firms that worked in the traditional styles. John I. Mattson resisted in his design for the Tudor Revival house built in the Roanoke Park Historic District in 1937 (Site ID #7), close to the end of the period of significance, any inclination to move to the more modern design principles that would show up in his only slightly later residential work on Beacon Hill. Both Bellamy and Mattson went on to develop signature, unique styles that did not depend on traditional styles and participated in moving Seattle architecture into modern residential, commercial, and institutional idioms.

The district is tightly unified geographically, with 96 single-family residences and 3 houses now serving as duplexes on relatively small lots usually 50 feet wide and 110 feet deep. The park that is the district's chief amenity apart from its views has always stimulated a coming together over playground activities for parents and young children, picnics, caring for the park, and making common cause over the welter of issues that confront an urban neighborhood in Seattle. A sense of pleasant confinement and shelter comes from the large elms and horse chestnuts that shield the park and surrounding streets from the arterial at the district's south end. The continuous blocks of East Shelby Street with no perpendicular

interruptions on the north side tend to deter traffic from coming through the neighborhood and clearly mark the north boundary of the district. The steep hills on the east side of the plateau seem to forbid through traffic. On the south and west, a treed and shrubbed diverter, a landscaped bulb-out, and a landscaped blocked street end further discourage through traffic.

At one time, Broadway Avenue East and Tenth Avenue East were to be boulevards. Thus property lines were drawn quite a way in from the present city sidewalks and the houses were consequently sited well inside the lawns and gardens that extend out beyond the technical property lines to a narrower street than the boulevard that was planned. Uninterrupted vistas down three blocks of avenue with trees and shrubs in wide curb lawns increase the sense of spaciousness but with the richness of green shade.

To the east and the west the eye is drawn out to the lakes and even farther to the rugged often snow-capped mountains of the Cascades on the east and the Olympics on the west.

The district grew up around the City's realization of a park the Olmsteds had asked for at the same time that a streetcar finally came directly to the neighborhood and its new park just west and north of the viewpoint on the western edge of Interlaken Park. At the same time preparations for the Alaska-Yukon-Pacific Exposition of 1909 turned the attention of both locals and visitors to the north, where the new suburb happened to lie on a plateau overlooking the Exposition grounds. Ambitions for the Denny-Fuhrman Addition and its supplemental addition coincided with a vision of the City Beautiful sparked by the wealth of planning and architectural talent come to town to make beautiful boulevards and great buildings. The Olmsteds, city planner Virgil Bogue, and architects such as Carl F. Gould and W. R. B. Willcox weren't able to realize their ideal fully. In 1912, funding for Virgil Bogue's ambitious *Plan for Seattle* was voted down. The Olmsted plan for a necklace of parks and boulevards fared better, but in its isolation, the Roanoke Park Historic District reflects the not-quite-accomplished original vision of parks and districts connected by a system of boulevards.

All of the properties in the Roanoke Park Historic District were owned and platted for residences by David T. Denny and Henry Fuhrman. The King County Real Property Assessment and Tax Rolls show that by 1895 Henry Fuhrman had taken on most of the bankrupted David Denny's properties. The lots remained mostly unimproved until 1899, when the first house in the district (Site ID #13) was built. Development from 1899 through 1907 was slow. Henry Fuhrman, then Henry Fuhrman's Estate, and a few other land speculators on a relatively large scale such as C. T. Conover sold and bought back and resold many of the lots in the period 1895 through 1907, when all but a few of the lots—Site ID #s 13, 16, 19, 39, 42, 44, 50, 51, 53, and 89, only ten in all—were still uninproved. Then several phenomena combined to create easy access to, attention to, and a rush of nevertheless well-designed and well-built development on the Roanoke Park plateau.

Streetcar Suburbs

Given its distance from downtown and the steep surrounding hills, even a streetcar line that had run from downtown along Eastlake Avenue two blocks below the plateau on the west hadn't persuaded many

families to view, let alone buy, the home sites David Denny and then Henry Fuhrman had for sale up on the plateau. Then Roanoke Park and the Bagley Wright viewpoint on the western edge of Interlaken Park began to attract visitors and a streetcar line was run north along Harvard Avenue East, east on East Shelby Street, and back south up Tenth Avenue East, effectively right along the boundaries of the Roanoke Park Historic District.[10]

The City Beautiful

The Olmsted Brothers had identified Block 9 of the Denny-Fuhrman Addition as a good place for a park to connect up with Interlaken Park and its western viewpoint, now the Bagley Wright Viewpoint. The Parks Department acquired the 2.2 acres of Block 9 in 1908 and established Roanoke Park. As the Olmsteds' earlier design and development of Volunteer Park (1903–1904) had contributed to the development of Moore's Addition, that is, Capitol Hill, so was the creation of Roanoke Park to the residential development of the streets that surrounded it.[11]

The West had attracted talented, trained architects and landscapers, early city planners, and engineers. Architects who had studied at the Ecole des Beaux-Arts in Paris, at Harvard, Cornell, Columbia, MIT, and the University of Pennsylvania in the East, in the Chicago of Richardson, Root, Sullivan, and Adler, at Frank Wright's studio in Oak Park, in the England of Sir Edwin Luytens and Gertrude Jekyll, who'd made the Grand Tour to Renaissance Europe and to Classical Rome and Greece, came to the West to bring all of that education, training, talent, and tradition to bear on building the City Beautiful.

It was an international movement. Baron Georges Eugene Hausmann undertook the redesign and rebuilding of Paris, including its infrastructure, in 1909. Daniel Burnham drew up his comprehensive plan for Chicago in 1909. Walter Burley Griffin would design a plan for Canberra in 1912, as would Sir Edward Luytens for New Delhi in 1912. And it is a movement that never quite dies. As late as 1951, Le Corbusier undertook the design of Chandigarh, "the first planned city in post-colonial India."[12] Modern Dubai is an even more recent example. Schemes such as the Commons proposed for Seattle in the 1990s and recent developments in Seattle's South Lake Union district exemplify the City Beautiful impulse, if on a much smaller scale.

In *The Arts and Crafts Movement in the Pacific Northwest*, Lawrence Kreisman and Glenn Mason devote an entire chapter to the City Beautiful movement as it played out in Seattle, Tacoma, Portland,

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[10] Reminiscence of neighbor Arabelle Compton, who grew up on East Hamlin Street, between Eleventh Avenue East and Boyer Avenue East, and moved away only recently, in Kavanaugh, *The History of St. Patrick's Church*, 45.

[11] Rosenberg, 2.

[12] Allan Greenberg, *Luytens and the Modern Movement* (London: New Architecture Group Ltd., 2007), 108. Although Greenberg's wonderful book on the influence of Luytens on Wright and Le Corbusier mentions many of the City Beautiful, Beaux Arts–influenced city plans of the twentieth century, Greenberg's emphasis is on the contrast between the garden city approach of Luytens and later, Corbusier, with the monumentality of the plans for Chicago and many other cities.

Spokane, and even smaller cities such as Bellingham, Ellensburg, and Yakima. Voters in the cities and towns weren't ready to pay for planning and executing the layout, buildings, and infrastructure for an entire city or town, but Kreisman and Mason describe the effect of the movement on the development of parks and boulevards and residential enclaves such as Mount Baker, Beaux Arts Village, and what is now Windermere.[13] They point out that world fairs such as the Alaska-Yukon-Pacific Exposition in the larger cities were cities within cities, in their layouts and buildings themselves expressions of the City Beautiful.

The Alaska-Yukon-Pacific Exposition

Internationalism grew apace in the cities of the west as they participated in each others' world fairs. As early as 1893, Washington, Montana, and Idaho participated in Chicago's World Colombian Exhibition. Seattle architect August Heide grew to specialize in designing state exposition buildings such as the Washington State Pavilion for the St. Louis Louisiana Purchase Exposition in 1905, in which Seattle, Spokane, Oregon State, and Portland also participated. Portland held its Lewis and Clark Centennial Exposition in 1905, and Seattle would hold its Alaska-Yukon-Pacific Exposition in 1909, to be followed by San Francisco's Panama-Pacific Exposition in 1915 and also in 1915 by San Diego's Panama-California Exposition.[14]

Preparations for the 1909 Alaska-Yukon-Pacific Exposition on the new University of Washington grounds turned attention north and to the Roanoke Park district in particular. An astounding 3,740,551 visitors made their way to the AYPE.[15] Both locals and visitors from all over the world liked what they saw of surrounding Seattle—the Roanoke Park district (and the Montlake district) most immediately during the Exposition. Many visitors to the AYPE relocated to Seattle, including Aaron Frederick Anderson's family from Michigan cited in the Inventory for this nomination, who acquired several properties and interests in other properties in the Roanoke Park Historic District and took to logging, dairying, and banking with the kind of versatility that realizing ambitions in the still-young city called for.

Prosperity

Two events in 1893 had brought on an expansion of Seattle's population and fortunes five years later. Disappointed by the Northern Pacific railroad's choice of Tacoma for its western terminus, Seattle perked up when James J. Hill brought his transcontinental Great Northern Railway into Seattle in 1893.[16]

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[13] Lawrence Kreisman and Glenn Mason, 119–151.

[14] Kreisman and Mason devote another entire chapter to the explosion of world fairs all up and down the west coast and describe the design of many fair grounds by the likes of the Olmsteds as realizations of the aesthetic ideals of the City Beautiful movement so often frustrated on the full city level.

[15] J. Kingston Pierce, Eccentric Seattle (Pullman, Wash.: Washington State University Press, 2003), 154.

[16] Speidel, 182.

That was the City's badly needed commercial outlet to the rest of the country east of the Cascade mountains.

And in 1893, ironically during a national panic brought on by a scarcity of gold, the Klondike gold fields were discovered. It took some time for the discovery to make a difference, but then in 1897 the *Excelsior* steamed into San Francisco carrying a half-ton of gold from the Klondike followed by the *Portland* steaming into Seattle's Elliott Bay with a staggering full ton of gold.[17]

The Rush took off, and a few improbable local fortunes were made. Seattle entrepreneurs quickly realized, however, that it might be easier and more certainly profitable to make money by promoting Seattle as the gateway, provisioner, and assayer (the Roanoke Park Historic District's own Victor W. S. Denny) for all of the gold prospectors pouring into the west from all over the country. The city would profit from the prospectors' coming to provision themselves for the goldfields and having a final fling before setting off on their rigorous enterprise; then, when the prospectors came back to have their gold assayed and turned into cash, they would spend most immediately in Seattle. It took a campaign of some duration to win the government Assayer's Office for Seattle, but it was well worth it.[18] The country and Seattle especially were coming out of the national depression that followed the Panic of 1893 (and a lesser depression in 1907). The publicity about the opening up of the Klondike gold fields made optimists of bankers everywhere and of nicely positioned Seattleites in particular. The town began to prosper and by 1910 had tripled its population.[19]

In Lockstep with the Larger Phenomena

Events having conspired to further the development of the suburbs and even more particularly of the Roanoke Park residential district, the budding neighborhood experienced a building boom. The greatest number of houses in the district, 53 houses on the 100 residential lots in the preceding inventory, were built in 1908, 1909, and 1910 as attention turned to the north suburbs in anticipation and enjoyment of the Alaska-Yukon-Pacific Exposition of 1909 on the present University of Washington campus.

The substantial nature of the houses erected during the Roanoke Park Historic District's building boom, with views of the Exposition grounds from atop the district's plateau, reflects the wave of optimism that influenced the real estate market and commerce in general. The 53 houses built in that three year period

[17] News of these amounts of gold, even if exaggerated, was enough to bring on the Rush.

[18] In Volume I of his three-part series on *Seattle in the 20th Century: Seattle 1900–1920, From Boomtown, Urban Turbulence, to Restoration,* (Seattle: Charles Press, 1991), 22, Richard C. Berner summarizes the economic importance of this "after-business." William Speidel offers a play-by-play account of Erastus Brainerd's dogged and clever pursuit of the Assayer's Office for Seattle, 332–34.

[19] Murray Morgan, *Skid Road: An Informal Portrait of Seattle* (Seattle: University of Washington Press, 1982), 160–67.

and the design and planting of Roanoke Park in those three years joined the only 10 houses that had been built in the eight years from 1899 through 1907.[20]

After the housing boom and before World War I, in 1911, 1912, and 1913, nine more houses were built. During World War I, 1914–1918, only four houses were built. Altogether, by 1918, though, when World War I came to an end, 77 of the 100 properties had been improved with substantial, handsome houses and the park was greening. No houses were built in the district in 1919 and 1920 as the wartime economy slackened.

Then as the 1920s economy took off elsewhere in the country, a healthy 14 more houses were built on the plateau in the eight years between 1921 and 1928, for a total of 91 houses and one park before 1929. In 1929, no houses were built. So far as can be discovered, only accessory structures such as the still-intact Brewster playhouse at 2808 Broadway Ave E (Site ID #16) and a garage for the residence at 1015 E Roanoke St (both house and garage subsequently destroyed to make way for SR-520) were built in the district in this year of the Great Depression. Only 3 relatively modest houses were built in the depression years of the 1930s—one in 1933, one in 1937, and one in 1939.[21]

In the 1940s, during World War II and after the end of the war, in 1942, 1945, and 1946, in the midst of a nationwide housing shortage and despite a shortage of materials, three of the few remaining lots were improved with houses even more modest than the three built in the 1930s.

No houses were built in the 1950s, and only St. Patrick's Church was built in the 1960s as Interstate-5 took St. Patrick's buildings up Tenth Avenue East at East Lynn Street. One modest house was built in 1979, on one of the two lots that had been occupied by a Standard Oil gas station. Finally, in the boom-time early 1990s, in 1991, the Watsons built a large new house on their corner lot next door to their 1916 house, on Tenth Ave E and E Hamlin St, and Greg McGar Construction built a sizable contemporary spec house on the former gas station's corner lot at 2600 Harvard Ave E. The district was full.

