



The City of Seattle

Landmarks Preservation Board

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LPB 756/19

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday November 20, 2019 - 3:30 p.m.

Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Kristen Johnson

Ian Macleod

Staff

Sarah Sodt

Erin Doherty

Rebecca Frestedt

Melinda Bloom

Absent

Manish Chalana

Jordon Kiel

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

112019.1 SPECIAL TAX VALUATION

112019.11 Louisa Hotel
669 S. King St.

Ms. Frestedt stated that submitted rehabilitation costs were \$22,351,318; eligible rehabilitation costs were \$19,753,575. Work performed received approval from the International Special Review District Board.

Matthew Gee, Gaard Development, noted that the building was originally built as a single-room occupancy (SRO) hotel. He said a fire in 2013 caused extensive damage to the building. He went over before and after photos of the rehabilitation. He said

they took the original doors and put back in hallway to replicate the original look. He said they added bathrooms as well and now there are 84 units. He said the original wood trim, windows, and glass will be refurbished and replaced. He said they added a 5th story penthouse which did not qualify for rehabilitation expense because it is brand new.

Public Comment: There was no public comment.

Ms. Barker said it makes sense and she was glad to see the building have a new life.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Louisa Hotel, 669 S. King St. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the International Special Review District Board which made the following findings at its meeting of November 12, 2019; and that the property is a contributing building located in the International Special Review District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the International Special Review District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

MM/SC/KJ/RC 4:0:0 Motion carried.

112019.12 Colonnade Hotel/Gatewood Apartments
101 Pine Street

Ms. Sodt stated that submitted and eligible rehabilitation costs were \$21,182,472.00. Work related to the designated features of the property were performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Ellen Mirro, The Johnson Partnership represented the owners. She said the building is listed on the National Register and was designated a city landmark in 2015 as a development strategy. She said they have done a light touch rehabilitation to the entry, and storefronts. She said all interiors have been rehabbed; there is no original fabric.

Ms. Barker recalled that on the Pine Street façade there is evidence of the regrade and asked if it is still visible.

Ms. Coney asked if seismic work was done.

Ms. Mirro said yes.

Public Comment: There was no public comment.

Ms. Mirro says all wallpapers were locally sourced.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Colonnade Hotel/Gatewood Apartments, 107 Pine Street, 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/RC/KJ 4:0:0 Motion carried.

112019.2 CERTIFICATES OF APPROVAL

112019.21 Columbia City Landmark District
Grayson and Brown Building
4860 Rainier Ave S.
Proposed exterior alterations and paint colors

Ms. Frestedt explained the application for exterior paint colors and door replacement on the north façade. Exhibits reviewed included plans, photographs and samples. The Grayson and Brown Building was constructed in 1908. It is a contributing building, within the Columbia City National Register District. A two-story addition was added to the back of the building in 1946. On November 5, 2019 the Columbia City Review Committee reviewed the application. Following Committee review, the Committee members recommended approval of the application, as proposed The Committee supported two of the optional based colors presented - “Fort Pierce Green”- 712 or “Blue Lake Green” 2053-40.

Applicant Comment:

Dave Sharp said the proposed work is on a building addition that is not real visible from the street. There is only a small doorway section of wall that is visible. He said there will be some tenant improvements. He said the windows are black; they will replace two entrance doors with a single light solid core door with reeded glass.

Mr. Coney asked what color exists now.

Mr. Sharp said brown with black trim for windows and doors.

Public Comment: There was no public comment.

Ms. Frestedt said a member of the public, owner of adjacent buildings, spoke in support.

Ms. Barker said the work is on the alley.

Ms. Johnson said it is reasonable.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior alterations at 4860 Rainier Ave. S., as proposed

This action is based on the following:

The proposed exterior alterations meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

Guidelines/Specific

2. Building materials and fixtures. Integrity of structure, form and decoration should be respective. Building facades should be brick, wood or other materials that are in keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

3. Building surface treatments. Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted masonry surfaces. Painted surfaces shall be:

a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or

b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District. Local paint stores have an "historic colors" palette that may be useful as a guide.

Secretary of the Interior's Standards #9 and 10

MM/SC/IM/KJ 4:0:0 Motion carried.

112019.22

Guiry/Schillistad Building

2101 First Avenue

Proposed signage

Ms. Sodt said they are reusing existing attachment and conduit.

Owner representative said they will do as little change as possible; sign is same size with less illumination.

Public Comment: There was no public comment.

Mr. Coney said it is reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage at the Guiry-Schillistad Building, 2101 First Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics as specified in Ordinance Nos. 113422 and 113460, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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 4:0:0 Motion carried.

112019.23 Seattle Brewing & Malting Co. Bottling Plant
570 Airport Way South
Proposed exterior alterations and seismic improvements

Ms. Doherty said the landmark is multiple buildings and minor tweaks are proposed for this one. She said the structural engineer is present to address questions.

Becca Pheasant-Reis, Clark Barnes, provided context of the site and noted scope on the northernmost building on the site. She went over scope and said they will remove and salvage the existing window and remove a non-historic light fixture. She said they will install a new ramp at the east entry.

Scott Clark, Clark Barnes, said there is an energy code exemption request to preserve the existing windows and interior brick pilasters. He said there have been no significant changes to this building since it was built. He said amenity upgrades will all be at the south end. He went over material/finish board and light fixtures. He directed board members to page 12 of the drawing set and said they will replace the roof and install new sheathing, parapet bracing, and new membrane roof over insulation. Parapet, caps, gutters, downspouts will replicate what is on the Brewery Building. He said on west elevation the same window locations will be retained.

Ms. Pheasant-Reis said they must meet the URM Ordinance and have chosen the least impactful solution. She said 40% of the length of the wall must be solid with no piers; she said there isn't enough. If four windows at the top are filled they can meet the 40% rule; the only option is to infill or do brace frames.

Mr. Coney asked about steel lintels.

Ms. Pheasant-Reis said they must get across the facade from one portion to another as she indicated. She said that on the south facade they will salvage anything removed and noted they will remove a door and wood infill.

Ms. Durham arrived at 4:15 pm.

