

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_

Supplementary Listing Record

NRIS Reference Number: SG100004460

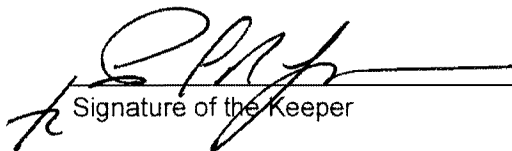
Date Listed: 9/30/2019

Property Name: Eng, Jim and Betty, House

County: King

State: WA

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

  
Signature of the Keeper

9/30/2019  
Date of Action

=====  
Amended Items in Nomination:

**Significance:**

The Areas of Significance are amended to add *Chinese* as a subcategory under Ethnic Heritage-Asian. [The subcategories are a tool now available with the NRIS database to facilitate future searches.]

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The WASHINGTON SHPO was notified of this amendment.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

4460



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Eng, Jimmie & Betty, House

other names/site number \_\_\_\_\_

### 2. Location

street & number 8310 Beacon Ave. S  not for publication

city or town Seattle  vicinity

state Washington code WA county King code 033 zip code 98118

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria

X A    B X C    D

Allyn M 8.14.19  
Signature of certifying official/Title Date

WASHINGTON STATE SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register

   other (explain:)

[Signature] 9/30/2019  
Signature of the Keeper Date of Action

JIMMIE & BETTY ENG HOUSE  
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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

MODERN MOVEMENT

foundation: CONCRETE

walls: WOOD

roof: BUILD-UP

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The home is situated on a standard Seattle 5,000 SF lot, on the East side of Beacon Avenue with an entry on the West side but facing East. The site slopes steeply to the East with views of the Cascades and Lake Washington (now partially obscured due to mature tree growth).

The house is set back from the street and is separated from it by a carport, driveway and poured concrete garden path with alternating sections of smooth and exposed aggregate rock. Decades old landscaping includes 6 species of tree peonies, 5 rose varieties, a small Japanese Maple, and a 30 foot tall Asian "cloud pruned" Pine tree whose size and masterful shaping is unusual in a neighborhood where this technique is otherwise common. An elevated, 32' long bridge traverses a 15' high sloping rockery hillside and leads to a large Mondrian-style stained glass window next to a covered, double front door entry.

A stairway along the North side of the property leads to a separate entry at the middle level of the home, then continues on to a lower level wood shop, storage rooms, and back patio and garden. The back patio is paved with large slabs of concrete with exposed aggregate texture and bordered with a mix of new and established landscaping including a 30' tall Japanese Maple. The fenced property line meets with neighboring yards on all three sides— there is no back alley access to the house. A stairway leads from the back patio up to a series of decks which enter back in to the mid level of the house, built for and currently used as a recreation room/lounge. An upper deck sits above the mid deck, both with East facing views.

### **EXTERIOR:**

The Eng House is approximately 2,500 square feet and is a mid-century modern design with a concrete foundation and wood walls sheathed in a vertical planking and framed panel design. On the West elevation of the house as well as the chimney are tan Roman stacked bricks, a pattern and material popular at the time of this construction.

Both the carport and a section of the main house (over the living room) feature a folded structure roof line with diamond eaves, not seen elsewhere in this neighborhood. The main roof of the house is otherwise flat and has a white asphalt roof with metal flashing. The carport roof is under-sheathed with plywood, and in the house the ceiling is coated with an extra heavy asbestos "popcorn" texture with gold flakes. The window on the West side of the house is a large Mondrian stained glass window, there are several large ribbed glass windows on the North, a few smaller windows on the South including a second Mondrian style stained glass window, 6 large picture windows and 2 sliding doors on the East elevation (three windows and 1 door per floor). Six windows on the lower two floors are original aluminum framed single pane glass. With the exception of the two Mondrian windows, the other windows in the house have been replaced but the original window size and fenestration was maintained. Two original louvered windows are installed next to the front door, unusual in the Pacific Northwest climate.

The flat roof covered entry, supported by two exposed 4x12 wood beams, has recessed can lights, and an original light-sensing domed topped light post is near the carport with a large original carved wood address plaque. Three original Bullet wall sconces are near the North and East doors. The exterior vertical tongue and groove siding continues past the front door entry and into the entry hall of the home and stairwell. The entry bridge was recently resurfaced in tiger wood and bordered by custom black powder coated railings based on the architects original drawings (but never built). The framing structure of this bridge is largely original 1966 construction of non-pressure treated 2x12 wood.

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## **INTERIOR**

### **Entry:**

The front doors are a split/double set, with one full-sized and one half sized door, in solid Beech wood and stamped with a date of "3-28-66" as well as "Union Made-Association of Joiners of America, style #109" plus the word "Simpl.." (rest of the word abraded away). The doorknob and lock are produced by Schlage. The doors have their original color of gloss red and the original oil paint can is still in storage. The doorbell is marked Nutone #5763.

Just inside the front door entry of the house, a wall on the left side is clad in vertical tongue and groove wall paneling, with original stained Pecan color that allows the natural wood grain to show through, and has an exterior light timer set into it marked "Precision 9". Other wall surfaces in this area are drywall over wood stud construction. A two set of louvered windows is to the right of the doors, covered with a modernist steel window bar added in c. 1970. The transom windows are original single-paned glass.

The floor in the entry and upper hallway are 7" square tiles in tan. Base moulding is 2 1/2" high non-patterned wood with top round over in Walnut color.

A textured asbestos ceiling with gold flakes covers the entry area as well as the upstairs hallway, and includes one of four skylights (replaced in 2016). The light fixture is a square glass capped mounted ceiling light.

### **Living Room**

The ceiling in this large room is a folded ceiling plate with textured asbestos coating and embedded gold flakes in it. Three large picture windows of 6' x 6'-6" face East with six triangular clerestory windows under the room line (three facing East, Three facing West). Original pinch pleated drapes in tan with gold threads and track are currently in storage. All base board trim and floor vents are original.

The room is dominated by a floor to ceiling quartz stone clad fireplace with tan brick box (never used for fires) and floating terrazzo hearth, 8'-0" long. Vertical manufactured wall paneling is the wall surface on the North side of the room, in a mid-tone Walnut color.

### **Dining Room**

In the dining room, a built-in floating sideboard counter with wood cabinetry and formica top is on the South wall. It has four cupboards and three drawers. A Mondrian style 3 color stained glass window (one damaged) in a wooden frame is also on this South wall between the dining area and the kitchen. Six recessed ceiling mounted can lights with dimmer dial are above the dining table. The floor has large square tiles, circa 1979, laid over the original linoleum. All baseboard trim and heat vents are original.

### **Kitchen**

The spacious kitchen features all custom cabinetry pieces as well as other various useful kitchen elements, and also contains many design aspects that are popular today but somewhat ahead of their time. Cabinetry is all built from tight grained plywood and stained in Pecan, with hinges marked "Hyer #211-2 pat pend 2-372-577" and equipped with touch-close latches marked "National Tutch Latch pat pend 2-637-576". An under counter revolving shelving unit is a smaller version of a 6 foot tall circular pantry shelving unit built in behind tall doors, with side shelves as well. There is a center island with both open and door covered storage. Cabinets under the stove have spice racks built in.

Corian countertops in off white acrylic throughout the kitchen were installed c. 1970s, and in addition to several smaller counter areas include one section of countertop that is a solid piece with a 90 degree elbow in it that is 8' long in each direction.