Real Estate Activity

Many attorneys, doctors, bankers, editors, educators, politicians, storekeeps, lumbermen, manufacturers, miners, fishermen, importers and exporters, policemen, auto dealers, wholesalers of every kind, and families engaged in many other types of activity for their livelihoods simply could not resist also owning, trading, and improving multiple lots in the Roanoke Park Historic District over the years. In a year

[20] The title of a January 19, 1913, article in the *Seattle Post-Intelligencer* cited in Casey Rosenberg's *Streetcar Suburbs* bibliography, p. 53, says it all, albeit inelegantly and of the earlier development of Moore's Addition, not of the later development of the Denny-Fuhrman Addition: "Palaces Replace Forest Stumps in Eleven Years." Note, too, that both Samuel L. Crawford and C. T. Conover of the *Post-Intelligencer* were heavily involved as Crawford & Conover in the real estate wheeling and dealing in the additions, or streetcar suburbs. An earlier *Post-Intelligencer* article, also cited in Rosenberg's bibliography, was "Capitol Hill Ready for Market" (10-13-1901). The line between news and advertising could be slim.

[21] Between 1930 and 1940 the population growth [of Seattle] was under 3000, or practically none at all." Roger Sale, Seattle Past to Present (Seattle, University of Washington Press, 1976), 137.

in which a fortune might have been lost or a business might have failed, owning a lot or two and working on improvements could justify "Real Estate Investment" as one's calling in that year's Polk directory. Some of the real estate investors lived in statelier and more noted mansions or in more modest houses and apartments elsewhere, but a number of them, having achieved a fair degree of success, started out or ended up developing and living in the demi-mansions of the Roanoke Park Historic District.

Freeways Ran Through It

Massive infusions of greenery, old shade trees, and the architectural distinction of its housing enable the Roanoke Park Historic District to retain its air of prosperous charm and civility. But the heavy presence of Interstate-5 and to a lesser extent State Route-520 has to be at least a leitmotif in any account of the history of the Roanoke Park district. The local freeways built during a nationwide surge of highway construction in the 1950s and early 1960s have been the biggest challenge to the residential atmosphere of the district, but in an odd way the salvation of its architectural integrity.

In negotiations for fair-value compensation in anticipation of the construction of I-5, neither the state nor the federal government was kind to the owner-residents in houses along the west side of Harvard Avenue East and the east side of Boylston Avenue East where I-5 runs now. In the late 1950s, the government paid the owners for the land under the houses but not for the market values or even the assessed values of the houses themselves.

Some people moved their houses, an expensive and perilous undertaking but one not foreign to Seattleites with the Denny Regrade as a precedent and a familiarity with the odd house move here and there even after the Regrade.[22] By the late 1950s, though, land nearby was scarce, and the best-case limit for house moving is to take a house no more than two miles from its spot. And big houses on narrow streets are the most difficult to move. As a consequence, most of the residents didn't move their houses.

Some owners rented out their houses on a "sudden death" basis that turned out to be for a longer period than anticipated as freeway construction schedules pushed dates of demolition back.[23] A lot of other

[22] Prescient and/or cavalier, in 1910 one resident, T. E. MacLaghlan, who lived at the ill-fated, odd-numbered 2627 Harvard Avenue East address 50 years before the coming of the freeway, was a house mover by trade. He had competition from a Harry J. Miller, house mover. Perhaps one or the other helped the Drs. Booth (Site ID #51) with their building rearrangements.

[23] Neighbor and economic consultant Ted Lane (Site ID #34) remembers that in his graduate school days at the University of Washington he rented the large house at 1015 East Roanoke Street on the same kind of sudden death basis, while that house awaited demolition for the sake of SR-520. Another house now gone for the sake of SR-520 was the Captain David Gilmore residence at 903 East Roanoke Street designed by Elmer Ellsworth Green that appeared in Calvert, ed., *Homes and Gardens of the Pacific Coast*, no page numbers. Ned Neal, architect and resident, remembers that the Gilmore House was used as "an old folks home" while it awaited demolition.

owners boarded up the windows and relocated, expecting to sell their houses at auction, only to watch them deteriorate from the ravages of salvagers and vandals. It was not a pretty picture.[24]

And it didn't enhance perceptions of the handsome neighborhood just behind that western flank of the Roanoke Park plateau. To say that the neighborhood became unfashionable is an understatement. But at least it wasn't attractive to the remodelers and renovators who contributed so much to the loss of architectural integrity that well-designed and well-built houses all over the country suffered in the 1960s and the 1970s. Although not to the fond residents left in their good houses in the neighborhood, to people driving past, the empty foundations and the boarded-up vandalized houses must have made the district seem forlorn. Then property values in a neighborhood already perceived as blighted plummeted in the hard times of the 1970s, when Boeing, at that time the one and only big company in town, was laying off both workers and managers and the famous billboard asked the last person leaving Seattle to turn out the lights.

As Seattle emptied out, the Roanoke Park district became a well-kept secret to the mostly longtime resident families who continued to love it and who had developed a long-standing tradition of celebrating it and striving to perfect it notwithstanding the size of the challenge when confronted with the huge machinations of progress.

When new energy (yes, including money) comes in, the residents are welcoming and eager to pass on the tradition of protecting and improving this beloved, historic neighborhood. With the coming of the booming high-tech 1990s, the houses that did go up for sale were restored by their prosperous new owners and are ready to weather the next economic downturn.

[24] Architectural historian Allan Seidenverg called the writer's attention to HistoryLink.org Essay 4168, "Washington establishes an office for clearing the route of the Seattle Freeway (Interstate 5) on April 1, 1957." The essay describes the trauma to the western edge of the Roanoke Park district and to the eastern and western edges of all the adjacent districts during the years of Interstate-5 anticipation and construction.

Architect/Builder:

Architects: Duhamel, Edward J.; Bertrand, E.C.; Chamberlin, Arthur B.; Everett, Julian F.; Haynes, Charles; Stuart, Bertram D.; West, Thomas L.; Merritt, Edward L; Voorhees, V. W.; Hall, Virgil; Johnson, Alvin L.; McClelland, Robert F.; Pinneh, Edward F.; Sequist, (?); Cutter, Kirtland K. (undocumented); Bellamy, Tennys F.; Mattson, John I; Wheatley, Arthur;

Builders: Almquist, Eric; Austin, Herman A.; Hedin, Nels; Barnes, J.M.; Wentworth, P.E.; Manson, Alex R.; Nelson, Andrew A.; Gwinn, Gardner J.; Mylroie, A.W.; Haller, John; Erskine, B.; Johns, A.D.; Dickson, W.R.; Walter Bros.; Russell, A.L.; Olson, Gustav; Roseleaf, Otto; Roberts & Williams; Johnson Bros.; Rushton, C.A.; Beck & Rasmussen

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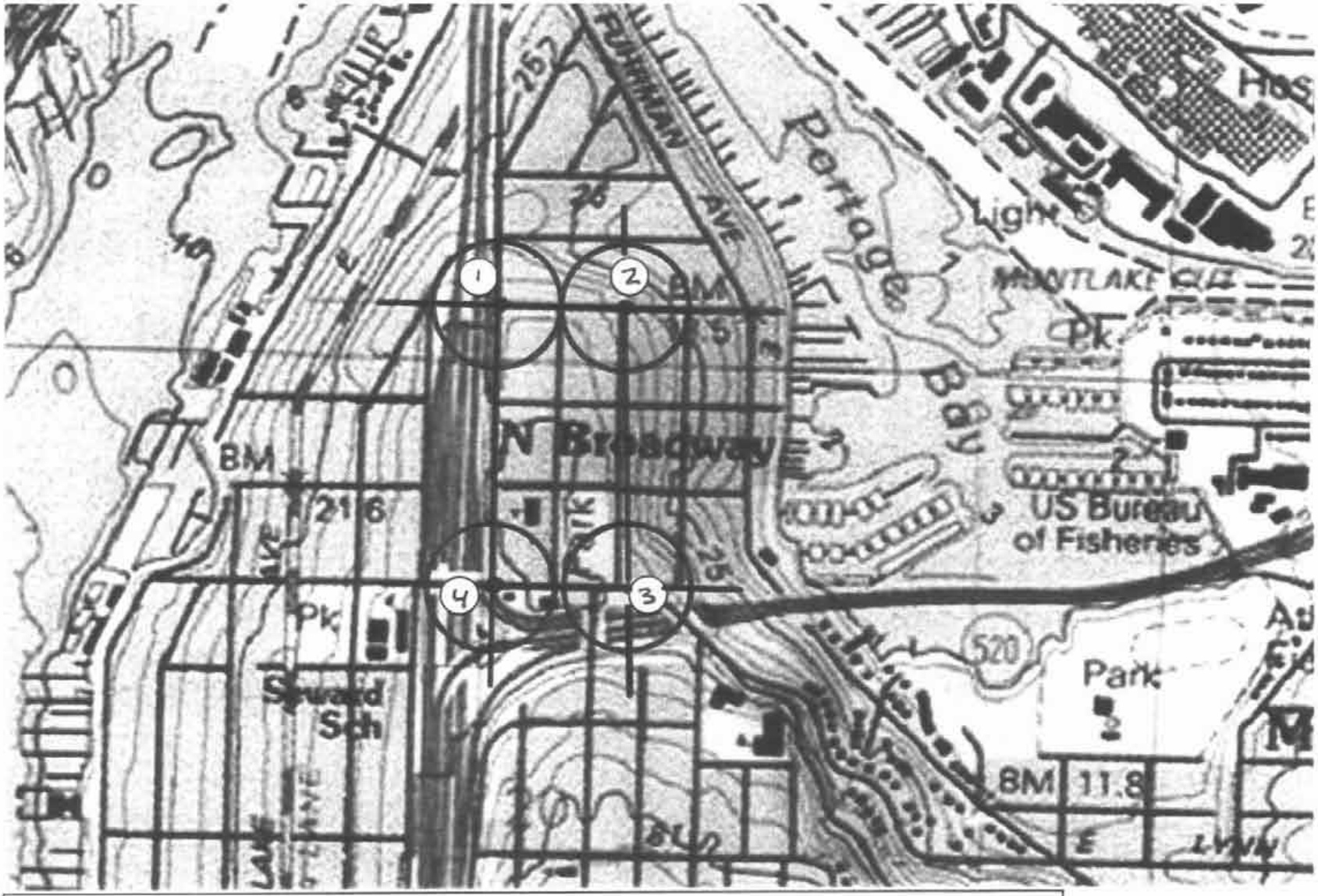
Roanoke Park Historic District Inventory Table – Primary Structures

Address	Historic Name	ID #	Classification	Date Built
2601 Broadway Ave E	Betterton-Hillman House	1	Contributing	1912
2609 Broadway Ave E	Johnson-Hanson House	2	Contributing	1911
2611 Broadway Ave E	Storm, J. R. & Dorothy A., House	3	Contributing	1924
2617 Broadway Ave E	Winters, Sr., Al, House	4	Non-historic Non-contributing	1942
2702 Broadway Ave E	Neterer, Jeremiah & Sarah E., House	5	Contributing	1915
2706 Broadway Ave E	Nelson, Israel & Esther M., House	6	Contributing	1921
2707 Broadway Ave E	Arensberg, Charles & Anna M., House	7	Contributing	1937
2712 Broadway Ave E	Helt, Frank H. & Ora J., House	8	Contributing	1918
2715 Broadway Ave E	Felger, W. W. & Vina C., House	9	Contributing	1933
2716 Broadway Ave E	Brown, C. Rogers & Harriet, House	10	Contributing	1912
2722 Broadway Ave E	Hayes, Samuel E. & Margaret H., House	11	Contributing	1910
2725 Broadway Ave E	Soderberg, J. A. & Martha, House	12	Contributing	1909
2736 Broadway Ave E	Sullivan-Walker House	13	Contributing	1899
2800 Broadway Ave E	Johanson, Dr.Nils A. & Katherine B., House	14	Contributing	1909
2801 Broadway Ave E	Hunter, David & Nellie, House	15	Contributing	1909
2808 Broadway Ave E	Pettitt, Elbert & Jennie, House	16	Contributing	1906
2812 Broadway Ave E	Clericus-Mulvehill House	17	Contributing	1909
2813 Broadway Ave E	Wilson-Franklin House	18	Contributing	1910
2817 Broadway Ave E	Cooper, William L. & Grace M., House	19	Contributing	1907
2818 Broadway Ave E	Marcus, Max & Frieda, House	20	Contributing	1910
2822 Broadway Ave E	Gaunce, Harold S. & Maude I., House	21	Contributing	1908
2823 Broadway Ave E	Guthman, Otto & Hilda L., House	22	Contributing	1912
2827 Broadway Ave E	Ritchie-Klock House	23	Contributing	1909
2826–28 Broadway Ave E	Johnson-LillyHouse	24	Contributing	1908
2832 Broadway Ave E	Tucker, Wilmon & Lillian House	25	Contributing	1911
2833 Broadway Ave E	Sands, Magnus & Olga, House	26	Contributing	1909
2838 Broadway Ave E	Denny, Emily Inez, House	27	Contributing	1910
815–823 E Edgar St	St. Patrick's Church and Parking	28	Non-historic Non-contributing	1961
818 E Edgar St	Milligan-Stern House	29	Contributing	1939
804 E Hamlin St	Stephens, Dr. Lorenzo L. & Maude B., House	30	Contributing	1913
817 E Hamlin St	Jacobs-Silver House	31	Contributing	1926
918 E Hamlin St	Wentworth-Elliot House	32	Contributing	1910

2600 Harvard Ave E	Stefanac-Thomas/Lane House	**33**	Non-historic Non-contributing	1991
2606 Harvard Ave E	Gounder, Raj Gopal, House	**34**	Non-historic Non-contributing	1979
2612 Harvard Ave E	Clemmer, James Q. & Sybil, House	**35**	Contributing	1910
2616 Harvard Ave E	King-Friedman House	**36**	Contributing	1910
2632 Harvard Ave E	Mosco-Pierce-Thibaudeau House	**37**	Non-historic Non-contributing	1946
2636 Harvard Ave E	Scheiene-Pierce House	**38**	Non-historic Non-contributing	1945
2706 Harvard Ave E	Duhamel-Parsons House	**39**	NRHP	1903
2712 Harvard Ave E	Chisholm, William J. & Mary A., House	**40**	Historic Non-contributing	1908
2716 Harvard Ave E	Hall-Sheppard House	**41**	Historic Non-contributing	1921
2722 Harvard Ave E	Stokes, Harry C. & Emma J., House	**42**	Contributing	1906
2726 Harvard Ave E	Agnew-Kahle House	**43**	Historic Non-contributing	1908
2728 Harvard Ave E	Gleason, James P. & Nellie D., House	**44**	Contributing	1909
2812 Harvard Ave E	Taylor-Frater House	**45**	Historic Non-contributing	1903
2816 Harvard Ave E	Hoehm, Bernard & Evelyn, House	**46**	Historic Non-contributing	1909
2822 Harvard Ave E	Stack, J. H., House	**47**	Historic Non-contributing	1922
2826 Harvard Ave E	Schaefer, Ned A. & Anne E., House	**48**	Historic Non-contributing	1925
2832Harvard Ave E	Barter-Devers House	**49**	Contributing	1908
2836 Harvard Ave E	Dawson, Mamie C., House	**50**	Contributing	1907
900 E. Roanoke St	Roanoke Park **(site)**	**50-s**	Contributing Site	1908
1004 E Roanoke St	Booth, Dr. William G., House	**51**	Contributing	1907
1018 E Roanoke St	Gates-Bass Mansion	**52**	Contributing	1909
808 E Shelby St	Brady-Alexander House	**53**	Contributing	1900
812 E Shelby St	Mifflin, Emmett R. & Mary R., House	**54**	Historic Non-contributing	1909
816 E Shelby St	Anderson, Aaron F., House	**55**	Contributing	1910
817 E Shelby St	Twelves, C. M. & Ruby, House	**56**	Contributing	1923
822 E Shelby St	Chavelle, Edward H. & Maud (Gray), House	**57**	Contributing	1908
900 E Shelby St	Mylroie, A. W. & Lillian O., House	**58**	Contributing	1922
906 E Shelby St	Crawford, Samuel L. & Clara M., House	**59**	Contributing	1908

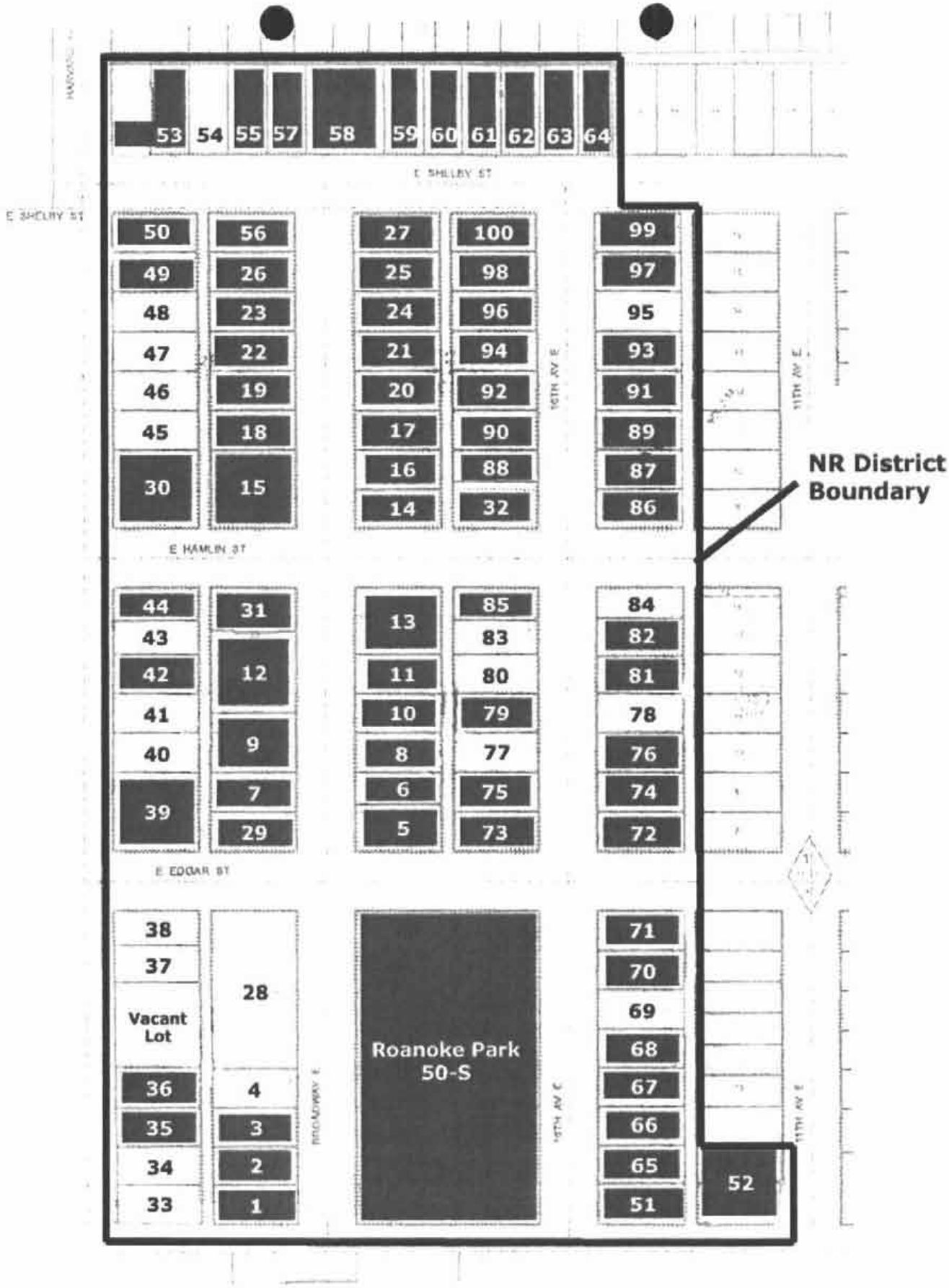
908 E Shelby St	Falknor, Alonzo J. & Lola, House	**60**	Contributing	1908
912 E Shelby St	Prosser-Dowling House	**61**	Contributing	1909
920 E Shelby St	Slater, John C. & Carrie M., House	**62**	Contributing	1910
926 E Shelby St	Ross. Bart C. & Ethel H., House	**63**	Contributing	1912
1000 E Shelby St	Dart, Frank V. & Nora A., House	**64**	Contributing	1909
2608 Tenth Ave E	Dalley, A. Harry & Olive W., House	**65**	Contributing	1910
2612 Tenth Ave E	Gifford, Charles & Elizabeth S., House	**66**	Contributing	1924
2616 Tenth Ave E	Fish, Elmer H. & Charlotte, House	**67**	Contributing	1922
2622 Tenth Ave E	Jenner-Bogue House	**68**	Contributing	1923
2626 Tenth Ave E	Loe, Olive W., House	**69**	Historic Non-contributing	1928
2632 Tenth Ave E	Bloxom, Frederick C. & Elizabeth, House	**70**	Contributing	1917
2636 Tenth Ave E	Horner, W. H. & Margaret K., House	**71**	Contributing	1925
2700 Tenth Ave E	Beckwick-Thompson House	**72**	Contributing	1910
2701 Tenth Ave E	Saunders, Robert C. & Mansy, House	**73**	Contributing	1908
2706 Tenth Ave E	Parshall, Louis, A. & Martha I., House	**74**	Contributing	1911
2707 Tenth Ave E	Rhodes, Frank B. & May, House	**75**	Contributing	1909
2712 Tenth Ave E	Siegley, Earl E. & Mabel A., House	**76**	Contributing	1909
2715 Tenth Ave E	Lazelle, Dr. H. G. & Martha K. W., House	**77**	Historic Non-contributing	1909
2716 Tenth Ave E	Wolfe-Dowling House	**78**	Historic Non-contributing	1910
2717 Tenth Ave E	Caldwell, Hugh M. & Sarah (Smith Howard), House	**79**	Contributing	1909
2721 Tenth Ave E	Hayes, Mavis C., House	**80**	Historic Non-contributing	1910
2722 Tenth Ave E	Cavanaugh, William E. & Alice, House	**81**	Contributing	1909
2726 Tenth Ave E	Conly, Addie B., House	**82**	Contributing	1916
2729 Tenth Ave E	Packard-Bridge House	**83**	Historic Non-contributing	1909
2730 Tenth Ave E	Watson, Fred B. & Martha S., House	**84**	Non-historic Non-contributing	1991
2731 Tenth Ave E	Finley, Francis B. & Elizabeth C., House	**85**	Contributing	1909
2802 Tenth Ave E	Mayer, Marcus & Mildred K., House	**86**	Contributing	1924

2808 Tenth Ave E	Spencer, George K. & Mabel, House	**87**	Contributing	1909
2809 Tenth Ave E	Bardshar, Fred H. & Rachel, House	**88**	Contributing	1910
2812 Tenth Ave E	Turner, Issac L. & Bethina, House	**89**	Contributing	1903
2813 Tenth Ave E	Collins-Lyons House	**90**	Contributing	1908
2816 Tenth Ave E	Richardson, Dr. Waldo & Ora (Brown), House	**91**	Contributing	1912
2817 Tenth Ave E	Stevenson, Elizabeth, House	**92**	Contributing	1909
2822 Tenth Ave E	Phillips-Hyde House	**93**	Contributing	1909
2823 Tenth Ave E	Mason, Leonard A. & Marion B., House	**94**	Contributing	1910
2826 Tenth Ave E	Clark, Robert F. & Alice M., House	**95**	Historic Non-contributing	1909
2829 Tenth Ave E	Riley-Kucher House	**96**	Contributing	1909
2832 Tenth Ave E	Higgins, John C. & Lorene S., House	**97**	Contributing	1909
2833 Tenth Ave E	Peterson, Neil S., House	**98**	Contributing	1908
2836 Tenth Ave E	Patten, William T. & Irmengard, House	**99**	Contributing	1909
2837 Tenth Ave E	Sutherland, Augustus A. & Rosalind, House	**100**	Contributing	1908



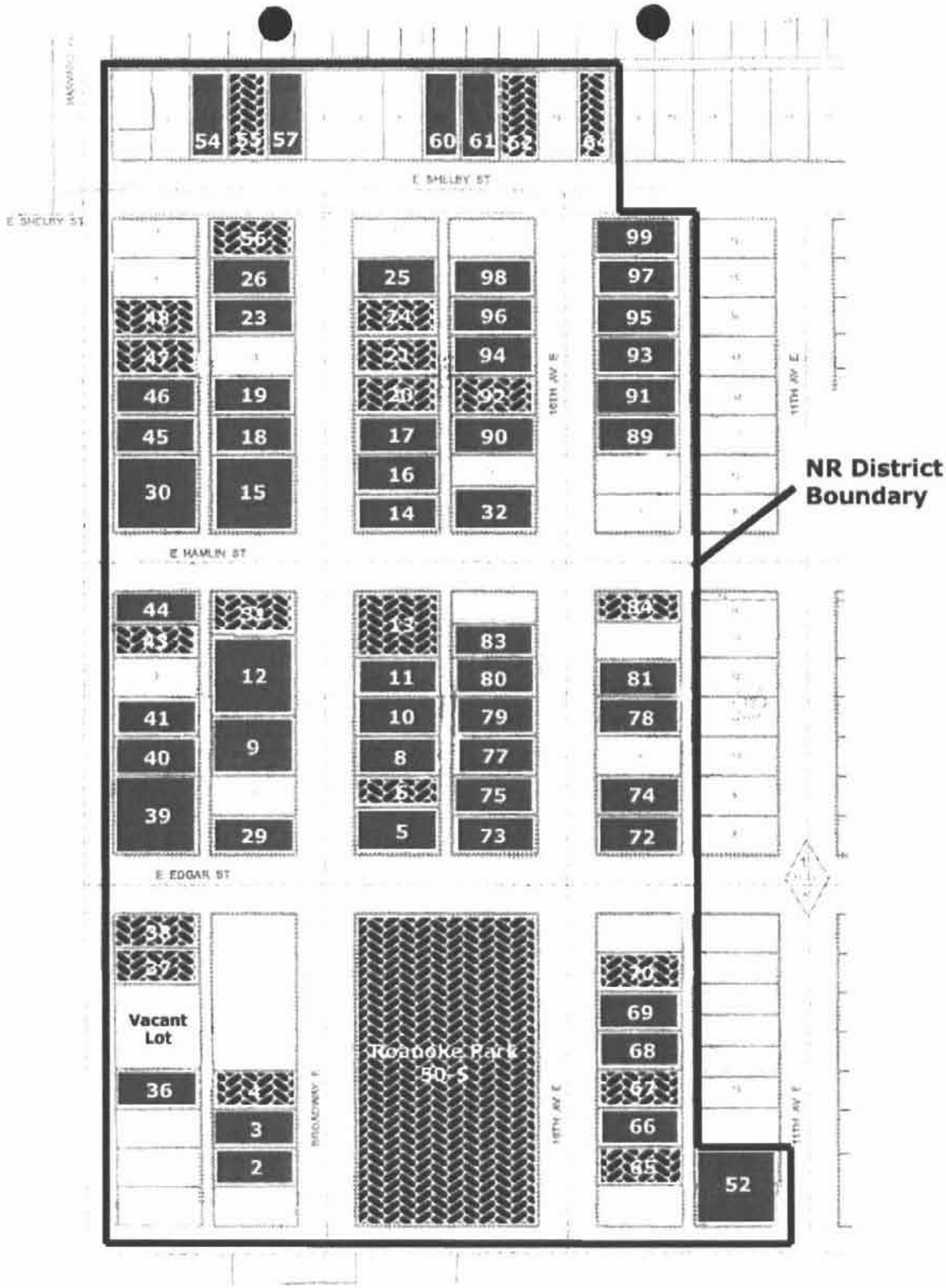
Roanoke Park Historic District: Seattle, WA