Ms. Pheasant-Reis explained the new aluminum storefront will be thicker profile and will be painted green to match everything else on building. She said the half-light steel door will have lever handle and escutcheon lock which will be oil-rubbed bronze to match the rest. New stud wall with painted wood panel infill is reversible. She said the large openings are not original. She proposed new Pella wood higher energy value windows for south conference room windows. She said they are fixed in place and have a larger profile which they will make up for on the trim. On the railroad track side, they will remove infill windows. The existing entry will be updated with ADA access ramps and receive a new storefront with solid steel doors that are typical for this building; hardware has satin chrome finish which is typical for this elevation. She provided photo of exterior light fixtures.

Ms. Pheasant-Reis proposed seismic brick veneer infill and said structural improvements would be the new concrete. She said they will hold brick back to show

it is infill and will also to be easier to remove in future if needed. She explained the two exemption requests: 1) insulation on interior of external URM walls to retain historic character; 2) keep all existing historic wood windows.

Ms. Barker pointed out that the doors on the new doorway were uneven.

Mr. Clark cited page 21 and said one leaf is smaller and fixed, the other is larger for egress.

Mr. Coney said that per page 22 the infills are currently wood and asked why wood is used instead of brick.

Ms. Pheasant-Reis said they thought it would be more consistent on this façade. She provided photos of doors that already have wood infill around them.

Mr. Macleod asked the age of the wood panel infill.

Ms. Pheasant-Reis said there is not a lot of documentation on tenant changes. Based on windows she thought it was 30 – 40 years.

Mr. Coney asked if there is a basement.

Mr. Clark said it is very low as there has been a lot of grading over the years. He said concrete will be behind; the wood just provides a consistent look.

Ms. Johnson asked about broken brick.

Ms. Pheasant-Reis said they will be repointing the entire area.

Public Comment: There was no public comment.

Ms. Barker appreciated the juxtaposition of visuals; existing vs. proposed.

Mr. Coney noted they had fine-tuned some elements and he said he was pleased with the minimalist approach to signage. He said the south and east sides are industrial and he supported the approach. He supported the exemption request.

Ms. Johnson said that Mr. Kiel's previous concern at ARC was if there was another way to not infill windows. She said the engineer's explanation is reasonable.

Mr. Macleod supported the exemption request.

Ms. Barker wondered if it should be included in motion.

Ms. Doherty noted all board members nodded in support but that it could be added to motion.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed building alterations at the Seattle Brewing & Malting Co. Bottling Plant, 5710 Airport Way South, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics as specified in Ordinance No. 116973, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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/IM 5:0:0 Motion carried.

112019.3 CONTROLS & INCENTIVES

112019.31 Original Van Asselt School
7201 Beacon Avenue South
Request for extension

Ms. Doherty explained Seattle Public Schools' request for six-month extension. She thought it was reasonable, and will allow them to get further along in the planning for the site. She said SPS is considering relocation of the landmarked school building and have talked to the Landmarks staff about related language. Landmarks staff was concerned about what was requested, so SPS is giving it additional thought.

Ms. Barker asked if the site is secure.

Ms. Doherty said it is being maintained and they have not experienced any break-ins. She said the landmark building is not occupied; Van Asselt School program was relocated to another school property.

Public Comment: There was no public comment.

Ms. Barker said it was reasonable.

Action: I move to defer consideration of Controls and Incentives for the Original Van Asselt School, 7201 Beacon Avenue South, for six months.

MM/SC/KJ/RC 5:0:0 Motion carried.

112019.4 DESIGNATION

112019.41 Inouye-Aquino House
1010 East Spruce Street

Ellen Mirro, Katie Jaeger, and Audrey Reda, The Johnson Partnership presented the report. Ms. Mirro noted the board requested they do additional outreach; she said outreach was done at Daybreak Star, and they talked with Dr. Dorothy Cordova.

In response to Ms. Barker's question, Ms. Doherty stated she contacted Historic Seattle, Washington Trust for Historic Preservation, 4Culture, Wing Luke Museum, Daybreak Star Cultural Center, Densho, Japanese Cultural and Community Center and to share the information. She also was in correspondence with Linda Soriano, Ella Aquino's granddaughter, and Geraldine Shu, Dr. Ruby's daughter; Northwest Asian Weekly, and the International Examiner.

Ms. Mirro conducted a virtual walk around the house and provided context of the site and neighborhood. She went over known alterations noting vinyl windows and siding, porch balusters were removed as were exterior trims and soffits, original wood windows were removed, upper portion of chimney was removed, gas furnace in front parlor was removed. She said the kitchen was remodeled after a fire.

Regarding Criterion A, Ms. Mirro noted the house association with the incarceration of Japanese, and Japanese American people during WWII. She said if this house is significantly associated with incarceration then any building on the map would be as well. She said 7,000 people from Seattle were forcibly removed; this is only one neighborhood. She questioned if a single residence is significantly associated more than any other building or in a more significant way than others.

Regarding Criterion B, Ms. Jaeger reported Dr. Ruby Inouye Shu was the first female Japanese physician in Seattle. 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 (four girls and two boys) 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.

Ms. Jaeger reported that Dr. Ruby 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.

She said 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.

Ms. Jaeger said 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. 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. The clinic building was shared with the Planned Parenthood Center of Seattle.

She said 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.

Ms. Jaeger said 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 corporations 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 1601 (formerly 1605) S. Washington Street 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.

Ms. Jaeger said 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.

Ms. Jaeger reported that 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 surplussed 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. Jaeger said that Ms. Aquino did notable work while she lived at the house, but her work was not linked to her residence.

Regarding Criterion C Ms. Reda reported that 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 S extension of the Pioneer Square neighborhood also adjacent to the west. Historically there would have been no hard neighborhood boundaries between these neighborhoods.

She noted 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 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." As the city's affluent families moved to more fashionable neighborhoods farther from downtown, the area became more populous with working class people and the neighborhood increasingly accommodated a diverse collection of low-income residents and ethnic businesses. An underworld economy of drugs, crime, and 18 houses of prostitution 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 was constructed in this manner in 1910, with a Japanese bathhouse in the basement. The Northern Pacific Hotel 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 nonwhite 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 *ejū 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. 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 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 of community activity with various associated clubs and organizations. The gymnasium was in constant use with athletic events for all ages.¹² 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 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 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.