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The stove hood and vent are marked "Threader" and include built in lights. The dishwasher is marked "Whirlpool" and is late 1970's. There is a sliding pocket door with plywood veneer. 5 ceiling mounted recessed lights, one sliding window, and two skylights illuminate the room.

A built-in-wall can opener is marked "Click and Clean". Other useful elements include a home office desk with under cabinet mounted light, a cabinet with pencil sharpener and cleaning supplies shelves, and paper towel holder.

### **Upstairs Bath**

The main level bathroom is decorated in a lavender and white color scheme. A white Formica countertop with gold and lavender flecks and a lavender Formica backsplash has one lavender sink mounted in it with original drain marked "Pfister". The counter is mounted on a floating cabinetry unit with four doors and 6 drawers in Pecan colored stain. In the back splash there is a glass fronted sliding medicine cabinet with two prong outlet inside of it. Above the backsplash is a 7'-0" long mirror, wall mounted, with clips. A "Dixie" wall mounted cup dispenser hangs near the fan and heat dial, marked "Heat a Vent a Light".

Two towel bars and mounted towel tree match the fixtures in the downstairs bathroom but are installed with the mounting plates on a diamond angle, rather than square as in the downstairs bath.

A floating/wall mounted ceramic toilet marked "Rheem December 11 1964" has a padded lavender seat (removed to storage) and inset wall mounted chrome magazine rack and TP dispenser. "Swan Industries, St. Louis, 1964" produced the doorless, nautilus style shower. (More info on that unit can be found at [www.Swanstone.com](http://www.Swanstone.com)). In the North wall, a drop down scale manufactured by Hall-Mack (Los Angeles, CA) is mounted in to the wall.

Two ceiling mounted flush can lights with rounded glass shades are over the counter, and a ceiling mounted combo glass light/air vent/heater marked "Heat a Vent a Light" is towards the center of the room.

The square tiled floor dates to c. 1979, mounted over the original linoleum floor.

### **Closets**

The upstairs entry hallway and master bedroom have a total of three closets with pivot sliding track doors in plywood veneer and original Pecan colored stain. The hinges on all doors are marked "Acme Pivoted Door #216-1" and "#216-2".

Closet rods throughout house are marked "Knappe Vogt No. 2, Grand Rapids". Closet shelf supports throughout house marked "Marontate, Tacoma, pat pend". A linen closet in the upstairs hall has all original hardware, shelving and finish, with four matching drawers below the door.

Exposed light ceiling light bulbs with pull strings illuminate all closets. An original tie rack is mounted in one of the bedroom closets.

### **Master Bedroom**

In the master bedroom off of the upper floor hallway, all furniture is built in and matches all other cabinetry in the house with plywood surfaces and Pecan stain. A tall set of drawers with recessed vanity space and mirror above were for "him", and a long low set of floating drawers with overhead orange ceramic pendant lamp and space for two chairs were for "her". The closets are wall to wall on the West side.

The bed headboard has two drop down panels to hide storage shelving and lamp outlets, as well as some open shelving and built in lights. Two ceiling flush mounted light fixtures and one glass shade square ceiling fixture illuminate the room, as well as windows on both North and South sides of the room. The windows have security bars with modernist pattern, c. 1970.

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All baseboard trim and heat vents are original. Wall to wall purple shag carpet and a 6'-0" tall wall mounted mirror complete the room furnishings.

### **Central Stairs**

At the center of the home, a floating two section stair unit with landing connect the upstairs to the downstairs, with original 1/2" x 1/2" square tube railing and wood banister top. A large Mondrian-style 3 color stained glass window panel in wooden frame is mounted on the West wall in a vertical tongue and groove wall paneling in Pecan stain that matches the entry walls. A large ribbed semi-opaque glass window with smaller tilt out aluminum frame window are in the North wall.

Under the stair is a storage area with ceiling mounted light fixture is tucked under the landing.

### **Laundry Room**

A free standing fiberglass work sink with a paper label marked "Poly Glassco, St. Paul Minnesota" and with original taps fits in one corner of this small room. There is a single pane aluminum framed sliding window, a solid wood exterior door and a hollow core plywood interior door with hinges marked "Stanley". The floor is tan and yellow speckled linoleum.

Single pane, aluminum framed sliding window

Solid wood exterior Door and hollow core plywood interior door Tan and yellow speckled Linoleum floor.

### **Downstairs Bedrooms**

In the three bedrooms, the closets match those upstairs (See "*Closets*", above, for hardware inventory). Various built in cabinets in each room with drawers, handles, and all shelving have the original stain. One ceiling flush mounted recessed can light is in each room. One room has a wall mounted telephone with rotary dial.

Steel security bars in Modernist pattern, added c. 1970, are in all three bedroom windows. Hollow core doors feature original Pecan stain, doorknobs, and hinges, marked "Stanley".

### **Downstairs Hallway**

From the rec room, a long hallway connects the base of the central stairs, three bedrooms, bathroom, and laundry room. Tan and yellow speckled Linoleum floor runs throughout. Two flush mounted ceiling recessed can lights with 2 paddle switches illuminate this area. The ceiling also has a hard wired smoke alarm, non-functioning. All baseboard trim and heat vents are original.

### **Downstairs Bathroom**

On the lower level, directly under the main level bathroom, is a bathroom completed in a red and white color scheme. A white Formica countertop with gold flecks and a red Formica backsplash has two red ceramic sinks mounted in it and original taps marked "Moen". The counter is mounted on a floating cabinetry unit with four doors and 9 drawers in Pecan colored stain. Above the backsplash is a 7'-0" long mirror, wall mounted with clips. A "Dixie" wall mounted cup dispenser hangs near the fan and heat dial, marked "Heat a Vent a Light".

One towel bar and mounted towel tree match the fixtures in the upstairs bathroom but are installed with the mounting plates on a square, rather than diamond angle as in the main bath.

A floating/wall mounted ceramic toilet marked "Norris Thermadore 26, March 19 1965" has a padded red seat (removed to storage) and inset wall mounted chrome magazine rack and TP dispenser. The shower has had some modifications (see below) but the "Princess" style small ceramic bathtub is likely original.

The single-pane sliding framed aluminum window has pebble textured glass. Two ceiling mounted flush can lights with rounded glass shades are over the counter, and a ceiling mounted combo glass light/air vent/heater marked "Heat a Vent a Light" is towards the center of the room.

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The square tiled floor dates to c. 1979, set over the original Linoleum floor.

### **Rec Room**

The large recreation room, directly under the main floor living room, was originally designed as a play space and features a built in floating back bar with bar sink and cabinetry in original Pecan colored stain. A full wall of cabinet storage on the South wall, with floor to ceiling doors and lined with inner shelving, also have the original Pecan color on them. A sliding single pane aluminum frame window with steel modernist security bars is on the South wall.

11 recessed ceiling lights are placed throughout at even intervals in the room. The North end of the room has a fireplace with floor to ceiling Roman style stacked bricks (the same tan ones used on various exterior areas) with original fireplace tools and rack. All baseboard trim and heat vents are original.

### **Storage Room**

In the lowest level of the house but still above ground is a storage room that matches the foot print of the rec room and living room above it. The walls are unfinished sheet rock and the floor is cement and filled with 2x4 framed shelving units. Five ceramic ceiling mounted Lighting fixtures with pull strings are used for lighting, as well as two fluorescent light fixtures. Three sliding windows, single pane with aluminum frame, are original and marked "SSB Glass". A drafting table belonging to Jimmie Eng is at one end of the room.

### **Alterations:**

Minimal alterations have occurred to the home since 1966. It had been owned by the Eng family since construction when current owners Erik Birkeland and Jeffrey Cook purchased the home in 2014. The architect and project manager, Jimmie Eng, passed away in 1978. The home was largely undeveloped after that.

The home exterior was originally stained wood planks with inset cream panels, but had been over painted medium brown and cream. Its current color scheme is now red, cream and black.

The exterior deck surfaces were replaced in phases between 2015-2018, maintaining as much of the original support structure as possible, including beams that run into the house which support the upper East deck. Most of the original support beams are still present, but now "sistered" with newer beams, and the shape of the decks has not changed. The lower East deck was never built, but the current owners undertook to create that deck using the upper deck as a reference point for size and location. Although footings had been poured for the lower deck, the original drawings are a bit vague on the design of that deck and did not include a staircase leading to the garden, which this deck now has. Custom railings were designed by the current owners for all exterior areas, and are designed based on the original schematics for the railings as suggested by the original architect in his drawings, though never fully detailed or built.

Most, but not all, of the windows have been replaced throughout the house, some by the original owners and some by the current owners, shifting from aluminum framed single pane to double paned. Window sizes were not altered during this process. The Mondrian style windows have not been updated, though one panel has a broken, missing section and needs replacing to match the original piece. The two sliding doors were original up until four years ago, when the current owners had to replace them due to failing mechanics. The size of the door openings were kept the same. Two small, narrow side windows were modified from having a horizontal trim splitting them in half to being a single pane of glass with no division.

The kitchen had minimal remodeling done circa 1979/80 with tiles laid over the original linoleum and on the backsplash around the counters. The downstairs bathroom is largely intact but had contemporary tiles set in the shower shortly before the current owners bought the house in 2013.

Both bathrooms have had the floors tiled over the original linoleum, about 1979.



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Shower heads have been replaced, as have the faucets in the upstairs bathroom, downstairs shower, kitchen, and lounge sink. Other faucets are original.

The fireplace in the lounge was modified around 1980 and an insert was added into the fireplace opening. Italian tiles were added in front of the fireplace, which have been removed by the current owners and replaced with an art tile mosaic using smaller tiles that are more contemporary to the house.

A series of carport sheds were built and added by the architect sometime between 1970 and 1972.

Two security screen doors were added to the house sometime in the past 10 years. Custom welded security bars were added in c. 1970 to the inside of some of the windows, but their design matches the style of the Mondrian windows.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

ETHNIC HERITAGE: ASIAN

ARCHITECTURE

**Period of Significance**

1966

**Significant Dates**

1966

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Eng, Jimmie S. (Architect)

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Jimmie and Betty Eng House at 8310 Beacon Avenue S, Seattle, is historically significant under criteria "A" as property that is directly tied with the broad patterns of immigration and fulfillment of the "American Dream." Born in Canton, China in the mid 1920s, Sut-Jung Eng, arrived in the U.S. at the age of 12; and over the course of his lifetime he climbed the educational and social ladder providing for the needs of his immediate and extended family. In 1966 he designed and built the four-bedroom nominated house.

Additionally the home is historically significant under criterion "C" as a property that embodies the distinctive characteristics of its type, period and method of construction. Designed by owner/architect Jimmie S. Eng, the house is representative of dwellings being constructed in the mid to late 20<sup>th</sup> century. The home expresses the variety and exploratory nature of design at the time, where new materials such as plywood allowed designers to push the norms of architectural expression. The period of significance begins and ends with the date of construction in 1966.

### **Chinese American Experience**

While the war imprisoned Japanese Americans behind barbed wire, it concurrently opened the doors of opportunity for individuals within Chinese American communities such as Jimmie S. Eng. The 1943 Magnuson Act, sponsored by Washington Senator Warren G. Magnuson, finally repealed the Chinese Exclusion Act of 1882 and allowed for naturalization of Chinese Americans living in the United States. At the time many Chinese Americans also joined the U.S. military service, filling the ranks in large numbers. Reportedly 22% of Chinese adult males at that time joined one of the branches of the military. Such individuals saw the benefits of the GI Bill of 1944 which provided an avenue for college or vocational education for the returning military veterans. Eng was one such individual who saw an opportunity to serve his adopted country and take advantage of the government benefits.

Further growth in the Chinese American population in Washington state was spurred on by passage of the 1945 War Bride Act, which allowed US soldiers to bring Asian wives they had married overseas to the U.S. According to community historian Doug Chin, "the net result of the passage of the Magnuson and War Brides Acts was the migration of nearly 2,000 Chinese, mostly immigrants, into the state from World War II to 1960. More importantly, the new laws led to a substantial increase in the formation of families. From 1940 to 1960, there were some 1,900 Chinese births in the state, significantly more than the total of the previous 50 years."

World War II also provided socioeconomic avenues for Chinese Americans. Within the community, businesses left behind by the forced removal and incarceration of Japanese Americans were often taken over by Chinese Americans. For those not entering the military, jobs within the defense industry for companies such as Boeing and Todd Shipyard were available. With education and training taking place outside of the confines of Chinatown, paired with the opportunity to bring immigrant wives and start families, the community was poised for growth. All that was needed was a physical place to do that, and the community looked increasingly towards southeast Seattle, particularly the undeveloped area of south Beacon Hill.

Due to its close proximity to Seattle's well-established Chinatown, Beacon Hill and the Rainier Valley became a starting point for the emerging families. Up into the late 1930s the area was mainly covered with a dense forest, but development began to occur with the increase of workers needed at the Boeing factories which were located west of the hill on the Duwamish flats. In September of 1939 the company employed just 3,000 people. However by July 1942, that number had jumped to 10,000 – and five months later, when the U.S. officially entered the war, 30,000 people worked at Boeing. For those looking to buy a house, north Beacon Hill a natural starting point. For those not yet able, government-supported housing projects, such as the 900 unit Holly Park development, which opened on south Beacon Hill in 1942, was another alternative. Schools and additional housing followed. Soon the area was teeming with development but mainly as home to communities of Asian and African American families.

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When the war ended, white families fled to the northern suburbs of the city and the Beacon Hill area became increasingly home to a variety of Chinese, Japanese, and Filipino families. Demographically South Seattle was home to 56% of the Chinese American population in the city. Even more so, according to 1970 census data, the Beacon Hill area had the highest concentration of Chinese Americans with approximately 40 percent of the city's total Chinese American population. While the concentration of such ethnic groups was partially self-imposed, some of this discrimination was caused by redlining; a process of creating government-backed color-coded maps which denied various services to residents of specific, often racially associated, neighborhoods or communities, either directly or through the selective raising of prices and loans. In fact, much of south Seattle and Beacon Hill were designated "hazardous", or "definitely declining."

Such discriminatory practices were finally outlawed nationwide in the late 1960s. In Seattle, after much debate, the Council finally passed Ordinance 96619 in 1968 which "defined and prohibited unfair housing practices in the sale and offering for sale and in the rental and offering for rent and in the financing of housing accommodations, and defining offenses and prescribing penalties, and declaring an emergency therefore." A similar ordinance had been sent to the voters in 1964 and failed by more than a two-to-one margin.

Nationwide the Immigration Act of 1965 did away with years of discriminatory immigration exclusion laws. Rather than following limiting quotas by national origins, overall numbers were set by hemisphere, with eventually 120,000 immigrants from the Western Hemisphere and no more than 20,000 per country. The next year, in 1966 the Washington State Alien Land Law was passed which allowed Asian and other "non-desirable" immigrants to finally own land.

Despite such advances, discrimination did not end and the fight for equal treatment continued. Regardless the impact of immigration reform had a profound impact on the demographics of Seattle. Among Chinese Americans in the city of Seattle, the population grew from a mere 100 in 1873 to 250 in 1889. It increased from 1,351 in 1920 to 1,781 by 1940. However following WWII, the population had increased to 4,276 by 1960 and then to 6,261 in 1970; a 46 percent increase in only ten years.

It was under these conditions that Jimmie S. Eng migrated to the United States.

### **Jimmie S. Eng**

He was born Sut-Jung Eng in Canton, China, on December 24, 1926. Reportedly he immigrated to the United States at the age of 12, arriving via the vessel "Ft. Amherst", to meet his father in New York on November 2, 1938. According to records he arrived "in good condition" with \$2 in his pocket and came to live with his father Bing Chong (and likely grandmother, Shee Shee Lam) at 46 Mott Street in China Town, New York City. At that time he most likely started using his Americanized name "Jimmie." It is unclear as to where Eng grew up, but he graduated from Broadway-Edison High School in Seattle in 1943. By the next year his draft card noted that he was living in Bremerton with a friend (Mrs. See Tuai) and at the time was a student. Having just reached of age, towards the end of the WWII he was drafted into the U.S. Navy (March 3, 1945). Eng served in the Pacific theater and rose to a level of SK3 (Storekeeper 3<sup>rd</sup> Class Petty Officer). He was discharged after serving just over a year on July 20, 1946. After the war he likely moved to Seattle.

In the fall of 1948, using the GI Bill, Eng enrolled at the University of Washington majoring in architecture. While there he met Seattle native Frances L. Cooke. A recent graduate of Franklin High School, Cooke was Far Eastern Studies student at the University of Washington and was worked on the side as a travel agent when she met Eng. They married in 1950.

After graduating with the class of 1954, Eng took his architectural license examine but failed to pass until taking the test a third time in 1958 (License No. 1077). Such struggles were common in the mid to late 1950s, and after protest by numerous applicants, the architectural review board adjusted the way they tested. Eng started working for the Boeing Aircraft Company in 1951 while he was still a student during the summer months. Upon graduation he took a full time job with the company and worked his way up the corporate

JIMMIE & BETTY ENG HOUSE

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ladder; remaining there for the entirety of his career. Per Polk directories by 1962 he rose to the level of supervisor. Stories persist that his main work at Boeing involved the design of the Minuteman silos, but this has not been verified.

On Sept 7, 1957 Eng married a second time. The younger Marie "Betty" Woo was born in Richmond, Virginia in 1933 and had attended Garfield High School in Seattle. Together they raised three children; Cynthia "Cindy", Candace, and Curtis. To make ends meet the couple also had a vending machine business, J & B Vending, for several years. Reportedly they owned several machines which were installed at a variety of local community centers around the city.

While licensed as an architect, Eng did not open an independent practice or work at any firm. Instead he chose to design for his family and friends. Only four designs have been attributed to Eng in the city of Seattle. These included the nominated house and the Hing & Jane Chinn House (2522 S. Orcas Street). The Chinn home, built in 1961, is more modest in scale and restrained in its architectural details but still boasts mid-century design elements with its low sloped roof, wide over-hanging eaves and curtain-wall entry. In 1968 Eng designed a similar home at 12450 57th Ave S. Most similar to the nominated home is a house he designed for his mother and father at 4903 29th Avenue South in 1968. Currently owned by Eng's brother John, the house utilizes a saw tooth roof above the main living area.

Jimmie passed away at the age of 51 on February 13, 1978. His wife continued to live in the nominated home until her death on Sept 18, 2013, at which time the house was sold by their children to the current owners. Both Jimmie and his wife Betty Marie are interred at Lakeview Cemetery in Seattle.

### **Architectural Context**

By the early 1960s, Eng had the financial means to build a home for his growing family. Reportedly he gained inspiration for his home by attending the Seattle World's Fair with his wife and first daughter in 1962. At the fair there were many experimentations in architecture as well as displays of new products and building components. The United States Plywood Corporation built the "American Home of the Future" using prefabricated parts which could be moved around as a family's needs changed. The Douglas Plywood Association constructed their "Home of Living Light" which featured rooftop shells that moved toward the sunlight.

In fact, the use of plywood was all the rage at the fair and many buildings were constructed with plywood that shaped curved walls, arches and sawtooth roofs. The use of Eng's sawtooth roof form at his home was not a new concept. Numerous buildings around the city and the surrounding communities had utilized the form and the design was featured in several architectural publications. In fact, the Douglas Fir Plywood Association was pushing the use of the "folded plate roof" as early as 1959 in several of their advertisements in a variety of national publications.

Today we think of the folded plate roof line reflects the "googie" style of Southern California in the 1960's, notably as used by Donald Wexler in Palm Springs (such as the Steel Development house, 1962). However this same roof line can be seen in other structures in Seattle, such as the former Sambo's diner on 4th Avenue in Georgetown (1968), the Elks Club in Burien (1963), and the Tabernacle of Praise Church in Skyway (built date unknown). The sawtooth roof form is not frequently seen on Seattle area homes. The only examples being the Dr. Gordon Douglas House (3230 W Viewmont Way, 1964); the Cadranell House (6620 57<sup>th</sup> Ave NE); and the two homes designed by Eng. Note that the roof line on Eng House has a combination of open sawtooth roof form at the carport and "compressed" closed sawtooth forms above the living area which utilizes a diamond-shaped fascia panels in the eaves.

The house that Eng built was a singular creation in this particular neighborhood, although the vocabulary of its architecture typifies modern homes in wealthier areas of Seattle and beyond. Other homes in the neighborhood constructed about the same time, such as the modest two-story home on the property directly North, are modest and traditional in their aspirations. According to long-time neighborhood resident Donna

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Leonetti, she recalled that neighbors who saw the house being built marveled at its unusual structure and curiously watched to see what would rise from the property.

The home was built utilizing post & beam construction techniques which is most evident in the living room, the carport and entry way, with exterior roof overhangs supported by large 4x12 beams. Surface structures span through several window panes which serve to connect the exterior with the interiors. Then exterior surfaces of vertical siding are with framed inset panels which reinforces the Mondrian art style present elsewhere in the home.

The interior volumes of the home are indicative of post war America, with limited interior walls and open spaces which maximize long views through the rooms and let in natural light on all sides and from the four original skylights. A floating central staircase connects the two main floors vertically and help form the inner core of the home. The large kitchen has a modest sized central island (a feature a bit ahead of its time), and a natural flow of movement from the kitchen to the dining room and the living room. The master bath is separate from the bedroom, in keeping with the floor plan styles of the time.

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### 9. Major Bibliographical References

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

“Negligent driving.... “ *Seattle Times*: Dec 17, 1949.

“March 21 was the date and Blaine Memorial Methodist Church...” *Seattle Times*: April 3, 1964.

“Gold, Jade Stolen From Two Homes” – *Seattle Times*: Nov 12, 1969.

“Roosevelt Pupils On New Citizen Roll” – *Seattle Times*: Dec 7, 1975.

Obit – Bing C. Eng – *Seattle Times*: Nov 9, 1976.

Death Notice: Jimmie S. Eng – *Seattle Times*: Feb 16, 1978.

Obit – Marie W. “Betty” Eng – *Seattle Times*: Sept 22, 2013

Polk Directory 1951, 1962, 1965

Marriage Certificate - # 162507 – Jimmie Eng & Frances Cook

University of Washington Yearbook – 1954

Building Permit - #517373, April 11, 1966

WA State Architectural License – May 24, 1955. Certification #1077 (9-24-1958)

Chinn, Cassie, “Neighborhoods Southeast Seattle Community History Project – Asian Pacific Islander Americans in Southeast Seattle, Wing Luke Museum, 2011.

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

---

Historic Resources Survey Number (if assigned):

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**10. Geographical Data**

**Acreage of Property** Less than one acre

(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1                 
Zone Easting Northing

3                 
Zone Easting Northing

2                 
Zone Easting Northing

4                 
Zone Easting Northing

**Or Latitude/Longitude Coordinates**

(enter coordinates to 6 decimal places)

1 47.529285° -122.287514°  
Latitude Longitude

3            
Latitude Longitude

2            
Latitude Longitude

4            
Latitude Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area is located in Section 34 of Township 24, Range 04 east of the Willamette Meridian in King County Washington. It is legally described as Lot1 of Block 2 of Rexfords 1ST Addition of Seattle, Washington. It is otherwise known as Parcel No. 724350-0025

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Jimmie and Betty Eng House.

**11. Form Prepared By**

name/title Jeffrey Cook (Edited by DAHP Staff)  
organization      date May 2019  
street & number 8310 Beacon Ave S. telephone (206) 324-1769  
city or town Seattle state WA zip code 98118  
e-mail [jeffreydesigns@live.com](mailto:jeffreydesigns@live.com)



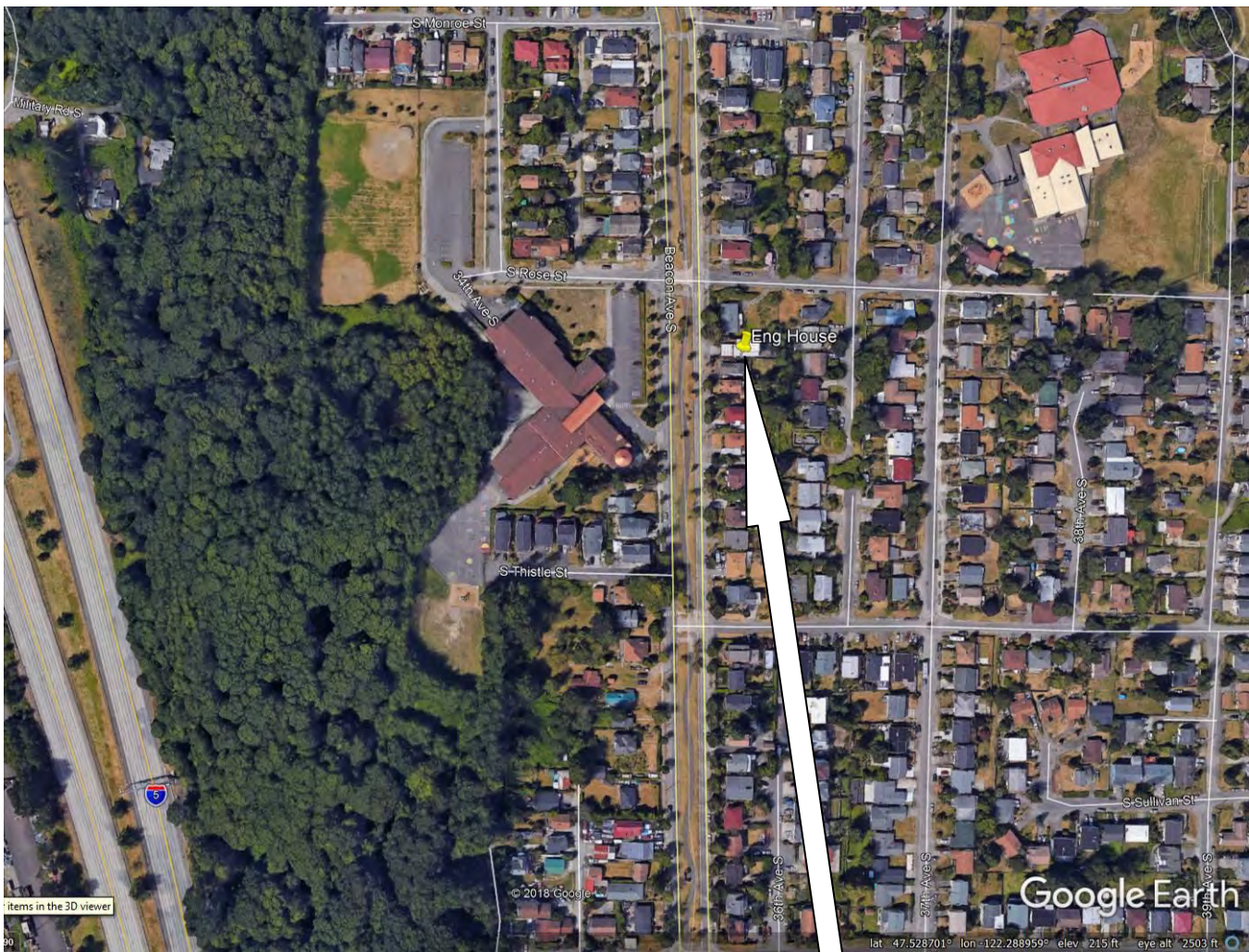
JIMMIE & BETTY ENG HOUSE  
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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



**Eng House**  
Google Earth Map

Google Earth - Edit Placemark

Name:

Latitude:

Longitude:



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**Eng House**

King County Parcel Map – Parcel No. 724350-0025

Nominated property



King County Assessor Image

PERMIT TO CONSTRUCT  
 BUILDING - USE PERMIT  
 547572

18710 BEACON AVE S  
 REXFORDS 1ST

Address: 18710 BEACON AVE S, ADDITION, LOT 142, 18710 BEACON AVE S

RS0000 1.5 30000

O. F. O. J. & J.

1840 106'

CONSTRUCT ONE FAMILY RESIDENCE WITH ATTACHED GARAGE PER PLAN

STARTING CONSTRUCTION WITHOUT A BUILDING PERMIT IS PUNISHABLE BY FINE AND IMPRISONMENT

Owner: J. J. ENG  
 Contractor: OWNER  
 Architect: J. J. ENG

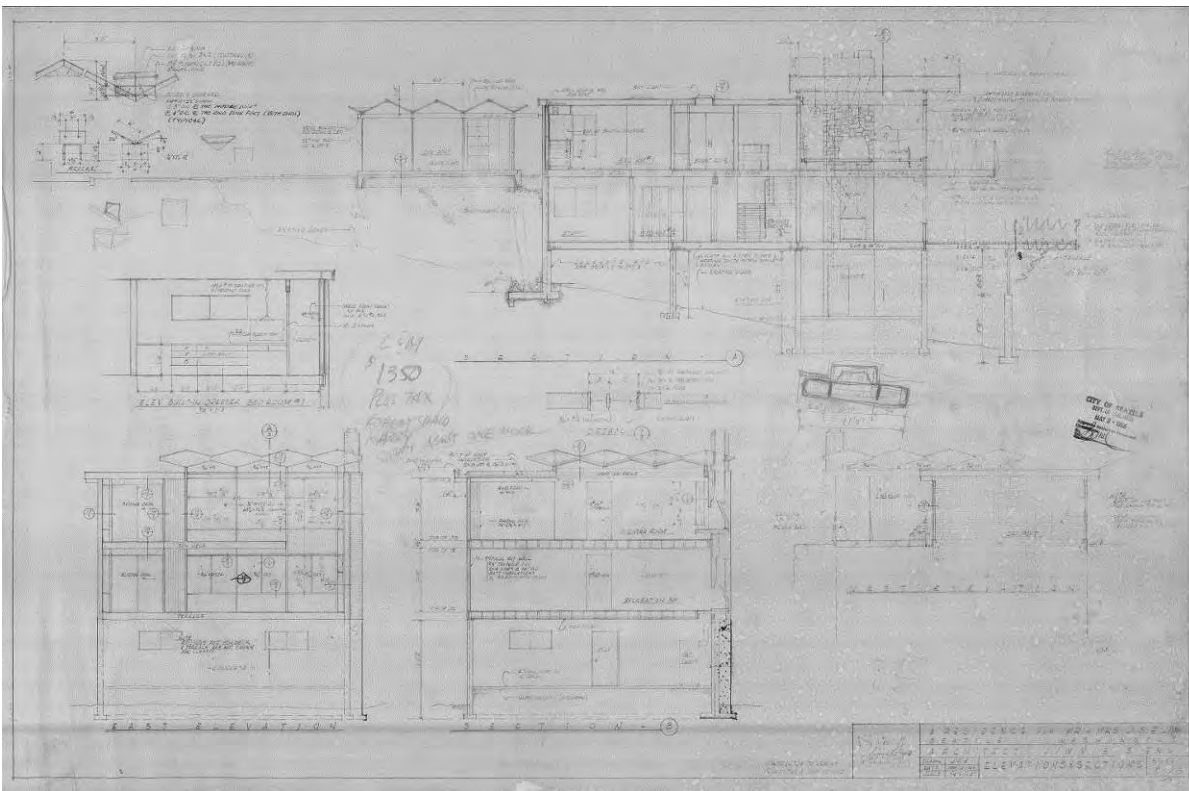
Address: 2202 - 37 AVE S, REXFORDS

Application made: 4-11-1966

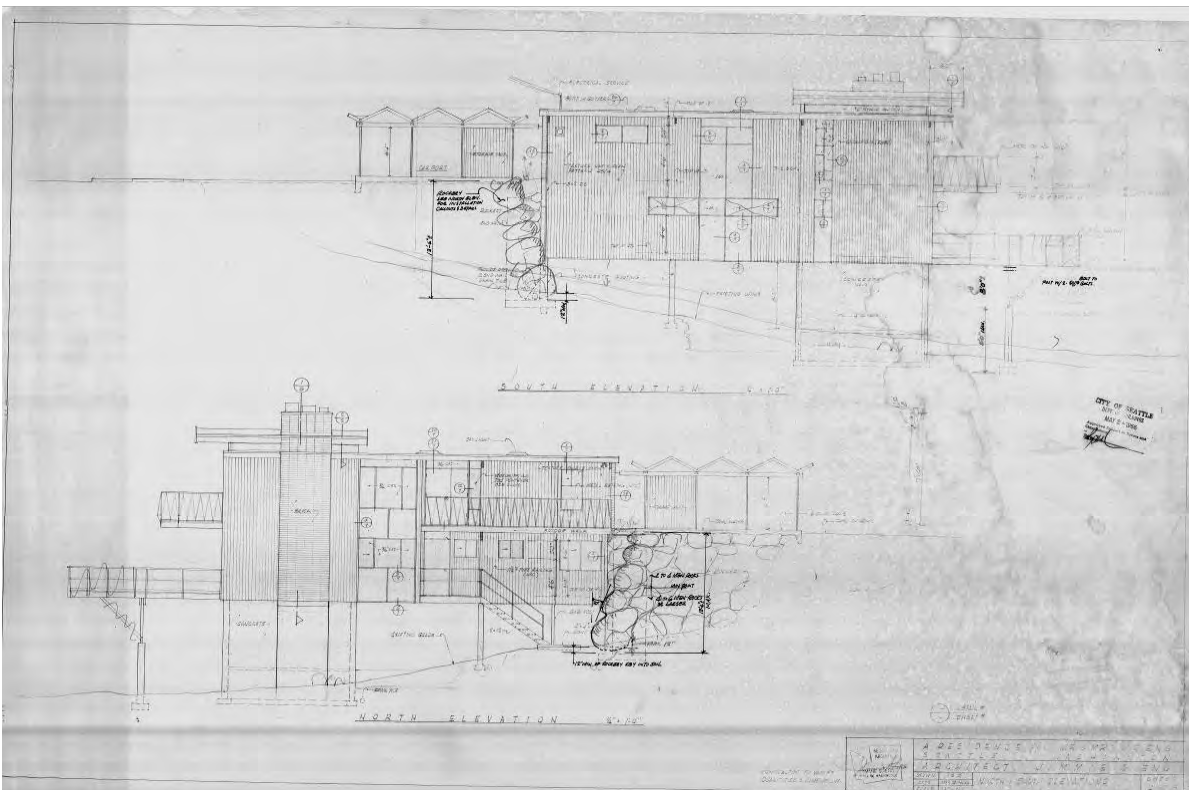
Permit issued: 5-2-1966

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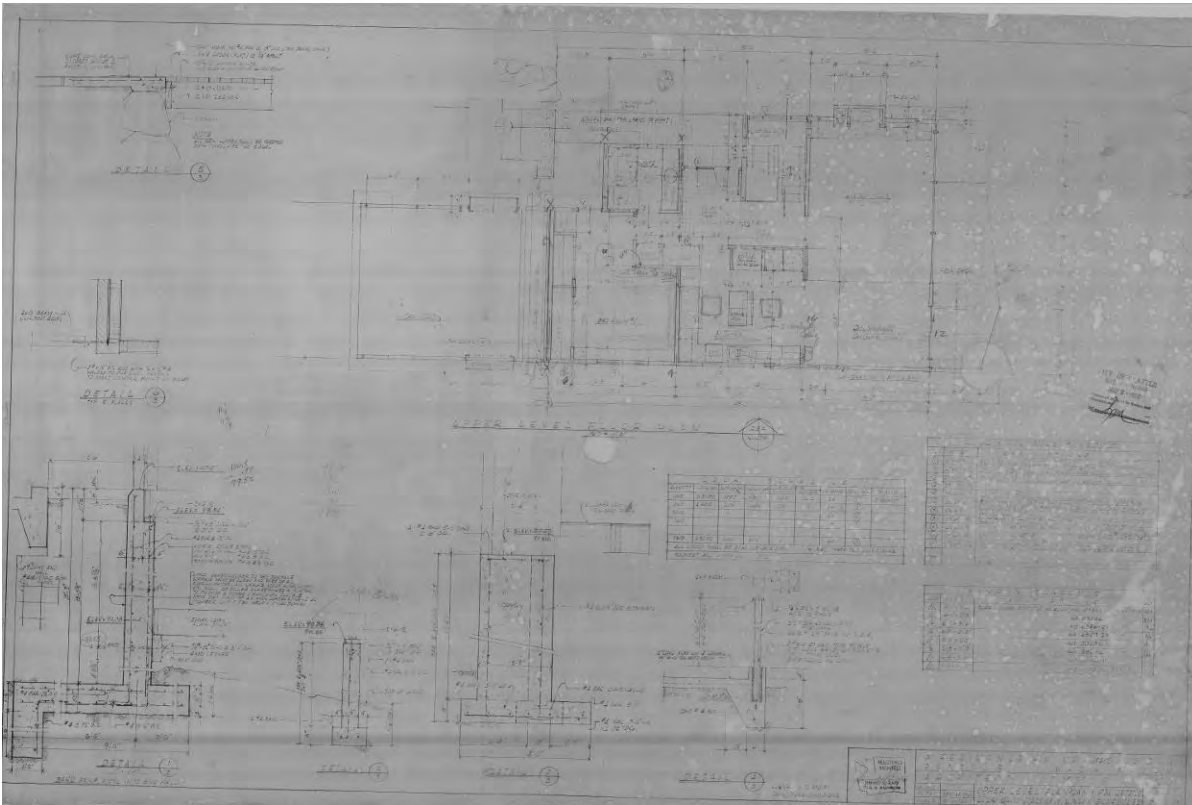
**Eng House**  
Elevations & Sections – Dated March 1, 1966



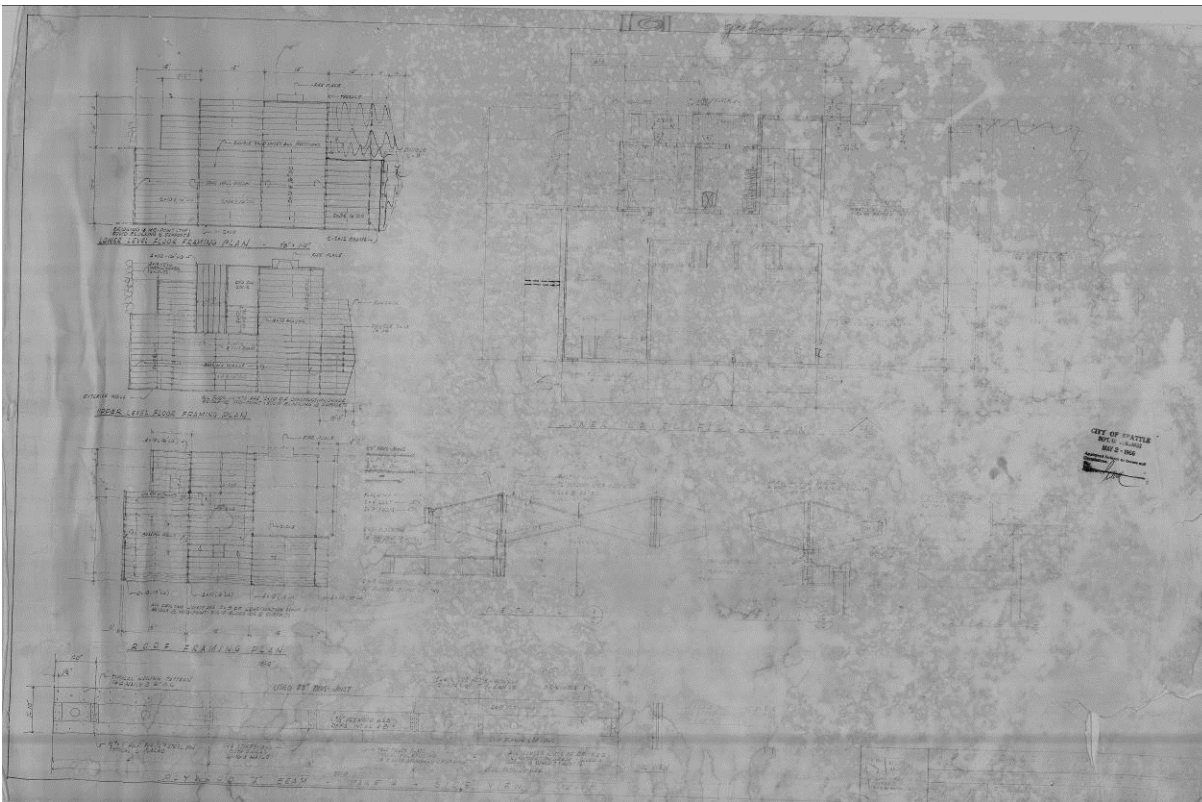
**Eng House**  
Elevations – Dated March 1, 1966

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**Eng House**  
Basement Plan – Dated March 1, 1966



**Eng House**  
1<sup>st</sup> Floor Plan – Dated March 1, 1966



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**Other Jimmie S. Eng  
designs**

*Jimmie S. Eng*



**Jimmie S. Eng**  
*University of Washington 1954*  
Yearbook Image



**Betty Woo / Eng**  
-1946 Garfield High School



Hing & Jane Chinn House – 2522 S Orcas St. – 1961



Bing & Tan Ying Eng House – 4903 29<sup>th</sup> Ave S. – 1968



House – 12450 57<sup>th</sup> Ave S. – 1968



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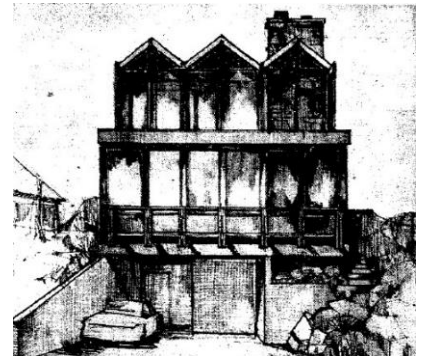
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## Other Folded Plate Designs in Seattle Area



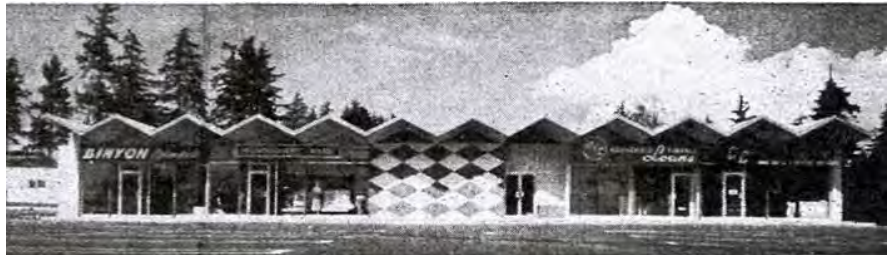
Covington Elementary School – Kent, Architecture West – June 1963



Dr. Douglas Gordon House,  
3230 Viewmont Way W,  
Seattle – Built: 1964



Renton Chamber of Commerce, Renton – Built: 1961



Yeakle-Powell Building, Burien – Built: 1959



Simpson Timber Co. Research Center, Redmond – Built: 1961



Pacific Architect & Engineer Office/  
Architecture West, Seattle – Built: 1961



Elks Lodge, 14006 1<sup>st</sup> AveS., Burien – Built: 1963



Sambo's Restaurant, 6166 4<sup>th</sup>  
Ave., Seattle – Built: 1968



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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Jimmie & Betty Eng House

**City or Vicinity:** Seattle

**County:** King County **State:** WA

**Photographer:** Jeffrey Cook

**Date Photographed:**

**Description of Photograph(s) and number:**



**1 of 23** – Entry courtyard showing covered carport and entry bridge.

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2 of 23 – Detail of entry light post and house number mail box.



3 of 23 – Main façade facing Beacon Avenue.



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4 of 23 – Detail of entry bridge.



5 of 23 – Entry bridge as it spans side of house to main entry door.

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6 of 23 - Rear of house / East façade.



7 of 23 - North elevation of the house.



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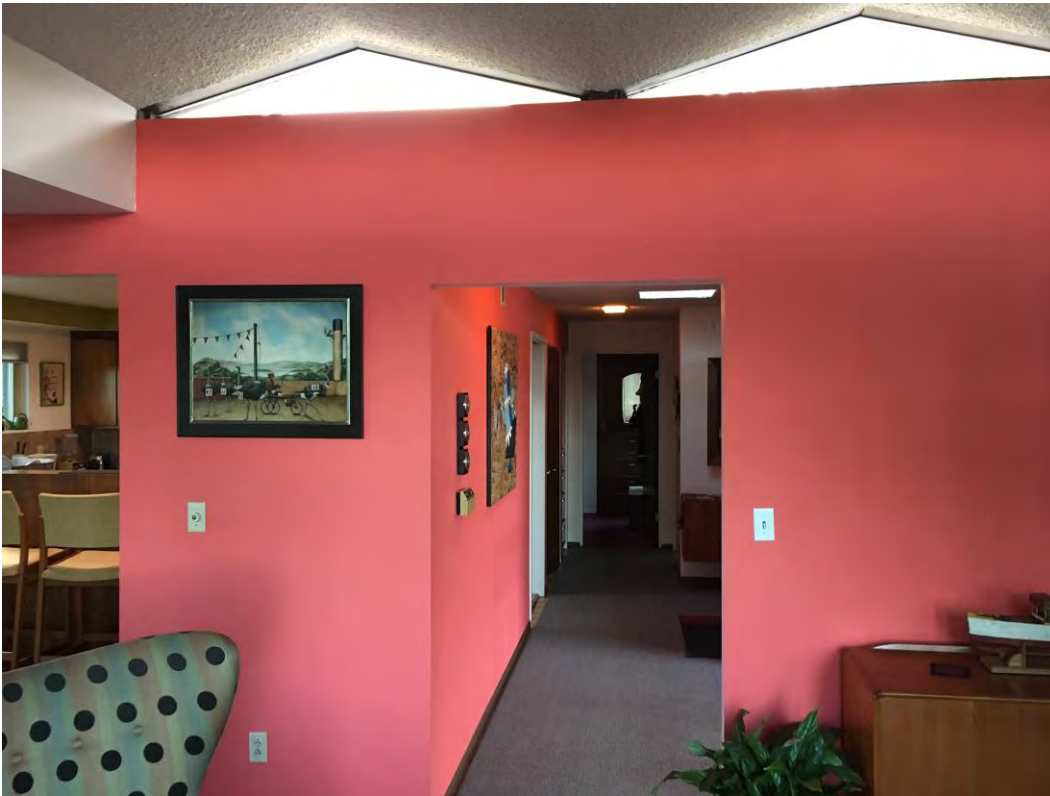
8 of 23 – Living room, view to north.



9 of 23 – Detail of living room fireplace.

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10 of 23 - First floor living room with view towards entry and bedroom area.



11 of 23 - Detail of main entry doors.



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12 of 23 - Main floor entry door (from exterior) showing stained glass window which allows light to stairwell.



13 of 23 - View of dining room looking south from living room.

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14 of 23 – View of open Kitchen from dining room (looking west).



15 of 23 – Detail of kitchen cabinets and range area.

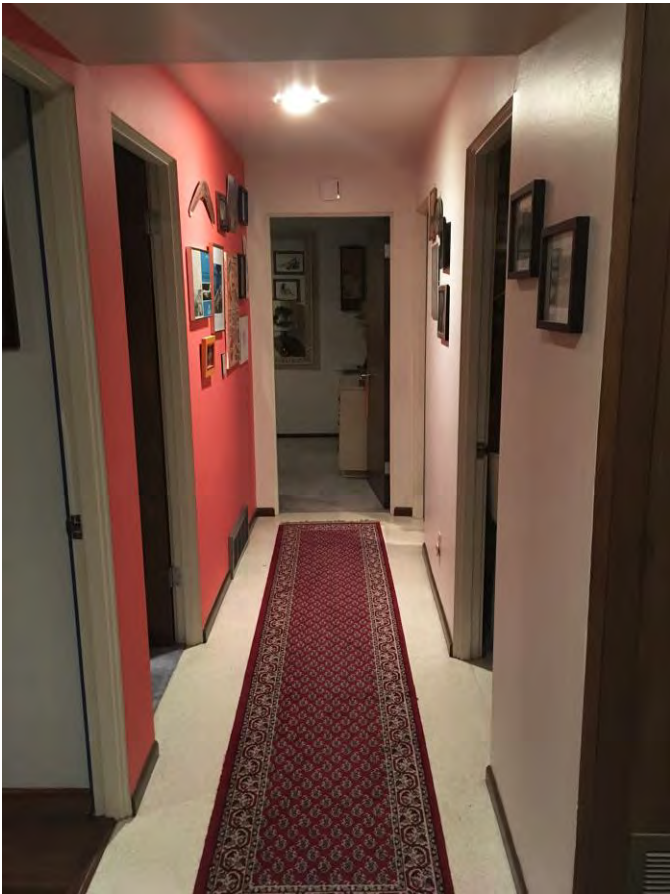


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16 of 23 – First floor hallway.



17 of 23 – Master bedroom.

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18 of 23 – Master bedroom closet area.



19 of 23 – Stair detail.



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20 of 23 – First floor bathroom.



21 of 23 - Basement bathroom.



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22 of 23 – Rec room.



23 of 23 - Rec room bar area.

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

---

name Jeffrey Cook & Erik Brikeland  
street & number 8310 Beacon Ave S. telephone (206) 324-1769  
city or town Seattle state WA zip code 98118

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Eng, Jim and Betty, House

Multiple Name:

State & County: WASHINGTON, King

Date Received: 8/15/2019      Date of Pending List: 9/13/2019      Date of 16th Day: 9/30/2019      Date of 45th Day: 9/30/2019      Date of Weekly List:

Reference number: SG100004460

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept       Return       Reject      9/30/2019 Date

Abstract/Summary Comments: The Jim and Betty Eng House is locally significant under National Register Criteria A and C in the areas of Ethnic Heritage-Asian (Chinese) and Architecture. Built in 1966 in the predominantly Asian community of Beacon Hill, the three-story, post and beam house represents an eclectic local example of mid-century Modernist design--the singular vision of architect Jimmie S. Eng. Cantonese immigrant Sut-Jung Eng, using the GI Bill to study architecture after the war, designed the home for his family utilizing a host of contemporary materials (plywood) and engineering forms (folder plate roof) to create a unique house form. Eng's life, work and accomplishments are a significant reflection of the constraints and opportunities that marked Chinese ethnic settlement in Seattle during the early to mid-twentieth centuries.

Recommendation/ Criteria      Accept NR Criterion A and C

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date 9/30/2019

DOCUMENTATION:      see attached comments : No      see attached SLR : **Yes**



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

August 14, 2019

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1849 "C" Street NW, MS 7228  
Washington, D.C. 20240



RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed two new NR nominations for:

- **Jimmie & Betty Eng House – King County, WA**  
(an all-electronic nomination)
- **Knights of Columbus Hall – King County, WA**  
(an all-electronic nomination)

Also enclosed is an updated nomination for a previously listed historic district.

- **Downtown Ellensburg Historic District – Kittitas County, WA**  
(an all-electronic nomination)

Originally listed in 1977, this nomination will serve as wholesale replacement and expands the period of significance, the boundaries and number of resources.

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**

State Architectural Historian, DAHP  
360-586-3076

E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