UTM: ZONE 10	Seattle North USGS Quad		
1)550917 E	5277312 N	2) 551142 E	5277312 N
3)527198 E	5276873 N	4) 550917 E	5276873 N



Roanoke Park Historic District
Contributing Vs. Non - Contributing Map - Primary Structures

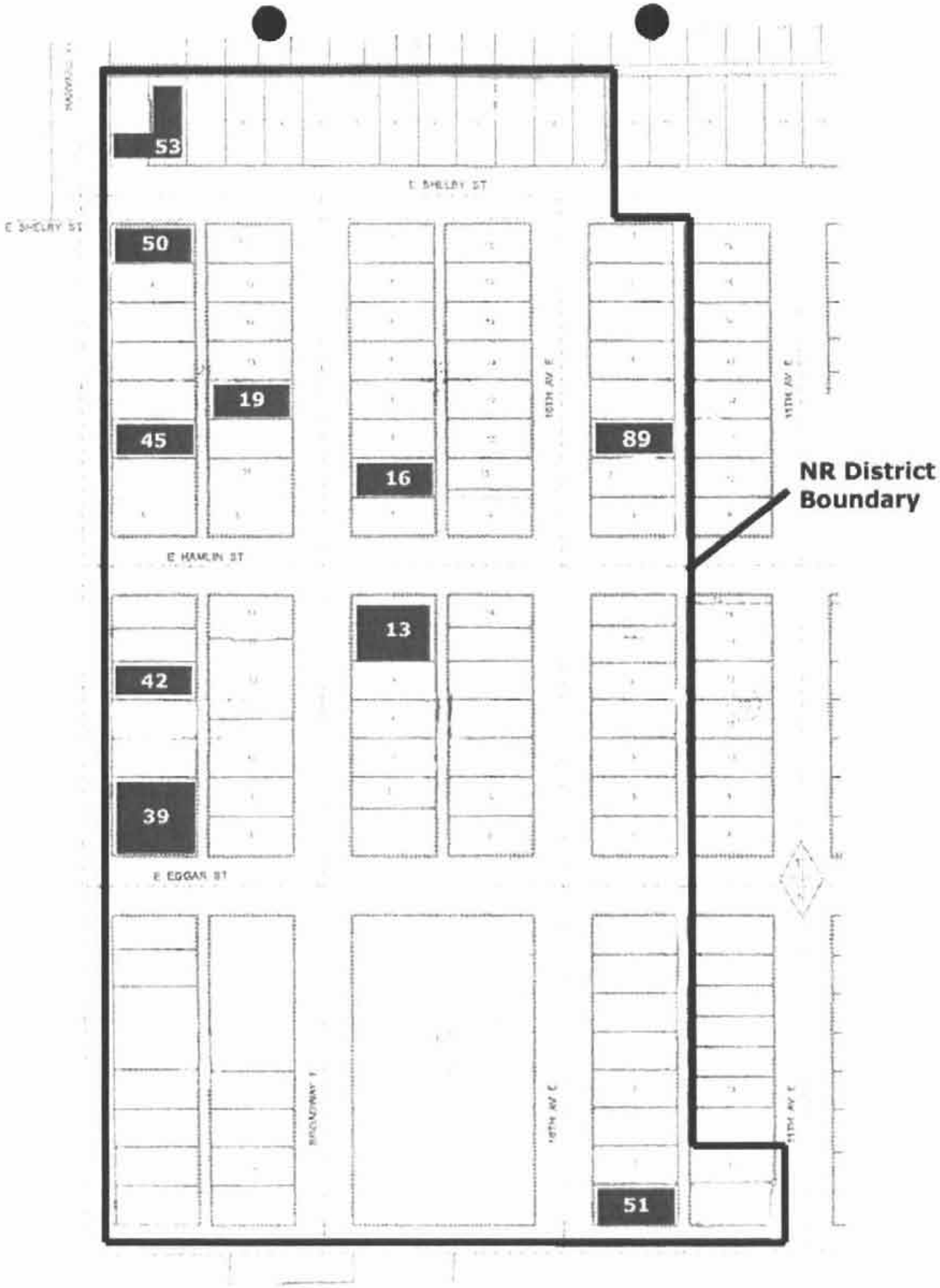
Contributing
Non-Contributing



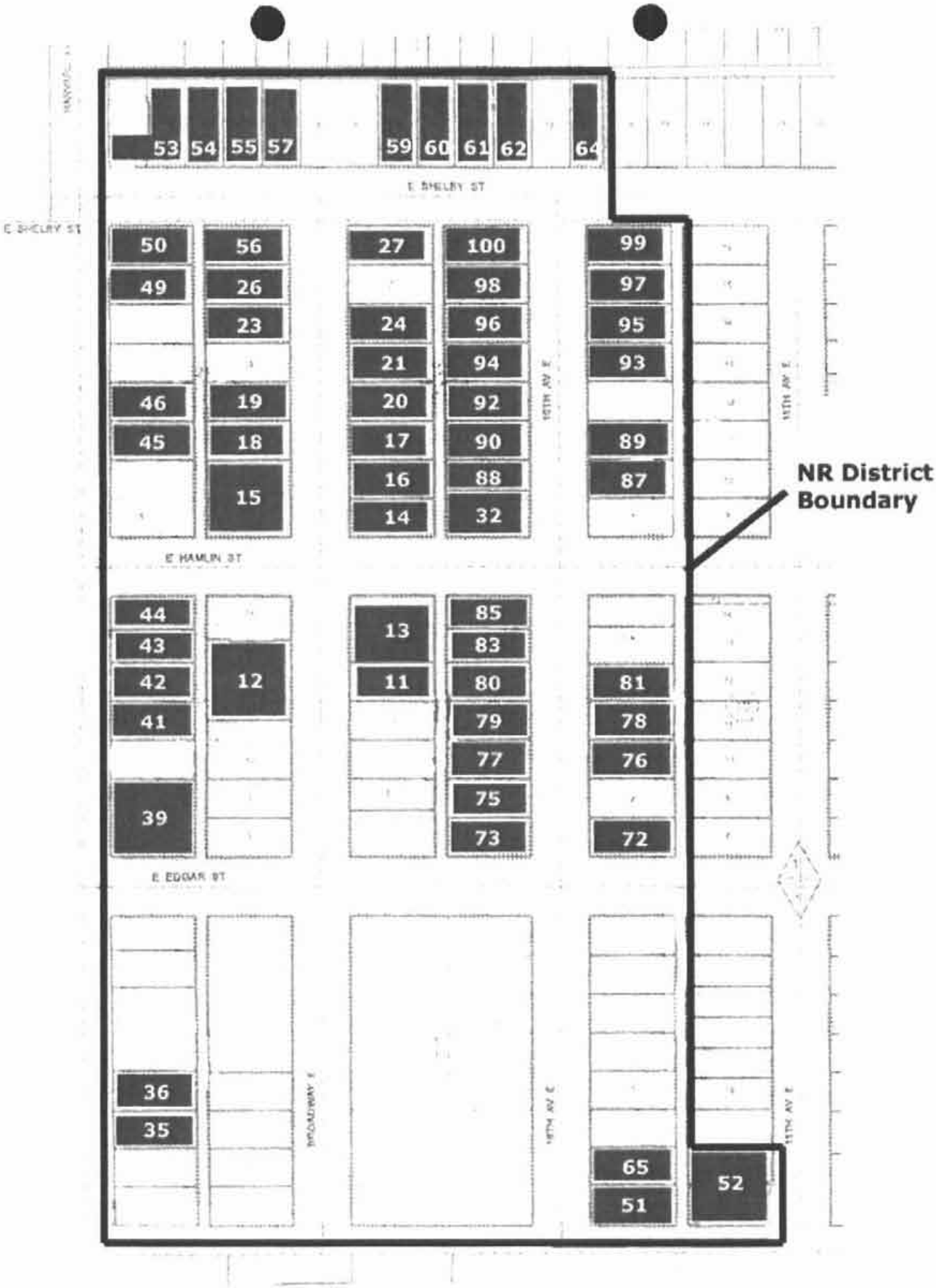
Roanoke Park Historic District
Contributing Vs. Non - Contributing Map - Accessory Structures

Contributing
Non-Contributing

Roanoke Park Historic District
Extant structures in 1900



Roanoke Park Historic District
Extant structures in 1907



Roanoke Park Historic District
Extant structures in 1910

DENNY
FURMAN ADD.
FURMAN SUPL.
E. SHELBY ST.
E. HAMLIN ST.
E. EDGAR
E. ROANOKE
HARVARD AVE.
BROADWAY
10TH AVE.
JOHNSON AVE.
FURMAN AVE.
BOYER ON THE LAKE
2700 BOYER
Roanoke Park
PATACK ST. CHURCH
PARKING
SEATTLE FREEWAY
LIMITED ACCESS
CROSSING
MILLER'S
NOT OPEN
OVERFLOW
COVERED
OPEN
LEGEND
BUILDING
APPROX. STORIES
HOUSE NUMBER
RAILROAD
WATER MAIN
SEWER
ELEVATION (in feet, refers to C of S datum = 0.0')
TAX LOT NUMBER
NOTE: STRUCTURES & ADDRESSES UPDATED JUNE 1999
PLEASE NOTE: Kroll Atlas Pages are revised at least once a year with regard to plats, short plats, condominiums, and corporate limits. Addressing and structural information is updated less frequently. This map is copyrighted in both form and content. Reproduction in whole or in part, or transferring into digital form, is prohibited by law.
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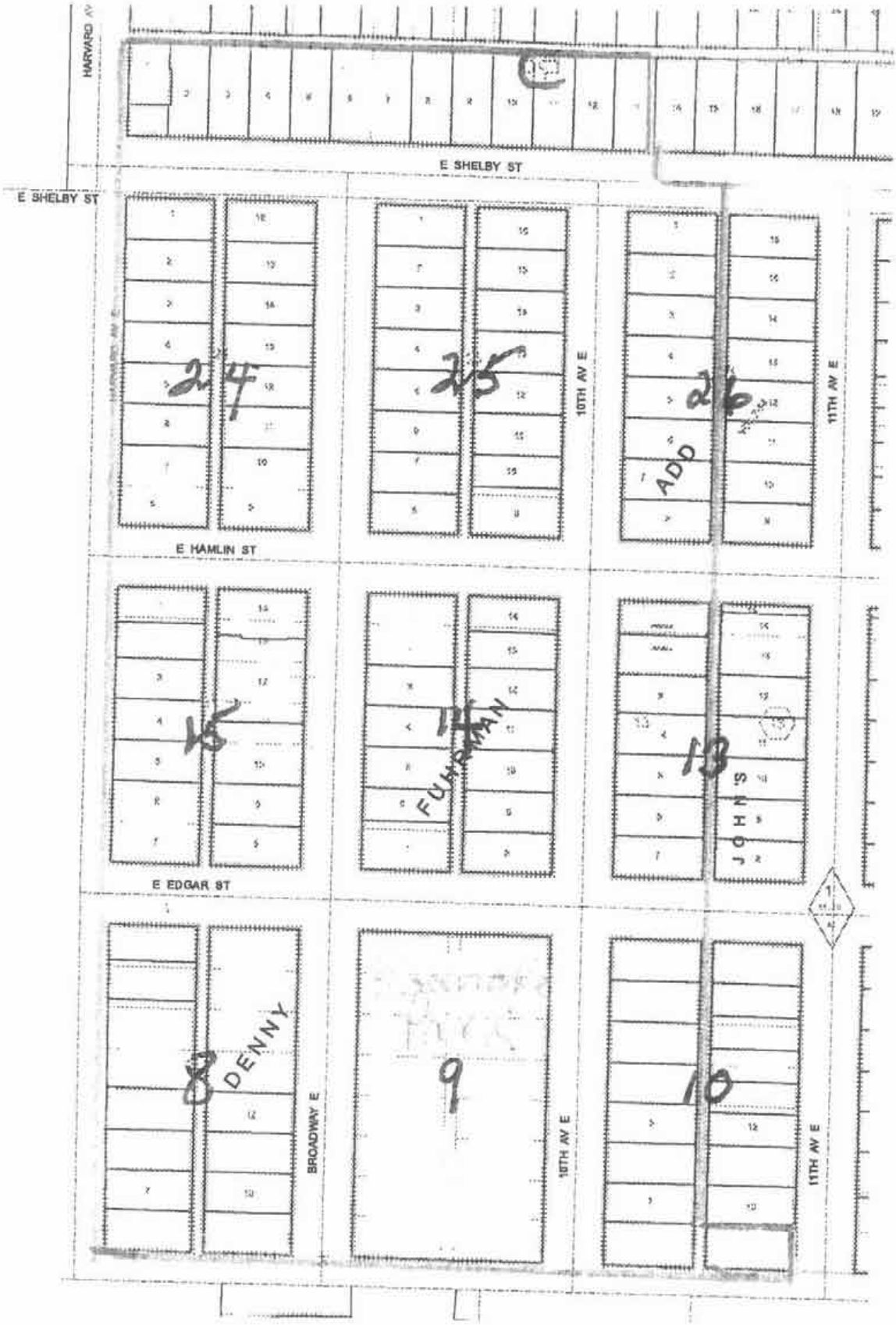
KROLL MAP COMPANY, INC.,
SCALE: 1 INCH = 200 FEET

Roanoke Park Historic District Block Numbers
& Letters



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Roll A

Park Site ID #2

~~Harvard~~ Roanoke Historic District

Mayor Ole Hanson House

2609 Broadway Ave E

Seattle, King, Wash

Facing West

By Lee O'Connor

4/10/2008

Photo #1/54

Roll A

Site ID # 3

Roanoke Park Historic District

Storm House

2611 Broadway Ave E

Seattle, King, Wash

Facing West

By Lee O'Connor 4/10/2008

Photo #2/54

Roll A

Site ID #5

Roanoke Park Historic District
Jeremiah Neterer House
2202 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo #3/54

Roll A

Site ID #6

Roanoke Park Historic District
Logan House
2706 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo #4/54

Roll A

Site ID #8

Roanoke Park Historic District

Kavanaugh House

2712 Broadway Ave E

Seattle, King, Wash

Facing East

By Lee O'Connor 4/10/2008

Photo #5/54

Roll A

Site ID #12

Roanoke Park Historic District

Soderberg - Vive Kanenda House

2725 Broadway Ave E

Seattle, King, Wash

Facing Southwest

By Lee O'Connor 4/10/2008

Photo #6/54

Roll A

Site ID #11

Roanoke Park Historic District

Hayes - Byers House

2722 Broadway Ave E

Seattle, King, Wash

Facing East

By Lee O'Connor 4/10/2008

Photo #7/54

Roll A

Site ID #13

Roanoke Park Historic District

Sullivan - Silverberg House
2736 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo # 8/54

Roll A

Site ID #14

Roanoke Park Historic District

Johanson-Anderson House
2800 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo #9/54

Roll A

SiteID #15

Roanoke Park Historic District

Hunter-Kindred House
2801 Broadway Ave E
Seattle, King, Wash

Facing Southwest

By Lee O'Connor 4/10/2008

Photo #10/54

Roll A

Site ID # 15

Roanoke Park Historic District

Hunter-Kindred House (2)
2801 Broadway Ave E
Seattle, King, Wash

Facing Southwest

By Lee O'Connor 4/10/2008

Photo # 11/54

Roll A

Site ID #16

Roanoke Park Historic District

Pettitt-Taylor House

2808 Broadway Ave E

Seattle, King, Wash

Facing East

By Lee O'Connor 4/10/2008

Photo #12/54

146

Roll A

Site ID #18

Roanoke Park Historic District
Martin - Franklin / Bryant / Williams House
2813 Broadway Ave E
Seattle, King, Wash

Facing West

By Lee O'Connor 4/10/2008

Photo #13/54

Roll A

Site ID #22

Roanoke Park Historic District

Guthman-Simpkins House
2823 Broadway Ave E
Seattle, King Co, Wash

Facing West

By Lee O'Connor
4/10/2008

Photo #14/54

Roll A

Site ID #23

Roanoke Park Historic District
Klock-Nelson House
2827 Broadway Ave E
Seattle, King Co, Wash

Facing West

By Lee O'Connor
4/10/2008

Photo #15/54

Site ID # 24

Roanoke Park Historic District

Lilly - Emrich House

2826-2828 Broadway Ave E

Seattle, King Co, Wash

Facing East

By Lee O'Connor

4/10/2008

Photo #16/54

Site ID #26

Roanoke Park Historic District
Sands - Stowell/Russell House
2833 Broadway Ave E
Seattle, King Co, Wash

Facing West
By Lee O'Connor
4/10/2008

Photo #17/54

Site ID #21

Roanoke Park Historic District
Denny-Jesuit House
2838 Broadway Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor
4/10/2008

Photo #18/54

Site ID #31

Roanoke Park Historic District
Jacobs - Hongladarom House
817 E Hamlin St
Seattle, King Co, Wash

Facing Southwest

By Lee O'Connor
4/10/2008

Photo #19/64

Site ID #32

Roanoke Park Historic District
Elliott-Christothoulou House
918 E Hamlin St
Seattle, King Co, Wash

Facing North

By Lee O'Connor
4/10/2008

Photo #20/54

Site ID # 35

Roanoke Park Historic District

Clemmer-Holdridge House

2612 Harvard Ave E

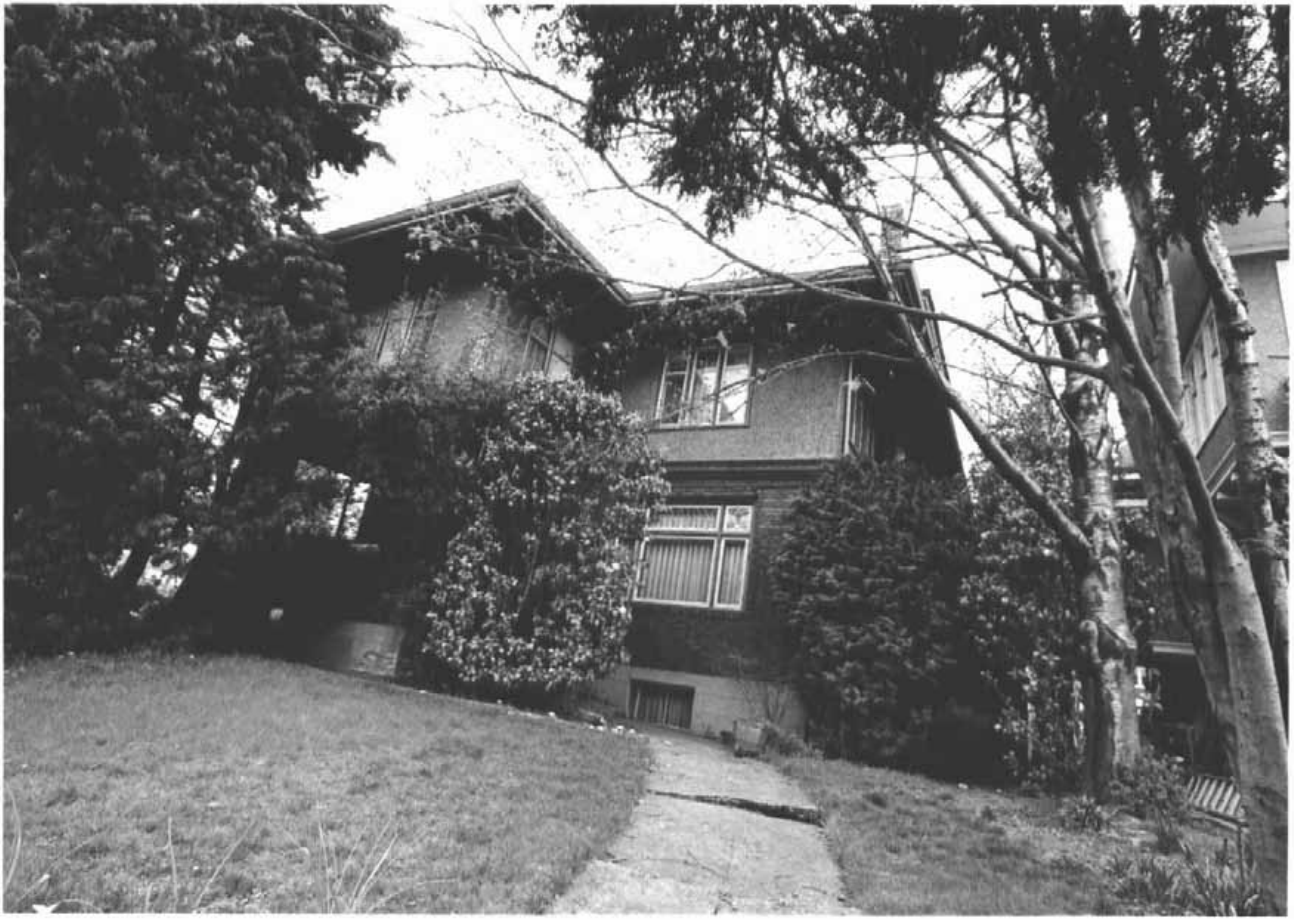
Seattle, King Co, Wash

Facing East

By Lee O'Connor

4/10/2008

Photo # 21/54



Site ID #39

Roanoke Park Historic District
King-Friedman-Mesher House
2616 Harvard Ave E
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo #22/54

Site ID #39

William H. Parsons House - Harvard Mansion
Historic Landmark Number (31)
2706 Harvard Ave E

Seattle, King Co, Wash
Facing Northeast

By Lee O'Connor
4/10/2008

Photo #23/54

Site ID #40

Roanoke Park Historic District
Chisholm - Carroll/Triplett House
2712 Harvard Ave E
Seattle, King Co, Wash

Facing East
By Lee O'Connor 4/10/2008

Photo # 24/54

Site ID #44

Roanoke Park Historic District
Gleason-Mitchell House
2728 Harvard Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor 4/10/2008

Photo #25/54

Site ID #50

~~Harvard~~ Roanoke Park Historic District
Dawson-Baird House
2836 Harvard Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor
4/10/2008

Photo #26/54

Site ID #52

Roanoke Park Historic District
Gates - Bass/Denny Mansion
1018 E Roanoke St
Seattle, King Co, Wash

Facing Northeast
By Lee O'Connor
4/10/2008

(#28 a duplicate) Photo #27/54

Site ID #53

Roanoke Park Historic District

808 E Shelby St

Seattle, King, WA

Sutherland - O'Donnell House

Facing Northwest

By Lee O'Conner
4/10/2008

Photo # 29/54

Site ID # 55

Roanoke Park Historic District

Anderson-Neuzil House
816 E. Shelby St.
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 30/54

Site ID #58

Roanoke Park Historic District

Hylvoic - Groothuizen House

900 E Shelby St

Seattle, King, Wash

Facing North

By Lee O'Connor

4/10/2008

Photo #31/54

Roll B

Site ID #58

~~Harvard~~ Roanoke Park Historic District

Crawford-Beck-Owen House

906 E Shelby St.

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo # 32/54

Roll B Site ID# 61

~~Harvard~~ Roanoke Park Historic District

Prosser - Dowling - Hayano House

912 E Shelby St

Seattle, King Co, Wash

Facing North

By Lee O'Connor 4/10/2008

Photo # 33/54

Roll B

Site ID#62

Harvard-Roanoke Historic District

Olson-Moore House
920 E Shelby St
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo #34/54

Roll B

Site ID #65

~~Harvard~~ Roanoke Park Historic District

Dalley - Stokke House

2608 Tenth Ave E

Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/10/2008

Photo # 35/54

Site ID # 66

Roanoke Park Historic District

Gifford - O'Connor House
2612 Tenth Ave E
Seattle, King, Wash

Facing East

By Lee O'Connor
4/10/2008

Photo # 36/54

Site ID #68

Roanoke Park Historic District

Bogue - Alvarez House

2622 Tenth Ave E

Seattle, King, Wash

Facing East

By Lee O'Connor
4/10/2008

Photo #37/54

Site ID # 70

Roanoke Park Historic District
Bloxom Buchanan House
2432 Tenth Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 38

Roll B Site ID# 71

~~Harvard~~ Roanoke Park Historic District

Horner-Conley House
2636 Tenth Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor 4/11/2008

Photo# 39/54

Roanoke Park Historic District
Site # 14

Johanson-Anderson House
2800 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 40/54

Roll B

Park Site ID # 72

~~Harvard~~ Roanoke Historic District

Saunders - Celio House

2701 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo #41/54

Roll B Park Site ID # 74

~~Harvard~~ - Roanoke Historic District

Parshall - Siegl - Todaro House

2706 Tenth Ave E
Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo #42/54

Roll B

Site ID # 79

~~Harvard~~ Roanoke Park Historic District

Caldwell-Beardman-Mankoff House

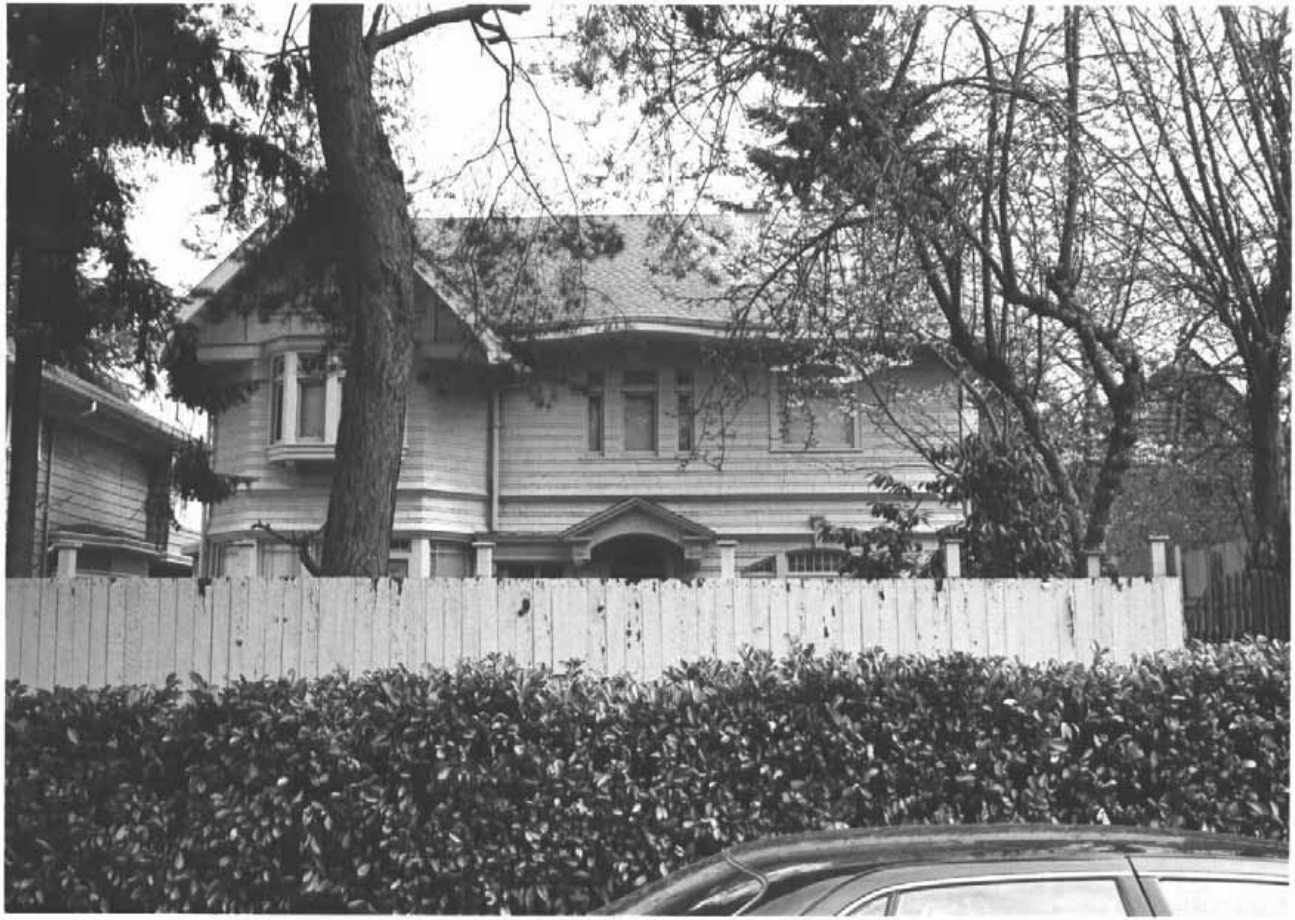
2717 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo # 43/54



Roll B

Site ID # 81

~~Harvard~~ Roanoke Park Historic District

Barker - Satterberg - Carlstrom House

2122 Tenth Ave E

Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo # 44/54

2731

Roll B

Site ID # 85

~~Harvard~~ Roanoke Park Historic District

Finley - Huffed - Kavalam/Brooke House

2781 Tenth Ave E

Seattle, King Co, Wash

Facing Southwest

By Lee O'Connor 4/11/2008

Photo # 45/54

Roll B

Park Site ID #86

~~Harvard~~ Roanoke Historic District

Mayer - Spangler/Renfro House

2802 Tenth Ave E

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/11/2008

Photo #46/54

Roll B Park Site ID # 88

~~Harvard~~ - Roanoke Historic District

Bardshar - Allen House

2809 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 47/54

Roll B

Site ID #90

~~Harvard~~ Roanoke Park Historic District

Collins-Lyons-Fisk House

2813 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo #48/50

Roll B

Park Site ID # 91

~~Harvard~~ Roanoke Historic District

Waldo Richardson - Smiley/Bennett House

2816 Tenth Ave E

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/11/2008

Photo #49/54

2217

Roll B

Park Site ID # 92

~~Harvard~~ Roanoke, Historic District

Burke House
2817 Tenth Ave E
Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 50/54

Roll B

Park Site ID # 93

~~Harvard~~ Roanoke, Historic District

William C. Phillips/Hyde-Stout House

2822 Tenth Ave E
Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo # 51/54

Roll B

Park Site ID # 94

~~Harvard~~ Roanoke, Historic District

Mason - Chapman House

2823 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 52/54

Roll B Park Site ID #98

~~Harvard~~ Roanoke Historic District

Peterson - Kohl/Crickmer House

2833 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 53/54

Roll B

Park Site ID # 99

~~Harvard~~—Roanoke Historic District

Patten-Weber House
2836 Tenth Ave E
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor
4/11/2008

Photo #54/54

Landmark Preservation Board Report on Designation: Montlake Community Center

The City of Seattle

Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

REPORT ON DESIGNATION LPB 37/05

Name and Address of Property: **Montlake Community Center**
1618 E. Calhoun St.

Legal Description:

All that part of the NE1/4 of Section 20 and the NW1/4 of Section 21, township 25 North, Range 4 East described as follows:
All of Lots 1,2, part of Lots 3,4, lying southwesterly of a line drawn from the most northerly corner of Lot 16 in Block 41, Pike's Second Addition to Union City, to the most northerly corner of Lot 2 in Block 1, all of Blocks 2,3,4,5,7,8, Lake Union Shore Lands less right of way of State Highway 520;

Also,
Lot 4, Block 9-A, Lots 1,2, Block 6-A, Block 2-A, Second Supplemental maps of Lake Union Shore Lands less right of way of State Highway 520;

Also,
Blocks 41,42,43,48,49,50,52 of Pikes Second Addition to Union City, less right of way of State Highway 520;

Also,
That portion of Block 10 of Union City Addition lying westerly of a line described as follows:
Beginning at a point on the north line of South Louisa Street a distance of 69.51 feet east of 19th Avenue East; thence northeasterly to a point on the north line of the south 70 feet which is 113.09 feet east of the east line of 19th Avenue East; thence easterly along said north line 10 feet; thence northeasterly to a point on the north line of the south 140 feet which is 28.74 feet west of the east line of the west half; thence easterly along said north line to the east line of the west half, thence northerly along said east line to the southerly right of way line of State Highway 520
Together with the following vacated avenues and streets adjoining:
15th Avenue East from East Louisa to a line drawn southeasterly from the most southerly corner of Block 7, Lake Union Shore Lands
16th Avenue East from the north line of East Calhoun Street to the South line of East Louisa Street
18th Avenue East from the north line of Calhoun Street to the northwesterly line of Block 1, Lake Union Shore Lands

19th Avenue East from the production west of the north line of East Louisa Street to the southerly right of way line of State Highway 520
East Louisa Street from the production northwesterly of the northeasterly line of Fuhrman Avenue East to the westerly boundary of 19th Avenue East
East Miller Street from the northeasterly line of Fuhrman Avenue East to the westerly boundary of 19th Avenue East

At the public meeting held on January 19, 2005, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Montlake Community Center as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

DESCRIPTION

Montlake Playfield is situated on a large waterfront parcel bounded by East Calhoun Street to the south, West Montlake Place East to the east, and Portage Bay to the north and west. State Route 520 follows the shoreline immediately north of the playfield. Completed in 1935, the brick field house occupies a site near the street within the southwest corner of the playfield where most of the facilities are clustered. The Tudor Revival building is part of the Montlake Community Center complex that also includes a prefabricated steel structure located some five feet to the north and a large freestanding gymnasium and recreation center located to the northwest across a small plaza. The gable roof steel structure was erected in 1948 as a temporary addition to the field house before the construction of the modern brick clad gymnasium and recreation center in 1976.

The children's play area is located northeast of the field house along the east elevation of the gymnasium, and two tennis courts are located to the west. A small parking area with an entrance aligned with 16th Avenue East borders the tennis courts. Athletic fields located east and northeast of the play area cover the majority of the 27-acre site that is mostly flat and low-lying and surrounded by a residential neighborhood of well-kept homes and yards. A baseball diamond fills the southeast corner. Closer to the water, a combination football/soccer field lies within a large oval running track at the northeast corner of the playfield. Trees and mature landscaping line the perimeter of the largely open playfield. The Montlake Bike Path runs along the eastern margin of the playfield, which backs onto a row of single-family homes facing West Montlake Place East.

Measuring approximately 84 feet by 40 feet and known as the "Tudor Annex," the 1½-story side gable building has wide projecting cross gables east of center on the north and south elevations. The

cross gables as well as the eastern side gable have distinctive clipped gable or jerkin head roofs. The western side gable has a large brick chimney, which rises up the center of the west elevation. All four of the gable ends feature decorative bargeboards incorporated into the ornamental half-timbering, which overhangs the lower walls clad with variegated brick veneer. The vertical members within the half-timbering end in drop pendants below the scalloped lower edge of the horizontal beam across the bottom. On the north and south elevations, the cross gable ends also feature a multi-paned casement window centered between wooden louvers of the same size. On the east elevation, the side gable end has two multi-paned casement windows in a similar configuration.

On the principal south elevation, the projecting cross gable of the Annex contains a shallow arched entrance within a corbelled recessed opening at the western end adjacent to a large multi-paned window towards the center. The brick wall to west of the entrance flares out at the base. Beyond this window, the eastern half of the structure has a small boarded over window opening adjoining two multi-paned horizontal windows. A single door entrance to the men's restroom is located on the narrow eastern side of the cross gable. West of the projecting cross gable, the side gable main block has two large multi-paned windows at the western end and a shed roof wall dormer with a large opening near the eastern end. This large opening contains three multi-paned windows under a fascia embellished with a scalloped edge. East of the cross gable, the main block has two multi-paned horizontal windows within the upper wall below the roofline. The east elevation has a shallow arched entrance within a corbelled recessed opening centered between four multi-paned horizontal windows. On the west elevation, large multi-paned windows flank the chimney at the center.

The "Butler" brand prefabricated steel shed obscures much of the Annex building's rear north elevation, which features a design nearly identical to the south elevation. The projecting cross gable contains an entrance door near the western end adjacent to a large multi-paned window towards the center. A smaller modern replacement door has been framed within the larger original opening. The brick wall to west of the entrance flares out at the base. Two horizontal multi-paned windows are situated at the eastern end of the cross gable and one is situated at the western end. A single door entrance to the women's restroom is located on the narrow eastern side of the cross gable. Immediately west of the projecting cross gable, the side gable main block has an additional entrance door. Beyond this door, the western end of the main block contains two large multi-paned windows, while the eastern end has a shed roof wall dormer with a large opening. This large opening contains three multi-paned windows under a fascia embellished with a scalloped edge. East of the cross gable, the main block has two multi-paned horizontal windows within the upper wall below the roofline.

Dense plantings and mature trees almost completely conceal this attractive building. Although relatively well maintained, this Tudor style building shows signs of deferred maintenance and of a deterioration of the wood elements, especially the distinctive half-timbering. Nonetheless, this architecturally distinctive building retains excellent physical integrity.

STATEMENT OF SIGNIFICANCE

Montlake Neighborhood Historical Context

The Montlake neighborhood occupies a relatively low-lying area of land at the base of the northern end of Capitol Hill. Originally, this area was part of a larger hourglass-shaped strip of land that connected north and south Seattle and separated the waters of Lake Union's Portage Bay to the west and Lake Washington's Union Bay to the east. A small brook flowed west across this narrow isthmus roughly following the route of today's SR520 and emptied into the southern end of Portage Bay, forming a shallow natural portage between the two bodies of water. The high bluffs of Capitol Hill terminated in a deep wooded ravine that extended along the southwestern margin of the area. Along the eastern margin, a wider but shallower ravine contained a stream that originated in the vicinity of today's East Madison Street and flowed north before discharging into the southern end of Union Bay. Never developed, these ravines eventually became Interlaken Park and the Washington Park Arboretum. Although the area was easily accessible by water and first platted in the late 1860s, these natural features restricted overland access from adjoining areas, delaying significant residential development until the 1910s and 1920s.

From the earliest days of Euro-American settlement in Seattle, the narrow neck of land between Lake Union and Lake Washington was seen as a logical location for a canal uniting these two major inland bodies of water. Previously, Duwamish Indians, an Original Peoples of the area, had used the brook across the isthmus as a canoe portage in order to travel between seasonal campsites and villages established in the area and points beyond. As envisioned by settlers, the construction of additional canals to the west would link the two lakes with Puget Sound, facilitating the development of industry and commerce. In anticipation of this, pioneer settler Thomas Mercer proposed the "Lake Union" and "Union Bay" names to those gathered for Independence Day celebrations on July 4, 1854. In the late 1860s, it also inspired Harvey L. Pike to name his newly platted town on the low neck of land "Union City." Earlier that decade, Pike had acquired a large tract of land across the isthmus and to the south as payment for painting the Territorial University Building completed in the fall of 1861. His father, John H. Pike, a carpenter, had designed and constructed the university's first building on its original downtown campus, a ten-acre site roughly bounded by Third and Fifth Avenues and Union and Seneca Streets. The elder Pike had arrived in Seattle in 1858 after living in Corvallis, Oregon since the early 1850s. His son followed him to Seattle a few years later and obtained the commission of painting the stately Classical Revival building.

Once he took possession of the land, Harvey Pike attempted to excavate a canal across the lower portion of the isthmus, using only a pickaxe, shovel and wheelbarrow and the assistance of his father. Ultimately unsuccessful, Pike then turned his sights towards real estate development despite the fact that this area was considered far from the center of town in Pioneer Square and located just outside the Seattle city limits with a northern boundary at Galer and McGraw Streets in 1869. In the summer of that same year, Pike recorded his first plat of "Union City," sixteen blocks located to the north and south of a strip of land designated as the "Canal Reserve." Two hundred feet wide, the Canal Reserve followed a curved route through the center of Union City, cutting through several blocks fronting onto it. Laid without regard to topography, the eleven full blocks each contained twelve lots, measuring 60 feet by 100 feet. Unlike other outlying areas where larger parcels were platted to serve as farms, Union City's small lots anticipated denser residential development that would not commence for almost forty years.

Over the next two years, Pike filed two additional town plats, "H.L. Pike's First Addition to Union City" in December of 1870 and "Pike's 2nd Addition to Union City" in January of 1871. Located north of the original plat, the smaller "First Addition" comprised eight blocks in a narrow strip of land that was later replatted as the "Montlake Park" addition in 1909. The substantially larger "2nd Addition" contained thirty-two blocks and covered an area south of the original plat between Portage Bay on the west and the Arboretum ravine on the east to the north of present-day East Lynn Street. Harvey Pike then sold the rights to develop the canal in 1871 to the Lake Washington Canal Company, of which he was one of the incorporators. Pike probably anticipated that he would benefit from both the construction of the canal and real estate development in his town site. After failing to obtain federal support for the project, the firm built a narrow gauge railway to transfer coal extracted from east side mines between Lake Washington barges and Lake Union barges. An 1874 map of the city of Seattle published by A. Mackintosh shows the routes of the "R.R. Portage" across the isthmus and the "Seattle Coal Co. Steamer line" across Lake Washington. Within a few years, this railway was abandoned when a rail outlet via Renton became available, and the tracks were removed in 1878.

Five years later, a second attempt was made to excavate a canal across the isthmus. However, this effort proved more successful as the Lake Washington Improvement Company managed to construct a canal deep enough to float logs and small boats between the two lakes. Organized in 1883 by Judge Thomas Burke and pioneer entrepreneur David Denny among others, the company hired Chinese labor to complete the project by the mid-1880s. Logs transported through what came to be called "The Portage" were stored in the millpond at the southern end of Portage Bay before being transferred to the sawmills at the south end of Lake Union, including one owned by David Denny. Historic photographs from the 1890s show a largely bare low-lying ridge covered with grasses, bushes and scattered trees that slope down from the Lake Washington side to the Lake Union side. Dams and sluice gates regulated water flow through the narrow channel bordered by steep banks. Later, this channel was deepened and widened. Shortly after the completion of the canal, Judge Burke joined with entrepreneur Daniel J. Gilman and others to organize the Seattle Lake Shore & Eastern Railway line, which reached Union Bay in 1887. Now the route of the Burke-Gilman Trail, this railroad skirted the northern shoreline of Lake Union and looped around Union Bay before heading north to continue along the western shore of Lake Washington.

Although it proved to be a successful venture, construction of the canal failed to spur the real estate development that Harvey Pike envisioned when he platted Union City and its subsequent additions. Annexation of the area by the city of Seattle also did little to encourage residential or commercial growth. The North Seattle Annexation in May of 1891 encompassed the northern ends of Capitol and Queen Anne Hills as well as Magnolia, Fremont, Wallingford, Green Lake, Latona, and Brooklyn, which later became known as the University District. The annexed area included Union Bay and its marshlands west of 35th Avenue NE and south of NE 55th Street and the Montlake and Madison Park neighborhoods. Limited access to the area remained a primary obstacle to its development. Although a wagon road connected the area to Capitol Hill and the new University of Washington campus by the mid-1890s, no streetcar or cable car lines served the Montlake neighborhood until 1909, well after the city's first lines were developed in the late 1880s and early 1890s. As is apparent on maps of the era, growth progressed in a linear fashion along the routes of these public transportation lines, accelerating the trend for residential and commercial development outside the city's original downtown core.

Prior to the development of the streetcar line, the area's first major transportation improvement came in the form of a ten-mile cinder bicycle path that linked downtown Seattle with Lake Washington. Completed in the summer of 1897 by the Queen City Good Roads Club, the immensely popular Lake Washington Path roughly followed the route of today's Lakeview and Interlaken Boulevards and eventually became part of a larger 25-mile system of bicycle paths. Assistant City Engineer George F. Cotterill had developed this system with the assistance of volunteers by walking about and surveying the city. In 1903, the Olmsted Brothers landscape firm of Brookline, Massachusetts utilized some of Cotterill's existing bicycle routes, including the portion now comprising Interlaken Boulevard, as part of their plans for a comprehensive park and boulevard system for Seattle. The city had hired the illustrious firm that same year to prepare a report detailing their plans for such a system as well as suggestions for improvements to existing parks.

As a result of the Olmsted Brothers' recommendations, the city acquired much of the deep wooded ravine along the northern end of Capitol Hill for Interlaken Park in 1905 and subsequently developed Interlaken Boulevard. This occurred five years after the city acquired the larger ravine to the east from Union Bay to East Madison Street through donation and purchase and named it "Washington Park" after the nearby Lake Washington. The first phase of Lake Washington Boulevard was largely completed through Washington Park in 1904. However, it was not until the mid-1930s that most of the land was developed into the Washington Park Arboretum in association with the University of Washington and the Arboretum Foundation.

The development of these parks and parkways may have been the stimulus needed to increase the rate of residential development in the Montlake neighborhood, for in December of 1905, the Interlaken Land Company filed the area's first plat in more than thirty years. Recognizing the need for such an amenity, the company's president, John E. Boyer, had exerted great influence in the creation of Interlaken Park prior to the development of the company's "Interlaken" addition. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. The addition's curvilinear streets included a short portion of Interlaken Boulevard. Unlike the earlier Union City plats, the blocks and streets of the Interlaken Addition were laid out with close regard to the topography, following principles espoused by the Olmsted Brothers. In addition to being more scenic and picturesque, this type of design allowed for better use of the land, maximizing the number of building lots. In order to attract affluent buyers, predominately Euro-Americans, the company placed restrictive covenants on the lots sold, requiring minimum costs for the homes constructed on them that were substantially above average prices at the time. Furthermore, all deeds contained restrictions against businesses and apartment houses, an early means of enforcing single-family zoning. Boyer, a lawyer, built his own 1907 mansion on a choice parcel located between Interlaken Boulevard and Boyer Avenue East overlooking Washington Park.

The Interlaken Addition represented the neighborhood's first platted lands south of the original Union City additions. Less than two years later, the H.S. Turner Investment Company, under the direction of A.B. Graham, recorded the "H.S. Turner Park Addition" in January of 1907. Located immediately north of the Interlaken Addition and west of Washington Park, this plat covered seven blocks east of 24th Avenue East and south of East Lynn Street. Four years later in 1911, most of the remaining unplatted lands south of Pike's 2nd Addition to Union City and west of 24th Avenue East were recorded as "H.S. Turner's Interlaken, An Addition to the City of Seattle." Owners John and

Louise Boyer once again developed a subdivision with irregularly shaped blocks and curvilinear streets that followed the topography rather than a rectilinear street grid. In naming their additions, the Boyers hoped that the entire neighborhood would come to be known as Interlaken. However, that name went to the real estate developers who platted "Montlake Park, An Addition to the City of Seattle" in July of 1909.

By this time, the Federal Government had taken over the old canal right-of-way originally designated by Harvey Pike and had largely completed plans to construct a navigable canal within a new right-of-way located further north on the isthmus. The new canal, which later became known as the "Montlake Cut," would be the easternmost portion of the Lake Washington Ship Canal, a series of locks and canals that would finally connect Puget Sound with Lake Union and Lake Washington. The waterway's northern route through Ballard's Salmon Bay, Fremont, and the Montlake isthmus was chosen after decades of debate over alternative routes, including one through Beacon Hill. After numerous delays, construction finally began in the fall of 1911. When the Montlake Cut opened in 1916, the level of Lake Washington eventually dropped by almost nine feet, draining low-lying marshes and exposing new land all around Union Bay. The old portage canal was also left high and dry. The entire waterway opened to ship traffic the following year with formal dedication ceremonies held on July 4, 1917. However, it was another eight years before the present Montlake Bridge was finally completed to replace a temporary wooden bridge.

The 1909 Montlake Park Addition occupied the narrow strip of land between the two canal right-of-ways and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The addition's developers, James M. Corner and Calvin H. Hagen, completely reconfigured the earlier plat's grid plan in order to better accommodate the site and to include a wide boulevard through the middle and public parks at each end. It is no coincidence that development of the plat coincided with plans to hold the Alaska-Yukon-Pacific Exposition on the lower half of the of the University of Washington campus for four and a half months in 1909, especially since it required construction of a new streetcar line. Built to serve the southeast entrance of the fair, the new line opened in 1909 and ran along the eastern flank of Capitol Hill and through the Montlake neighborhood before terminating at the campus.

As a result of this real estate activity and with the completion of these transportation improvements, the pace of residential development in the Montlake neighborhood increased exponentially in the 1910s and 1920s as lots filled with a variety of single-family homes. This growth continued until houses covered most of the neighborhood's vacant lots by the 1940s but included almost no commercial development with the exception of a short strip along 24th Avenue East and a few other scattered sites. Young families with small children occupied many of these new homes. Initially, neighborhood children attended Stevens Elementary School located a significant distance up Capitol Hill at 18th Avenue East and East Galer Street. In 1914, the Seattle School District purchased the present school site; a single block bounded by 20th and 22nd Avenues East and East McGraw and East Calhoun Streets, and installed a one-room portable that housed students in grades one to three. The Portage School, as it was originally called, eventually offered first through sixth grades after the installation of three additional portables on the grounds. In 1924, the present two-story Georgian Revival brick structure was completed and was designed to accommodate all grades from one to eight. A planned auditorium/lunchroom addition was never constructed however. It was at this time that the name changed to the present Montlake Elementary School.

Montlake Playfield

The establishment of the Montlake Elementary School and the subsequent construction of the permanent brick building resulted from heavy campaigning by the community, which sought to improve the neighborhood's public amenities. After advocating for a new school building, local residents, under the organization of the Montlake Community Club, were instrumental in the acquisition and development of a public park for the neighborhood. Although Interlaken and Washington Parks bordered the Montlake neighborhood on two sides, the main features of these parks were the boulevards that meandered through them, making them unsuitable places for children to play. As the number of residents increased and the amount of vacant land decreased in the first decades of the twentieth century, it became apparent that an additional public park would be a desirable and needed improvement. However, neither the original 1903 Olmsted Brothers plan nor their 1908 supplemental report recommended the siting of a park or playground within the Montlake neighborhood. The 1908 report had advocated for the creation of playgrounds located near schools so teachers could direct the children's activities. The idea of public recreation facilities in parks had only become popular late in the 19th and early in the 20th centuries, and the Olmsted Brothers were at the forefront of the movement. Because Montlake had no public school in 1908, the Olmsted Brothers did not identify the need for a playground in the neighborhood. As a result, no parks or playgrounds were developed in Montlake for many years as the Seattle Parks Department focused on implementing the Olmsted plan elsewhere in the city.

The issue gained greater urgency in the later 1920s when Montlake parents heard the Garfield High School principal talk about the problems of petty crime and juvenile delinquency in the community. In response, local residents concluded that a neighborhood playfield and field house would solve many of the problems by providing a place for recreational pursuits. Mrs. Russell Brackett, president of the Montlake PTA, enlisted the assistance of her husband, a realtor, to identify a site and obtain the acreage necessary for a playfield. A large vacant site fronting on the southern shore of Portage Bay seemed the perfect location, especially since it was only a block away from the Montlake Elementary School. The 15.8-acre site comprised some six blocks within Pike's 2nd Addition to Union City located north of East Calhoun Street between 16th and 19th Avenues East as well as additional offshore blocks within the Lake Union Shore Lands. Spearheaded by the Montlake Community Club, local residents twice collected signatures for petitions requesting the acquisition of a playfield in the district and presented them to the Board of Park Commissioners in 1929 and 1930. After referring the matter to the City Council, the Park Board approved the petition on August 21, 1930. The following January, the City Council passed Ordinance No. 60590 that condemned the property and stipulated the potential funding mechanisms for its acquisition. These possibilities included a special assessment levied within a Local Improvement District (L.I.D.) approved by a majority of its residents, a City Council appropriation, or a combination of the two. However, condemnation proceedings remained stalled for almost two years due to strong opposition on several fronts.

Despite the support of neighborhood residents, there was substantial opposition from the property owners of the proposed site and from the nearby houseboat owners illegally moored along the shore facing eviction. Several members of the Park Board also objected to the acquisition of any additional property for playground purposes on the grounds that the City Council had not provided sufficient funds to maintain and develop park property already owned. Mrs. Alta M. Wheeler, the owner of most of the site, cultivated dahlias on her property to supply her flower shop, Dahlialand

Gardens, which was located several blocks to the south on Boyer Avenue East. Mrs. Wheeler's primary objection was the low purchase price offered by the city. After a heated City Council hearing was held on the matter in the latter part of 1932, an appeal was made to the State Supreme Court, which said it had no jurisdiction over playgrounds. Subsequently, the City Council passed Ordinance No. 63275 on December 27, 1932, which finally approved condemnation of the property for park and playground purposes. Unfortunately, by this time, the city was reeling from the effects of the nationwide economic Depression that had begun several years earlier and did not have any funds to appropriate for the park's acquisition. As a result, Montlake residents paid the entire $25,000 purchase price after approving the establishment of a L.I.D. However, the city did agree to appropriate $10,000 towards improvements at the new playfield, using money from a Seattle Park Bonds 1932 Construction Fund. These included construction of a drainage and water system and shelter house as well as necessary grading.

Montlake Playfield Field House and Depression-era Relief Agencies

During this period, the Seattle Parks Department followed a standard development program for newly acquired playfields that staged active construction over a five to ten year period. The first step was to complete the clearing, grading, surfacing and fencing of the site. At this point, general play areas could be laid out and used immediately by neighborhood children. Next, water and drainage systems were installed prior to planting and landscaping. The last and the most costly phase included the construction of shelter houses, the laying out of athletic fields, the building of courts and wading pools, and the installation of play equipment. At times, a temporary wood frame structure was built to satisfy an immediate need before a permanent masonry shelter house could be built to replace it. By the early 1930s, the Parks Department had completed extensive improvements within the existing park system but needed to determine a plan of action for the future, especially in an era of dwindling financial resources. In 1931, Park Engineer Eugene R. Hoffman prepared a report entitled *A Ten Year Program for the Seattle Park Department* that inventoried facilities and provided cost estimates of the needs of each park and playground in Seattle. Based upon a projected population for the Seattle metropolitan area in 1940, the program of development aimed at making better use of existing properties, adding to those properties that needed more space, and acquiring new properties in those areas of the city that were experiencing growth. The 1931 report noted the "urgent need" for a playfield in the Montlake district and recommended development of one on the site already under consideration.

This 1931 report became the basis for the projects included in the Seattle Park Bonds 1932 Construction Fund, which budgeted a $10,000 allowance for Montlake Playfield out of its $370,000 total despite the fact that the property had yet to be acquired. Once this obstacle had been overcome, the Montlake Community Club began lobbying the city to construct a field house despite the fact that this contrasted with the Parks Department's standard policy of building shelter houses at the city's playfields. At that time, there were six large field houses spread widely throughout the city at Hiawatha, Ballard, Collins, South Park and Rainier Playfields and Green Lake Park. These recreational facilities functioned as community centers, and most included combination gymnasiums and auditoriums with stages, clubrooms, quiet game rooms, showers, locker rooms and lockers, toilets, rest rooms, refreshment kitchens, drinking fountains, offices, and store rooms. The smaller shelter houses featured more limited facilities, including a large room for organized recreation activities, public restrooms, and office space for recreation instructors. It appears, though, that the Montlake Community Club was successful in its efforts to persuade the Park Board to build a larger

structure than the prevailing standard. Perhaps a shelter house seemed inadequate for the community's needs in the absence of other similar public facilities, particularly the lack of an auditorium or large assembly hall at the nearby elementary school.

Although money from the Seattle Park Bonds 1932 Construction Fund was available, city government was experiencing significant financial difficulties, requiring that nearly all its capital improvement projects be halted. It was not until the fall of 1933 that the first federal relief agency, the Civil Works Administration (CWA), began to provide the city with assistance. Created on November 9, 1933, the CWA was intended to be a short-term program designed to carry the nation over a critical winter while other programs of the Federal Emergency Relief Administration (FERA) were being planned and developed. With the federal government paying most of the wages, the CWA aimed to put four million unemployed to work during the winter of 1933-34 on public works projects sponsored primarily by local state governments, which furnished the materials. Governor Clarence D. Martin and Director Charles F. Ernst headed the CWA program in Washington State. In King County, 3,500 were immediately put to work under the CWA during the Fall of 1933. By January, 17,173 were employed in a variety of public works projects, including road, bridge and airport construction and flood repairs on the Cedar River.

In December of 1933, the Board of Park Commissioners met to decide the Seattle Parks Department projects that would use labor furnished by the CWA and materials purchased with appropriations from the 1932 Bond Construction Fund. Green Lake Park received the largest expenditure, $24,000, to pay for a water system, a tool house, and plantings. The Park Board also approved new shelter houses at the Laurelhurst and Montlake Playfields, the only recreational structures funded at this time, with $8,340 earmarked for Laurelhurst and $6,700 for Montlake. In early December of 1933, the Montlake Community Club had sent the Park Board a letter supporting the use of CWA labor to build the field house as well as to develop the playfield. Although it was the middle of winter, work on both shelter houses began immediately in January of 1934, and construction proceeded simultaneously over the next three months. By early March, the brick veneered exteriors of both buildings were largely complete as evidenced in historic photographs. However, construction was halted at the end of March when CWA operations came to a close. In a letter dated March 27, 1934, Chief Engineer Arrigo M. Young of the CWA's King County Division informed W.C. Hall, Junior Park Engineer, of the planned shutdown on March 29. Young also noted that the Parks Department would need to reapply in the future for assistance on completing the unfinished projects.

After the CWA program ended in the spring of 1934, these projects were eventually continued and completed under the auspices of the Washington Emergency Relief Administration (WERA), a relief agency operated by the Washington State government from 1933-37. In addition to creating work for the unemployed, WERA also provided other public welfare assistance, including aid to the aged, the homeless, and the impoverished. In August of 1934, W.C. Hall wrote a letter to WERA District Engineer A.M. Young on behalf of the Park Board, detailing the Parks Department list of projects to be completed in order of their importance. The "Laurelhurst Fieldhouse" was at the top of the list and the "Montlake Fieldhouse" was second. As the letter notes, some time over the course of 1934, the buildings began to be identified as field houses, replacing the earlier designation as shelter houses. This change reflected the fact that the new structures provided more spacious recreational facilities than the smaller shelter houses although they were not as large as the earlier field houses.

Although the Park Board Annual Report for 1934 stated that the two new field houses were nearly completed at the end of 1934, the Laurelhurst Field House was not dedicated until the spring of 1935, and the Montlake Field House was not dedicated until the fall of that year. By the time they were completed, both projects were substantially over budget, possibly indicating that the finished structures were larger and more elaborate than originally planned. Although both buildings were designed with Tudor Revival stylistic features, the Laurelhurst Field House displays a more modern and restrained interpretation of the style that lacks the half-timber embellishments found on the more traditional Montlake Field House. The use of the Tudor Revival style for Seattle park buildings was very popular in the 1920s and 1930s, mirroring its dominance in the residential architecture of the time. The eight shelter houses built in playfields throughout the city during the later 1920s and early 1930s display a simplified Tudor Revival style in their design. Construction of these shelter houses followed a policy to build only structures that would be pleasing in design and permanent in nature. Several comfort stations constructed during the same period employed a more finely detailed version of the style, reflecting their location in prominent parks in fashionable residential neighborhoods. In addition, the Tudor Revival style lent itself well to the use of brick veneer in the buildings' masonry exteriors.

The Montlake Community Club assisted the Park Board in arranging the dedication ceremony, which took place at the new $20,000 field house on October 23, 1935 at 8:00pm. President John L. Harris represented the club and presided over the evening's program. Honored guests included Mayor Charles L. Smith, Park Board Chairman Harry M. Westfall; City Councilmen James Scavotto and Austin E. Griffiths, as well as other civic and religious leaders. More than two hundred citizens attended the informal exercises, described in a newspaper article as a "neighborhood party," and enjoyed a program of entertainment, refreshments and dedicatory addresses. Set at the southern edge of the playfield and fronting on East Calhoun Street, the one-story brick structure contained a spacious social room equipped with a large fireplace and a small kitchenette, an instructor's office and a caretaker's room. Separate locker rooms and restroom facilities were provided for men and women, but they shared a single shower room. Designated as a "B" type field house, the only major feature that it lacked was a gymnasium. Although Lloyd J. Lovegren has been identified as the architect of the Laurelhurst Playfield Field House, the architect of the Montlake Playfield Field House is not known at this time. It may have been an employee of the Parks Department or one of the draftsmen employed by the CWA.

In the year following the completion of the field house, the Parks Department developed the rest of the playfield. This included grading and seeding three acres of athletic fields, the installation of water and drainage systems, the construction of paths and a rock wall, and the construction of two asphalt tennis courts and an archery course. Although the estimated value of the improvements totaled nearly $18,000, the Parks Department paid less than $1,100 through the use of additional federal relief workers. This time, the Works Progress Administration (WPA) provided the laborers for the project. Created in May of 1935, the WPA consolidated and superseded several earlier programs, including the FERA. The Seattle Parks Department relied heavily on WPA labor to implement the recommendations of their 1931 report in the later 1930s and early 1940s. In contrast to this relatively small WPA project at Montlake Playfield, one of the largest was the development of the West Seattle Recreation Area, which included the West Seattle Golf Course, the West Seattle Stadium, and Camp Long. This massive undertaking comprised approximately one-third of the $1.1 million allotted. In addition to these improvements, the area of usable land at the playfield increased by two and a half acres when the Engineering Department hauled 40,000 cubic yards of dirt from the

construction of the Delmar Drive East arterial. This began a process of filling the playfield's wetlands when "free" fill material became available. While the Parks Department was happy to accommodate the Engineering Department's need to dispose of excavated material from Delmar Drive, it turned down a request by the Department of Health and Sanitation to use the playfield as a sanitary landfill.

Montlake Community Club

The completion of the field house not only provided a recreational facility for area residents; it finally gave Montlake neighborhood groups a place to hold their meetings. This included Boy Scouts, Girl Scouts, Camp Fire Girls, the Montlake PTA, the Music and Art Foundation, and the Montlake Community Club, which continues to meet there to the present day. With this base of operations, the Montlake Community Club then turned its attentions to additional neighborhood improvements. One of the club's first tasks after the successful completion of the playfield improvements was the eviction of the illegally moored houseboats along the shore. After the Parks Department was unsuccessful in the removal of the last remaining houseboats, it asked the club for assistance when the city attorney's office advised against taking legal action. The club's efforts lasted several years before the situation was finally resolved. During the 1940s, one of the club's primary goals was the establishment of a Seattle Public Library branch in the neighborhood. When the club first asked the library board for a local branch in 1943, they were told that the funds were not available. However, the library promised to supply staff and books if the community supplied the space. Under the club's leadership and in conjunction with the Montlake PTA, the community campaigned to raise funds by citing the need to prevent juvenile delinquency and collected more than $2,000 within six months. After a former grocery store was leased, volunteers completed the necessary improvements before the Montlake Station opened on September 1, 1944 with 1,500 books and its own librarian. Eventually the Seattle Public Library formally took over the lease on the station on January 1, 1947.

Montlake Playfield Improvements

Although pleased to have the recreational facility, area residents still desired amenities found at the larger field houses, especially a gymnasium, and continued to lobby the Parks Department for such improvements. In the later 1940s, the possibility became more of a certainty when new funding for parks became available. In 1946, the State provided $1,000,000 for developments in Seattle parks and playgrounds. Two years later in 1948, Seattle voters approved a $2,500,000 Park Bond, the first in almost two decades and almost entirely programmed to improve the worn out park system. Unfortunately, little was allocated to the Montlake Playfield as the Parks Department directed its efforts elsewhere in the city. The $3,500 funded went towards the construction of a prefabricated steel building to the north of the existing field house in 1948 to house the operations of the Montlake Cooperative Play Group. In a December 1948 letter to the Park Board, the Montlake Community Club expressed its appreciation for the erection of the temporary building as it provided additional facilities. However, the club also reiterated its desire to have it replaced with a permanent structure that would "harmonize with the existing structure and be a credit to the community." Although the Parks Department did not have the funding available to make permanent improvements to the field house during this period, it did seek to develop a public boat moorage basin on Portage Bay with funding from a private concessionaire. Ultimately, this ambitious plan was rejected because it was

determined that there was not enough public shoreline at Montlake, but a new facility was eventually developed at Lake Washington's Leschi Park in 1949.

Plans for a Portage Bay public moorage resurfaced in the 1950s despite the expansion of private facilities nearby. They remained viable until the later 1950s when the State announced plans to construct a new floating bridge across Lake Washington with access roads along the southern shores of Portage and Union Bays linking it to Interstate 5. At the same time, the state planned to build a new north-south freeway, the R.H. Thomson Expressway. This limited access highway would run parallel to Interstate 5 through the Rainier and Madison Valleys and along the eastern side of Montlake before heading north to Bothell through a tunnel under Union Bay. Although the Montlake community was unsuccessful in stopping construction of State Route 520 through their neighborhood, residents succeeded in defeating the north-south expressway, primarily through the organizing efforts of the Montlake Community Club.

As a result of highway construction, much of the northern end of the Montlake Playfield was inaccessible in the early 1960s due to its use as staging area for contractors. Disruptions continued for much of the decade as new fill was brought in to increase the usable land area and improve drainage conditions. The playfield was also used as a transfer site for dirt excavated from area engineering projects, including the Ravenna sewer tunnel. Once these operations ceased, the playfield was regraded, and new drainage and sprinkler systems were installed. However, soil and drainage problems persisted, making the newly filled land unusable for long periods of time. New bond issues provided funds to purchase additional land at the playfield, but no additional improvements were funded, further frustrating neighborhood residents. Fortunately, funding became available in the late 1960s through the Forward Thrust program, a massive countywide bond measure that allocated $65 million for parks and recreation projects in Seattle. At the Montlake Playfield, the Forward Thrust program funded long awaited improvements. Almost $225,000 was spent on the development of a new baseball diamond and a new combination football/soccer field within a large oval running track. Another $350,000 was spent on the construction of the present gymnasium and recreation center completed in 1976 from designs by Seattle architect Harry B. Rich. The project also included the relocation and improvement of the children's play area and the expansion of the off-street parking area to the west of the tennis courts. The Montlake Community Club closely monitored the entire process and actively participated in the Parks Departments planning and development efforts.

Since the completion of the gymnasium addition and the new athletic facilities in the mid-1970s, there have been few additional improvements at the Montlake Playfield. In the mid-1980s, interior modifications to the field house reconfigured the eastern end of the building by removing the showers and locker rooms and creating a pottery facility. However, this resulted in few alterations to the exterior. With its distinctive Tudor Revival detailing, this building remains significant for its design and for its associations with the CWA and the WERA and the development of Montlake Playfield.

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CURRENT PHOTOGRAPHS

1. **Montlake Playfield**, View Northwest of Montlake Community Center and Children's Play Area
2. **Montlake Field House**, South Elevation
3. **Montlake Field House**, South Elevation
4. **Montlake Field House**, South Elevation, Detail
5. **Montlake Field House**, South Elevation, Detail
6. **Montlake Field House,** West Elevation, Gable Detail
7. **Montlake Field House,** West Elevation, Chimney Detail
8. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
9. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
10. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
11. **Montlake Field House,** North Elevation, Window Details
12. **Montlake Field House,** North Elevation, Center Entrance Detail
13. **Montlake Field House,** North Elevation, Women's Restroom Entrance Detail
14. **Montlake Field House**, East Elevation
15. **Montlake Field House**, East Elevation, Gable Windows Detail
16. **Montlake Field House**, East Elevation, Gable Windows Detail
17. **Montlake Community Center**, Gymnasium & Recreation Center
18. **Montlake Community Center**, Gymnasium & Recreation Center
19. **Montlake Community Center**, Gymnasium & Recreation Center and Children's Play Area

The features of the Landmark to be preserved, include:

- the exterior of the building;
- the interior of the Shelter Room; and
- the site within 10 feet of the exterior walls of the building

Issued: January 31, 2005

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