Ms. Reda said that construction of I-5 cut the district in half and she questioned if what remains can tell the history.

Regarding Criterion D she said there are many examples of the Foursquare house on First Hill and all over the city. Foursquare homes are typically square in plan and elevation and have a hip roof with centered dormer, and a one-story porch across the front elevation. The two second-story windows are on either side of a decorative feature. The foursquare houses are generally symmetrical and incorporate simple neoclassical decorative elements. The interior typically has four squares, or rooms, per floor. This was an efficient use of space as a short corridor could connect the rooms. The first floor tends to have an entry foyer, a living room, a dining room, and a kitchen. The second floor tends to have a bedroom in three corners and bathroom in the fourth. She said that having identifiable features doesn't mean it embodies the style.

Ms. Reda said the house didn't meet Criterion E and noted the architect is unknown and the house may be a stock plan. She said the house didn't meet Criterion F. She said there is a lot of vegetation on site and it is not highly visible. She said there are a lot of homes in the area dating from the same era and this one doesn't stand out in terms of contrast, siting, scale, or age.

Owner Anthony Talevich said he bought the house as an investment. He said he honors the spirits of Ella and Ruby, and is glad to be a part of it in a way. He asked the board not to designate the building. He said he is saddled with the house with no means to fix it. He said the house doesn't convey Ruby or Ella and doesn't relate its history.

Ms. Durham asked if the original siding was removed.

Mr. Talevich said he looked at it and it is wood sheathing. He said the basement has a dirt floor, and it floods.

Ms. Barker asked when the Inouyes moved into the house.

Ms. Jaeger said they purchased in 1925 under their daughter's name because she was born here and had citizenship. The Aquinos purchase the house in 1950.

Linda Soriano said that her grandmother Ella lived there until 1988.

Public Comment:

Jeff Murdock, Historic Seattle supported designation. He said Historic Seattle believes the building embodies the amazing history of two remarkable women of color in the neighborhood. It is not just a passing connection either; it is the history of Dr. Ruby caring for her community, her family and friends staying at the house and storing their belongings they stored the belongings of friends while they were incarcerated. In turn with her care for community she cared for immigrant seniors. He said the form is the same and he recommended designation on criteria A and B, not D. He said the house is recognizable. He noted the humble nature of the house reinforces the effects of redlining in the neighborhood and tells the story of the community.

Board Deliberation:

Linda Soriano said she is registered with the Tribal Lummi Nation. She said she is one of 18 grandchildren George and Ella Aquino raised in the house; she started living there in 1953. She submitted public comment (in DON file). She said Ella's first husband was Clarence Ringer who emigrated from England and died when their three daughters were children. Linda's mother was Jessie who married a Filipino and whose name she uses; sisters Alma and Jerry were married more than once. Her second husband was George Aquino, a Filipino. The 18 grandchildren were a diverse group of Native Americans, Filipinos, Blacks and Whites. She said that during their childhood, they knew nothing about racism. She said as children they would cut through Yesler Terrace on the way to church; it was a multi-racial community and she had no indication of racism there. She said that Ella's full name was Ella Claudia Pierre, Pierre being a prominent name. Her grandfather, Jack Pierre was given a Christian name when signing the 1855 Point Elliott Treaty as head of household. She said Ella's mother gave birth to twelve children, five of whom didn't survive. She said Ella's father, August Pierre was part of the Puyallup Indian Football team in 1898. The team played the University of Washington and beat them 10 – 0; the paper said they won 18 – 11. She said Ella called her grandmother, Chawby which means grandmother. Her name was Annie Wapato John; at one point she was married to a Chief Wapato. He said there are many Johns enrolled in Puyallup tribe; she said she didn't know why they enrolled her in Lummi. She said that one of her favorite sayings from her grandmother is from the Princess of The Pow Wow video: "If I can show our young kids that a little old lady with an eighth-grade education can do it, they can. This is my community and I love them all".

Ms. Soriano said Ella never collected a paycheck, that all her life she worked as a volunteer. She said George worked in a nursery. She said because of Ella's tribal land inherited through her family she received allotment checks which were used to help support her grandchildren. She said the grandchildren had a beautiful upbringing who were all educated in Seattle's Catholic school system: St. James, O'Dea, Holy Names, Immaculate Conception, and a few Garfield High School graduates. She said the grandchildren all went their own paths; some retired from Seattle Times, Seattle Police Department, Entertainment Law, Tribal Attorney for Lummi, and a great granddaughter who was the first Native American homecoming queen at University of Washington. She said from Ella they all went forward in life and are alive and living.

Ms. Soriano said she does homeless outreach. She said she worked with Adam Smith's office to get homeless people indoors, and noted she was able to get a homeless, quadriplegic veteran into permanent housing in two months. She noted the vet had a veterans' housing case manager for eight years. She said our military veterans should be put at the top of every list, and then our First Nations people. She said she emailed some newspaper articles and one of Ella's obituaries. She said Ella and a small group of her lady friends were the first to take a census of Native Americans in the greater Seattle area. She said these women just went around knocking on doors. She said the obituary mentions Ella organizing a rummage sale – this is just the kind of thing she did out of the kindness of her heart. She said she submitted photos of some of Ella's many protests, "you're killing Indians", she said she remembered her doing that. She said that is what she does now, she will march with the young people like Ella did. She said when Ella was into her civil disobedience it was at the courthouse behind the library on 5th. She noted the fishing wars and all that.

Ms. Soriano said Ella is buried on the same property – at Gethsemane in Federal Way - where she went to the boarding school. She said she didn't know the long-term future for this house – to restore or save part of it or to put up a plaque, but she would like to see the Aquino name preserved in some manner as well as the Japanese incarceration history. She said George Aquino was part Japanese and he spoke nine languages/dialects; one of which was Japanese. She said he was lucky to have not been incarcerated as well. They should be acknowledged in some manner. She said that Ella met many Popes and Mother Teresa.

Chief De Los Angeles said his dad knew George Aquino; he was a childhood friend and they enjoyed the Aquinos. He said he played music in a Filipino band, George and Ella would come to listen. He was a reporter of Northwest Native News and Native Vision. They are inspirations. He said he was a pallbearer for Ella.

Becky Talevich, sister of the owner said she did not support designation. She wondered how to make meaning of these incredible women on whose shoulders we are standing. She said there are many ways to remember someone and to honor what came before us. She said the house is in disrepair and has mold in the basement.

Randy Peters said he was Canadian and that there are no borders for us, we are part of land. He said he lifts up his hands to the Duwamish people. Thank you for allowing us to come to the territory of Chief Seattle. He said their DNA across the land runs through the land and speaks about what happened to their people before you guys (Europeans) came. Now we have to work at making the land great again. Have to work with you to make land and city great. What we do with it – remember the past; remember people who stood up and made this land what it is. Haichka – thank you.

Board Deliberation:

Mr. Coney said it was a difficult decision. He said Ruby was a great person whose legacy endures at Keiro. Her most significant work was after she left the house; the house is not connected to her legacy. He said she has been honored for her work and

her legacy will endure. He said the Aquino legacy will endure; he noted the documentary film. He said we need to find other ways to honor these women.

Ms. Durham appreciated the additional information provided by the applicant and staff. She said it is critical to have voices of underrepresented communities; we all need to remember to do our due diligence. She noted the testimony to the strength of the women and their legacies. She said she struggled to say the home where these individuals lived was not significant, because we do it for white men all the time. She said the amazing significance to this house was Ella and Ruby, but she struggled to see if the house conveys that significance. She said the bones are there – you can find the form and shape and character and massing as it stands; the materials have changed. She said in designating a place you want it to be able to see the place and understand the connection; this house doesn't convey what happened there. She said she needed another pathway to interpret a way to call out this history. She said erecting an interpretive exhibit is outside the board's purview. She said the women are honored with living landmarks – Keiro and Daybreak Star; and the stories are shared in those places. She did not support designation, but she supported the recognition of history and a process to enable us to recognize that.

Ms. Johnson thanked the presenters and members of the public. She said they were amazing women with a large legacy of advocacy. She struggled between the clear significance of their lives, and this building. She said things happen in a house and the house doesn't convey the story. She wished there was another path; this conversation shouldn't stop in this room tonight.

Mr. Macleod said he shared a similar sentiment. He had no doubt the women led historic lives, but the issue was one of integrity of the house. Ella did all her work in this home. He supported designation on criteria A and B; he noted the complex history of the area, and of the Japanese incarceration.

Ms. Barker supported nomination. She said it is extremely rare that a single building links two strong families of color; how many opportunities like this will come before this board? She noted the big old brick and Romanesque buildings honoring a bunch of bankers compared to the average people's homes who made a difference in their community. She said the Inouyes fought against racism; housed people and stored belongings for those incarcerated. She said to imagine, the house stands; it has been trashed but it is still yours. She said Ruby made a name for herself. She said that Ella volunteered out of her kitchen table, not a brick office building. She said one's residence and place of work can be the same. She said the house doesn't say 'Aquino – Inouye' – it is a house. She said it is here and it housed two amazing families. It looks the same although with vinyl siding and windows. She said the house is still living and breathing and represents these people. She supported designation on criteria A and B. She said there won't be another opportunity like this one.

Mr. Macleod said in Savannah there are many old homes that are the birthplace of someone, and white people are honored for having done far less. He noted **liq'təd** (Licton) Springs Park was nominated as a place of memory; this is that as well. It ties together many cultural sites in the city.

Mr. Coney said the board has not designated every house of every rich white guy. He said he respects the Inouyes and Aquinos. This house has nothing to do with the people; it doesn't reach the level of a landmark.

Action: I move that the Board approve the designation of the Inouye-Aquino House at 1010 East Spruce Street as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard A and B; that the features and characteristics of the property identified for preservation include: the site and the exterior of the house.

MM/SC/RC/IM 2:3:0 Motion failed. Mr. Coney and Mmes. Durham and Johnson opposed.

112019.5 NOMINATIONS

112019.51 SW Spokane Street Pump Station
3214-3216 SW Spokane Street

Ms. Durham recused herself.

Andy Karch, Seattle Public Utilities (SPU) said they want to address deficiencies and safety concerns with a new Code compliant structure.

Chrisanne Beckner, Historical Research Associates, provided context of the site. She said the building was designed by Joel Lowman, an SPU employee in the 1920s. It is not very visible. She said the area is densely populated now; it was minimally developed when constructed. She went over Seattle's water system to convey how this building fits into the larger system (details in DON file). From 1929-35 it was used full time. The building had double hung windows, double wood doors, and symmetrical design. She said there are two original pump and motor sets. She said the building is one of many. The earlier pump stations were Neo Classical, or Beaux Arts structures fitted into neighborhoods. The buildings became more modern – Art Moderne and Streamline Moderne - in the 1930-50s.

She said the single-story building has a poured concrete basement, stem walls, URM brick and some decorative soldier brick ornament. She said basement has unfinished concrete walls, metal water main pipes, and concrete pipe saddles. Alterations included removal of window, replacement of floors, roofing material replaced, and original pump and motors were replaced in 1958. She said the building is modest in design and typical of the era.

Mr. Karch explained plans to design and build a new building to current Code. He said it will be similar size with expansion for electrical room. Existing pumps will be rehabilitated.

Public Comment:

Jeff Murdock, Historic Seattle said there are integrity issues, but he is a fan of utilitarian architecture which is subject to changes over time. It is fascinating to see the stylistic changes over time. He urged the board to support nomination.

Heather Walker, SPU said are studying the entire utility history and evolution of their systems over time.

Board Deliberation:

Mr. Macleod said he learned a lot. He said utilitarian buildings get forgotten but are important to acknowledge. He said there are integrity issues but that it is a working property.

Ms. Johnson did not support nomination. She said she appreciated the concise but thorough presentation. She said the history is interesting – the development of Seattle and West Seattle. She said the change of style over time is interesting.

Mr. Coney said it is so simple he could design it. He said the pictorial of styles over time was fun to see. He did not support nomination.

Ms. Barker said there is an earthquake fault that goes through this site. She did not support nomination and said it didn't rise to the level of a landmark and didn't meet any of the criteria for designation.

Mr. MacLeod concurred with Ms. Barker and said there are better representations.

Action: I move that the Board not approve the nomination of the SW Spokane Street Pump Station at 3214-3216 SW Spokane Street 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 4:0:1 Motion carried. *Ms. Durham recused herself.*

112019.52

Canterbury Court
4225 Brooklyn Avenue NE

Katie Kendall, McCullough Hill Leary said the building is part of a property assemblage where there are plans for new development. She said they plan to preserve this building and agree it meets criteria D and E.

David Peterson, Historic Resource Consulting, reported that Canterbury Court has a C-shaped plan, with 16 attached apartments surrounding a landscaped courtyard open to the east, towards Brooklyn Avenue NE. Structure is wood frame with brick and stucco veneer cladding, over a concrete basement. Cladding at the exterior perimeter walls, upper gable ends, and the courtyard upper story is painted cedar shingles. Decorative half-timbering is used at a few locations for effect. The C-shaped mass features a two-story north-south central bar at the rear which contains apartment flats on both levels, flanked by two east-west wings which each consist of one or one-and-a-half story apartments. The second floor of the central bar is reached by a straight wooden stair extending into the center of the courtyard. The original stair shown in the 1937 tax assessor photo appears to have been constructed of masonry; the construction date of the current stair is unknown. A door at the south side base of the stair leads to the basement. At the top of the stair is a recessed balcony with original decorative railing of shaped boards and pickets, which provides access to the four units at that level.

The roof of the central bar and wings is a simple gable form with small dormers or cross gables on the wings, clad in contemporary asphalt composite shingles. Projecting chimneys mark the two gable ends of the wings on the east building elevation, facing Brooklyn Avenue, and the first floor walls here widen beyond the width of the gable above, necessitating a small area of flat roof at the extreme northeast and southeast building corners.

He said that all units in the building are through-units, and feature front and back doors. The overall dimensions of the building's plan are approximately 190 feet north-south by 83 feet east-west, with the central bar measuring approximately 26 feet in depth, and the side wings 25 feet in depth. The courtyard measures approximately 59 by 57 feet in plan. The average apartment size is 687 square feet, according to current tax assessor data. There are five 2-bedroom units, eight 1-bedroom units, and three small studio units; all units have only one bathroom. The two units at each of the eastern end of the two building wings feature stairs leading to upper floor bedrooms tucked under the roof, lit by dormer windows.

At the basement level of the central bar are north-south oriented storage, mechanical, and service spaces, such as the laundry room, arranged along a ramped corridor. Because of the slope of the site, the basement level can be accessed at grade from the rear part of the north and south elevations. At the southwest building corner basement level, there is a dwelling unit used as a guest suite for the residents, with access directly to the outdoors on the south elevation. At the rear side of the building is a one-story north-south oriented garage structure, original to the building, providing twelve covered stalls in six structural bays accessed directly from the alley. The flat roof of the garage serves as rear outdoor space for the first-floor units of the central bar. The basement can also be accessed via a door on the west elevation in the middle of the garage bays.

He said the Canterbury Court was designed in the Tudor Revival style, which often features varied architectural details to create a picturesque ensemble. Elements contributing to the style on the subject building include decorative brickwork (irregularly laid courses, lime-washed brick, brick laid in patterns, or brick corbelling), a wide variety of windows (leaded clear glass, leaded colored glass, steel or wood sash, bay windows, casements, double-hung, timber headers, brick sills), and individualized entries with covered porches or projecting half-timbered vestibules. Windows at the rear and side building elevations are more uniform, and typically consist of 6-over-1 leaded glass single-hung sash occurring in pairs or singly. Some windows have been updated with double-paned glazing, as at the west part of the south elevation (visible from the alley), but these appear to be sympathetic replacements. Original doors throughout typically feature six leaded glass upper panel glazing.

Three unit interiors were inspected for this report—a small studio flat located on the ground floor, a larger 2-bedroom flat located at the second floor at the southwest building corner, and a one-and-a-half story 1-bedroom unit in the building's south wing. The basement level was also inspected.

Tax records indicate that ceiling heights at the first and second floors are 7 feet 6 inches, and 9 feet at the basement. Tax records state that original interior finishes included fir and oak (and a small amount of linoleum) floors, tilework in bathrooms,

plaster walls throughout, and fireplaces in seven units. Floors at the basement are concrete.

Unit interiors feature individualistic details, including curved and molded plasterwork at interior corners; efficiency kitchens with built-in cabinetry; fireplaces with simple but decorative brickwork; and atypical door hardware such as latches at closets or handles with thumbpieces at main entries. The 2-bedroom unit inspected also features a decorative grid of wood slats on the ceiling, which may be original.

He said that no information was found regarding the original design or installation of the courtyard landscaping. Available historic drawings do not show any planting plans or hardscape/path designs, although concrete walks lead from the main gate on Brooklyn Avenue to the individual unit entries. Some trees, such as the large birch, appears as one of two saplings flanking the stair in the 1937 tax assessor photo. Planting beds in the center of the courtyard and against the building currently appear to be maintained by residents, and have an informal, picturesque quality.

Mr. Peterson said the main courtyard stair is not original, having been rebuilt in recent decades possibly to the permitted 1963 alterations. Rear decks and stairs as currently configured are not original, and date to recent decades. Original second-story decks as shown in architectural drawings were half as deep, and the handrail was likely different. Two small, projecting, windowless additions are visible at the first-floor west elevation, at the extreme north and south building edges, are not original, and not indicated in drawings. They may have been related to the original deck stair configuration. The garage openings on the alley side presumably had wooden doors originally; these are no longer intact.

In 1890, James Moore—a prolific developer in early Seattle who already had success developing the Latona tract to the west, in 1889—purchased property, including part of the original settlers' farm, and began to subdivide it into building parcels. The first of these was the “Brooklyn Addition” (where the subject parcel is located), which corresponds approximately to the thirty-eight blocks between today’s Roosevelt Way NE on the west, 15th Avenue NE on the east, NE 45th Street on the north, and Portage Bay to the south. Accordingly, the new neighborhood was advertised by Moore as "Brooklyn."

In the 1920s, the single-family homes in the immediate vicinity were often replaced with three- or more-story masonry apartments built to the property lines, such as the nearby Stanford, Campus, and Wellesley apartment buildings. The largest of these nearby, the eight-story University Manor Apartments at the southeast corner of Brooklyn and 43rd, was constructed in 1926 and features elaborate Collegiate Gothic details, including humorous cast-stone grotesque corbels at sidewalk level.

With department stores, several theaters, and a few high-rise buildings by the late 1920s and early 1930s, the University District had by mid-century the one of the largest commercial cores outside of downtown Seattle.

The most significant event for the young neighborhood of Brooklyn was the decision in 1891 to relocate the University of Washington to this area from downtown Seattle, where physical growth for the institution had been limited. The university regents

retained the original campus downtown for future development (today known as the University Tract), and began building in 1895 the new campus on the considerable acreage east of 15th Avenue NE and south of NE 45th Street, to the waterfront of Union Bay and Lake Union. The university spurred significant growth in the neighborhood. In addition to hundreds of students who attended the university, the non-student population quickly grew, so that by the first decade of the 1900s a complete community had developed, with apartment and single-family housing, shops, churches, schools, and civic buildings. By this time, the neighborhood had come to be called the University District rather than Brooklyn. From 1900 to 1910, Seattle continued to grow due to population increase and through major annexations that took place in 1907. In 1900 the population was about 80,700; by 1910 it had nearly tripled to over 237,000.

In 1909, the Alaska-Yukon-Pacific Exposition was held on the University of Washington campus, a significant event which improved the university with permanent buildings and landscaping and spurred further growth in the area. University Way, which included a trolley route along it as early as 1892, had developed by this time into the primary north-south and commercial spine of the neighborhood. A 1907 trolley line from Wallingford along NE 45th Street established that route as the primary east-west spine through the neighborhood.

The construction of the Lake Washington Ship Canal from 1911-1917 was another catalyst for growth in the area, and the period from 1915-1929 can be considered the neighborhood's commercial heyday. In 1919 an improved University Bridge resulted in increased traffic in the area. The opening of the new Montlake Bridge in 1925 furthered this growth.

In 1947, a new state law enabled the university to acquire property by condemnation. A new campus plan in 1948 proposed expansion westward beyond its traditional boundaries, into the University District neighborhood. In the 1950s the ever-larger university began a controversial, decades-long program of purchasing homes, apartment buildings, and commercial structures west of 15th Avenue NE and south of NE 41st Street in order to redevelop more university buildings.

Samuel Fried was an early University District resident who was reportedly well-known to his contemporaries as a real estate investor in the neighborhood. He was born in 1863 in Ontario, Canada. Samuel spent his entire childhood and young adulthood in the rural farming community of Hay, near the town of Exeter, Ontario, ten miles east of the Lake Huron shoreline and thirty miles north of the city of London, Ontario. Samuel's wife, Mary Elizabeth Balsdon, was born in May 1861 in Ontario to English parents. In 1882 Samuel and Mary both emigrated to the United States, possibly to North Dakota. Samuel and Mary had two sons, Percy and Earl, and two daughters, Nettie and Bertha.

The first newspaper piece found regarding Samuel Fried was in early 1921, concerning his proposed development of the corner of 45th Street and Brooklyn Avenue in the University District, part of which included the site of his home at 4342 Brooklyn. The proposed structure, designed by Seattle architect Henderson Ryan and constructed in 1921, was 103 by 111 feet in plan, three stories in height, and included ground floor retail, offices on the second floor, and apartments on the third. The brick building featured a 1,000-seat theater ornamented with a decorative plaster interior.

The structure was initially called the Samuel Fried Building and was leased to August B. L. Gellerman and Edward L. Blaine of the Puritan Theater Company. Financing would be through a mortgage bond issued by the Seattle Title Trust Company for subscription by investors. After more than a year, Seattle Title Trust Company foreclosed on the property, winning its suit against Fried and the Puritan Theater Company. The judge in the case ruled that the property was to be sold by the sheriff to satisfy the mortgage lien, which was done in 1923. In the end, Samuel's son Dr. Earl Fried occupied one of the second-floor offices, which were all leased to other dentists or medical professionals and may have retained an ownership share in the property after the foreclosure. Shortly after construction, the building came to be called the Neptune Building or the Neptune Theater building. Today it is a designated Seattle Landmark. By 1928, the Fried Estate had purchased the three adjacent building lots on Brooklyn Avenue to create the subject parcel and hired Seattle architect Henry H. Hodgson to design the subject building. No obvious reason could be found why Hodgson was selected for the project. The building permit states that the construction cost was estimated at \$35,000. According to building inspector notes on the permit, construction of the foundation was begun in late 1928 and the building was completed in the spring of 1929. According to city directories, Samuel's widow Mary Fried moved into Canterbury Court in 1930 and lived there until her death in 1948.

Henry Harold Hodgson was a Seattle architect who was active from the mid-1920s to the mid-1930s, but not well known today—very little previous research was found for this report. He primarily designed single family houses, and a few institutional buildings, typically in a Tudor Revival or English Cottage style, or occasionally in a simplified Mediterranean Revival style. His projects appear to have been largely located in the Laurelhurst and University District neighborhoods. The subject building is his only known multifamily structure that could be identified for this report.

In 1923, on August 31, Henry married Eva Chase in Cambridge, Massachusetts. Eva's background is equally unknown. She was born in the small town of Fairfield, New Brunswick, Canada, on November 26, 1898. No information about her family, early life, or education could be found. She lived for a time in Sackville, New Brunswick, then emigrated to the United States through Vanceboro, Maine, in March 1923, and arrived in Boston in April 1923. It is not clear if Eva or Henry resided in the Boston area, or where they worked during the next few years.

The Hodgsons first appear in Seattle in the 1925 Polk's directory, residing at 1408 E. 42nd Street in the heart of the University District. Henry's profession was listed as a draftsman. By 1926, the directory indicates that Eva was employed by the University of Washington as a secretary, a job that she would maintain during her entire stay in Seattle.

Hodgson joined the local chapter of the American Institute of Architects (AIA) as an associate member and began to involve himself in local activities. In 1925, he collaborated with a fellow AIA member Herbert Ainsworth Blogg to design a temporary structure in the form of a fanciful castle for a major conclave of the Knights Templar, subgroup of the Masonic fraternal order (Blogg was also a member). Tens of thousands of visitors used the building as the event headquarters, which was built over several months, filling the Dilling Way park space on the east

side of the King County courthouse. The wood-frame multi-story structure featured ramps, a drawbridge and portcullis, and a central courtyard. Henry Bittman, also a member of the Knights Templar, served as engineer. The design of the structure was intended to appear partly unfinished, in order to represent an older building that had been ruined and added onto over time, as might be found in the Middle Ages. Blogg and Hodgson also designed an enormous ceremonial arch which spanned Second Avenue at Marion Street, which they said was inspired by an ancient ruined church in Asia Minor. Measuring 54 feet wide and 90 feet high, the temporary, wood-construction arch featured Romanesque columns, friezes, painted panels of allegorical figures, and sculpture.

By at least March 1926, Hodgson was working for Blogg at his office in the Northern Life Building downtown, designing single family houses. In the 1927 Polk's directory, Henry is listed as an architect with his own office at 4510-1/2 University Way. He moved the following year to 4534-1/2 University Way, where he remained for two years. In 1930, he finally settled his office in a picturesque, c.1916 half-timbered studio building on a large lot at 2930 Harvard Avenue N. in the North Capitol Hill neighborhood.

During the late 1920s, Hodgson apparently participated in competitions, including designs for the University District and Queen Anne branches of the YMCA, although these were not built. He also worked on the design of his own house, which was built in 1927 at 3922 NE Belvoir Place in the Laurelhurst neighborhood. He and Eva resided there for the rest of their time in Seattle. The Tudor Revival cottage as originally built was just under 1,200 square feet, one-and-a-half stories, with wood-framed structure clad in shingle and irregularly laid lime-washed brick. Other picturesque details included a steeply pitched shingle roof, simple brick corbelling at the roofline, leaded glass windows, and carved porch lintels and window headers. On the interior, the L-shaped multi-level plan was organized around a high-ceilinged living room with a brick and tile fireplace.

Hodgson also designed homes for several of his immediate neighbors, in a romantic English Cottage or French Provincial style. The Belvoir subdivision where many were located was an 80-acre tract of land at the west end of the Laurelhurst neighborhood, consisting of approximately 100 building lots convenient to the UW, and had been platted only in June 1926. Along the unusually narrow, winding, block-long NE Belvoir Place, Hodgson designed half a dozen homes near his own. Hodgson's clients included three UW psychologists and their families. Designs were for the Dr. and Mrs. Stevenson Smith house (1926) at 3833 NE Belvoir Place (now 3929 NE Belvoir Place), the Dr. and Mrs. E. R. Guthrie house (1929) at 3914 NE Belvoir Place, and the Professor and Mrs. William R. Wilson house (1933) at 3938 NE Belvoir Place. Other homes designed were for the head of the UW French Department, Professor Pierre J. Frein (address unknown, perhaps unbuilt), and for Judge and Mrs. Ben Moore (1928) at 3952 NE Belvoir Place. Others were a house for realtor George Coplen at 4000 NE Belvoir Place (1930), and a residence for an unknown client at 4211 43rd Avenue NE (1928), a few blocks away in the Laurelhurst neighborhood. All of the houses are finely and individualistically detailed. Hodgson also designed a Mediterranean Revival cottage in 1930 for attorney James Crehan at 320 W. Prospect Street on Queen Anne Hill.

In early late 1927 or early 1928, Hodgson received a commission for the design of the new clubhouse for the Sand Point Golf Club, located three miles north of Laurelhurst. The quickly growing club had been established only a few months earlier, in July 1927. The two-and-a-half story stucco-clad structure was a hybrid of Tudor Revival and French Provincial styles, and featured a prominent gabled roof which curved outward at a second story half-timbered corbeled overhang, a low roofed stair tower, heavy timber open and covered balconies at the gable ends, and large leaded glass windows. The primary interior space was an immense lounge measuring 33 by 64 feet in plan, with a 26-foot high ceiling, fireplace, and exposed heavy timber trusses. Other features included men's and women's locker rooms, a smoking room and grill, kitchen and dining room, card rooms, and a 60-foot-long veranda overlooking the 18-hole golf course. Construction cost was estimated at \$75,000, with construction by the J. S. Ward Company beginning in June 1928 and completed in November that year.

The Sand Point Golf Club was part of the larger Sand Point Country Club, a private planned community which included home sites for sale, a 12-acre private woodland park, and a horse-riding club site. In 1930, Hodgson also designed the clubhouse for the Sand Point Riding Club, but it is unclear if it was ever constructed. At about this time, Hodgson received the commission for the subject property, presumably in early 1928. Construction for it began in late 1928 and was completed in the spring of 1929. No newspaper coverage could be found regarding its planning, construction, or opening.

Hodgson in the late 1920s and early 1930s became involved in scouting and camping and served on the advisory board of the new Camp Discovery located at a remote site on Hood Canal near Dabob Bay. Development of the camp was led by two directors of the Seattle Boy Scouts, and other members of the board included the president of the Washington Athletic Club, several UW-related professors or administrators, and Seattle business executives. Hodgson reportedly prepared site plans and architectural drawings for the camp, which included a main lodge, dining hall, staff headquarters building, Red Cross cabin, councilor's quarters, boys' cabins, and other recreational features, although no images could be found of these buildings. Beginning in 1932, Hodgson shared his studio at 2930 Harvard Avenue with Frank C. Henderson, a field executive (salaried administrator) for the Boy Scouts of America, who continued to live there after Hodgson left in the mid-1930s.

With the onset of the Great Depression in late 1929 and early 1930, the Hodgsons may have begun to experience financial difficulties. According to the 1930 federal census, recorded in April of that year, Eva was at that time unemployed and Henry's occupation was listed not as an architect but as the proprietor of a grocery. However, Henry continued to retain his office space on Harvard Avenue for several more years and Eva by 1931 was again listed in city directories as a secretary at the UW.

Despite these possible difficulties, in early 1932, Eva and Henry were able to travel in Europe for eight months "primarily for business and study," visiting England, Wales, France, Italy, Portugal, North Africa, and the Azores. Henry produced numerous sketches from the trip. When they returned in late October or early November 1932, Henry immediately submitted paperwork to begin the process of naturalization for United States citizenship.

Between 1930 and 1935, Henry Hodgson was invited by several organizations to give lectures. Groups included the Women's University Club, the Music and Art Foundation, the Plymouth Girls Club of Plymouth Church, the Faculty Wives Club at the UW Faculty Club, the Classic Culture Club, and the Friends of Cornish College. Topics were wide-ranging, such as "Ancient Churches of Gothland, Sweden," "The Relation of Chinese Architecture to That of Other Countries," "Rejuvenating Old Interiors," "Contemporary Art," and "Modern American Architecture." For the Friends of Cornish, he presented a series of fourteen lectures held at the Cornish Theater in spring 1935 titled "The Relation of Interior Decoration to Architecture." The weekly lectures, illustrated with regional examples, were intended to "give Mr. Hodgson an opportunity to present his own point of view toward architecture of whatever period...as the functional expression of housing...expressed through the materials at hand." The first two were on early English and early French architecture, and later talks covered architecture and interior design during Romanesque and Renaissance periods in England, Spain and Italy.

However, Hodgson appears to have had few architectural projects in the early 1930s. In 1935, he was employed as a "negotiator" for the Homeowners Loan Corporation, according to the Polk's Seattle directory of that year. This New Deal-era entity was a branch of the Home Loan Bank, designed to give relief to distressed homeowners in cities by refinancing mortgages and providing small loans for improvements and tax assistance. The headquarters for Washington State had been established in Seattle in 1933. By mid-1935, the Hodgsons had moved to San Francisco, California, likely to pursue better employment prospects for Henry. Hodgson later committed suicide.

The Tudor Revival is one name for an architectural "period revival" style popular from about 1890 into the 1930s in the United States, which referenced an eclectic mix of medieval and post-medieval English building traditions in order to create a picturesque appearance.

Tudor Revival was most commonly used for single-family home design, but also small apartments or commercial buildings, and sometimes small institutional or religious structures. The style was very frequently found in garden court apartments, where the picturesque features could be enhanced and offset by a landscaped court. The style is closely associated with the 1920s garden court apartment buildings in Seattle by builder Frederick Anhalt, architect William Whiteley, and others.

Identifiable features of the style may include some combination of the following: Asymmetrical compositions; steeply pitched roofs, often with clipped gables or curved to appear as thatch; cross gables or prominent gables; decorative half-timbering, sometimes carved or ornamented; prominent chimneys; multi-pane windows, often narrow and vertically oriented, and frequently with leaded glass; entry porches or gabled entries; patterned stonework or brickwork; jetties (slightly overhanging gables or second stories); and more rarely, parapeted or "Flemish" gables. As originally designed and constructed, the subject building features many of the identifying characteristics of the Tudor Revival style, including a somewhat asymmetrical composition emphasized with secondary building elements such as unit entries, gables, windows, and dormers; pitched roofs; prominent chimneys; decorative brickwork (purposely irregular brick courses for scenic effect); half-timbering; leaded glass windows; and a jettied second story on the front elevation.

The subject structure was described on its 1928 building permit as a “bungalow court,” a type of low-scale apartment construction that was popular in Seattle in the 1920s. A distinguishing feature of a bungalow court is a central semi-private/semi-public common landscaped space through which the building’s units are accessed from the street. Although the Canterbury Court’s original 1928 building permit refers to the project as a bungalow court, it represents a hybrid design, since not all of the units are ground based. Canterbury Court mixes one and one-and-a-half story townhouse apartments in the north and south building wings, with two stories of apartment flats at the central core (the second story reached by the courtyard stairs), allowing more, and roomier, apartments in the project.

He said that criteria D and E are met and noted that the Sand Point Club was Hodgson’s best work but has been altered; this building is his best work now. He said he designed charming homes. He said the building did not meet Criterion F due to heavy vegetation and high rises. He said it is not visible from the street.

Mr. Coney asked who owns the property now.

Ms. Kendall said it is owned by a developer.

Public Comment:

Marvin Anderson said it is a special building and a neighborhood landmark. He said it has integrity and is an outstanding work of an architect. He noted the building’s picturesque nonchalance.

Board Deliberation:

Ms. Johnson supported designation and said that it is not the most stately building. She noted changes in the back but said the windows and detailing are there. She requested that when the owners go to Design Review street level details are appreciated. She supported criteria D and E.

Mr. Coney said there is a Tudor Court on 14th Avenue NE. He supported designation and said it is not an outstanding example of Bungalow courtyard apartment. He said it is intact. He worried the building to the west will overpower it. He wondered how the owners were able to reach agreement on selling.

Mr. Macleod supported designation. He said it is a unique example especially in the University District. He said it was a short-lived period of early development and post war GI boom. He supported criteria D and E. He said he has always noticed the garden.

Ms. Durham supported designation and appreciated the thorough report. She wondered how details get communicated to builders in the past if not in the drawings. She said they would have to have a relationship or understanding with designer.

Ms. Doherty said there were skilled craftspeople working on the construction.

Ms. Durham said it is a great building.

Ms. Kendall said they will seek certification of TDP as part of the project.

Ms. Barker supported designation based on criteria D, E, and she included F. She wondered why Hodgson later had difficulty finding work. She said take hedge away and there is visibility.

Action: I move that the Board approve the nomination of the Canterbury Court at 4225 Brooklyn Avenue NE 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 building; that the public meeting for Board consideration of designation be scheduled for January 15, 2020; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/KJ/IM 5:0:0 Motion carried.

112019.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator