



The City of Seattle

Landmarks Preservation Board

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LPB 640/19

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday October 2, 2019 - 3:30 p.m.

Board Members Present

Deb Barker
Russell Coney
Kathleen Durham
Rich Freitas
Alan Guo
Kristen Johnson

Staff

Sarah Sodt
Erin Doherty
Genna Nashem
Melinda Bloom

Absent

Jordon Kiel
Manish Chalana

Vice Chair Deb Barker called the meeting to order at 3:30 p.m.

100219.1 APPROVAL OF MINUTES

July 17, 2019

MM/SC/KJ/RF 5:0:0 Minutes approved.

August 7, 2019

MM/SC/RF/KJ 4:0:1 Minutes approved. Ms. Durham abstained.

100219.2 CERTIFICATES OF APPROVAL

100219.21 Harvard-Belmont Landmark District

Belmont Pl E and Belmont Ave E; Belmont Ave E and E Roy S;
Boylston Ave E and E Roy St; and Harvard Ave E and E Roy St
Proposed accessible sidewalk ramps

Ms. Nashem explained the proposal to alter sidewalks including removal of granite curbs and alter a planting strip to install accessible sidewalk ramps. She said the application was supported but Committee wanted to see as much of the granite curbs as possible to remain in place. A similar proposal was approved at Belmont Ave E, Bellevue Pl E and Summit Ave E. in 2017.

Mr. Guo arrived at 3:35 pm.

Ginny Green, SDOT proposed paving from curb to curb in the subject area. She said they will install 16 ADA curb ramps along the corridor and provided proposed schedule. She said an SDOT crew will do the work. Re-surfacing work triggers ADA ramps be updated to current Guidelines. She said updated ramps will be concrete with yellow detectable tiles. Sidewalks will be replaced to accommodate the detectable tiles and landscaping will be done as needed. She said the existing granite will be removed and replaced with City Standard. She said the Harvard Belmont review committee wants to retain the granite. She said they will try to leave it undisturbed where possible, but it is unlikely because it is so tall (18"). She said that during construction there will be pedestrian detour routes and flaggers will be on site. She said weather could cause delays. She said neighbors will be flyerred.

Mr. Freitas asked the total lineal feet of granite curb.

Ms. Green said it is about 130'.

Mr. Freitas wanted to know the proportion of what will be removed.

Ms. Green said she can provide that.

Ms. Durham asked about possibility of re-using the granite.

Ms. Green said it will be passed to Parks for re-use.

Mr. Coney asked the process if there are no improvements.

Ms. Green said they will scrape off the top two layers and re-lay but not completely rebuild.

Mr. Freitas asked if there is any example where regulations were met, and granite curbs were retained.

Ms. Green said in the Central Business District, the maintenance crews don't have the specialized skill set.

Ms. Johnson said she didn't know the extent of granite but if the local board approved the project then this board should go with that.

Ms. Nashem said that in Harvard Belmont the granite curbs are random so are not specifically called out in the Guidelines to be retained.

Mr. Freitas said the curbs are not always recorded as fabric in districts and soon we will end up with only concrete. He said that accessibility and safety are over-riding concerns. He said he was in favor of the intention of the project. He said it would be nice to bring in a crew that has skills in historic districts.

Mr. Coney said it would be nice to have foresight about re-use of granite.

Ms. Green included photos of what they have done in the past. She said they will be careful and try not to impact granite.

Action: I move that the Seattle Landmarks Preservation Board approve a Certificate of Approval for Alteration to sidewalks including removal of granite curbs, and alteration to a planting strip to install accessible sidewalk ramps per the submittal

This action is based on the following:

25.12.750- Factors to be considered by Board or Hearing Examiner.

C. The extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance;

The proposed changes are addressed on the following sections of the Harvard-Belmont District Development and Design Review Guidelines:

I. STATEMENT OF INTENT AND PURPOSE

Purpose and Goals

The purpose and goals of the Harvard-Belmont District are:

- A. To preserve, protect, enhance, and perpetuate those elements of the District's cultural, social, economic, architectural, and historic heritage;
- B. To foster community and civic pride in the significance and accomplishments of the past;
- C. To stabilize or improve the historic authenticity, economic vitality, and aesthetic value of the district;
- D. To promote and encourage continued private ownership and use of buildings and other structures;
- E. To encourage continued City interest and support in the District; and to recognize and promote the local identity of the area.

Guidelines

3. Landscaping:

Guideline: Maintain existing landscaping, especially the mature trees.

Guideline: Maintain a clear separation between sidewalk and street and between sidewalk and site.

Guideline: Keep the space between sidewalk and street as a green planting space maintaining the same width wherever possible.

Secretary of Interiors Standards for Rehabilitation

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

MM/SC/KJ/RC 6:0:0 Motion carried.

100219.22

RKO Distributing Company Building

2310 Second Avenue

Proposed exterior alterations at alley side for north tenant

Shelby Hart, Strata Architects said there are two doors in the alley one of which – the south door – was previously approved by the board to be infilled. She proposed that the north door to be infilled instead of the south one. She said the last page of the packet shows existing and proposed and detail which door to infill.

Public Comment: There was no public comment.

Board Discussion:

Mr. Freitas said it was reasonable. He said only one door I necessary and they are just swapping out which one will be infilled.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations at the RKO Distributing Co. Building, 2310 Second Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alteration does not adversely affect the features or characteristics specified in Ordinance #124551, as the proposed work is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/KJ/RC 6:0:0 Motion carried.

100219.23

RKO Distributing Company Building

2312 Second Avenue

Proposed exterior alterations at front and alley sides for south tenant

Jeff Babienko proposed creating a vestibule entry to address egress issues. He directed board members to page 4 and said they will remove walls and replace with relites. He said that page 10 details the extent of windows. He said the rear (east) existing windows and doors will be covered. He said there is no alterations, just infill inside of opening. He said the drawing shows the details of what is to be infilled. He said page 14 details how they will infill with foam for easy removal.

Mr. Coney asked if this is a service entrance.

Mr. Babienko said it is.

Public Comment: There was no public comment.

Mr. Coney said ARC thought it was reasonable and reversible.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations at the RKO Distributing Co. Building, 2312 Second Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alteration does not adversely affect the features or characteristics specified in Ordinance #124551, as the proposed work is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RC/KJ 6:0:0 Motion carried.

100219.3 SPECIAL TAX VALUATION

100219.31 Ainsworth & Dunn Warehouse
2815 Elliott Avenue

Ms. Sodt provided photos. She explained that the rehabilitation period was November 8, 2017 – August 26, 2019. Submitted and eligible rehabilitation costs were \$8,619,538; there were no disallowed costs. She said the percentage value of rehabilitation is 86%. She said that work related to the designated features of the property were performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Mr. Coney asked if there is anything left to do.

Joel Aslanian said they are finished but tenant improvements are going on now.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Johnson said the building and addition look nice.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Ainsworth & Dunn Warehouse, 2815 Elliott Avenue, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/KJ/RC 6:0:0 Motion carried.

Agenda reordered.

100619.6 CONTROLS & INCENTIVES

100219.61 Roy Vue Apartments
615 Bellevue Avenue East

Ian Morrison explained the request for a four-month extension. He said they had a briefing with the ARC and appreciated the helpful feedback. He said that they are looking at three massing studies and a structural report.

Ms. Doherty said that she is fine with four months, and the expectation is they are coming back to the ARC with a briefing on alternatives.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Barker asked if the tenants are aware of the extension.

Mr. Morrison said they have a good relationship with the on-site property manager and tenant group. He said four months is reasonable.

Ms. Doherty said it would be extended to January 15, 2020 meeting.

Action: I move to extend Controls and Incentives for the Roy Vue Apartments, 615 Bellevue Avenue East, until January 15, 2020.

MM/SC/RF/RC 6:0:0 Motion carried.

100219.4 DESIGNATIONS

100219.41 Alaska-Yukon-Pacific Exposition (AYPE) Foundry /
University of Washington Engineering Annex
3902 East Stevens Way NE

Katie Pratt, Northwest Vernacular presented. Detailed report in DON file.

Ms. Pratt reported that the building is in the southeast portion of the central campus; Jefferson Road NE runs along the east side of the building. The Mechanical Engineering building is to the west and connects to the south end of the building. Loew Hall is immediately north. The two- and three-story building is a braced frame structure with brick cladding and multiple lite wood windows. A narrow, paved service court just over 30-feet wide separates it from the Mechanical Engineering Building. Built in 1909 as a typical commercial foundry for the Alaska-Yukon-Pacific Exposition (AYPE), it has had a few changes that are helpful to understand before working through the rest of the building exterior and interior spaces. The

1909 portion was the foundry. A photo indicated what remains of the central work volume, which has the tall clerestory windows.

The 1920 north and south additions added two bays to either end and continued the same basic design. These provided a machine and wood working shop on the north end. Pipe shop, washroom and lockers, and drafting room were on the south end. The 1922 to 1935 additions provided the third story at the north end of the building and correspond to when the carpenter shop moved into the building (1923). The 1937 to 1947 addition occurred at the north end of the building and is attributed to a former elevated walkway that extended north to the former Shops Building.

The 1958 alterations occurred at the south end of the building as part of connecting the Mechanical Engineering Building. More recent alterations and in-kind wood window replacement work were shown. 1909 drawings for the foundry were provided. The north and south each had a different design. She indicated the current extent of the central work volume relative to the original design. Overall the building has a gable roof with a center clerestory and a small monitor roof. Several personnel and larger service doors provide building access. The 1909 transverse section shows the building end framing in the left half and the central work volume framing in the right half. The foundation plan has the existing central work volume indicated. The interior layout generally consists of first floor workspaces with upper story offices. The main open work volume which was the original molding and work areas for the foundry. Mechanical, electrical, and lighting upgrades to the building have worked to keep pace with the academic industrial needs.

The open work volume consists of exposed structural framing with an overhead gantry and a painted bead board ceiling. Relites occur along the east side. Clerestory windows provide day lighting. A mezzanine level projects out into the south end providing storage space. The first floor contains workshop areas, a restroom and lockers. The second and third stories contains offices with new finishes. In talking about the history of the Engineering Annex she talked about the history of the university's mechanical engineering department. She provided an overview of the department's history that relates to both buildings.

Engineering started with the School of Mines in 1894 – sub-departments for Civil Engineering and Electrical Engineering soon followed. Mechanical engineering was grouped with electrical engineering at that time and classes were held in the Administration Building (or Denny Hall). Mechanical Engineering became its own department in 1905 – chaired by Everett O. Eastwood. He ran the program until 1947. He was an MIT graduate and established the first master's degree program in mechanical engineering.

By 1910, mechanical engineering classes and labs had moved from Denny Hall and were held in the Engineering Building and a “new shop building”—the Engineering Building was the AYPE Machinery Hall and the shop building was this building, the AYPE Foundry (Engineering Annex). The shop building contained the department's wood shop, machine shop, forge shop, and foundry.

The program grew in the post-world war II years, more than doubling between 1946 and 1956, from 50 graduates to 110. And with 140 graduates in 1966. When the Engineering Hall was demolished in 1958, a new building for mechanical

engineering was erected in its place - the Mechanical Engineering Building. Subsequent alterations to the Foundry/Engineering Annex connected the Annex and the Mechanical Engineering Building to create a small complex for mechanical engineering.

Today, students and faculty in the Mechanical Engineering Department conduct research in health technology, energy, manufacturing, and biomechanics. Mechanical engineering graduates go on to work in biotechnology and health, environmental engineering and energy, transportation, and manufacturing and information systems.

At the last meeting, the Board was interested in any notable figures associated with the building. He said they looked up mechanical engineering faculty and alumni and noted it is an impressive program so there are some interesting figures. However, tying their accomplishments to the Engineering Annex specifically is a bit more difficult. The faculty member that seems to have the most renown is Albert Kobayashi - he earned his master's in mechanical engineering from UW in 1952 and after working in the private sector returned to UW as a professor in 1958. He is an expert in the fields of fracture mechanics, experimental stress analysis, and finite element analysis.

Distinguished alumni highlighted by the department are acknowledged for the work that they have done during their professional careers outside of the university. After the University of Washington was settled at its current site an opportunity arose for Seattle and the campus to host a world's fair. A board of trustees was assembled to plan the fair, coined the Alaska-Yukon-Pacific Exposition (AYPE). In 1906, the Board of Trustees for the fair retained the Olmsted Brothers (who had already been working on a plan for the university) to layout the fairgrounds to be located at UW, on the southern two-thirds of the campus. The AYPE layout differed from the Olmsted's general layout for the campus particularly with its emphasis on outward vistas.

In addition to landscape elements and circulation networks, 25 buildings were constructed for the AYPE, including the nominated. Many of these buildings were constructed of lath and plaster as empty shells anticipated to last only as long as the fair. A handful of buildings were intended as permanent structures and were funded by an appropriation from the Washington State Legislature. The state-funded buildings were to be turned over to the university after the fair ended: the Forestry Building, Auditorium, Fine Arts Building, Washington State Building, and the Foundry.

Shown here we have the Forestry Building in the upper left, the Fine Arts building in the lower left, and the Auditorium at the right.

A map and table of the buildings that were reused are on pages A.4 and A.5 of the nomination.

Both the Cunningham and Architecture Halls remain as two highly intact AYPE buildings, although Cunningham has been moved from its original site. The subject building was constructed in 1909 for use as a foundry with exhibit space for the AYPE. A foundry is a workshop or factory where metal is heated to a molten state

and cast. During the AYPE, the building exhibited foundry supplies and equipment in the side bays with the central bay utilized as the molding floor for demonstrations.

After the fair ended, the building continued to have a utilitarian function. It showed up on various plans as “Shops” (1915 and 1920 plans) and “Buildings & Grounds Shops” (1949 plan). In 1920, additions were made to the foundry building to extend it to the north and the south. Sometime after this renovation, the Mechanical Engineering department fully took over the building—which housed classrooms, offices, shops and study spaces—or at least its use of the building was more clearly documented on campus plans. The building, now known as the Engineering Annex, continues to house the Mechanical Engineering Department, along with environmental studies and the Industrial & Systems Engineering’s Integrated Learning Factory.

Washington Place is credited as the designer for the original building – before working as an architect, Place worked as a contractor, carpenter, and builder. He also worked as a building inspector for the city of Seattle. Place formed an architectural firm with J. L. McCauley—Place and McCauley. Their partnership was short-lived, and they dissolved the firm in July 1910. As a designer and builder, Place designed a two-story apartment building for Henry Gobel at the southwest corner of Rainier Avenue and Walker Street. Place is also credited with designing an apartment building in the Central Area, three cottages in the University District, and an industrial building near Lake Union. Place died in 1916.

Frederick Elwell served as the University’s Superintendent of Buildings and Grounds during the 1920s and was listed on the construction drawings for the 1920 addition to the Engineering Annex (then referred to as the Shops Building). Numerous projects were constructed on campus under Elwell’s watch as superintendent, including Suzzallo Library (1923-1927), Hec Edmundson Pavilion (1928), and Physics Hall (1928), as well as smaller projects like tennis courts.

Mr. Freitas asked why the building was nominated; he said it is an unusual choice given the options on campus.

Julie Blakeslee, University of Washington, said they want to understand where flexibility is and isn’t for work on the campus. She said they only have resources to do so much, and this was more of a question mark.

Ms. Barker asked if the building has ever caught on fire.

Ms. Blakeslee said fire engines come frequently but she hasn’t heard of any.

Ms. Doherty said there was nothing in research about a fire.

Ms. Barker asked about HVAC.

Ms. Pratt said she didn’t know how it was set up. She said there is so much going on in the building today. She said compared to photos early on the building has had to adapt to accommodate changes.

Ms. Blakeslee said this is a real working building. She noted the old large fans and the new equipment right next to it.

Ms. Barker asked for clarification on staff's recommendation.

Ms. Doherty recommended designation of the high bay workshop space only at the interior. She clarified that the building still uses natural ventilation and steam heat.

Mr. Coney asked about railroad car access and ramp on north that used to be there.

Ms. Pratt said the ends are completely changed.

Public Comment:

Jeff Murdock, Historic Seattle supported designation. He said it is one of the few remaining buildings from AYPE era and is also a daylight factory on campus. He said it is a fascinating building. He noted the flexibility in use of the industrial nature.

Board Deliberation:

Ms. Johnson was uncertain. She said the interior feels like a beautiful old daylight space that is still working. She said it is a quality building but there is no front to it and the Mechanical Engineering Building has enveloped it. She said the building will never be visible. She said replacement windows are very nice and the building is one of the only remaining buildings from the AYPE. She said the interior space indicates how the space is used. She said that other buildings are better indicators of the AYPE.

Mr. Coney said he went on the tour and walked the halls. He said he saw unique rooms, lots of natural ventilation, and said it is a useful building. He said the original clerestory is still there and ventilation is run through it. He said the additions are well-integrated. He said windows were replaced in-kind with wood true divided light. He said the building is one of five or six from AYPE and only one of three still there.

Ms. Doherty said the Power Plant is another utilitarian building from the AYPE era.

Mr. Coney said he was in favor of designation because of the AYPE association, post and beam construction and large windows. He said there are some alumni that have gone on to careers; their training was there. He supported criteria A, C, D, and F.

Mr. Freitas said it is interesting, but he had concern about integrity. He said the AYPE association is the most important one. He said the building was never meant to be permanent. He said the building has evolved over time as a working building, maybe too much. He said the setting is compromised as other building encroach. He noted the Federal Reserve Building's intentional built-in plan for more floor. He said here, the evolution is appropriate. If the building had been part of a multiple property nomination for AYPE resources on campus he could have connected with that type of thinking. He asked the UW to think ahead and bundle other resources together. He supported designation on Criterion A.

Ms. Durham said she was not at the nomination meeting and did not attend the tour. She appreciated the importance of what remains of the AYPE on campus. She said the building began as an engineering building and remains such. She said the changes reflect the evolution of study of Engineering. She said it is an education building and changes are understandable. She noted that the weight of the AYPE and that there are so few of the buildings left tips the balance. She said the building communicates its use and it has responded to the needs of an engineering education. She supported designation on Criterion A but not F.

Mr. Guo supported designation. He said it is significant that it is one of the few AYPE buildings left. He said the building continues to serve the same purpose. He supported criteria A, and D – loosely from interior; he didn't support F.

Ms. Barker supported designation per the Staff Report (A, C and D), not Criterion F. She said the relationship to the AYPE outweighs any changes.

Ms. Johnson said she would support designation. She said the Board should be careful describing what is included on the interior, to be flexible enough to allow that changes are needed to continue there. She said to describe the volume, beams, truss.

Ms. Doherty said staff report included the exterior, a portion of the site around the building 30' out from base of building. She said the volume, post and beam construction, all light from clerestory, and open framing could be called out. She said the UW Shell house designation included the building volume; a diagram was included as part of the Ordinance, roof truss work, and heavy timber structure. She said structure and volume could be included with more clarity provided in Controls and Incentives.

Ms. Johnson said it would prevent a mezzanine.

Ms. Durham said it will protect the volume and the last remaining essence of the space. She suggested including the open volume of the high bays, post and beam timber frame, clerestory is part of high bay.

Action: I move that the Board approve the designation of the AYPE Foundry / University of Washington Engineering Annex at 3902 East Stevens Way NE as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard A and D; that the features and characteristics of the property identified for preservation include: the interior open volume of the high bay shop space and its heavy timber framing; the exterior of the building; and a portion of the site around the building perimeter measured thirty feet out from the base of the building, excluding the adjacent Mechanical Engineering Building.

MM/SC/KD/RC 6:0:0 Motion carried.

University of Washington Mechanical Engineering Bldg (MEB)
3900 East Stevens Way NE

Katie Pratt, Northwest Vernacular presented the report (full report in DON file). She stated that the building is in the southeast portion of the central campus and fronts East Stevens Way NE. The primary façades face west and south. The east side of the building overlooks a paved service court between it and the Engineering Annex. The four-story concrete frame building is an example of post-World War II modernist architecture on campus that bridges the transition from the Collegiate Gothic style buildings with the more contemporary styles popular on campus during the 1960s and 1970s. The building's design establishes the southwest corner as the prominent, vertically emphasized building mass, floating over a low plinth, and contrasting with the horizontal emphasis of the north and east wings. Brick veneer is laid up in a running bond with cast stone detailing at windows, doorways, and along the parapet. The building has a flat roof with a low perimeter parapet. Steel sash windows installed with the glazing bevel on the interior provide day lighting and ventilation. The main south entrance provides direct access to the department offices, the corridors serving each wing, and vertical circulation. The interior layout consists of a double loaded corridor in the north wing and both double and single loaded corridors in the southeast wing. The main entrance lobby in the southwest corner links the corridors and vertical circulation. Interior materials and finishes are utilitarian, including exposed concrete and concrete block finishes. Classrooms have been upgraded with drop ceilings that partially cover the windows along with new technology, raceways, and light fixtures. The ground floor is partially below grade with low gypsum board clad walls with metal mesh above to separate the various labs. Vertical circulation within the building consists of three stairwells and an elevator. The Mechanical Engineering Building was constructed in 1959 to replace the former Engineering Hall, which was built in 1909 as the Machinery Hall for the AYPE. The new Mechanical Engineering Building directly connected to the adjacent Foundry (Engineering Annex). Local architectural firm Carlson, Eley & Grevstad designed the new building, which was constructed for approximately \$1.5 million.

The Mechanical Engineering Building continued some design elements established by More Hall which has very similar massing, fenestration patterns, a mix of vertical and horizontal emphasis, and material palette. More Hall was designed by Bebb & Jones with Leonard Bindon. The Mechanical Engineering Building was designed by Carlson, Eley & Grevstad – Grevstad had worked for Bebb & Gould. A 1969 aerial photo showed the relative placement of these buildings. Carlson, Eley & Grevstad designed the building with support from structural engineers Stevenson & Rubens, mechanical and electrical engineers Bouillon & Griffith, and landscape architect Beardsley & Brauner.

Carlson, Eley & Grevstad was helmed by its three principals—Paul G. Carlson (1912-1987), Richard Eley (1914-2001), and Barney E. Grevstad (1913-1982) – who established the firm in 1946. The firm designed numerous buildings in Seattle and its surrounding communities during the 1950s and 1960s. On the university campus they designed the Mechanical Engineering Building and Physics Building/Mary Gates Hall (1954-1955) and Bagley Hall (1962-1963). They also designed Fairmount Park Elementary School (1963) and the Princess Theater in Prosser (1948).

Structural engineering firm Stevenson & Rubens was founded by John H. Stevenson and Boris Rubens by 1950. The firm continued until at least 1964. In addition to the Mechanical Engineering Building, they also worked with architects Carlson, Eley & Grevstad on a Northgate shopping complex. The mechanical engineering firm Bouillon & Griffith was founded by Lincoln Bouillon (1900-1966) and Herbert (H.T.) Griffith. Their partnership began in 1931 and in 1960 the firm reorganized as Bouillon, Griffith, Christofferson, and Schairer. Projects completed by the firm include a hot water system at the East Waterway Terminal (1955), and an office building for Bethlehem Steel Co. (1959). The landscape architecture firm Beardsley & Brauner was founded by Cassius “Cash” Marvin Beardsley (1910-1986) and Raymond Brauner that existed from 1956 through ca. 1965.

Ms. Pratt reported that the end of World War II and returning veterans, supplied with the 1944 G.I. Bill, transformed the University of Washington and the nation’s other higher education institutions. It soon became clear that the university lacked staff and adequate facilities to accommodate the ballooning student population. Temporary structures were erected to meet the needs of the growing university, but plans were underway for increased development to provide more classrooms and on-campus housing. Numerous buildings were constructed during the late 1940s and early 1950s and reflect a campus in transition as many of them continue design elements of Collegiate Gothic prescribed in the Regents Plan of 1915 while incorporating modern, mid-20th century architectural design. Collegiate Gothic continued to be prescribed in the campus plan through 1935, but during the World War II years and early post-war years, there was less adherence to it. Jones & Bindon – a successor firm to Bebb & Gould – mostly reaffirmed the 1935 plan, but it’s unclear if there was a style mandate. Jones tended to lean more traditional in his stylings, while Bindon’s career trajectory went more modern after their partnership. Then, the University Architectural Commission was established in December 1957. In 1958 Charles Odegaard arrived on campus and served as university president until 1973. The Commission and Odegaard's support and sometimes direct participation in its activities helped shape the campus for the next 15 years. At this time, Collegiate Gothic was no longer in vogue - both with university officials and modern architects. The timeline for the Mechanical Engineering Building, with designs well underway at the end of 1957 and finalized in February 1958, makes sense that it is this mix of modern and Collegiate Gothic. Also, Grevstad, one of the architects for the Mechanical Engineering Building, had been employed by Bebb & Gould. And Bebb, with Jones and Bindon, had designed More Hall.

Construction of the last five Collegiate Gothic style buildings built on campus occurred during the post-World War II growth period and included the Communications Building, Music Building, Art Building, The HUB, Gerberding Hall, and Thomson Hall. Overlapping the end of the Collegiate Gothic style use was the construction of More Hall (1946, Modern), the first of the Modern style buildings constructed on campus. It would not be until the late 1950s before the use of the Modern style gained widespread campus use. More Hall was designed by Bebb and Jones, the partnership of Charles Bebb and John Paul Jones, which formed following the death of Carl Gould, Bebb’s former partner. John Paul Jones went on to work as the Consulting Architect for the University of Washington. The building was constructed after Bebb’s death in 1942.

From the 1910s through the 1970s, there were three main periods of architectural style usage. Date ranges are approximate and based on existing buildings. Collegiate gothic was the dominant style used on campus from 1916 through 1951 with at least 22 buildings in this style on campus. The 1920s and 1930s both had the highest level of buildings completed, with about 7 each decade. Use of the style during the late 1940s to early 1950s overlapped the first use of the Modern style on campus. Use of the Modern style occurred from 1946 through 1973 with 17 buildings in this style on campus. The style was dominant during the late 1950s and early 1960s. Buildings often used design elements that are referential to the Collegiate Gothic style. Material palette of brick with lighter trim. Lighter stone or cast concrete banding and decorative trim. Brutalism gained widespread use on campus from 1967 through 1974 with 11 buildings in this style on campus. Most of the buildings were completed in 1969. This style overlapped the last 6 years of the use of the Modern style on campus. Use of the Modern style for education buildings occurred at university and community colleges state-wide.

The two years preceding and following construction of the Mechanical Engineering building had relatively low levels of construction. The two years preceding 1959, had only a single building built, the Chemistry Library Building (1957). In 1959, other buildings completed were the Purchasing and Accounting Building, and the UW Medical Center wings. The two years following 1959, had four buildings built which show the influence of the University. Architectural Commission, Sieg Hall (1960), University of Washington Club (1960), Mackenzie Hall, and Magnuson Health Sciences Center (1960).

Mr. Freitas asked if any of the design landscape remains.

Ms. Blakeslee said it has on the west end. She said several trees on the east and south and a row of street trees remain.

Mr. Freitas said it was nice to know what their contribution to the site was.

Ms. Doherty said the landscape plan is included in the nomination report.

Public Comment: There was no public comment.

Board Deliberation

Mr. Guo said he was on the fence but leaned toward no. He said the exterior is well-maintained but is not a good example. He said Criterion D, maybe.

Ms. Durham said she as on the fence. She said the building has integrity and notes a transition between Collegiate and more modern styles. She said the design is not sufficient to warrant designation.

Mr. Freitas said it was a transition phase of building and he thought at the nomination meeting the building was not the best example of its class. He said he comes back to More Hall which is a more significant architectural building. He cited the 100 Roy building which was not nominated but was also a transition building. He said here this is a modern building but is less interesting. He said he looks for a More Hall nomination. He didn't support designation.

Mr. Coney said he echoed Mr. Freitas' comments. He said the building is not an outstanding example of its period, there are better examples. He said the building has integrity and has been maintained nicely. He said the reversal of the windows with putty on the inside is interesting. He did not support designation.

Ms. Johnson did not support designation. She said it is a nice building but is more interesting in its relationship to More Hall. He said this building is a response to More Hall and there is an interesting conversation between the two. This is not the best example of a modern building.

Ms. Barker did not support designation and said the architecture was not successful.

Ms. Durham said she didn't support designation.

Mr. Guo said he did not support designation.

Action: I move that the Board not approve the designation of the University of Washington Mechanical Engineering Building at 3900 East Stevens Way NE as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/RC/KJ 6:0:0 Motion carried.

100219.5 NOMINATION

100219.51 Inouye-Aquino House
1010 East Spruce Street

Ellen Mirro, Katie Jaeger from The Johnson Partnership prepared and presented the nomination report (full report in DON file).

Ms. Mirro provided context of the site and neighborhood. The building is a simple wood-framed two-story rectangular box with a hip roof and a gable dormer on the western façade and a small hip roof dormer on the southern, primary façade. The building roof has a two-foot overhang, with a non-original vinyl soffit. Many of the downspouts are disconnected. The house originally was sheathed with bevel siding that was covered with asbestos siding in the 1930s. The house is presently sheathed with vinyl siding and has vinyl cladding at the window trim. The exterior of the house has had all of its original wood-sash double-hung windows replaced with vinyl sash windows. There are brick chimneys located at the center of both the western and eastern sides of the house.

The southern façade faces East Spruce Street. There is a partially recessed entry porch on the building's southeastern corner with a hip roof porch roof supported a pair of original Tuscan wood columns. A stairway leads down to grade to the west. The porch has non-original baluster guardrails, and the southern side of the porch is sheathed with artificial stone. Fenestration at this façade consists of the following: a large, vinyl-sash picture window north of the entry porch at the main floor level; the non-original single-lite steel entry door and, under that to the south, a vinyl-sash single-hung window under the entry porch; a pair of double-hung, vinyl-sash

windows at the northern end of the second-floor level; a single double-hung vinyl-sash window at the southern end of the second-floor level; and a single square wood-sash nine-lite window at the hipped attic dormer.

The western façade fronts an overgrown side yard. It contains a slight angled bay at the main floor level with a hipped roof and a gable dormer centered above it. The angled bay at the main floor level contains three double-hung vinyl sash windows, one on each side of the bay. Centered above the bay and hipped roof is a pair of double-hung vinyl-sash windows at the upper floor level and centered above that at the attic level is a single, square, vinyl-sash, single-lite window. One vinyl-sash double-hung window is located at each floor level on the southern end of the façade, and one vinyl-sash double-hung window located at the main floor level at the northern end of the façade.

The northern (rear) façade is almost inaccessible due to thick overgrown vegetation and fencing. This façade contains a steel entry door at the eastern side of the main floor level, two additional vinyl-sash double-hung windows spaced across the façade at the main floor level, and two vinyl-sash double-hung windows symmetrically placed at the upper floor level. The eastern (alley) façade contains a pair of double-hung vinyl-sash windows to the east of the center of the façade at the first-floor level. These windows light the kitchen. Another vinyl sash window is located midlevel at the center of the façade, lighting the stair landing. Directly above the kitchen window is a single smaller double-hung vinyl-sash window, which lights the bathroom. Vegetation obscures the basement level and eastern end of this façade.

The plan of the house reflects a typical four-square organization, with an entry hall in the southwestern corner, a former parlor or sitting room in the southeastern corner, a dining area on the northwestern corner and a kitchen and powder room on the northeastern corner. The former parlor now functions as a bedchamber and opens to the dining room and entry hall via wide pocket doors, typical of the era of original construction. The kitchen is accessed by a low hallway under the L-shaped stair in the entry hall. A window-sized pass-through connects the kitchen to the dining area. The dining area has a slight three-window bay and a small alcove located on the eastern end. The alcove is now used for storage but may originally have functioned as a breakfast room or study. Much of the millwork appears original at the entry, former parlor, and dining area. The flooring in the entry hall is painted cement board that has been installed sometime in the last 20 years. The ceiling in the entry hall is a non-original acoustical tile treatment. There is fir flooring in the dining area and former parlor. A now non-functioning direct-vent gas fireplace was added to the northeastern corner of the parlor within the last 20 years.

At the upper floor, there is a bedchamber in each of the four corners of the house connected by a north-south hallway. The chamber on the northwestern corner is the largest, as the bathroom and stair occupy the central portion of the plan on the eastern side. Finishes at the upper floor include fir flooring, plaster walls and ceilings, and probably original millwork. A steep stair to the attic is located on the northern side of the hall. The attic room is finished and functions as a bedchamber. Finishes in the attic include gypsum drywall at the walls and sloped ceilings and wall-to-wall carpet on the floor.

The subject property is located within and near the eastern edge of the Yesler Terrace neighborhood, adjacent to First Hill, although the immediate area was traditionally associated with the Nihonmachi (or Japantown) commercial district, the northern portion of Seattle's International District before Yesler Terrace was developed during and after World War II and further separated by the construction of Interstate 5. The Yesler Terrace neighborhood sits between First Hill to the north and the International District to the south, with the Second Avenue South extension of the Pioneer Square neighborhood also adjacent to the west. Historically there would have been no hard neighborhood boundaries between these neighborhoods. The "Racial Map" of Seattle overlaid on a 1936 Kroll map on display at the 2019 Wing Luke Museum exhibit "Excluded, Inside the Lines" shows the present-day Yesler Terrace neighborhood as the confluence of the "Oriental," "Jewish," and "Italian" races. The practice of "redlining" became popular in the 1930s as part of the Federal Housing Authority's home loan guarantee program. The FHA guaranteed loans for private homes in areas that were not considered "hazardous." An area's hazard rating increased if the it contained any minority or non-white populations, along with other environmental factors such as propensity for landslides. The effect was that banks would not grant mortgages to people of color. On the Seattle redline map, area D5—comprising the entire eastern side of Seattle's Downtown and areas of the Central District, Squire Park and the International District—is described as "composed of various mixed nationalities. Homes are occupied by tenants in a vast majority. Homes generally old and obsolete in need of extensive repairs."

First Hill, also known as Yesler, had a third name: "Profanity Hill." Originally known as "The Hill," by 1883 "the crest of the hill entered a new era as the first retreat of its 'first families,' including mayors, judges, industrialists, timber barons, and art collectors." However, by the 1890s the name "Profanity Hill" had solidified in reference to the hill's southern edge. This was a "folk creation [...], and appreciation for the naughty words heard from lawyers and litigants climbing the hill to reach the courthouse – and for the muffled cussing heard in the halls."

As the city's affluent families moved to more fashionable neighborhoods farther from downtown and the area became more populous with working class people, the meaning of "Profanity Hill" evolved as well. "With its mansions falling into disrepair, and an unusual patchwork of small businesses and wood-frame homes cropping up in between them, the neighborhood increasingly accommodated a diverse collection of low-income residents and ethnic businesses. The nickname Profanity Hill also came to refer to the underworld economy of drugs, crime, and 18 houses of prostitution that flourished there by the 1930s."

Nihonmachi extended from the eastern side of Chinatown, around Fourth Avenue all the way east to around 15th Avenue between Jackson and Yesler, with significant Japanese populations living south of Jackson between Sixth and Twelfth avenues. The northern portions of Nihonmachi, especially by the 1920s, occupied the southern portion of Profanity Hill. From the 1880s to the early 1900s first-generation Japanese immigrants (*Issei*) were mainly single men, often second or third sons, seeking to accumulate sums of money before returning to Japan. Japanese immigration in the 1880s was stimulated by the Chinese Exclusion Act in 1882 that established an absolute ten-year moratorium on Chinese labor immigration. During this period most Japanese men found work in the surrounding canneries, railroad, and the logging industry in the Puget Sound area. These labor-intensive jobs, however failed to

provide the rapid economic advancement they had planned on for their short three-to-five-year stays. Since most of the early Japanese immigrants had only planned to stay temporarily, the early community was unstable, with a ratio of five men to every woman, and lacked social and religious support. As with the Chinese, Japanese immigrants also suffered racial discrimination often associated with labor disputes pitting them against white Americans. Racial covenants also excluded Asians from owning or renting in many Seattle neighborhoods.

In the early 1900s, Japanese businesses were concentrated north of what was known as Chinatown. Real estate covenants and employment discrimination led to the creation of the overlapping ghettos of 1936 Chinatown and Nihonmachi, east of Fourth Avenue between Yesler Way and Dearborn Street. To support the burgeoning Japanese population, Nihonmachi contained hotels, laundries, bathhouses, restaurants and clubs catering to Japanese people that included gambling and prostitution. This commercial district became the heart of the Japanese community. The 1909 completion of the Jackson Street regrade, and the 1911 construction of the Union Depot at Fifth Avenue and King Street opened up new opportunities for Asian entrepreneurs in Seattle's International District.

However, real estate development by *Issei* was hampered at that time by the Washington State constitution that prohibited alien land ownership. As a result, construction was often facilitated by bicultural umbrella companies. The Panama Hotel (Sabro Ozasa, 605 S Main Street) was constructed in this manner in 1910, with a Japanese bathhouse in the basement. The Northern Pacific Hotel (308 Fourth Avenue S) followed in 1914, and under the management of Niroku Frank Shitamae quickly became one of the social anchors in the community.

In the 1910s, the Japanese population reached 6,127, and was recognized as Seattle's largest non-white population. The population grew primarily as *Issei* bachelors began to think of themselves as permanent settlers and started putting down roots in the community. Unlike their Chinese counterparts these bachelors were allowed by the United States to marry eligible Japanese women, "picture brides" in arranged marriages, allowing the women to obtain passports necessary to immigrate to the United States. The subsequent rise in the number of Japanese births fostered an attitude of *eijū dochaku*—to live permanently on the soil. Women were charged with the responsibility of establishing a family that would create the foundations of a permanent community life. Their children, second generation Japanese Americans, or *Nisei*, were expected to integrate into the community while retaining a sense of Japanese culture. Examples of small businesses within Nihonmachi ranged widely to include Aiko Photo Studio, the Tazuma Ten-Cent Store, the Home Brew Supply Store, Pacific Market, and the Cherry Land Florist, many of which were located on Jackson Street.

The *Kokugo Gakkō* (a.k.a. the Japanese Language School) was established in Seattle in 1902. By around 1913 the school was located at 1414 S Weller Street (Suekichi Shimizu, City of Seattle Landmark). By 1907 there were a total of 37 students, and by 1917 the student body had grown to 175. This included many students also attending public school (South School, later Bailey Gatzert) in the mornings who then spent two hours at the language school in the afternoon.

The Seattle Japanese Baptist Church was established in 1899. With the coming of women from Japan and the establishment of family life, the church began a Sunday School, which served an enrollment of 270 in 1908. In 1922 the church completed a large building with a gymnasium on the corner of Broadway and E Spruce Street. In these years most of the Japanese American community resided near the church, which became one of the centers center of community activity with various associated clubs and organizations. The gymnasium was in constant use with athletic events for all ages. Located at 160 Broadway, before World War II and the development of Yesler Terrace, the Japanese Baptist Church was adjacent to the northwestern edge of Nihonmachi.

The first Jodo Shinshu Buddhist service in the Pacific Northwest was performed in 1901. By 1905, the Seattle Buddhist Church, also known as the Seattle Betsuin Buddhist Temple, was renting a small two-story house at 624 Main Street, Nihonmachi, west of present-day Interstate 5. By 1914, the Seattle Buddhist Church relocated to 1020 South Main Street, also in the Nihonmachi area. This building was destroyed as part of the demolition making way for the construction of Yesler Terrace. The current Seattle Betsuin Buddhist Temple (Kichio Allen Arai and Pierce A. Horrocks, 1427 S Main Street) was dedicated on November 15, 1941. Jackson Street borders Yesler Terrace on the south, the International Special Review District on the east, and is significant for the jazz scene that flourished there between 1937 and 1951. Jackson Street was home to 34 nightclubs during those years.

Geographically, Jackson Street connected King Street Station to the International District and the Central District, areas where residency was not restricted on the basis of race, and which therefore had diversity in racial and cultural populations. The city had two musicians' unions that until 1958 were racially segregated: the whites-only American Federation of Musicians (AFM) Local 76 and the largely black AFM Local 493. The Negro Musicians Union Local 493 shared space with the Blue Note jazz club north of Yesler Terrace, on Jefferson Street near the corner of 13th Avenue. A northern axis of the jazz scene would have been formed with the Mesob and No Way Café located next door to the Blue Note, and the Rocking Chair on the Corner of Yesler and 14th Avenue. Quoting Amy Rolf of the *Seattle Post-Intelligencer*: The Jackson Street jazz scene may sound romantic today, but it's important to remember that racial attitudes of the time influenced the public's perception of the music then. Like rock 'n roll in the 1950's, jazz was considered by many to be immoral. The abundance of vice and questionable activities in and around the clubs of Jackson Street caused many Seattleites consider the area unsafe.

The other cultural factor enabling the rise of the jazz scene and the Jackson Street nightclubs was the entrenched police corruption in Seattle at the time, so that the police would look the other way when nightclubs served alcohol before Prohibition ended in 1933. The corner of 12th Avenue and Jackson Street was famous for E. Russell "Noodles" Smith's nightclubs, including Seattle's longest-running jazz club, the Entertainer's Club, and the Alhambra, which was eventually renamed the Black & Tan. The term "Black and Tan" was shorthand for a location serving all races. the Black & Tan may have been Seattle's most well-known jazz nightclub, being instrumental in the early career of Ray Charles (who originally played at the Back & Tan under the name R. C. Robinson), and hosting jazz greats like Duke Ellington, Charlie Parker, Quincy Jones, and Patti Brown.

The formation of the Seattle Housing Authority (SHA) was initiated in 1937 by the efforts of local attorney Jesse Epstein and formalized in 1939. The first development of the SHA, Yesler Terrace, built as a low-income housing project, was completed by the spring of 1942. The motivations for the construction of Yesler Terrace was two-pronged: to provide housing for the poor, and to clear out the area's slums. Yesler Terrace was located on a swath of land located between Jackson Street and Yesler Way in what would have been recognized as part of Nihonmachi.

The legacy of this type of public housing project, so-called "slum clearance," associated with population displacement and the redesign of whole neighborhoods, has since been reevaluated in the context of its social benefit. Seattle Housing Authority archives have records of "359 families living in the south end of First Hill" and of these 137 were Japanese. Yesler Terrace's construction not only displaced these families, but also displaced a number of significant Japanese institutions: three churches, four grocery stores, and four hotels." The residents of the land used for Yesler Terrace had all been moved out by 1940, well before the beginning of World War II.

The housing to the northeast of Yesler Terrace continued to be occupied by mostly Jewish populations; the housing to the southwest was still considered part of Nihonmachi. Both areas continued to exhibit questionable housing conditions. The residents displaced by the construction of Yesler Terrace were relocated to other areas of Seattle, although there was a shortage of decent homes at modest rental prices. The SHA included language for social justice and racial integration in its formation and as a policy feature of each of its housing projects. However, SHA required that applicants who lived in Yesler Terrace be two-parent families and United States citizens. These policies excluded many immigrant families, single-parent households, and unmarried poor people living on First Hill. Many resorted to moving back down the hill, to Skid Row.

The designers of Yesler Terrace included some of the early practitioners of the Modern movement in the Pacific Northwest: William Aitken, William J. Bain, John T. Jacobsen, J. Lister Holmes, and George W. Stoddard. The design of Yesler Terrace reflected the European Modernist design ethos, but with American materials such as platform framing and wooden siding. Yesler Terrace, along with other Seattle Housing Authority projects such as Holly Park (1942, Paul Thiry, now New Holly) in Rainier Valley, had flat or low-slope roofs with corner windows, reflecting the influence of Modernist design ideas. By 1944, the Seattle Housing Authority had transformed from an agency providing housing to the poor during the Great Depression to one serving mostly veterans, military families and defense workers. Prosperity in the International District declined in the 1930s due the Great Depression but picked up again by the beginning of the 1940s. After the Japanese bombing of Pearl Harbor on December 7, 1941, Franklin D. Roosevelt issued Executive Order 9066 on February 19, 1942, which led to the incarceration of Japanese and Japanese Americans after the United States entered World War II. Japanese families, numbering more than 7,000 individuals from the Seattle area, were forced to leave businesses and property behind during incarceration, causing many of them to lose all their acquired wealth. Between April 18, 1942 and September 23, 1942, many Seattle families were sent to the Puyallup Assembly Center, also known as "Camp Harmony." For the most part, these families were sent on to the Minidoka concentration camp in Idaho. Those from Bainbridge Island took a special ferry to

Seattle, where they were then transferred to a train bound for the Manzanar concentration camp in California. Nihonmachi lost its identity as a neighborhood, and the last remnants of Japanese culture in Seattle were held at places like the Panama Hotel, where Japanese families stored their possessions during incarceration, most of them never to be recovered.

After the war, many Japanese people returned to Seattle's International District, although some families relocated to the suburbs, particularly to the eastern side of Lake Washington. Japanese families essentially had to start over economically and faced open hostility in the Northwest. The War Relocation Authority (WRA) had begun a campaign to show how good life was for Japanese Americans outside of the camps. "Beginning in summer 1942, WRA began to release incarcerated [but] encouraged them to resettle in areas of the United States other than the West Coast. [...] Incarcerated did not depart in large numbers until 1944." The *Issei*, the older generation of sixty years or more, had a particularly difficult time starting over after losing businesses and farms. By the mid-1950s, second generation Japanese Americans were seeing employment opportunities open up, and many enrolled in college, earning professional degrees. The 1952 McCarran-Walter Immigration Act lifted the restriction against first-generation Japanese immigrants becoming naturalized citizens, and the Immigration Act of 1965 eliminated national origin quotas.

The Seattle chapter of the Japanese American Citizens League (JACL), a national organization based in San Francisco, successfully fought for and eventually saw the repeal of Washington State's racist Alien Land Law in 1966. The 1960s also saw the elimination of ethnically based real estate covenants via the federal Housing Rights Act of 1966, which allowed Asian Americans greater flexibility in purchasing homes in formerly restricted neighborhoods. In 1966 the Wing Luke Asian Museum was established in a storefront on Eighth Avenue S. The museum was named for the first Chinese American to be elected to the city council of a major American city.

The original building permit, issued on December 12, 1900, granted Conway Thomson 90 days to construct a two-story residence on the subject property, originally addressed 1002 E Spruce Street. Conway Thomson (1851-1932) was born in India, of Scottish/English parentage. Thomson arrived in Seattle around 1899, and by 1902 was working as an inspector for the City of Seattle Street Department. In 1903 he took a job as an inspector for the United States Customs Department, and in 1907 transferred to the United States Immigration Service in 1907. Thomson and his wife Retta lived in the residence on the subject property from 1901 until at least 1918. In 1930 Thompson, then widowed, was living in Los Angeles. He passed away there in 1932.

The subject building was occupied and then owned by the Tsuyoshi Inouye (1887-1968) and his family from 1922 to 1942. Inouye and his wife Yayoi (nee Iseka, 1900-1989) were both *Issei*, first generation Japanese immigrants. When the family purchased the house in 1925 the title of the house was put in their oldest daughter's (Bessie K. Inouye) name since neither Tsuyoshi nor Yayoi were American citizens and were therefore prohibited by the Washington State constitution from owning property. Tsuyoshi owned the State Café on First Avenue and Madison Street, where his wife and later his children assisted him in its operation. The couple had six children, five girls and one boy. The second girl, Ruby, would become Seattle's first

Japanese American woman physician, a staunch supporter and advocate for Japanese facilities for the elderly, and an icon in Seattle's Japanese community. The Inouyes lived in the house until 1942, whereupon when the family was deported, first to Camp Harmony on the Puyallup Fair Grounds, and in August 1942 to the Minidoka Internment Camp in Idaho. The house was rented during the family's internment, which lasted until early 1946. The family had stored what they couldn't carry in boxes and trunks in the house's basement. Other Japanese families also used the basement to store personal effects. Aside from being a generous act, sharing their basement may not have been uncommon for Japanese homeowners, who took in what they could. Other places, such as the Panama Hotel and the Baptist church, also offered storage.

The family returned to the house in 1946 but found it and the contents of the basement ransacked. After returning to Seattle the family allowed other former internees to stay with them in the house until they could find housing. The Inouye family left the house around 1948, moving to 1909 Minor Avenue. Subsequent tenants included James Gochis (1943), G.S. Hatsukano (1948-1949), and George R. and Ella Aquino (1955-1979). Recent tenants include members of Seattle band Tacocat.

Dr. Ruby Inouye Shu was born on November 17, 1920, at her family's home at 1010 E Spruce Street in Seattle. She was the second daughter Tsuyoshi and Yayoi Inouye. Tsuyoshi Inouye immigrated to the United States from Japan in 1905 and owned the State Café on First Avenue and Madison Street. Ruby's mother was a Japanese "picture bride" who married Tsuyoshi through an arranged marriage in Japan, arriving in Seattle in 1918.

Growing up in the house on Spruce Street, Dr. Ruby remembers that besides her parents and their six children (five girls and one boy) a couple of rooms were always occupied by Japanese bachelors. She also remembers that Japanese was always spoken at home, while outside of the home—at school and at her father's restaurant, where the children were expected to chip in—English was spoken. She attended Pacific Grammar School, and after school the Japanese Language School on Weller Avenue and 14th Street, where she learned to read and write in Japanese. Although a self-admitted bookish stay-at-home girl, any social life she had while growing up revolved around the Japanese Baptist Church, located a few blocks from her home. Her family also attended *kenjinkai* (mutual aid society) events. She had numerous friends in the neighborhood, mainly other *Nisei* children whose families lived nearby. During her childhood she remembered that her house did not have central heating, so the whole family and roomers would congregate in the kitchen, where there was a coal stove.

Ruby attended Broadway High School and graduated in 1939 with a straight-A average and was named the class salutatorian. Her parents expected all their children, including the girls, to attend college, and she entered the University of Washington in the fall of 1939 planning to major in home economics. She switched to pre-med with her father's permission in her sophomore year, following her desire to contribute more to her community.

She was forced to drop out of college in her junior year due to President Franklin D. Roosevelt order detaining Japanese people in America. As with most Japanese

Americans affected, the Inouye family peaceably obeyed the order to evacuate. The family sold their restaurant, storing restaurant equipment and dishes in their basement. Personal belongings that they couldn't bring with them were also packed away and stored in the basement of their home. The family accepted and packed away other belongings of other Japanese, and in the weeks before internment, they accepted a number of other families into their home.

Ruby and her family spent from May to August 1942 at Camp Harmony in the Puyallup Fairgrounds, where her older sister Bessie received her college degree. In August, the family was transferred by train with other Japanese families to the Minidoka Internment Camp in Idaho. At Minidoka Ruby applied and was accepted into a pre-med program at the University of Texas and received permission to leave the camp to continue her education. Her ability to apply to a college outside what was known as the West Coast Exclusion Zone was facilitated by a group of concerned educators worked to see that more than 2,500 *Nisei* college students were allowed to continue their education. These educators included Lee Paul Sieg, president of the University of Washington, Robert Gordon Sproul, president of the University California at Berkeley, and Remsen Bird, president of Occidental College. She arrived in Texas in January 1943, where she entered spring semester at the University. A local family, Mr. and Mrs. A. Moffit, offered her room and board in exchange for assisting the family with household work and childcare. She graduated with honors and a bachelor's degree after three semesters.

After graduation Ruby was accepted at the Women's Medical College of Philadelphia along with Kazuko Uno, another Japanese American and former internee. After receiving their medical degrees, the two women were the only two graduates not initially accepted at any hospital for internships. The dean of the medical college was able to place her at St. Francis Hospital in Pittsburgh, where she worked from 1948 until 1949.

The Inouye family was released from Minidoka in early 1946. Returning to their home on E Spruce Street they found the house in poor condition and the basement storage ransacked. Again, the family allowed other Japanese families and individuals to stay at their house until they could find permanent housing.

After her internship, Ruby returned to Seattle and applied for residency at Providence and Harborview hospitals but was denied. Undeterred, Dr. Inouye opened her general practice office on the second floor above the Higo Variety Store at 602-608 Jackson Street in Seattle's International District. Her first patient was a young *hakuji* (European American) boy with a minor injury but she recalls giving him a complete examination since she was eager to do a good job. Dr. Inouye's practice prospered and many of her patients were *Issei* who spoke little or no English and found her proficiency in the Japanese language comforting. Many of them were obstetrical patients who were so-called war brides. From them she learned the Japanese names of various organs and other body parts that she had not learned in medical school. She eventually received medical privileges at Seattle General Hospital, Providence Hospital, Swedish Hospital, Virginia Mason, and Maynard Hospital.

At Seattle General Hospital, Dr. Inouye met her future husband, Evan Shu, a Chinese national who was interning at the hospital. The couple married in 1951 and in 1953 they began a joint practice in Seattle and later built a new clinic at 202 16th Avenue S

(1961, also addressed at 1601 S Washington Street, Blaine McCool). The clinic building was shared with the Planned Parenthood Center of Seattle.

Drs. Inouye and Shu had three children, Evan Jr., an architect in Boston; Geraldine, a University of Washington scientist; and Karen, an Auburn school administrator. Her children thought of her as a big personality in a little body. She taught them to be unafraid of the world and gave them a strong work ethic.

Dr. Inouye and her husband shared a desire to assist elderly *Issei* Japanese who felt out of place at various nursing homes in the Seattle area. They were culturally isolated since they didn't understand the English language and the food served was unfamiliar. What these patients needed was a place where they could be comfortable in their surroundings with other Japanese-speaking people and with traditional Japanese food.

In 1972 Dr. Inouye and her husband attempted to open a 100-bed nursing home that would cater to these patients, but their plan failed to meet administrative hurdles and was abandoned. Nevertheless, the couple were not alone in wanting to help elderly Japanese. The Shus joined the newly formed Issei Concerns Committee in late 1972. The group worked diligently and on September 19, 1976, Seattle Keiro, a nursing facility located in the old and refurbished Mount Baker Convalescent Center on Massachusetts Avenue, was opened. In 1980, the Issei Concerns Board voted to change the corporation's name to Nikkei Concerns. The organization was committed now to including all generations of Japanese descendants. Additionally, in 1987, a new Seattle Keiro was opened on E Yesler Avenue with 150 beds and built on some of the property owned by the Shus. In 1988, Dr. Inouye became the first female president of Nikkei Concerns and exerted a strong influence in fundraising. Drs. Inouye and Shu retired in 1995, and the couple donated their clinic at 202 16th S to Seattle Keiro. Dr. Ruby Inouye passed away on September 2012. She was considered by many to be an enormous force in the Japanese community.

From 1955 until at least 1979, the house was owned by George and Ella Aquino. Ella Aquino was an activist and political organizer known as "the matriarch of Seattle's Native American community." She was a co-founder of the American Indian Women's Service League and was part of the 1970-1971 occupation at Fort Lawton that led to the creation of the Daybreak Star Center at Discovery Park.

She was born in 1902 in Puyallup and was a descendent of the Lummi and Yakima tribes. As a child she was sent to a school run by the Bureau of Indian Affairs on the Tulalip reservation, then to a Catholic school in Federal Way. She moved to Seattle in 1944. In 1958, after performing a door-to-door "census" of Native Americans in Seattle, she and several friends founded the American Indian Women's Service League (AIWSL). This led to the formation of at least four more social and community service organizations for Native American people in the region. As part of her work with the AIWSL, Aquino founded the *Indian Center News*, which operated from 1960 to 1970.

On March 8, 1970 Aquino, at age 67, was part of a group of activists associated with the United Indian People's Council who scaled the fence at the decommissioned military base Fort Lawton in the Magnolia neighborhood. The group laid claim to the land, citing an 1865 treaty between the United States government and Native

American tribes, under which surplus military land would be returned to the land's original owners. After a 15-month-long occupation of the site—accompanied by much political maneuvering, national attention, and a military standoff—the City and the Native American groups agreed to negotiate. The city agreed to lease 20 acres of the former Fort Lawton to the United Indians of All Tribes. That land became the Daybreak Star Cultural Center, which opened in 1977.

Aquino wrote a column called "Teepee Talk" for *Northwest Indian News* and went on to become the editor of the newspaper, which operated from 1970 to 1980. In the late 1970s she produced a weekly radio program focusing on Native American issues for KRAB-FM.

In 1984 the local chapter of the United Nations Foundation honored her for her work and activism. When she was 86, she was the subject of the 1987 documentary film *Princess of the Powwow*. Her years of activism earned her the nickname "Give 'Em Hella Ella."

She passed away in 1988, at age 86, and was mourned by the Native American community at large.

Ms. Mirro said the house did not meet Criterion A as suggested by Staff. She said perhaps Staff thought A related to Japanese Incarceration which she felt would fit better under Criterion C; she noted that she didn't think the house was significantly associated with that. She questioned if the house as it stands could convey its association with Ella Aquino and Dr. Ruby Inouye; she said Ella was raised there but the house was not significantly associated with her since she left. She said the house doesn't meet Criterion D as it doesn't rise to the level of significance and having the features of a style does not mean it embodies that style. She said the house doesn't meet criteria E or F as the architect is unknown and the house is not visible due to overgrown vegetation. She said there are homes from the same period around this one.

Tony Talevich, owner said he bought the house as a fixer upper. He said the roof is in bad shape, there is no central heat and only a partial foundation. He said he is renting it now and upkeep is an issue. He wants to sell so he can retire. He didn't support nomination. He said the house doesn't represent the women, Keiro and Daybreak Star do.

Public Comment:

Jeff Murdock said his great grandfather grew up in the neighborhood. He said it is a diverse neighborhood and is a really interesting place because of the diversity of housing types and it remains that way even though it is changing a lot. He explained that Historic Seattle is part of a working group called Beyond Integrity and this building is representative of that. He said the two women have fascinating histories and are significant members of their communities. Both happen to come from the same place. He noted that in many of these redlined neighborhoods we just don't have a lot of architectural history. He said on the tax assessor's website they note many houses as being built in 1900, but they don't know what the actual construction dates are. He said looking at the histories of both these women – the stories and association with Japanese incarceration, and Daybreak Star. The histories are amazing. We often run up against the diminishing of place as it relates to people, and he said he didn't see how this place could be diminished in association with these women. He supported designation.

Ms. Barker asked if the presenters had an opportunity to talk or meet with Daybreak Star or Keiro representatives or if outreach had been done.

Ms. Jaeger said no.

Mr. Coney said they were two remarkable women who had an impact on Seattle. He said he is familiar with Dr. Inouye-Shu's clinic. He said Yesler Terrace has been torn down, displacing people again. He said he drove by the house. He said that both women's legacies are supported by Daybreak Star and Keiro; this house is not part of the legacy and he can't make that connection.

Mr. Freitas noted they each left institutional legacies behind. He said it is appropriate to recognize community roots. He said the house is a double whammy of nexus and significance here. He said Criterion B is interesting and isn't used often. He said here it is remarkable that both women have strong associations with the property for a long time, two activist leaders. He supported nomination.

Ms. Johnson cited the Beyond Integrity presentation and noted both women represent under-represented communities. She said the property is not in great shape and it would take a lot to get it into shape although that it not part of board purview. She said the two women are extremely important, but they are better represented in other physical places. She didn't support nomination because of the state of the building.

Ms. Durham said it is challenging. She said both are women and people of color who are under-represented among landmarks. She appreciated the conversation and said that residence is important to legacy, but she wondered if the house can convey its connection to both women. She said that their real work is tied to physical spaces: Dr. Inouye-Shu's clinic and Daybreak Star. She said the house is altered to a significant degree and it is difficult to convey its connection to these two women. She said there needs to be a better way to highlight the home lives of underrepresented communities. She said new tools and language are needed, and how to recognize significance that is not currently in the Code.

Mr. Guo supported nomination. He said it is important that it was Dr. Inouye-Shu's home during incarceration, and you can't disconnect from that. She was forced to move away. He said it was predominantly a Japanese neighborhood. He said Dr. Inouye-Shu's mother emigrated as a picture bride, so the significance is more than just Dr. Ruby, the house is a good snapshot of the Asian American experience.

Ms. Barker said she just finished reading George Takei's "They Called Us the Enemy". She said she wasn't aware his family was forced to leave their home; they were sent to a couple different camps. She said he talked about all the things he had done. Everything that was done to the Japanese was wrong. She said she was disappointed the report didn't go as far and that community outreach was not done. She said this house links two important women; this house is their connections. She said people with more information have been silenced and she hoped other board members would change their vote to get more needed analysis. She said this is a 'double significance' to two very significant people. She said there is an amazing connection in this house.

Mr. Freitas said that nationally these may be the best representations that we have that reveal the person behind what they did. He said the boyhood homes of George Washington Carver and Martin Luther King have been recognized. He said to think about the types of places associated with individuals important to us - all kinds of places – church, childhood homes. He said that Eugene O’Neill’s home for a period of time in California has been identified as significant. He said the institutions are rightly recognized but the house is an amazing opportunity to do that here.

Ms. Durham said she stands by what she said, and it is worth pushing the house to the next level. She said that the community had not been heard from and they should be given the chance to speak.

Ms. Barker said lots of contacts could be provided.

Action: I move that the Board approve the nomination of the Inouye-Aquino House at 1010 East Spruce Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site and the exterior of the house; that the public meeting for Board consideration of designation be scheduled for November 20, 2019; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/KD/RF 4:2:0 Motion carried. Ms. Johnson and Mr. Coney opposed.

100219.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator