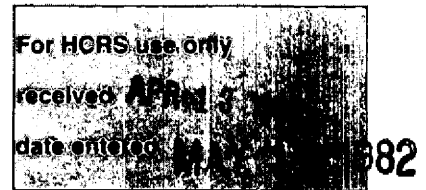


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic Harvard - Belmont District

and/or common Harvard - Belmont District

**2. Location** Bellevue Pl., Broadway, Baylston and  
Howard Aves.

street & number \_\_\_\_\_ not for publication \_\_\_\_\_

city, town Seattle \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district \_\_\_\_\_

state Washington code 53 county King code 033

**3. Classification**

| Category                                     | Ownership  | Status  | Present Use  |
|--|--|---|--|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public                      | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture <input type="checkbox"/> museum                       |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private                     | <input type="checkbox"/> unoccupied                   | <input checked="" type="checkbox"/> commercial <input type="checkbox"/> park               |
| <input type="checkbox"/> structure           | <input checked="" type="checkbox"/> both             | <input type="checkbox"/> work in progress             | <input checked="" type="checkbox"/> educational <input type="checkbox"/> private residence |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                            | <b>Accessible</b>                                     | <input type="checkbox"/> entertainment <input type="checkbox"/> religious                  |
| <input type="checkbox"/> object              | <input type="checkbox"/> in process                  | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> government <input type="checkbox"/> scientific                    |
|  | <input checked="" type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial <input type="checkbox"/> transportation                |
|  | <i>N/A</i>   | <input type="checkbox"/> no                           | <input type="checkbox"/> military <input type="checkbox"/> other:                          |

**4. Owner of Property**

name Multiple private ownerships; City of Seattle (public rights-of-way and open spaces)

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. King County Administration Building

street & number Fourth Avenue at James Street

city, town Seattle, state Washington 98104

**6. Representation in Existing Surveys**

1. Seattle Inventory of Historic Resources, 1979  
title 2. Office of Urban Conservation has this property been determined eligible?  yes  no  
Survey for Proposed Landmark District  
date 1979-1980 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Office of Urban Conservation, 400 Yesler Building

city, town Seattle state Washington 98104

## 7. Description

|  |                                       |   |   |
|--|---------------------------------------|---|---|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved    date _____      |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |

### Describe the present and original (if known) physical appearance

#### GENERAL STATEMENT

The Harvard-Belmont Historic District encompasses a prime residential area on the west slope of Capitol Hill, one of Seattle's "streetcar suburbs" which blossomed during the first decade of the Twentieth Century when the City's population rose dramatically from 80,761 in 1900 to 237,194 in 1910. While the relatively flat crown of the hill was platted for subdivision housing by an enterprising developer, James A. Moore, the west slope, which had been platted in the 1880's and 1890's, evolved into a prestigious neighborhood of large and gracious homes. Leading bankers, businessmen, and entrepreneurs purchased properties often consisting of four or six or more of the 50' x 100' lots and engaged the best local architects or sometimes fashionable eastern firms to design their handsome residences. These were built mostly along Harvard Avenue and also Belmont Place, especially near its juncture with Prospect Street.

A variety of architectural styles is represented in the district: Victorian, graceful neo-classical, neo-Georgian, colonial revival, and a large number of Tudor houses that indicate the influence of the work of Richard Norman Shaw on the wealthy clients' concept of what a "grand manor" should be. More modest shingled and clapboard sided houses from this early period remain within the boundaries of the district, as well as a few pre-1900 wood-frame dwellings. One of the grand houses was built as late as 1922, but the decade of the 1920's saw the beginning of apartment construction on the western and southern edges of the district, a development which continued into the 1930's. These multiple-unit structures did not necessarily disrupt the character of the area, however, since their relatively modest scale and picturesque silhouettes (especially the Anhalt apartments on Belmont Avenue) tended to blend with the established streetscape. Institutional buildings of varied design, also built during the 1920's, mark the southeastern extremity of the district.

In more recent years there has been some infilling on formerly empty lots with modern residences, but the discreet character of their street facades or screening by judicious planting have prevented them from having any marked impact on the essentially pre-World War I ambience of the neighborhood. There are several lots which remain undeveloped, and groups of these take on the aspect of small parks, with greenswards, large trees, and other mature plantings. Indeed, the landscaping of the district is a highly significant factor in establishing its special character, as the well-established gardens and the streetscape elements of brick and stone enclosure walls, iron fences and gates, streets, and western vistas to create an almost pastoral suburban environment only a short distance from the center of the city.

#### THE SITE AND PHYSICAL FEATURES

The Harvard-Belmont Historic District is situated on the west slope of Capitol Hill, above the city's major freeway (Interstate 5) and close to a shopping arterial, yet removed from both and retaining a gracious residential quality in an urban setting. The irregular boundaries of the district encompass all or portions of 14 blocks in four additions to the Plat of Seattle. The boundaries of the historic district correspond to those established for the Harvard-Belmont Landmark District by the Landmark Preservation Board of the City of Seattle.

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The topography of the area is typical of those where the first outlying neighborhoods of quality residences were established in Seattle during a decade of rapid growth just after the turn of the century. From the relatively flat eastern boundaries of Broadway and Harvard Avenues the land slopes gradually and then more precipitously to the west, providing many of the properties with dramatic sites affording views of Lake Union and Queen Anne Hill. The northern boundary is marked by a deep wooded ravine separating the Samuel Hill House and the Wilkin House from the properties around St. Mark's Cathedral. The northwestern boundary generally follows the edge of a bluff which drops sharply to the wide flats bordering Lake Union, where the interstate freeway and maritime establishments occupy the expanded and modified shoreline. The southwestern boundary abuts Belmont Avenue, a steep diagonal street lined with apartment buildings which serves to channel traffic from a bridge over the freeway to Roy Street and the crest of Capitol Hill. The short southern boundary at Roy Street changes to apartment/institutional/commercial use and marks the transition to the denser multiple-unit residential area and the commercial strip of Broadway to the south. Within these boundaries the normally overriding grid system of platting gives way to some diagonal and curving streets that generally conform to the natural contours of the land. These provide unusual vistas and enhance the picturesque quality of the district.

PRIMARY AND SECONDARY BUILDINGS

Of the 82 buildings located within the boundaries of the district, 50 are considered to have primary value for their architectural and/or historical significance. Another 20 are considered to have secondary value, since they may lack architectural or historical significance, but, through compatible scale, design, or materials, they contribute to the district as a whole. In a third category, 12 buildings are considered to be non-significant for the purposes of establishing an historic district, but neither do they detract from the integrity of the area. There are no blatant intrusions within the district boundaries.

In addition to the 82 buildings, there are four numbered open spaces included in the list of properties, bringing the total to 86. Two of the open spaces are groups of contiguous vacant lots, each group held by a single owner and constituting a distinct property. The remaining open spaces are two triangular plots formed by the intersection of diagonal streets and owned by the City of Seattle.

The 50 primary and 20 secondary buildings in the district include a rich variety of residential forms in the prevailing eclectic styles of the early years of this century, as well as a number of modest non-eclectic houses. A substantial number of the primary buildings - one-fifth - are large residences which reflect the influence of the work of the English architect Richard Norman Shaw. The concept of a substantial residence in the style of an English country manor seems to have held a particular fascination for the financiers, industrialists, businessmen and merchants who settled in the district during the first decade of the century. Of the ten Shavian houses there, eight were built in the short period from 1907 to 1910. Most have a brick lower story and a half-timbered upper story, with steeply pitched multiple gable roofs, heavy solid bargeboards,

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and multi-paned casement windows. Yet each is distinguished by the particular interpretation of the style by individual architects. For example, the C. H. Bacon House (No. 19) by Graham & Myers has an all-stucco exterior with minimal decorative half-timbering in the uppermost gable ends, while the C. J. Smith House (No. 4) by Cutter & Malmgren presents a reserved all-brick main facade to the street highlighted by a two-story rectilinear window grouping. Perhaps the most carefully designed and successfully balanced facade belongs to the O. D. Fisher House (No. 46) with its interplay of rectangular, triangular and arched forms, the shape of the bold stone hood over the entry opening repeated in the brick arch over a three-part window, and the masterful integration of the window openings into the bold patterning of the half-timbered upper stories. In 1913 the architects of the O. D. Fisher House, Beezer Brothers, designed the adjacent O. W. Fisher House (No. 48) in another interpretation of the same mode. This was the last Shavian residence until the B. A. Garber House of 1922 (No. 31) by Shack, Young & Myers. Garber was a small town Oklahoma storekeeper who struck it rich in the oil fields and moved to Seattle. The image of the Shavian manor as the rich man's castle persisted in this last grandiose example of the style to be built in the district.

Other distinguished houses in the district display the order and symmetry of a more classical tradition. The restrained formality of the R. D. Merrill House (No. 29), both in its pedimented, classically detailed street facade and in its carefully planned formal garden with Doric-columned pergola, is unusual and contrasts with the more generally picturesque character of the district. The new-Georgian graciousness of the Brownell-Bloedel House (No. 5) is given a peculiarly northwest treatment by its cladding of dark-stained shingles. Originally, the Chapin-Eddy House (No. 45) was stylistically much in the vein of the Brownell-Bloedel House, but was extensively altered in 1920 by large additions and resurfacing and appears now as an imposing and massive block relieved by fine mouldings and decorative spandrels featuring swags in low relief. The Samuel Hill House (No. 1) displays little subtlety in its classical allusions and no delicacy of detail, but attains stature by its strong cubic statement of form and its highly unusual reinforced concrete construction.

Other early houses in the essentially residential portion of the large northern section of the district range from the Victorian exuberance of the angled bays and spindle work of the Bower-Semple House of 1890 (No. 55) to the northwest treatment of a Prairie School design in the J. T. McVay House of 1910 (No. 49). In the mid-1920's, the stuccoed and tile-roofed Spanish style Hacienda Apartments (No.s 66-67) were built at the westernmost point of the bluff, followed by the picturesque Tudor Apartment houses of Fred Anhalt (No.s 77-79) along the upper end of Belmont Avenue. The Roy Street group of institutional buildings was also completed in the 1920's. Each has its own distinctive character -- the light colored imposing mass of the modified Spanish style Cornish School, the proud replication of Mt. Vernon presented by the D.A.R. building, and the simple three-story brick block of the Woman's Century Club -- and they stand in marked contrast to each other at the intersection of Roy Street and Harvard Avenue. The adjacent Loveless Building of 1931 (No. 85), with its gabled brick facade, small paned shop windows and charming interior courtyard, brought an intimate scale and picturesque quality to this more commercially oriented southeastern corner of the district.

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In each decade since the 1930's (except the 1970's) a few buildings have been added within the district's boundaries -- houses here and there on vacant lots in the residential section, and apartment blocks along the southwestern edge. Yet none of them detracts from the historic character of the neighborhood, and several contribute, through compatible landscaping, to the consistent overall quality of the district.

# 8. Significance

| Period                                    | Areas of Significance—Check and justify below    |   |  |   |
|---|--|---|--|---|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input checked="" type="checkbox"/> landscape architecture | <input type="checkbox"/> religion           |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                               | <input type="checkbox"/> science            |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature                        | <input type="checkbox"/> sculpture          |
| <input type="checkbox"/> 1600-1699        | <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education   | <input type="checkbox"/> military                          | <input checked="" type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                             | <input type="checkbox"/> humanitarian       |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy                        | <input type="checkbox"/> theater            |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government               | <input type="checkbox"/> transportation     |
|   |  | <input type="checkbox"/> invention              |  | <input type="checkbox"/> other (specify)    |

**Specific dates** circa 1900-1930 **Builder/Architect** Multiple

**Statement of Significance (in one paragraph)**

GENERAL STATEMENT

The Harvard-Belmont Historic District is significant to the City of Seattle as a well-preserved, essentially residential neighborhood which retains its individual identity as an area of fine homes built by the city's leading financiers, industrialists, merchants, and businessmen in the early years of the Twentieth Century. The largest number of its residences were constructed between 1905 and 1910, and more than half of the total buildings within district boundaries date from the first decade of the century. The lively eclecticism and high quality of these houses gives the district an architectural integrity and visual continuity, while the commercially venturesome and socially prominent families who settled there impart a sense of the historical context during Seattle's most dynamic period of growth.

A second surge of building activity in the 1920's brought distinctive apartment groups and important institutional buildings to the southern edge of the district, which nonetheless retained its essentially residential character. The area today remains a prestigious neighborhood of well-maintained homes, carefully tended gardens, tree-shaded streets, open vistas, and picturesque natural features.

EARLY DEVELOPMENT

Venerable names in Seattle's history are associated with the early development of the area. The land was owned partly by David Denny, of one of the City's founding families, partly by Sarah Yesler, wife of Henry who built the first sawmill, and by John Leary, an early day mayor. The four additions which are included within district boundaries were platted between 1882 and 1892. The land had, of course, all been logged by then, and it was a barren wasteland which met the eyes of any prospective purchaser of a lot, though the site -- on a high bluff overlooking Lake Union -- appealed to some. Several wood-frame one and one-and-one-half story houses were built during these early years prior to 1900, and a few of them remain.

Most men of wealth, however, had been building their mansions on First Hill, the first residential development on the fringe of the commercial center. But now some were looking further afield. The Ferry-Leary Land Company owned extensive acreage on Capitol Hill (just north of the district), and both families planned to build houses "in the country." H. C. Henry, a railroad builder and a powerful force in Seattle's financial community, already had a house in Phinney's Addition. When it burned, he had a new and sumptuous manor built in "modified Elizabethan style," and the Daily Bulletin of February 8, 1901, reported that "no money will be spared in making this residence as handsome as any on the west coast." Henry's presence on the hill was undoubtedly instrumental in attracting others of like means and ability to the area, and his choice of architectural expression may also have influenced the large number of eclectic Shavian houses which were constructed there in the next decade.

## 9. Major Bibliographical References

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## 10. Geographical Data

Acreege of nominated property 34 acres

Quadrangle name Seattle North, Wash.

Quadrangle scale 1:24000

UMT References

A 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 5 | 0 | 6 | 1        | 0 | 5 | 2 | 7 | 5 | 0 | 1 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

B 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 5 | 0 | 9 | 0        | 0 | 5 | 2 | 7 | 5 | 3 | 0 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

C 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 5 | 1 | 1 | 4        | 0 | 5 | 2 | 7 | 5 | 3 | 0 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

D 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 0 | 5       | 5 | 1 | 1 | 4        | 0 | 5 | 2 | 7 | 4 | 6 | 2 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

E 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

F 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

G 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

H 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

Verbal boundary description and justification

(See attached boundary discription and justification)

List all states and counties for properties overlapping state or county boundaries

| state | n/a | code | county | code |
|-------|-----|------|--------|------|
|-------|-----|------|--------|------|

| state | n/a | code | county | code |
|-------|-----|------|--------|------|
|-------|-----|------|--------|------|

## 11. Form Prepared By

name/title Staff

organization Office of Urban Conservation date April, 1980

street & number 400 Yesler Building telephone (206) 625-4501

city or town Seattle state Washington 98104

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title John E. Thom date 3/31/82

For HCRS use only  
I hereby certify that this property is included in the National Register Entered in the National Register date 5/13/82

Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Most of the men who purchased property near Henry on the west slope of the hill were established businessmen, successful entrepreneurs, leaders in the rapidly developing commerce and industry of the city. Though a few were in their thirties, most had reached a position of prominence by the gradual acquisition of power and wealth and were in their middle years -- forties and fifties -- when they had their fine residence built. And though a few had been born poor farmboys and were thus self-made men, most had college degrees, belonged to the fashionable clubs, were presidents of their companies or banks and sat on the board of others. A large number had come west around 1890, soon after Washington became a state, had developed the opportunities which awaited them, and were well established when Seattle entered its great period of growth in the first decade of the century.

The greatest number and the most sumptuous of the mansions were built between 1905 and 1910. The architects of these houses ranged from the fashionable easterner, Charles A. Platt, to the locally respected Carl F. Gould. Like their clients, many had been educated in the east and some, like Gould and E. F. Champney, had graduated from the Ecole des Beaux Arts in Paris. James E. Blackwell, primarily an engineer, built his own house on Harvard Avenue, though the residences designed by his firm, Blackwell & Baker, have more grace and character. Splendid examples of the English country house -- somehow appropriate now that mature landscaping has replaced the original barren plots -- were designed by the firms of Cutter & Malmgren, Somervell & Cote, and the Beezer Brothers. Less grand but no less fine are smaller residences by a newly arrived California architect, Francis H. Perkins, and a young protege of Frank Lloyd Wright, Andrew Willatzen.

During this same period, the crown of Capitol Hill, a few blocks to the east, was being rapidly developed by James A. Moore. He platted and improved large tracks of land and hundreds of houses were built in his "streetcar suburb." The Harvard-Belmont area had its streetcar line, too, which ran up Broadway and jogged east one block at Prospect Street. But most of the wealthy residents had their own means of transportation. Mrs. C. J. Smith is reported to have had one of the earliest electric cars. H. C. Henry was one of the first members of the infant Automobile Club of Washington and had a five-car garage with chauffeur's quarters upstairs erected on his property, though he still kept a horse for many years and rode it over the trails on Capitol Hill. Most of the other large houses had separate garages to accommodate both automobiles and drivers. Some of these were built behind the house, on the lower side of the slope and facing another street. The R. D. Merrill garage (1909) supports a classical pergola which forms the central backdrop of the formal garden terraced above. O. W. Fisher built a one-car garage with his house in 1913, but his son added a three-bay garrage and chauffeur's quarters below the Fisher properties in 1924.

### THE 1920's

Provisions for sheltering automobiles was accepted practice by the 1920's when several apartment complexes were developed on the western and southern edges of the district. In 1925 the Hacienda Apartments provided eight two-car concrete garages for its 18 units. Fred Anhalt, who built three apartment houses in the district, was the first in the city to construct underground parking facilities. His buildings were especially



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noteworthy for their innovative plans, individual appointments and high level of craftsmanship. Rejecting long, dark interior corridors, Anhalt provided several entrance towers with circular staircases leading to one or a small group of apartments. This scheme was especially well adapted to his stylistically English and Norman derived forms. The use of variable hued bricks, shake roofs, slate fireplaces, plank flooring, and hand-hewn beams added charm and distinction to his popular apartment complexes, and allowed them to blend well with the dominant picturesque character of the single-family residential area to the north.

While the Anhalt and other apartment buildings were somewhat larger in scale than the surrounding houses, they were still residential in character. In 1921, Nellie Cornish introduced something new to the area. Seven years earlier she had opened the Cornish School of Music, giving piano lessons in a small rented room on Capitol Hill. Enrollment grew as her concept of teaching all the arts in an integrated fashion became accepted. With the help of prominent members of Seattle's society, she raised enough funds to construct a school building at Roy Street and Harvard Avenue to house the 1,000 pupils who learned music, art, drama, painting and much more from the gifted teaching she brought to the city. However, the neighbors were not pleased and deemed the school "a public nuisance" because of the noise. But the school remained and became an accepted and much appreciated leader in the cultural life of the city.

There was protest, too, when the Woman's Century Club built its three-story brick building across Roy Street in 1925, but that also passed. This southern arm of the historic district is quite different in use, economics, and scale, but is still an integral part of the vital heritage of the area. In contemplating this border group of buildings -- the mellowed Anhalt and Loveless apartment buildings, the severely colonial D.A.R. building, and the Woman's Century Club -- Roger Sale wrote in 1976:

It is one of the finest sequences of buildings on a street in Seattle, and, as one walks past the others and comes on The Cornish School, one sees that for all the changes that have taken place since 1920, the essence of the neighborhood is still there, the site for the school is still right, Miss Cornish correct in thinking her school would not destroy the residential quality.

And so the district remains today -- a testimony to the men and women who built the houses, created the businesses and industries of the region, and shaped the destiny of the city.

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(Verbal Boundary Description and justification)

BOUNDARY JUSTIFICATION

The boundaries of the proposed historic district are the result of a three-year study by the Seattle Office of Urban Conservation, in conjunction with the Harvard-Belmont community, of the residential area between Highland Avenue on the north, Broadway on the east, Roy Street on the south, and the western bluffs of Capitol Hill on the west. The chosen boundaries coincide exactly with those established for the Harvard-Belmont Landmark District by the Landmark Preservation Board of the City of Seattle.

The proposed northwest and northern boundaries reflect the topography of the western bluff of Capitol Hill. The proposed eastern boundary takes in those portions of streets and blocks containing the greatest concentration of Category I buildings, and excludes groups of lesser historical and architectural interest along Broadway and east of Broadway. A large area between the main body of the district and the Roy Street extension has been left out, because its inclusion would dilute the quality of the district, reducing Category I properties from 70 percent to 29.5 percent, and increasing Category III properties from 10 to 51 percent. The Belmont Avenue and Roy Street extension to the main body of the district contains a significant number of Category I apartment and institutional buildings, as well as providing a quality streetscape that serves as a natural route of entry into the district from the Broadway shopping area. The proposed southern and southeastern boundaries mark the transition to the denser multiple-unit residential and commercial areas of Capitol Hill.

#10 - Verbal Boundary Description

Harvard-Belmont Historic District  
King County, Washington

R/W 8040

Beginning at the northeast corner of Lot 10, Block 33, Supplemental Plat of A. Pontius Addition, as recorded in Volume 8, of King County Plats, Page 39; which is the point of beginning; thence south along the east line of said Lot 10 and Lot 9 to the southeast corner of Lot 9, said Block 33; thence west along the south line of Lot 9 to the east margin of Harvard Avenue East; thence north along said east margin to the south margin of East Roy Street; thence west along the south margin and margin extended of East Roy Street to the intersection of the southwest margin of Belmont Avenue East extended; thence northwesterly along said southwest margin and margin extended of Belmont Avenue East to the northwest margin of Bellevue Place East extended; thence northeast along the northwest margin and margin extended of Bellevue Place East to the west margin of Summit Avenue East; thence north along the west margin of Summit Avenue East to the most easterly corner of Lot 3, Block 17, East Park Addition, as recorded in Volume 8, of King County Plats, page 83; thence Northwest along the northeasterly line of said Lot 3, a distance of 55.93 feet; thence southwest parallel with the southeast line of said Lot 3 a distance of 80.83 feet; thence northwesterly at right angles a distance of 49.66 feet; thence southwesterly at right angles a distance of 10.14 feet; thence northwesterly at right angles to the southeast line of Lot 5, of said Block 17;

thence southwest along the southeast line of said Lot 5 to the northeast margin of Belmont Avenue East; thence northwest along said northeast margin of Belmont Avenue East to the intersection of the southeasterly margin of Lakeview Boulevard East; thence northeast along the southeast margin of Lakeview Boulevard East to the most westerly corner of Lot 9, of said Block 17; thence southeast along the southwest line of said Lot 9; to the southernmost corner of said Lot 9; thence northeasterly along the southeasterly line of Lots 9, 10, 11, and 12, to the easterly corner of said Lot 12; thence northwesterly along the northeast line of said Lot 12 to the southeasterly margin of East Prospect Street; thence northeast to the intersection of the north margin of East Prospect Street and the northwest margin of Summit Avenue East; thence northeasterly and southeasterly along said margin of Summit Avenue East to the west margin of Boylston Avenue East; thence east to the east margin of Boylston Avenue East; thence north along said east margin to the northwest corner of Lot 12, as platted, Block J, Phinney's Addition as recorded in Volume 1, of King County Plats, Page 175; thence east along the north line and line extended of said Lot 12 to the northeast corner of Lot 13, as platted, Block I, said Phinney's Addition; thence south along the east lot line and line extended to the northeast corner of Block B, said addition;

thence west along the south margin of East Highland Drive to the east margin of Harvard Avenue East; thence south along said east margin to the northwest corner of Lot 8, Block B, of said Phinney's Addition; thence east along the north line of said Lot 8 to the northeast corner of said Lot 8; thence south along the east line of Lots 8, 9, and 10, to the southeast corner of said Lot 10; thence east along the south line of Lot 15, said Block B, a distance of 35 feet; thence at right angles south 35 feet; thence east, parallel to said south line of Lot 15, to the west margin of Broadway East; thence south along said west margin to the north margin of East Prospect Street; thence east along said north margin and margin extended to the southeast corner of Lot 12, Block C, said Phinney's Addition; thence south to the northeast corner of Lot 12, Block 5, Sarah B. Yesler's 1st Addition as recorded in Volume 2, of King County Plats, Page 31; thence south along the east lines of Lot 12, 11 and 10, said Block 5 to the southeast corner of said Lot 10; thence west along the south line of said Lot 10 to the east line of Broadway East; thence continuing west to the southeast corner of Lot 15, Block 4, of said Yesler's Addition; thence continue west along the south line of said Lot 15 to the southwest corner thereof; thence south along the east lines of Lot 1 through 9 inclusive of Block 4 to the north margin of

of said Lot 2; thence east along said south line and south line extended to the east margin of Belmont Place East; thence south along said east margin to a point 20 feet north of the southwest corner of Lot 5, Block 1, said East Park Addition; thence east parallel to the south line of said Lot 5 to the east margin of Boylston Avenue East and the northwest corner of Lot 7, Block 2, of before-mentioned Yesler's 1st Addition;

thence south along the west margin of said Block 2 to the southwest corner of Lot 3, said Block 2; thence easterly along the south lines of Lots 3 and 22, said Block 2, to the west margin of Harvard Avenue East; thence continuing easterly to the southwest corner of Lot 3, Block 3, said Yesler's 1st Addition; thence easterly along the south line said Lot 3, to the southwest corner Lot 22, said Block 3; thence north along the west line of said Lot 22 to the northwest corner of Lot 22; thence easterly along the north line Lot 22 to the west margin of Broadway East; thence south along said margin to the north margin of East Roy Street as established by Ordinance 10065; thence south to the point of beginning.

1. 814 E. Highland Drive (1908-1909)

Samuel Hill House

Architect: Hornblower & Marshall

Lots 11, 12, 13, 14; Block I; Phinney's Addition; and portion of vacated Harvard Avenue E.

Current Owner: Mrs. Theodore Plestcheeff  
814 E. Highland Drive  
Seattle, Washington 98102

Status: Primary Structure  
Listed on National Register of Historic Places

A large residence, square in plan (50' x 50'), originally consisting of a two-level basement, two living floors, and a roof garden. Noteworthy for its reinforced concrete construction. Cement veneer scribed to simulate fine masonry jointing. Restrained use of classical details, such as unfluted corner pilasters and undecorated entablature, do much to relieve the blocky form and plain surfaces. Regular fenestration on all elevations, except for the central bay of south facade facing E. Highland Drive which is modestly highlighted by a bay window on both stories, separated by a plain spandrel and recessed within a typical enframing. Poured-in-place balustrade of austere design encircles the main block and an entrance porch at the southwest corner. Built-up roof is supported by 24" plate girders and is composed of several layers of various materials under a loam and sod surface. Comprehensive internal remodeling of 1937 made separate living quarters of upper and lower stories and added a penthouse on the roof.

Samuel Hill was 44 years old and already well established in his father-in-law James J. Hill's railroad empire when he came to Seattle in 1901. The completion of J. J. Hill's Great Northern Railroad line from Lake Superior to Puget Sound in 1893 brought prospects of increased commercial opportunities and Sam Hill, already president of Seattle Gas & Electric Company, shifted his interests from Minneapolis to the northern Pacific Coast. By means of shrewd real estate investments and assorted profitable enterprises, he secured his personal fortune and then proceeded to work for the establishment of a viable system of market roads and highways for motor traffic. He pursued these efforts for the rest of his life, and is best remembered for his association with the "good roads" movement. Hill also made innumerable trips abroad, beginning in his Great Northern Railroad days and continuing through the First World War, when he traveled for war relief programs. He became acquainted with nobility as readily as he mixed in business and engineering circles. Among his most celebrated friendships were those with Crown Prince Albert, later King of Belgium, and Queen Marie of Romania. By his own account, it was for the sake of



entertaining the Belgian heir apparent that Hill constructed his home in Seattle. Designs in the neo-Classical style were provided by the noted Washington, D.C. firm of Hornblower & Marshall. It was undoubtedly Hill himself who insisted on the use of reinforced concrete, unusual for residential construction and unique for this purpose in the Northwest at that time.

The extensive remodeling of the interior and the addition of a penthouse to the roof in the 1930's were carried out under the direction of a respected local architect, J. Lister Holmes.

2. 1201 Harvard Avenue E. (1902)

Wilkin House

Lots 13, 14, 15; Block J; Phinney's Addition; and portions of vacated E. Highland Drive and vacated Harvard Avenue E.

Current owner: Herbert B. Hall  
1201 Harvard Avenue E.  
Seattle WA 98102

Status: Primary Structure

A two-story, wood-frame house of six rooms, with separate one-car garage of later vintage. Irregular rectangular plan measuring approximately 25' x 36'. Irregular hipped roof now covered with composition shingles. Short two-story wing at northeast corner has gabled roof and boxed cornice with returns. Boxed eaves with brackets and decorative frieze on both main block and porch. Exterior is sheathed in 4" lapped cedar siding between cornerboards. Windows mostly of double-hung single-light sash; some leaded and beveled glass remains. Large oval window with decorative frame adorns upper story of south facade. Original wrap-around veranda on south, east, and north elevations was partially enclosed in 1930's, leaving entry porch on south. Large view deck added on west side in 1960's.

John M. Wilkin and Samuel W. Wilkin were the original owners of the house. They were listed as carpenters in the 1901 City Directory and may have built the house themselves. During the first decade of the century they worked for lumber companies and building contractors, and Samuel became a partner in one of the latter firms. They also briefly established a real estate office, Wilkin & Wilkin. After 1911 only Samuel, now an independent building contractor, resided in the house with his wife.

3. 1157 Harvard Avenue E. (1938)

Architect: William J. Bain

N 30' of Lots 1 & 24; Block A; Phinney's Addition; and portion of vacated E. Highland Drive adjoining

Current Owner: Walter F. Clark  
1157 Harvard Avenue E.  
Seattle, Wa 98102

Status: Secondary structure

A one and one-half story, wood frame house of eleven rooms. Slightly irregular L-shaped plan measuring approximately 52' x 48', including a garage in the lower story of the east wing. Concrete foundation enclosing partial basement. Exterior is faced partially with stone and partially with 10" split cedar siding. Gable roof covers main body of house, with the gable roof of east wing abutting it at a lower level. East facade has small recessed porch, window bay under eaves, gabled dormer, and large rectangular window with diamond patterned glass above garage door. House is nicely sited below low stone retaining wall, with front yard informally landscaped with trees and large shrubs. Rear of house has an unobstructed view to the west.

Built during the Depression, the house nonetheless exhibits qualities which made William J. Bain a respected architect during his many years of practice in Seattle. Careful siting, use of Northwest materials, and attention to detail enable this unpretentious residence to stand above most period houses of the same era. Bain began his practice in Seattle in the 1920's and was one of the founders of the eminently successful firm of Naramore, Bain, Brady & Johanson, now one of the largest in the city.

4. 1147 Harvard Avenue E. (1907)

Charles J. Smith House

Architect: Cutter & Malmgren (Carl Nuese)

Lots 1 & 24 (less N 30' thereof); all of Lots 2, 3, 22 & 23; and N 30' of Lots 4 & 21; Block A; Phinney's Addition

Current owner: Episcopal Diocese of Olympia: 1551 10th Avenue, E.  
Seattle, WA 98102

Status; Primary structure

A large, two and one-half story mansion of 17 rooms with attached three-car garage. Concrete foundation; brick veneer exterior with cut stone door and window surrounds, lintels, label mouldings, quoins, and copings. Gable roof with gabled wall dormers. A short intersecting wing forms a large gable-end facade toward the street, enframing a two-story window composition of multi-paned leaded sash between stone mullions with decorative spandrels. One centrally placed multiple-flue brick chimney; another on south elevation. Brick and stone wall with hedges at property line on Harvard Avenue. Extensive mature landscaping.

Both of Charles J. Smith's grandfathers were English, and perhaps this accounts in part for his inclination to build a residence in the Shavian style of a large English manor house when he had attained a position of wealth and eminence. Smith was 53 years old when he commissioned the house on Harvard Avenue and he had accomplished a great deal since his birth in Kentucky in 1854. Growing up in Kansas City, he graduated from a small college in Illinois, and began his business career as a clerk in the mechanical department of a midwestern railroad line. Progressive advancements led to positions of greater responsibility with other railroads, until he eventually became manager of both the Oregon Railroad & Navigation Company and the Oregon Improvement Company in Portland. Moving to Seattle, he quickly established himself as one of the leaders in the business community, becoming president of the Dexter Horton Trust and Savings Bank (a forerunner of Seattle-First National Bank) and an officer of several other diverse companies. He served for about twenty years as vice president and trustee of the Chamber of Commerce and was active in planning for the Alaska-Yukon-Pacific Exposition.

As architects for his manorial residence, Smith chose the Spokane firm of Kirtland K. Cutter and Karl G. Malmgren, noted for their high-style houses built for wealthy clients and designers of the prestigious Rainier Club in Seattle (of which Smith was a member). Carl Nuese was in charge of the Seattle office of the firm during the construction of the Smith house, but little is known of him and he died a few years later.

In 1936, the house was purchased by Richard E. Lang, president of National Grocery Company, a business started by his father, Julius C. Lang, when he came to Washington from California in 1902. Having visited Haddon Hall on a trip to England, Lang decided to transform the library and dining room of the house into accurate reproductions of similar rooms in the great English manor house. In 1953 Lang presented the house to the Episcopal Diocese of Olympia for use as the official residence of the bishop, which it remains to this day.

5. 1137 Harvard Avenue E. (1910)

Francis H. Brownell - Julius H. Bloedel House

Architect: Carl F. Gould

Lots 5, 6, 19, 20 and S 20' of Lots 4 and 21; Block A; Phinney's Addition.

Current owner: Lloyd McCracken  
1137 Harvard Avenue E.  
Seattle, WA 98102

Status: Primary structure

A large, two and one-half story frame residence of 18 rooms with a separate three-car garage. Shingled hipped roof with large dormer on west elevation. Exterior sheathed in royal shingles. Well balanced fenestration of street facade composed of double-hung windows of 6-over-9 lights on first story and 6-over-6 lights on second story. Tall French doors under an elliptical fan light lead to balustraded balcony above handsome porte cochere supported by graceful boxed posts featuring decorative and latticework spacers. The impressive street facade measures 86' with an additional one-story enclosed porch at the north. A simple iron fence above a low brick wall marks the property line along Harvard Avenue. Partial remodeling of the interior in the early 1960's included the addition of a fabricated steel beam.

Francis H. Brownell, a native of Rhode Island, received degrees from Brown University and Columbia Law School and was admitted to the New York bar in 1890. He came to Washington the same year to represent the Guggenheim interests, and in 1891 he opened an office in Everett, specializing in commercial and corporation law. Moving to Seattle in 1910, he continued to practice law, served as an officer of the Everett Timber & Investment Co., and, as a director of the National Bank of Commerce, began his long and close involvement in the development of the city's banking community. When he returned to New York in 1917, where he became chairman of American Smelting and Refining Company, he retained his ties to Seattle's financial community and served as Chairman of Seattle National Bank. Brownell was sensitive to the city's need for independence from eastern capital, and he was a key figure in the crucial merger of several major banking houses in 1929 which formed the Seattle-First National Bank and established enough stability to weather the Depression.

When Brownell moved to Seattle and purchased property on the prestigious west slope of Capital Hill between the houses of Charles J. Smith and Horace C. Henry, it is no surprise that he chose the architect Carl F. Gould to design his new residence. Gould came from an old New York family, and received his degree from Harvard University in 1898, and then spent five years at the Ecole des Beaux-Arts in Paris. Returning to New York, he worked for McKim, Mead and White, and later for George B. Post. In 1908 Gould came to Seattle, where he practiced independently until 1914, when he formed a partnership with Charles H. Bebb (see No. 22). In that same year he established the Department of Architecture at the University of Washington and devised the over-all plan for the campus as well as designing several of its buildings. The firm of Bebb & Gould was noted for its many

important governmental, institutional, commercial and residential buildings, while Carl F. Gould himself was active in the architectural community as well as the business and social life of the city.

When Brownell returned to New York in 1917 his residence was purchased by Julius H. Bloedel, who resided there for the next 40 years and whose name is thus firmly associated with the house. Bloedel was born in Wisconsin of German immigrant parents and came west in 1889 to settle in Bellingham, Washington. He quickly became involved in logging and mining operations, and in 1895 he became president of the Fairhaven National Bank. In 1898 he organized a logging company that grew into the giant Bloedel-Donovan Lumber Mills, which pioneered the logging of the Olympic Peninsula after the first World War. Moving to Seattle in 1911, Bloedel served as president of several lumber enterprises, vice president of National City Bank, and during the war acted as chairman of the government's Fir Production Board. He was also a director of the national Chamber of Commerce and remained active in his business until his 85th birthday in 1949. He resided in the house on Harvard Avenue until his death in 1957.

6. 1125 Harvard Avenue E. (1955)

Stimson Bullitt House

Architect: Bassetti & Morse

Lots 7, 8, 9, 16, 17, 18; Block A; Phinney's Addition

Current Owner: Stimson Bullitt  
1125 Harvard Avenue E.  
Seattle, WA 98102

Status: Tertiary structure

The Bullitt house is located on the site of the old H. C. Henry mansion. It is a one story wood-frame residence composed of two distinct units: a flat-roofed bedroom wing and a dramatic dayroom wing covered by a steeply pitched gable roof of corrugated cement-asbestos with skylights along the ridge. Concrete foundation; partial basement. Exterior walls sheathed with vertical cedar siding. Large exterior chimney wall of stone on north elevation; living room fireplace of Swedish granite. House is screened from street by high laurel hedge and tall evergreens. High fence of vertical cedar boards and abundant shrubs line driveway. Mature street trees along Harvard Avenue also contribute to over-all landscaping.

7. Lots 10, 11, 12, 13, 14, 15; Block A; Phinney's Addition

Current owner: Stimson Bullitt  
1125 Harvard Avenue  
Seattle, Wa 98102

Status: Vacant property; primary significance

A large, undeveloped property, 150' x 200', constituting a private park to the south of the Bullitt house. Enclosed by a 10' hedge on east side, with a modern gate at old curb cut on Harvard Avenue; tall ivy-covered fence on south along Prospect Street. A large central area of lawn is surrounded by mature conifers and deciduous trees. The grounds were once part of the H. C. Henry property, and the Henry stables were once located at the southern edge, off Prospect Street.



8. 1122 Harvard Avenue E. (1898, 1911)

David H. Jarvis House

Architect: see below

Lot 8, Block B, Phinney's Addition

Current Owner: Stimson Bullitt  
1125 Harvard Avenue E.  
Seattle, Wa 98102

Status: Secondary structure

A two and one-half story, wood-frame residence, measuring 32' x 43', with an additional 9' wide one-story porch composed of two enclosed sunrooms on either side of a recessed entry. Three-story octagonal tower at northwest corner. Composition shingles cover hipped roof and pyramidal roof of tower. Exterior walls sheathed in wood shingles. Brick foundation. Windows are mostly double-hung single-light sash (some are being altered in present remodeling).

The origins of the house are obscure. It was apparently built in 1898 on a site about five lots to the north of its present location. In 1905 a permit was requested by Charles A. Peabody and filed by the architectural firm of Bebb & Mendel (see No. 22) to move the house to its present site. It is not known if any alterations were made by Bebb & Mendel at this time. In 1911 the owner, David H. Jarvis, who had lived in the house since about 1907, hired the firm of Blackwell & Baker (see No. 10) to construct a two-story addition and to alter the older portion of the house. Five years later a permit was filed to extend the porch and enclose it with glass. The house is presently being remodeled.

David H. Jarvis lived in the house for only a few short years, from about 1907 until his death in 1911, but since his exploits accorded him a special place in the history of the northern Pacific Coast, his name has always been associated with this Seattle residence. As a young lieutenant he achieved fame in the winter of 1897-98 by leading a relief party 1800 miles across the frozen wastes of Alaska to rescue the crews of six whaling ships caught in the ice at Point Barrow. In 1902 a special Act of Congress made him a Collector of Customs for Alaska, and later President Roosevelt offered him the governorship, which he refused. But he is best known for his role in the commercial development of that northern territory during the years in which he was manager and then an officer of the various companies that comprised the Guggenheim-J.P. Morgan syndicate in that area. In his crucial position he saw to the investment of many millions of dollars, the building of a great railway, the purchase and operation of a fleet of ocean-going vessels, and the development of some of the world's richest copper mines. Though his interests were in Alaska, he spent much of his time in Seattle and the breadth and character of his business affairs made him widely known throughout the Northwest.

9. 1116 Harvard Avenue E. (1901)

Dallas V. Halverstadt House

Architect: Stokes & Atkinson

Lot 9, Block B, Phinney's Addition

Current Owner: Daniel B. Voll  
1116 Harvard Avenue E.  
Seattle, WA 98102

Status: Primary structure

A one and one-half story, wood-frame residence of eight rooms. Slightly irregular rectangular plan approximately 28' x 42', incorporating a large recessed porch with thin columns on west facade. Steeply pitched hipped roof with flared eaves broken by large gabled and hip-roofed dormers. Brick foundation; narrow lapped siding on lower story, shingled dormers. Mostly tall, narrow double-hung windows except for distinctive Palladian window featured on west facade (sidelights now blocked).

Dallas V. Halverstadt was a young lawyer, newly admitted to the bar, when he came to Seattle from his native Ohio in 1901. He opened an office here and later formed a partnership with E. H. Guie. A member of the Rainier Club, Halverstadt was undoubtedly acquainted with other prominent professional and business men who were beginning to build their new residences in the area.

10. 1112 Harvard Avenue E. (1905)

James E. Blackwell House

Architect: James E. Blackwell

Lot 10, Block B, Phinney's Addition

Current owner: Lenore R. Blackwell  
1122 Harvard Avenue E.  
Seattle, Wa 98102

Status: Primary structure

A two and one-half story wood-frame house of nine rooms. Almost square in plan (32' x 34') with a large recessed porch on west facade. Handsome entry includes elliptical fanlight over paneled door with sidelights. Steeply pitched gambrel roofs with shed-roofed dormers in lower slopes. Double-hung windows have diamond patterned muntins in upper sashes. Exterior sheathed with wood shingles.

James E. Blackwell came from an old and distinguished Virginia family. His early professional life was spent in the practice of civil engineering and surveying in the James River area. He then entered the office of the government Supervising Architect in Washington, D.C., and apparently received his training in architecture there. In 1890 he ventured west, settling first in Tacoma and then spending four years supervising the construction of the drydock at Port Orchard. From 1897 he made his home in Seattle, where he designed the family house on Harvard Avenue, but he continued to design drydocks and naval installations at various locations in the Puget Sound area as well as Portland, Oregon. The first docks of the U. S. Navy shipyards at Bremerton were among his many endeavors in this field. During this time he also engaged in the practice of architecture, establishing the firm of Robertson & Blackwell (1901-1904), and later Blackwell & Baker. The latter firm was responsible for the design of two other houses in the Harvard-Belmont Historic District (see Nos. 44 and 45). Blackwell was active in local chapters of both architectural and engineering societies, served as Superintendent of Buildings for the City of Seattle, and was the Resident Engineer for the U. S. Shipping Board. He was a member of several clubs and civic organizations and remained active in these affairs until his death in 1939 at the age of 84.

11. 1108 Harvard Avenue E. (1904)

E. W. Cummings - J. W. Maxwell House

Architect: F. H. Perkins

Lot 11, Block B, Phinney's Addition

Current Owner: J. Peter Staten  
603 Federal Avenue E.  
Seattle, Wa 98102

Status: Primary structure

A two and one-half story, wood frame residence of ten rooms. Slightly irregular plan measuring 34' x 44', with a large (11' x 21') columned porch (now enclosed) projecting from west facade. Hipped roof has low hip-roofed dormers and broad flat eaves with graceful elongated modillions grouped in threes. Three-window bays at first story (south elevation) and second story (west elevation). Finely detailed group of three narrow arched windows marks staircase landing on north elevation. Exterior sheathed in clapboard on lower story, shingles on upper story, with handsome frieze encircling building above first story windows. Two-car garage of later date built into slope at street level forming terrace above.

Edward W. Cummings was a consulting engineer with offices in the old Dexter Horton Bank Building at the time he built this fashionable house on Harvard Avenue. He seems to have specialized in the construction of hydroelectric power plants and city water systems. He did not live in the house long, however, for in 1909 it was purchased by James W. Maxwell, then vice president of Seattle National Bank.

Maxwell's name is closely associated with the development of the banking community in Seattle and Washington State, but his beginnings in this profession were lowly indeed. His first job as a lad of 14 was digging a cellar for a bank president in Lincoln, Nebraska. His family had moved there from Iowa, where he was born in 1864, and his physician father had helped to plat the town of Lincoln. Young Maxwell eventually attained the position of assistant cashier at the bank of his first employer, and when he moved to South Bend, Washington in 1891 he established the banking house of Maxwell, Smith & Company. He served two terms as mayor of South Bend, was elected to the state legislature, and in 1899 was appointed National Bank Examiner for several western states. Moving to Seattle in 1906 he became cashier of the National Bank of Commerce and later joined the Seattle National Bank. In 1911 he founded the National City Bank of Seattle and served as its only president until it merged with the National Bank of Commerce, in 1929, when he became chairman.

Francis H. Perkins was an enterprising young architect when he arrived in Seattle in 1903. During the preceding five years he had worked mostly on designs for commercial buildings in Southern California, but his Seattle practice seems to have been confined to residences. His houses in the "Mission" and "Spanish" styles were popular and he built several, including his own, in the Capitol Hill Addition, which was being developed by James A. Moore a few blocks east of the Harvard-Belmont area.

12. 1102 Harvard Avenue E. (1902)

Lot 12, Block B, Phinney's Addition

Current owner: Norbert O. Fratt

1102 Harvard Avenue E.

Seattle, WA 98102

Status: Secondary structure

A one-and-one-half story, wood-frame house of seven rooms. Irregular plan approximately 26' x 39', plus a one-story addition (12' x 17') at rear and a wrap-around veranda (now enclosed) on west and south elevations. Columned recessed porch. Gable roof with hip-roofed dormer and large polygonal dormer at SW corner. Brick foundation; partial basement. Exterior sheathed with asbestos shingles.

The house has undergone several modifications over the years. It was built in 1902 by M.H. Young, a turn-of-the-century developer of real estate in Seattle (see no. 15). One of the early owners was A.P. Nute, who built the garage in 1910 and enclosed the veranda in 1916. Mrs. Nute was reportedly the granddaughter of Charles Terry, a noted Seattle pioneer. The one-story extension at the rear was added by another owner in 1928.

13. 812 E. Prospect Street (1902)

W ½ of Lot 12 and S 15' of W ½ & N 35' of W 35' of Lot 14; Block B; Phinney's Addition

Current owner: Arthur G. Fritz

812 E. Prospect Street

Seattle, WA 98102

Status: Secondary structure

A one-and-one-half story, wood-frame house of rectangular plan measuring 24' x 39'. Broad full-width porch on south facade sheltered under flared overhang of steeply pitched gable roof. Square porch posts with simple diagonal brackets rest on solid railing. Large hip-roofed dormer with paired double-hung windows centered above porch. Three-window bay of lower story projects into porch space. Concrete foundation; exterior sheathed in asbestos shingles.

14. 816 E. Prospect Street (1904)

F.C. Babcock House

E ½ of Lot 13 and S 15½ of E ½ of Lot 14; Block B; Phinney's Addition

Current owner: Arthur G. Fritz  
812 E. Prospect Street  
Seattle, WA 98102

Status: Primary structure

A one-and-one-half story, wood-frame house situated on a corner property. Long rectangular plan measuring 22' x 44' incorporates columned recessed porch at southeast corner. Steeply pitched gable roof with hip-roofed dormers on north and south elevations. Impressive shingled triangles of lateral gable ends overhang lower story. Curved window reveals of gable ends and dormers relieve the large flat expanse of shingled wall surfaces. Lower story sheathed with lapped siding. Single family dwelling converted to apartments in 1943.

15. 954 Broadway Avenue E. (1908)

M. Harwood Young House

Architect: attributed to James H. Schack

Lots 11 & 12, Block 5, Sarah B. Yesler's 1st Addition

Current owner: Agnes T. Spiese (Resident)

Status: Primary structure

A two-and-one-half story residence of irregular plan with attached garage. Brick lower story includes curved window bay on north elevation and recessed entry porch on west facade. Segmental brick arches over entry and lower story window openings. Stucco on wire lath and applied wood framing give half-timbered effect to upper stories. Irregular hipped and gabled roof with gabled dormers and two brick chimneys. Varied fenestration with some multi-paned casement windows, some single-light sash with multi-paned transoms. Converted to apartments in 1953.

M. Harwood Young came from an old New England family and as a young man fought and was wounded in the Civil War. In 1868 he made an unsuccessful attempt to reach the West via wagon train. Returning to Massachusetts he became associated with the Boston Manufacturing Company and helped organize the Cooperative Bank of Waltham and the town's electric and gas utilities. A trip to Seattle in 1889 convinced him of the great opportunities awaiting entrepreneurs in the northern Pacific coast region. He formed the New England-Northwestern Investment Company and moved permanently to Seattle in 1890. The development of a network of street railways was well under way and he became president of the Union Trunk line as well as a director of the Puget Sound Electric Company, the line which connected Seattle and Tacoma. In addition, he was vice president of the gas company and a director of the National Bank of Commerce. His investment company developed both commercial blocks and residential neighborhoods, and he lived for a time on Beacon Hill, one of his firm's developments. However, at the age of 62 he moved to the west slope of Capitol Hill, building a home "supplied with all the adornments and comforts that wealth could secure."

16. 946 Broadway Avenue E. (1916)

Lot 10, Block 5, Sarah B. Yesler's First Addition

Current owner: S. N. Butler                      9850 62nd S., Seattle, WA 98118  
D. V. Butler

Status: Secondary structure

A two-and-one-half story, wood-frame house of rectangular plan measuring 37' x 34'. Concrete foundation enclosing full basement. Lower story sheathed with lapped siding; upper stories stuccoed with exposed wood framing suggesting half-timbering. Cross gable roof with open eaves and wide, solid bargeboards. Square window bays on either side of central entry on west facade. Entry porch has square boxed posts supporting gable roof with decorative timber bracing. Double-hung windows, some with multi-paned upper sashes. Single family dwelling converted to four apartments in 1958.

17. 947 Broadway Avenue E. (1905)

Lot 15, Block 4, Sarah B. Yesler's First Addition

Current owner: James C. Mounce: 827 11th Street  
Huntington Beach, CA 92648

Status: Secondary structure

A two-story, Classic Box-type residence. Rectangular plan measuring 28' x 40'. Concrete foundation enclosing full basement. Wood-frame construction; exterior sheathed with wood shingles. Hipped roof with central hip-roofed dormer on east facade; exposed rafter ends. Roofed porch on east facade has square boxed posts with decorative brackets. Square window bay on south elevation. Double-hung windows with diamond patterned upper sashes.

18. 957 Broadway Avenue E. (1910)

Garage for Cecil H. Bacon property

(Portion of Lot 14, Block 4, Sarah B. Yesler's First Addition)

Current owner: Dennis Jamerson (506 N. 143rd, Seattle, W. 98133)

Status: Primary structure

A one-and-one-half story building of rectangular plan, measuring 22' x 24'. Originally built as two-car garage and servants' quarters for the adjacent Cecil H. Bacon house, now converted to a residence. Stuccoed exterior, with prominent exposed dark-stained framing members. Steeply pitched gable roof with wide heavy bargeboard at apex of gable end. Original ground floor arched opening now incorporates french windows and entry door under large awning.



19. 815 E. Prospect Street (1910)

Cecil H. Bacon House

Architect: Graham & Myers

Lots 13 & 14, Block 4, Sarah B. Yesler's 1st Addition

Current owner: Dennis Jamerson

Status: Primary structure

A large, two-and-one-half story residence of irregular plan. Concrete foundation enclosing full basement. Stuccoed exterior walls with rather restrained use of wood trim. Some decorative half-timbering in uppermost gable ends, including wide solid bargeboards. Steeply pitched intersecting gable roofs, with three stuccoed chimneys variously located on ridges. Double-hung windows are mostly multi-paned sash over single-light sash. Small second-story balcony over arcaded entry on east elevation; small gable-roofed entry porch on north elevation. Short wrought-iron fence on concrete wall wraps around corner, becoming high retaining wall as Prospect Street descends toward west. Remodeled as duplex in 1970.

Cecil H. Bacon was a relatively young man of 37 when he built his fine residence on the corner of Prospect Street and Broadway Avenue in 1910. Born in Illinois, he had come to Washington in 1890, working first in Bellingham and then settling in Seattle in 1899. He became secretary and treasurer of Galbraith, Bacon & Company, dealers in hay, grain, building materials, cement, lime, plaster, etc. In 1918 he purchased the Westerman Iron Works and, in partnership with its former manager, W. Scott Matheson, began the manufacture of drop forgings. The Bacon & Matheson Forge Company was the only plant of its kind in the five states of the northwest. Their forged products were used in the primary industries of the region: logging, shipping, milling, and airplane construction. The firm also fabricated the steel for many of Seattle's new buildings.

The present architectural/engineering/planning firm of John Graham & Company is nationally known for its office towers, shopping malls, government centers, and urban complexes. But the multi-faceted company had its small beginning in the one-man office which John Graham Sr. opened in Seattle in 1900. Born in Liverpool in 1872, Graham had been apprenticed to an English architect, but decided to pursue his professional career in the Pacific Northwest. During the early years of his practice he concentrated on the design of private residences and formed a brief partnership with another English immigrant, Arthur Bodley (see no. 43). his relationship was terminated in 1904 and the following year David J. Myers joined Graham. Myers had gone to Boston in 1894 to study at the Massachusetts Institute of Technology and the Boston and Pittsburgh, but returned to Seattle to form a partnership with John Graham in 1905. A few years later, each man went his separate way--Graham branching out to commercial and institutional building design, and Myers eventually becoming a partner in the new firm of Schack, Young and Myers (see no. 31).

20. 803 E. Prospect Street (1910)

Clare E. Farnsworth House

Architect: Somervell & Cote

Lot 12 and N 25' of Lot 11, Block 4, Sarah B. Yesler's 1st Addition

Current owner: Katherine Baillargeon  
803 E. Prospect Street  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story mansion of 18 rooms with two-car garage. Slightly irregular rectangular plan measuring approximately 40' x 65', with an additional sun room of 13' x 16'. In form the house appears as two connected but visually distinct wings. The two major gable roofs-- one over the half-timbered east wing, and one over the brick west wing-- abut to form a T. Fenestration is rectangular throughout, groups of transomed windows being framed in sandstone in the brick portion of the house and fitted into the rectilinear pattern of wood framing in the stuccoed portion. The Prospect Street facade, with its two large contrasting gable ends, has a discreet canopied entry; while the garden facade forms the backdrop for a compact, brick-paved city garden featuring a fountain by the locally noted sculptor Dudley Pratt. A massive exterior brick chimney stack rises next to the sun room and acts as focal point on the west elevation. The interior is noteworthy for its extensive oak paneling and the cast plaster ceiling of the drawing room.

Clare E. Farnsworth's family were pioneer settlers of Wisconsin, and he was born there in 1875. However, he came to Seattle while still an adolescent, completed his high school courses here, and attended the University of Washington. By 1910, when he built the large Shavian house on the corner of Prospect Street and Harvard Avenue, he was president of the Union Machinery & Supply Company. Created from the expansion of an established machinery company which he had purchased, the firm handled logging equipment, sawmill, shingle mill and transmission machinery, and general supplies. Farnsworth also dealt in real estate and was president of the Hunter Tract Improvement Company.

Joseph Cote and W. Marbury Somervell were both young architects with the New York firm of Heins & LaFarge, and were sent to Seattle in 1904 to supervise the construction of St. James Cathedral, which that firm had designed. Instead of returning to New York, they remained in Seattle and formed a partnership which lasted from 1905 to 1910. Specializing in institutional and commercial buildings, they designed large Catholic hospitals in Seattle and Bellingham. After 1910 Cote continued this kind of work independently as well as designing many fine residences, usually Georgian or Colonial in theme, for the city's wealthy families. His houses are noted for their exceptionally fine handcrafted detail and the frequent use of cast plaster ceilings.

21. 948 Harvard Avenue E. (1909)

Lewis B. Peeples House

Lot 10 and S 25' of Lot 11; Block 4; Sarah B. Yesler's 1st Addition

Current owner: Graham H. Fernald  
948 Harvard Avenue E.  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story, wood-frame residence of 14 rooms. Irregular plan measuring approximately 48' x 54'. Low pitched gable roof, with wide open eaves supported by exceptionally large solid brackets. Large (10' x 41') roofed porch of street (west) facade has heavy timber supports and brackets, exposed rafter, and railing of decoratively sawn vertical boards. Lower story stuccoed, upper stories of butted planks between beams. Decorative jig-sawn boards above second and third story windows. Multi-paned casement windows, often separated by carved wood mullions. Interior has oak floors, walnut paneling, cast plaster mouldings, and a sandstone and marble fireplace.

This exceptionally well constructed house exhibits many Craftsman features, both in its emphatic use of heavy wood framing and sheathing members and in its carved and sawn decorative elements. The design has been attributed to both Kirtland Cutter and James H. Schack; the original building permit of 1908 is lost. In 1927 the firm of Schack, Young & Myers (see no. 31) designed the concrete garage (20' x 24') which was built into the slope with a tunnel connecting it to the house. Decorative tiles by Ernest Bachelder were incorporated into the concrete lintel above the garage doors.

Lewis B. Peeples was the local manager of the Crane Company. Advertisements for the company's quality plumbing fixtures appear in local architectural publications of the period. The house was later occupied by Dr. William C. Heussey, a noted physician who came to Washington from New York in 1896. He was a Fellow of the American College of Physicians and president of the Seattle Academy of Medicine. Dr. Heussey was the owner at the time the garage was constructed.

22. 942 Harvard Avenue E. (1906)

George W. Fischer House

Architect: attributed to Bebb & Mendel

Lots 7, 8, 9; Block 4; Sarah B. Yesler's First Addition

Current owner: Peter H. Chick  
942 Harvard Avenue E.  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story, wood-frame residence of 15 rooms. Irregular plan measuring approximately 61' x 55'. Concrete foundation; brick veneer lower story, wood shingled upper stories. Intersecting gable roofs flared at eaves; gabled dormer. Square and polygonal window bays; large window bay projecting over recessed entry porch forms enclosed sun room at upper story. Mostly double-hung windows of single-light sash. High brick retaining wall at property line along Harvard Avenue; mature landscaping.

Fischer and McDonald founded the first exclusively wholesale grocery business in Seattle. After McDonald's death, George and Frederick Fischer incorporated as the Fischer Brothers Company and expanded into a large enterprise on Western Avenue near the waterfront.

The partnership of Charles H. Bebb and Louis L. Mendel was formed in 1901. Bebb is the better known, having enjoyed a varied and successful career during his long life (1856-1942). Born in England, he attended schools in London and Lausanne, Switzerland, and spent five years in the engineering department of the government railway system in South Africa. His interest in this field led him to Chicago in 1882 where he intended to join the Illinois Central Railroad. However, the construction boom then taking place in Chicago diverted his interest and he became an engineer for the Illinois Terra Cotta Lumber Company, specializing in the fireproofing of early steel-cage skyscrapers. His work on the Auditorium Building led to a position as superintending architect for the firm of Adler & Sullivan and, in this capacity, he came to Seattle in 1890 to take charge of the projected Seattle Theater and Hotel building. When this project was abandoned he returned to Chicago, but later came back to Seattle as an architectural engineer for the Denny Clay Company. He opened his own architectural practice in 1898 and a few years later formed a partnership with Carl F. Gould (see no. 5). Bebb was elected a Fellow of the American Institute of Architects and was one of the organizers of the Washington State chapter. He conducted the competition for the State Capitol and was long associated with the struggle to secure and maintain the plan for the Capitol campus.

23. 926 Harvard Avenue E. (1927)

C.A. Brisette House

Architect: W.H. Whiteley

Lots 5 & 6; Block 4; Sarah B. Yesler's First Addition

Current owner: Marc Szeftel (Resident)

Status: Secondary structure

A two-story, brick residence of rectangular plan measuring 34' x 49'. A simple, straightforward block covered by a low-pitched hipped roof, with regular fenestration, and an unpretentious recessed entry porch. Segmental arch over porch opening and segmental relieving arches over large window groupings of lower story on street (west) facade. Concrete foundation enclosing full basement; solid brick construction. Concrete garage built into slope at street level. Retaining wall of large boulders with mature shrubs and other plantings.

William H. Whiteley was essentially a residential architect who was noted for his bungalow courts. During the 1920's he did some design work for Fred Anhalt (see no. 77) and in the economically depressed thirties the two formed a brief partnership.

24. 916 Harvard Avenue E. (1941)

Lot 4, Block 4, Sarah B. Yesler's First Addition

Current owner: Audrey M. Waddell (Resident)

Status: Tertiary structure

A one-story house of irregular rectangular plan measuring approximately 34' x 51'. Concrete foundation enclosing full basement which incorporates a two-car garage at street grade level. Wood-frame construction; exterior walls sheathed with lapped cedar siding. Gable roof with hip-roofed west wing toward the street. Large fixed-sash windows. A typical builder's house of the period, situated above high bank with retaining wall of large rocks; extensive plantings.

25. 912 Harvard Avenue E. (1941)

Lot 3, Block 4, Sarah B. Yesler's First Addition

Current owner: Mabel K. Sund (Resident)

Status: Tertiary structure

A one-story, wood-frame house of irregular rectangular plan measuring approximately 34' x 42'. Concrete foundation enclosing full basement which incorporates garage at street grade level. Exterior facing of brick veneer. Large plate glass, fixed sash windows; some glass brick. Low pitched hipped roof. A typical builder's house of the period, situated above a high bank with extensive plantings.

26. 908 Harvard Avenue E. (1940)

Lots 1 & 2; Block 4; Sarah B. Yesler's First Addition

Current owner: Raymond Endicott: 800 E. Aloha Street  
Seattle, WA 98102

Status: Secondary structure

A one-and-one-half story, wood-frame house of irregular L-shaped plan measuring approximately 28' x 65'. Concrete foundation enclosing partial basement. Lower story faced with brick veneer, upper story covered with lapped cedar siding. Intersecting gable roofs with small gabled dormers. Large fixed-sash windows including corner window in kitchen and polygonal bay on west elevation. Glass enclosed sunroom along south side of living room. Hip-roofed two-car brick garage connected to house by breezeway. Large wrought-iron gate across wide driveway off Aloha Street. House and garage situated high above grade on corner property. Ivy covered bank, well maintained landscaping, and street trees contribute to overall quality of natural features in the district.

27. 718 E. Aloha Street (1905)

George A. Smith House

Lots 1 & 24; Block 1; Sarah B. Yesler's First Addition

Current owner: R.D. Merrill Foundation  
c/o Merrill & Ring Company  
1411 Fourth Avenue, Suite 1415  
Seattle, WA 98101

Status: Primary structure

A two-and-one-half story residence of irregular plan containing 10 rooms. Concrete foundation enclosing full basement. Lower story of brick veneer, upper stories stuccoed with wood window surrounds and some exposed wood framing members suggesting half-timbering in the gable ends. Intersecting gable roofs; gabled dormer. Three-window bay under second story overhang and gable roofed porch on south facade. Large flat roofed porch forming balcony at second story on west elevation. Brick retaining wall descending in steps along Aloha Street in conspicuous landscape feature.

George A. Smith is listed in the city directory as a tailor with his shop in the Alaska Building at the time the house was constructed. Two years later his business was incorporated.

28. Lots 2, 3, 22, 23; Block 1; Sarah B. Yesler's First Addition

Current owner: R.D. Merrill Foundation  
c/o Merrill and Ring Company  
1411 Fourth Avenue, Suite 1415  
Seattle, WA 98101

Status: Vacant property; primary significance

This undeveloped property is part of the R.D. Merrill estate (no. 29). The large expanse of lawn is relatively flat, though it drops off sharply toward the west. Mature trees mask this western exposure, and they also line the parking strip at the eastern edge of the property. Hedges, shrubs, and clusters of evergreen trees enhance the park-like quality of the large open space. Access to the Merrill estate is provided by a gate in the garden wall at the northern edge, and the informal landscaping of this green open space provides a foil for the adjacent, densely planted formal garden.

29. 919 Harvard Avenue E. (1909-10)

R.D. Merrill House

Architect: Charles A. Platt

Lots 4, 5, 6, 19, 20, 21; Block 1; Sarah B. Yesler's First Addition

Current owner: R.D. Merrill Foundation  
c/o Merrill and Ring Company  
1411 Fourth Avenue, Suite 1415  
Seattle, WA 98101

Status: Primary structure  
Listed on the National Register of Historic Places

An impressive, two-and-one-half story mansion containing 19 rooms. Rectangular plan measuring 42' x 76'. Concrete foundation; full basement. Solid brick construction; exterior finish of stucco. Flat tar and gravel roof, with a tin-sheathed cross-axial gable over the center section. Linteled windows with molded surrounds are fitted with double-hung sash of 8-over-8 lights. Outer bays of the ground story have, in addition, fixed sidelights separated from the larger opening by engaged columns. Centered in each pedimented gable end is an oval window with curvilinear muntins and a frame accented by keystones. A small portico with unfluted Doric columns shelters the front entrance. A brick-paved semicircular driveway almost fills the landscaped forecourt, which is enclosed by a tall wrought-iron fence with concrete gateposts topped by ball finials.

On the garden facade, ground story openings in the central section are French doors which open onto a porch with wrought-iron railing, concrete posts, and double stairs descending to a narrow, brick-paved terrace. A short central stairway descends again to the level of the parterre, which extends some 120' to the rear property line and contains the garden's centerpiece: a circular water basin, 23' in diameter, in a square of lawn. Formal flower beds surround the lawn and edge the pathways between it and the enclosing concrete walls at the north and south. At the center of the west border, directly on axis with the center section of the house, is a pergola fronted by coupled Doric columns. Originally open to the view, this garden pavilion was later closed by louvered shutters inserted in the concrete framework of the back wall.

(29 continued)

The R.D. Merrill House is one of only two residences in the Seattle area designed by the fashionable New York architect Charles A. Platt. One of the nation's foremost practitioners of country house architecture in the first three decades of this century, Platt designed over a hundred stately residences for wealthy clients, mostly in the east. Originally a painter, Platt became interested in landscape architecture through his sketches of Italian gardens, and eventually turned to the practice of architecture. He was understandably noted for the harmonious integration of his residences with their settings and, in the case of the Merrill House, advised on the selection of all interior furnishings, which remain intact to this day.

R.D. Merrill was a leading figure in the lumber industry in the Pacific Northwest for nearly fifty years. A native of Michigan, he entered the family owned Merrill and Ring Lumber Company upon his graduation from the University of Michigan in 1892. Sent to Washington State in 1898, Merrill soon became vice-president when the company's headquarters was moved to Seattle in 1903. A few years later he was elected president and held that position until his retirement in 1947.

The Merrill House played a significant part in the educational activities of the neighborhood. It was the setting for recitals sponsored by the Cornish School (see no. 83), and is associated with the founding of St. Nicholas School (now Lakeside Middle School), another of Seattle's leading private educational institutions. After the school had held sessions for the Merrill daughters and some neighborhood children in the family library, R.D. Merrill helped it to attain permanent legal status. One of these daughters later married the son of another of the neighborhood's lumber tycoons, Julius Bloedel (see no. 5).

30. 918 Boylston Avenue E. (1909-10)

Garage and chauffeur's quarters for R.D. Merrill property

Status: Primary structure

A three-bay concrete garage, 22' x 35', fronting on Boylston Avenue and supporting the pergola at the western edge of the formal garden above (see no. 29). Three large semi-circular openings at grade level have glazed transoms and fanlights over hinged wood doors. The garage is flanked on the north by a single-story shop and storage area and on the south by chauffeur's quarters. The entire concrete facade of 124' is softened by vine-covered trellises.



31. 937 Harvard Avenue E. (1922-23)

Burton A. Garber House

Architect: Schack, Young & Myers

Lots 7, 8, 9, 16, 17, 18; Block 1; Sarah B. Yesler's First Addition

Current owner: W. Lee Singleton  
937 Harvard Avenue E.  
Seattle, WA 98102

Status: Primary structure

One of the largest residences in the district, the Garber house boasts an east facade of 100' along Harvard Avenue. A low brick wall at the property line meets tall urn-topped gateposts which flank the entrances to the circular driveway. A large gable roof, parallel to the street, covers the main body of the house, with two short gabled wings projecting at right angles on both east and west elevations. All roof surfaces are covered with slate tile. The reserved brick-faced street facade is marked by large rectangular window groupings divided by stone mullions and framed by stone surrounds, some with label moldings. A two-story polygonal window bay projects from the southern gable end. The recessed entry is framed by a segmental stone arch below a large square cartouche emblazoned with a heraldic device. The less restrained garden facade features large areas of multi-paned windows grouped in horizontal bands, with stone mullions and transoms on the lower story and wood surrounds integrating the rectilinear windows into the half-timbering of the upper story. Gable ends here have wide decorated bargeboards with pendants and quatrefoil patterns in the wood and stucco spandrels which continue as an ornamental band across the entire facade under the upper story windows. A central two-story polygonal stairwell bay has tall stone framed and mullioned windows with double transoms and an arched doorway leading onto the terrace. The magnificent terraced garden, with brick retaining walls, brick and concrete steps, formal beds and informal plantings, and small square pergola, is an outstanding feature of this remarkable property.

A native of Oklahoma, where he operated a country bank and a general store, Burton A. Garber reportedly became a millionaire by investing \$125 in oil stock. Known, in the typical parlance of the day, as a capitalist, Garber moved to Seattle in 1920, when he was fifty years old. He commissioned the firm of Schack, Young & Myers to design the sumptuous mansion on Harvard Avenue in an area well known for its grand residences of Seattle's most prominent citizens. Built over a period of two years, reportedly at a cost of \$173,000, which probably included the furnishings, the Garber house became an instant landmark and was a well known showplace during the 1920's. The Garbers returned to Oklahoma about 1930, and in 1935 the house was purchased by August Buschmann, whose name is often associated with the property.

James H. Schack, senior partner in the firm which designed the Garber house, was an immigrant from the province of Schleswig, that area of Denmark which was part of Germany when he was born in 1871. He came to Washington in 1901, having already studied architecture in evening schools in Chicago. There was a brief partnership with Huntington (1908), but he mostly practiced alone until 1920. In that year he formed a partnership with A.M. Young, an English engineer and architect who had come to Seattle in 1910 to work for the Moran Brothers shipbuilding company and later practiced as a consulting structural engineer, and David J. Myers, a Seattle architect who had practiced here for many years (see no. 19).

32. Garage and chauffeur's quarters for B.A. Garber property, fronting on Boylston Avenue E. (1922-23)

A two-and-one-half story building of rectangular plan, built as the garage and chauffeur's quarters for the Burton A. Garber property (no. 31). Three large openings with low segmental cast stone arches are closed by wood hinged doors with three glazed panels of 12 lights. Above the brick faced lower story, three paired hinged windows with wood frames are regularly spaced between stuccoed spandrels. Steeply pitched gable roof with small rectangular windows in stucco and wood-framed gable ends. Brick retaining wall along Boylston Avenue with stairway leading up to terraced garden.

33. 947 Harvard Avenue E. (1939)  
Lot 15, Block 1, Sarah B. Yesler's First Addition  
Current owner: James M. Peters (Resident)

Status: Secondary Structure

A one-story, wood-frame house of rectangular plan. Concrete foundation enclosing full basement which incorporates garage at street grade level. Exterior faced with brick veneer. Low-pitched hipped roof covered with wood shakes. Street facade features full-height window bay projecting over garage opening and small octagonal window. High bank concealed by well maintained shrubs and native plantings.

34. 957 Harvard Avenue E. (1945)  
Architect: J. Lister Holmes  
Lot 13, Block 1, Sarah B. Yesler's First Addition  
Current owner: R. J. Breskovich (Resident)

Status: Secondary structure

A large one-and-one-half story, wood-frame residence. L-shaped plan well adapted to corner site. Concrete foundation enclosing full basement which incorporates garage with access from Prospect Street. Exterior sheathed with wide drop siding having deep beveled edges on alternating courses. Intersecting gable roofs with three wall dormers on Harvard Avenue (east) elevation. Tall hinged windows set in narrow molded surrounds with louvered shutters on lower story. Dormer windows are framed by fluted pilasters without caps. Flat roof over entry supported by very thin columns; handsome paneled door with sidelights. High bank partially supported by boulders on Prospect Street and low stone retaining wall on Harvard Avenue.

J. Lister Holmes was born in Seattle in 1891. He received degrees from the University of Washington and the University of Pennsylvania. In 1920 he started his own practice in Seattle and was especially known for his residential designs as well as those for hotels, apartment/hotels, and commercial buildings (see also no. 1).

35. 707 E. Prospect Street (1940s)  
Lot 12, Block 1, Sarah B. Yesler's First Addition  
Current owner: Belle B. Gordon (Resident)

Status: Secondary structure

A two-story, wood-frame house of irregular rectangular plan situated on a corner lot. Exterior sheathed with drop siding. Central portion of upper story of north elevation has battens applied in decorative pattern. Gable roof over main block. Recessed entry porch under shed-roofed one-story wing appended to north facade. Garage also contained in this wing. Single and paired hinged windows with each sash divided into three lights by horizontal muntins. Low concrete wall forms terrace at corner above high bank covered with native plantings.

36. 1016 Boylston Avenue E. (1940s)

Lot 11, Block 1, Sarah B. Yesler's First Addition

Current owner: E. A. Mulholland (Resident)

Status: Secondary structure

A one-and-one-half story, wood-frame house of rectangular plan. Concrete foundation enclosing full basement which incorporates garage at street grade level. Exterior sheathed with wood shingles. Gable roof with three gabled dormers on west slope, shed dormer on east slope. Regular fenestration of 8-over-8 light, double-hung windows. Fluted pilasters without caps frame paneled entrance door. A simple, straightforward builder's house of the period. High bank incorporates curving stone steps, randomly placed rocks and extensive native plantings.

37. 770 Belmont Place E. (1903)

W ½ of Lot 13, Block 1, East Park Addition

Current owner: Robinswood Company: 3501 N.E. 45th Street  
Seattle, WA 98105

Status: Primary structure

A one-and-one-half story, wood-frame residence of 6 rooms, situated on half a lot (60' x 60'). Irregular plan measuring approximately 28' x 39'. Concrete block foundation. Basement and lower part of first story sheathed with narrow clapboard; upper portions sheathed with wood shingles, including fish-scale pattern in gable ends. Intersecting gable roofs with tall narrow wall dormer on west. Two separated roofed porches on west facade have lattice work railings and square posts with widely spaced decorative banding. Windows are tall narrow double-hung, single-light sash with wide plain surrounds. Original single family residence now converted to duplex.

38. 1111 Bellevue Place E. (1906)

Lot 14, Block 1, East Park Addition

Current owner: C.G. and S.S. Widgery  
1111 Bellevue Place E.  
Seattle, WA 98102

Status: Primary structure

A two-story, wood-frame residence situated above a high bank on a trapezoidal corner lot. Rectangular plan measuring 28' x 31' with an additional one-story wing 16' x 26' at the rear. Concrete foundation enclosing full basement. Lower third of exterior sheathed with lapped fir siding; upper two-thirds stuccoed. Two-story polygonal window bay at NW corner. Curved four-window bay on west elevation. Square bay of stair landing on east elevation has square and arched windows of leaded glass. Other windows are double-hung with upper sashes having decorative curved wood muntins. Fanciful window with elaborately carved frame adorns upper story of north facade. Finely detailed dentil course under drip molding encircles house above first story windows. Wide porch on north with flat roof supported by four stout columns. Balustrade above has four large squat boxed piers between decorative railing. Hipped roof and pyramidal roof over polygonal corner bay originally had prominent cresting on all ridges. A distinctive house undergoing restoration by present owners.

39. 1001 Boylston Avenue E. (1960)

Architect: Durham, Anderson & Freed

Lot 1, Block 19, East Park Addition

Current owner: Ngvey T. Wong

Status: Tertiary structure

A one-story, wood-frame house of six rooms situated on a corner lot. Slightly irregular square plan measuring approximately 42' x 42', with an attached carport 20' x 22'. Concrete foundation; partial basement. Exterior faced with brick veneer, with some lapped cedar siding in gable ends. Low pitched gable roofs over house and carport.

40. 1005 Boylston Avenue E. (1960)

Cyrus O. Teeter House

Architect: Tucker & Shields

Lot 2, Block 19, East Park Addition

Current owner: Cyrus O. Teeter  
1005 Boylston Avenue E.  
Seattle, WA 98102

Status: Tertiary structure

A one-story, wood-frame, atrium-type house of irregular rectangular plan measuring approximately 51' x 59', with an attached garage 20' x 26'. Large interior landscaped court. Concrete foundation; partial basement. Exterior sheathed with vertical grooved cedar siding. Flat tar and gravel roof. House is well hidden from the street. Vertical grooved siding of the visible garage door blends with other wall surfaces and, together with the carefully chosen and well maintained landscaping elements, enables the property to maintain a very discreet presence in the neighborhood.

41. 1011 Boylston Avenue E. (1958)

Lot 3, Block 19, East Park Addition

Current owner: Marjorie L. Clark (Resident)

Status: Tertiary structure

A one-story, wood-frame house of seven rooms. U-shaped plan measuring approximately 49' x 50', with an attached garage 19' x 21'. Concrete foundation; no basement. Exterior sheathed in boards and battens with stone trim and stone chimney. Garage covered with lapped cedar siding. Intersecting low pitched gable roofs covered with tar and gravel. Ivy covered wood fence, laurel hedge, and tall evergreens effectively mask house from the street.

42. 1017 Boylston Avenue E. (1903)

James W. Phelps House

Lot 4, Block 19, East Park Addition

Current owner: Frances W. Jenkins  
1017 Boylston Avenue E.  
Seattle, WA 98102

Status: Primary structure

A one-and-one-half story, wood-frame house of seven rooms. Rectangular plan measuring 26' x 45' including a one-story extension at the rear. Concrete block foundation; partial basement of brick and wood-frame. Exterior sheathed in narrow drop siding with fish-scale pattern shingles in gable ends. Cross-gable roof with central brick chimney. Polygonal window bays in east and west gable ends. Flat roofed entrance porch has six columns supporting plain architrave. Windows are double-hung, single-light sash. Wood framework pergola on west edge of property above high ivy-covered bank into which is built a concrete garage with decorative wood moldings and brackets.

At the time the house was constructed James W. Phelps was the manager of the safe deposit department of the Northern Bank and Trust Company.

43. 1025 Boylston Avenue E. (1905)  
George L. Holmes - James V. Paterson House  
Architect: Alfred Bodley  
Lots 5 & 6, Block 19, East Park Addition  
Current owner: Robert J. Callaghan  
1025 Boylston Avenue E.  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story residence prominently sited on a corner lot. The property fronts on three streets: Boylston Avenue E., E. Prospect Street, and Belmont Place E. Access to the first story is at grade level on the east, while the site drops sharply to the west affording excellent views from the rear of the house. Irregular plan of approximately 43' x 62'. Concrete foundation; full basement. Exterior walls sheathed with wood shingles. A massive gable roof covers the main body of the house, with a short gable-roofed wing extending to the west. A broad veranda wraps around the northwest corner. Gabled dormer on west slope and three gabled dormers on east slope. Full width recessed entry porch on east facade, with second story overhang supported by two large columns at center and battered end walls with arched side openings. Groups of hinged windows with tall narrow multi-paned sash are effectively placed on all elevations. Two large multi-paned upper-story windows at the northwest corner have segmental heads echoing the segmental arches of the veranda below. Cut-out hearts are a whimsical decorative feature in the spacers between the veranda posts. At the north and south gable ends closely spaced alternating stucco and wood vertical members form a distinctive band between the second and third stories.

This impressive house was featured in a front page article in the Seattle Daily Bulletin (Jan. 19, 1905) with a three-column sketch of the exterior and a glowing description of its appointments. The twelve-room residence, which was soon to be built in the prestigious west slope neighborhood within sight of the H.C. Henry property, would contain four bathrooms and four fireplaces, have both gas and electric lighting, exhibit distinctive interior millwork in the dayrooms, and "be complete and artistic in every detail." Built for the well-known Tacoma furniture dealer, George L. Holmes, who also had a store on Second Avenue in Seattle, the handsome residence cost \$20,000. Holmes apparently lived there only briefly, however, and the name of the next owner is more fittingly associated with the house since he resided there for forty years.

James V. Paterson arrived in Seattle in 1906, residing first in the famous Washington (former Denny) Hotel before purchasing the Holmes house in 1907. He had come to the west coast to take charge of the Moran Brothers Shipbuilding Company when its founder, Robert Moran, retired. Paterson was well suited to this task. Born in Glasgow in 1864, he had graduated from the university there and then spent six years as an apprentice shipwright. He became chief draftsman at the Royal Naval Works in Southampton, but then immigrated to the United States in 1895. As chief naval architect for the International Navigation Company in Philadelphia he directed the construction of trans-atlantic steamships for the American and Red Star Lines. Coming to Seattle as vice president and general manager of the Moran Bros. Co., he soon became president and expanded the scope and diversified the activities of the company. He changed its name to



(43 continued)

the Seattle Construction and Drydock Company, and the firm produced merchant vessels and passenger liners, structural steel, machinery, railroad cars, and mechanical equipment at a 10-acre site on the central waterfront. Paterson was preparing for the expected increase maritime commerce that was bound to come to Seattle with the completion of the Panama Canal. However, World War I interfered with these plans, and in 1916 the company passed to new owners and became the Todd Shipyards. During the war Paterson designed submarines for the Electric Boat Co. of Vancouver, B.C., the major supplier of Allied craft of this type. After the war he headed his own marine design and construction firm. Paterson was a well regarded naval architect, organizer and administrator, and a respected Seattle citizen. He served for a time on the Board of Regents of the University of Washington. He resided at the house on Boylston Avenue until his death at 83 in 1947.

Little is known here of the English architect Alfred Bodley. He apparently lived in Seattle for only three or four years, from about 1903 or 1904 until 1907. During the early part of his stay he formed a brief partnership with John Graham (see no. 19), and he may have come from Liverpool, as Graham had, and may have been related to the well-known Liverpool architect George Frederick Bodley. When his partnership with Graham terminated in August of 1904, he continued to practice on his own until September of 1907, when he apparently left the city. Most of Bodley's work in Seattle was in residential design.

44. 1105 Boylston Avenue E. (1910)

James A. Kerr House

Architect: Blackwell & Baker

Lot: Block 20, East Park Addition

Current owner: Eric S. Bremner  
1105 Boylston Avenue E.  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story residence of irregular plan containing 16 rooms. Concrete foundation enclosing full basement. Exterior walls of lower story are brick veneer; upper stories are stucco with applied wood framing simulating half-timbering. Intersecting gable roofs with wide solid bargeboards. Large brick chimneys centered on exterior walls of north and south elevations. Entry porch sheltered by shed roof on east facade; corresponding covered porch on west with balcony above. Large window bay on west elevation now modified by addition of window bay at upper story and partially enclosed balcony. Some of the original transomed casement windows replaced with modern plate glass.

The Kerr House and the neighboring Chapin-Eddy House (no. 45) occupy all of the property comprising Block 20 of the East Park Addition. The extensive private grounds of these two estates are entered through a gateway on the north side of E. Prospect Street, and the private driveway is an extension of Boylston Avenue E. At the entry, brick gateposts are surmounted by concrete ball finials. The brick enclosing wall is continued as an ivy-covered retaining wall along Prospect Street as it curves and descends the slope toward the west.

The two residences were built on bare ground in 1910 and the site provided a splendid outlook over Lake Union to the west. Large deciduous and coniferous trees now grace the property and obscure the views from ground level, though they may still be enjoyed from the upper stories of the two houses. Both buildings were designed by the firm of Blackwell & Baker (see no. 10).

James A. Kerr was another midwesterner who came to Washington shortly after the territory became a state. Born in Greenfield, Ohio in 1856, he graduated from the University of Iowa and was admitted to the Iowa bar in 1882. After practicing law there for eight years, he headed west and eventually settled in Seattle in 1897. Earlier, while living in Bellingham, he and Evan S. McCord had established a partnership, which continued in Seattle. Later the firm became Kerr, McCord & Ivey. Kerr lived in the Capitol Hill house until the 1920's. In the late 1930's it was purchased by Joshua Green, Jr., after he had become vice president of People National Bank, which had been founded by his father.

45. 1117 Boylston Avenue E. (1910, 1920)

W.W. Chapin - John W. Eddy House

Architect: Blackwell & Baker (1910)  
Edouard F. Champney (1920)

Lot: Block 20, East Park Addition

Current owner: The Eddy Trust: 1414 4th Avenue  
Seattle, WA 98102

Status: Primary structure

The largest private residence in the district, the Chapin-Eddy House contains 28 rooms on two floors, an above-grade basement level, and a dormered attic space. As originally built, the house exhibited the strict formality of the Georgian revival, with its rectangular plan, central projecting portico, regular fenestration, and paired chimneys at either end. A second-story bay window over the entrance was an unusual feature. Two large one-story sun rooms or conservatories were located at the northwest and southwest corners of the house, and both of these had access to a large terrace supported by western extension of the basement level. In the major remodeling of 1920 all of these features remained, except the two conservatories. They were replaced by large two-story additions at either end which increased the length of the house to over 100'. The symmetry and formality of the overall design was retained and the classicism of the theme enhanced by the resurfacing of all exterior walls with stucco and the addition of decorative spandrels below the second-story windows. The extensive grounds include a tennis court, a secluded garden with fish pond, and a gazebo imported from Italy.

William Wallace Chapin was manager and publisher of the Seattle Post Intelligencer at the time he commissioned the firm of Blackwell & Baker to design his house on Capitol Hill. He had begun his newspaper career at the P-I in 1906 and within three years had risen to the top post. Not content to stop there, he left Seattle in 1912, bought and sold various dailies in the San Francisco bay area, other California cities and Chicago, and eventually settled down in San Francisco where he published the Argonaut magazine from 1929 until his death in 1957.

Chapin had lived in the house only a short time before he left for greener pastures. In 1913 it was sold to John W. Eddy, who lived there until his death in 1955, and it remains in the Eddy family to this day.

The Eddy name is closely tied to that of David E. Skinner. Both men came from old New England families, but were born in Michigan. Eddy's grandfather had owned and operated lumber mills and clipper ships in Main, but when that state's resources began to wane he moved with his son to Michigan in 1872, and received his degree from Harvard University in 1895. Two years later he formed a partnership with D.E. Skinner to operate a salt works in Ludington, Michigan. In 1900 the two men moved to San Francisco where they continued in the salt business but also purchased a lumber company. Their investments in the Northwest began in 1903 when they purchased the Port Blakely Mill Company, then the largest in the world. In 1916 the Skinner & Eddy Corporation was formed and promptly began the production of steel ocean vessels for wartime use.

(45 continued)

The speed and efficiency of their operation was legendary--an 8,800-ton steamship was completed in a record 55 days--and, by 1919, 72 steel vessels had been launched by Skinner & Eddy. In the 1920's they entered the salmon packing business, and each man also had other business interests. Eddy was president of the Eddy Investment Company and an officer of the Puget Sound Machinery Company. He was also a big game hunter, traveled to Alaska and Africa in search of prey, and authored several books and articles on the subject.

The architect John W. Eddy chose to undertake the extensive remodeling of the house in 1920 was Edouard Frere Champney. Though born in France, he was of English ancestry, and had been educated in New York City. Only two years younger than Eddy, he had attended Harvard at the same time, graduating in 1896. Four years later he graduated from the Ecole des Beaux-Arts in Paris. Returning to America, he worked on designs for several of the great expositions which were mounted in major cities across the country in the early years of the decade. This trend brought him to Seattle in 1907 where he entered the office of Howard & Galloway as chief designer for the Alaska-Yukon-Pacific Exposition. In 1909 he formed a brief partnership with a Warren Gould. Planning for the Panama-Pacific Exposition took him to San Francisco in 1912, where he was chief of design for two years. He subsequently returned to Seattle and continued his practice here, later moving to Berkeley where he died in 1929.

46. 1047 Belmont Place E. (1909)  
Oliver David Fisher House  
Architect: Beezer Brothers  
Lots 8 & 9, Block 18, East Park Addition  
Current owner: Byron D. Coney  
1047 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A distinctive two-and-one-half story residence of irregular plan containing 15 rooms. Site slopes abruptly to west so that basement level is mostly above grade. Lower stories of solid brick; upper stories stucco and applied wood framing giving effect of half-timbering. Closely spaced vertical members of this framing create a visually distinctive surface, while the multiple intersecting gable roofs and gabled dormers, together with multiple-flue chimneys, provide a picturesque silhouette. Windows are mostly double-hung, multi-paned over single-light sash. Entry is distinguished by a cast stone hood forming a low broad segmental area over an oak paneled door with stained glass insert and leaded and stained glass sidelights.

47. 1054 Summitt Avenue E. (1924)  
Garage for O.D. Fisher property  
Architect: John Graham  
Lot 9, Block 18, East Park Addition  
Current over: Byron D. Coney  
1047 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A two-story building of irregular plan, originally built as a garage for O.D. Fisher property with chauffeur's quarters in upper story. Exterior walls are brick veneer. Three large arched openings at street level with sloping wall buttresses at each pier. Original glazed wood-frame garage doors remain. Smaller arched opening at southwest corner gives access to interior. Two narrow gables project from upper story above two of three small-paned window groups set in half-timbering. Balustraded terraces occur at either end. Double chimney stacks rise above flat tar-and-gravel roof.

48. 1039 Belmont Place E. (1913)  
Oliver Williams Fisher House  
Architect: Beezer Brothers  
Lots 6 & 7, Block 18, East Park Addition

Current owner: Ibsen A. Nelson  
1039 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A large, two-and-one-half story residence of 18 rooms with full basement partially above grade. Mostly solid brick construction with stucco and wood half-timbering on upper stories of several gable ends. Multiple intersecting gable roofs and gabled dormers. Windows are mostly double-hung, multi-paned over single-light sashes. Segmental or flat brick arches over window openings; stone sills and coping. Arcaded recessed entry porch at northeast corner with buttressed brick piers. Interior features extensive use of wood paneling and stained glass.

It is no surprise that the two Fishers houses, those of father and son, stand side by side on Belmont Place. The Fishers were a close knit family, and as the sons grew to manhood and became associates in their father's various business enterprises, they remained close companions and personal counselors.

The patriarch of the family, always known as O.W., was born in Ohio in 1842. He had little schooling, for his father died when he was eight years old and he immediately went to work at a local sawmill. Later he was apprenticed to a grist miller. Thus at a tender age he learned the fundamentals of the two industries--lumber and flour milling--in which he would later build a complex business empire. In his long life, and with his five sons and one son-in-law, he founded and developed or bought and expanded numerous businesses in many states of the Union as well as Canada. His major holdings were in Louisiana, Missouri--where he raised his family--Montana, and Washington.

O.D., his third son, was born in Orleans, Missouri in 1875, and as a young man was associated with his father's various interests there: a general store, flour mill, sawmill, bank, a mining development company, and several lumber companies. When his sons established the Fisher Mercantile Company--a chain of stores in several Montana cities--O.W. moved to Bozeman, to be nearer to his children, and promptly purchased a local flour mill which he immediately expanded. Meanwhile, another son had moved to Seattle to set up the Fisher Trading Company, and soon O.D. arrived too, for he saw the great opportunity in the forested lands of the Northwest to supply lumber for the rebuilding of San Francisco after the earthquake and fire of 1906. After consultation with the other members of a lumber cartel, the Grandin-Coast Lumber Company was organized with O.W. as president and O.D. as manager.

Upon his arrival in Seattle, O.D. met the city's leading financiers and entrepreneurs, including H.C. Henry, became a director of two of the leading banks and invested in the Metropolitan Building Company. He built his Shavian manor house on Belmont Place within sight of Henry's mansion on the hill. That same year, 1909, the Fisher Flouring Mills Company was organized, and shortly afterward a grain company was added.

With the lumber company, the mills, and various other investments, O.W. was acquiring large interests on the Pacific coast and four of his six children lived there, so it was not long before O.D. was asked to acquire

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the property adjoining his on Belmont Place and have a residence built there for the parents. An existing frame house was demolished and the Beezer Brothers designed another Fisher house. O.W. and his wife Euphemia moved in in 1914 and celebrated their 50th wedding anniversary there in 1917. Both of them passed away in the early 1920's, but their widowed daughter lived in the house for many years. At his death O.W. was president of six corporations and a board member of six more. His sons and grandsons continued his various business interests and expanded into radio and television broadcasting and insurance. Thus the Fisher name is closely linked to numerous enterprises in the development of commerce and industry in the Northwest.

Little is known of the brothers Lewis and Michael J. Beezer. They apparently began their practice in Seattle in 1907 and are best known for their architectural engineering work (Colman Dock) and for the design of institutional buildings for the Catholic Church (Immaculate Conception School, O'Dea High School). For notes on John Graham, see no. 19.

49. 1025 Belmont Place E. (1911)

James T. McVay House

Architect: Willatzen & Byrne

Lot 5, Block 18, East Park Addition

Current owner: William M. Beach (Resident)

Status: Primary structure

A two-story, wood-frame house of irregular plan measuring approximately 29' x 46'. Concrete foundation; full basement. Exterior walls sheathed with wood shingles. Low-pitched hipped roof with broad eaves. Horizontality emphasized by alternate wide and very narrow coursing of shingles in lower two-thirds of wall surface. Drip mold encircles house at upper story sill line, and above this smaller shingles are used. Tall narrow multi-paned hinged windows have wide enframements emphasizing interplay of vertical and horizontal design elements on wall surface. Dark recess formed by low broad hipped roof over projecting entry porch emphasizes contrast of solid and void. Formerly open porch at NE corner now enclosed.

This interesting example of a northwest house in the Prairie School idiom is the work of Andrew Willatzen and Barry Byrne. Both had been apprentices in Frank Lloyd Wright's Oak Park studio in the early years of the century. Willatzen, a German/Dane immigrant, was the first to arrive in Seattle (1907), where he worked first for Harlan Thomas and then for Cutter & Malmgren (see no. 4). Byrne, a Chicago native, joined him to form a partnership in 1909. They took over Cutter & Malmgren's work when that firm closed their Seattle office and specialized in residential designs. Their professional relationship was brief, however, for Byrne left California in 1913. Willatzen remained in Seattle and continued to practice into the 1960's though his design in the Prairie style ended in the late 1920's.

James T. McVay, a native of Pittsburgh, arrived in Seattle the same years as Andrew Willatzen. In 1909, along with H.C. Henry, he organized the Metropolitan Bank. Henry served as president, McVay as cashier, though he was later (1921) to attain the presidency. McVay was also a key figure in the consolidation of several banking groups into the Seattle-First National Bank in 1929, and he became the new bank's vice president. When the law prohibiting branch banking was repealed in 1933, McVay became the supervisor of Sea-First's rapid expansion in branch development.



50. 1019 Belmont Place E. (1906)

A.B. Stewart - M.E. Martin House

Architect: Russell & Rice

Lot 4, Block 18, East Park Addition

Current owner: Roger Hagan  
1019 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A one-and-one-half story, wood-frame residence of irregular plan measuring approximately 34' x 56'. Concrete foundation; full basement. Exterior walls are stuccoed, with some portions faced with lapped cedar siding. Intersecting gable roofs with east slope considerably lower at eaves line. East slope broken by large dormer containing band of four windows and covered by clipped gable roof. Similar asymmetrical gable roof and dormer type appear on two-car garage situated at rear of lot. Hinged windows set in molded frames have multi-paned transoms. Small recessed entry porch on east facade. One centrally placed chimney, one exterior chimney toward rear of south elevation. Grounds heavily planted with both deciduous and evergreen trees and shrubs.

A.B. Stewart is listed as owner on the original building permit; however, it is doubtful that he ever lived there. The front (east) portion of the house was built in 1906. The rear wing and garage were added in 1909 by then owner M.E. Martin, and designed by the firm of Russel & Rice.

51. 1015 Belmont Place E. (1926)

J.E. Argue House

Architect: W.H. Whiteley

Lot 3, Block 18, East Park Addition

Current owner: Leonard C. Altman (Resident)

Status: Primary structure

A two-story residence of rectangular plan measuring 38' x 45'. Concrete foundation; full basement. Exterior walls of stucco on steel lath. Low pitched hipped roof covered with tiles. A very formal house, with a restrained, symmetrical street (east) facade. Five arched openings are regularly spaced across the lower story. Four have fanlights above pairs of tall narrow hinged windows of 12 lights. The central opening, giving access to a shallow recessed porch with arched paneled door, is framed by two attached columns supporting a plain entablature. A wrought-iron balustrade completes this simple frontispiece. At the upper story, paired hinged windows of 8 lights are placed directly above each arched opening, their flat heads reaching almost to the soffit of the eaves and their sill line carried around the building as a plain belt course. The simple massing, axial symmetry, pristine wall surfaces, regular fenestration, and discreet ornamentation make this house a fine example of 1920s classicism.

52. 1005 Belmont Place E. (1909)

William L. Rhodes House

Lots 1 & 2, Block 18, East Park Addition

Current owner: Victor O. Gray  
1005 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A two-and-one-half story house of irregular plan containing 12 rooms. Concrete foundation enclosing full basement. Exterior walls of lower story are tapestry brick veneer; upper stories are stucco with wood framing to simulate half-timbering. Steeply pitched intersecting gable roofs with wide solid bargeboards, exposed rather ends. Shed-roofed dormers. Small gable-roofed entry porch. Mostly double-hung windows of 6-over-1 light sash. Mature trees and plantings provide privacy for house on corner lot.

Early building permits for the property list no architect, but only a building contractor, H.J. Allan. In 1924 a permit was issued to enclose a portion of the front porch and alter the interior, with the firm of Bebb & Gould (see nos. 5 & 22) as architects. In the same year Bebb & Gould designed the garage (no. 53).

At the time his house was built, William L. Rhodes was 42 years old and president of the Rhodes Brothers Company of Seattle. Born on a Wisconsin farm, he had come west in 1889, the year Washington became a state, and settled in Tacoma. With his three brothers he established a small mercantile business there, which eventually grew into the city's largest department store. In 1898 William went to Alaska with a stock of merchandise, but his attempt to start a business there failed. Two years later he came to Seattle where better conditions resulted in the establishment of a successful store selling tea, coffee, and fine china. His brother Albert soon moved to Seattle to open another Rhodes department store, and he built a sumptuous Italianate villa designed by A.W. Gould a short distance away on Capitol Hill. The Rhodes brothers remained important merchants in the Puget Sound area for many decades.

53. 1010 Summit Avenue E. (1924)

Garage of William L. Rhodes property

Architect: Bebb & Gould

Lots 15 & 16, Block 18, East Park Addition

Current owner: Ann Dover : c/o Wm. A. Bain Associates  
1200 Westlake Avenue, N.  
Suite 406

Status: Primary structure Seattle, WA 98109

A two-story building of rectangular plan measuring approximately 24' x 44'. Exterior walls of brick veneer. West facade has four large arched opening to accomodate four cars. A large squared bay of stucco and wood framing projects from the center of the upper story and is covered by a narrow gable roof. Pairs of multi-paned casement windows are placed in the bay and on either side of it. Brick chimney on south elevation rises above the flat tar-and-gravel roof. Originally built to replace older small garage on Rhodes property and to provide chauffeur's quarters in the upper story.

54. 1018 Summit Avenue E. (1908)  
Lot 14, Block 18, East Park Addition  
Current owner: James H. Webster  
1018 Summit Avenue E.  
Seattle, WA 98102

Status: Primary structure

A one-and-one-half story, wood-frame house of slightly irregular rectangular plan measuring approximately 40' x 57'. Concrete foundation; full basement containing three finished rooms. Exterior faced with cobblestone and clinker brick; gable ends stuccoed with exposed wood framing. A Craftsman house exhibiting such features as cobblestone porch piers and chimney, large tapered porch posts, solid bargeboards with heavy bracing, and exposed framing and rafter ends. Gable roof, of four gable ends on west facade. Double-hung windows with multi-paned upper sashes.

The house is situated above a very high bank with a retaining wall of large rocks, curving concrete stairway, and native plantings. Fairly dense vegetation covers much of the property and, along with the building's elevated position, provides privacy from the street below. A two-car concrete garage is built into the bank at street level. End piers of clinker brick and a gable end of stucco and wood framing harmonize with the appearance of the house above.

55. 1022 Summit Avenue E. (1890)

Bower House

Lot 13, Block 18, East Park Addition

Current owner: Arne Bystrom  
1022 Summit Avenue E.  
Seattle, WA 98102

Status: Primary structure  
Designated City Landmark

A two-story, wood-frame house of irregular plan measuring approximately 26' x 40', with an additional 8' wide porch across the full width of the west facade. Concrete block foundation; partial basement. Exterior walls sheathed with channeled cedar siding between cornerboards. Double-hung windows placed singly or in pairs. Polygonal window bay on west projects into porch space. Intersecting gable roofs; shed roofs at rear.

This unassuming Victorian house was built by A.G. Bower, a New York investor who had purchased several lots in the East Park Addition. His properties were handled locally by the L.H. Griffith Realty and Banking Company, which rented the house to its first occupant, Eugene Semple, for \$35 per month. Son of an Illinois politician, Semple had come to Portland, Oregon, as a young man in 1863, but, like so many others, he eventually moved north into Washington Territory. He served as the last territorial governor (1887-89), but lost his bid for election to the governorship of the new state. Moving to Seattle, he rented the newly constructed Bower house with an option to buy, which was never exercised, and lived there until 1903. During this time, while a member of the state's Harbor Lines Commission, he conceived the idea of reclaiming more than 2,000 acres of Seattle tide flats by dredging and by cutting a canal through Beacon Hill to Lake Washington, using the dredge spoils and earth from the canal ditch to fill the harbor. Resigning from the commission, he formed the Seattle and Lake Washington Waterway Company in 1894 and began work on the project. In subsequent years, however, the company encountered crippling opposition and financial difficulties and, when it was reorganized in 1902, Semple was forced to relinquish control. The reclamation work continued, resulting in the creation of Harbor Island, and the canal was eventually completed by the government at another location in 1917.

Meanwhile, the house on Summit Avenue had been purchased in 1903 by Alex D. Campbell, a master machinist, who had come to Seattle to work for the Seattle Electric Company. This was the firm formed in 1900 by the consolidation of several competing electric railway lines which had blossomed in the city beginning with L.H. Griffith's Seattle Electric Railway and Power Company in 1888. Campbell eventually became superintendent of equipment for the Seattle Metropolitan Railroad, successor to the Seattle Electric Company, and also formed the first automotive firm in the city, the Eureka Motor Company.

The Campbell family lived in the house until 1949. During the 1950's the house was "modernized" and stripped of many of its original decorative features. In 1962, Arne Bystrom, a local architect, purchased the property and has been engaged for many years in painstakingly restoring and partially remodeling the house. Remnants of the original porch were used as models to reconstruct the turned posts and balusters, diagonal scroll brackets, and decorative spindle work. Gable ends have been

56. 1026-28 Summitt Avenue E. (1952)  
Lot 12, Block 18, East Park Addition  
Current owner: Myron E. Paul (Resident)

Status: Tertiary structure

A two-story duplex containing one apartment of four rooms on each level. Irregular plan measuring approximately 24' x 44', including balcony at upper story. Wood-frame construction with exterior walls stuccoed; some portions faced with roman brick. Flat tar and gravel roof with wide eaves. Large plate glass windows. Situated on high bank with four-car concrete garage at grade level shared with adjoining duplex. Retaining wall of randomly placed boulders forming rock garden of native plants.

57. 1032-34 Summitt Avenue E. (1952)  
Lot 11, Block 18, East Park Addition  
Current owner: Marcia F. Fair: 739 Broadway E.  
Seattle, WA 98102

Status: Tertiary structure

A two-story duplex identical to No. 56 except for reversed plan.

58. 1044 Summitt Avenue E. (1903)

S 63' of Lot 10, Block 18, East Park Addition

Current owner: George Bartholick (Resident)

Status: Primary structure

A two-story, wood-frame house of rectangular plan measuring 26' x 40'. Concrete foundation; full basement. Recently remodeled. Exterior walls originally sheathed with lapped cedar siding, now covered with wood shingles. Gambrel roof with flared eaves; large gambrel dormer on south slope, shed dormer on north. Original full-width recessed porch on west facade now enclosed with large fixed-sash windows. Upper story of west facade has three-part window group flanked by small oval windows. Curved three-window bay on north elevation, covered by pyramidal roof. House is situated above high bank with extensive native plantings.

59. 1048 Summitt Avenue E. (1903)

N 69' of Lot 10, Block 18, East Park Addition

Current owner: Gary C. Thompson (Resident)

Status: Primary structure

This house is a companion to adjacent No. 58, having same plan and basic form. No. 59 is sheathed with wood shingles (as it was originally) and has been recently restored and partially remodeled. West facade retains original decorative sunburst in semicircular frame above three-part window group flanked by small oval windows. Original recessed porch on west facade has been retained; porch railing has been modified and extended as fence to enclose garden. Property also includes a two-car concrete garage at street level, with a terrace above. Concrete retaining wall along Summit Avenue enhanced by native shrubs.



60. 1075 Summit Avenue E. (1906)  
Lot 13 (except S 30'), Block 17, East Park Addition  
Current owner: David R. Wagoner (Resident)

Status: Secondary structure

A two-story, wood frame house containing 12 rooms. Irregular plan measuring approximately 28' x 46' with an additional 15' x 16' wing at the north. Concrete foundation; full basement. Exterior walls faced with stucco on metal lath. Hipped roof covered with tiles; small hip-roofed dormer on east slope. Small balcony with simple wood post railing projects from upper story of north elevation. Double-hung windows, many with wood muntins forming narrow rectilinear patterns in upper sashes. Groups of four windows form horizontal bands at both upper and lower stories of north wing. Three-part wide and narrow window groups also appear on both stories. Window enframements are simple flat surrounds, and overall the exterior presents a severely plain appearance. Detached two-car stuccoed garage is located north of the house. Simple wood fence, tall trees and many shrubs screen property from the street.

61. 1073 Summit Avenue E. (1890)  
S 30' of Lot 13, Block 17, East Park Addition  
Current owner: Douglas Allen Fields: 3912 S.W. 314th Street  
Federal Way, WA 98003

Status: Secondary structure

A two-story, wood-frame house of rectangular plan measuring 22' x 32'. Concrete foundation; full basement. Exterior sheathed with wood shingles. Lower story has alternating wide and narrow shingle courses, while upper stories have regular coursing. Gable roof, molded boxed cornice with short returns. Paired hinged windows with upper portion divided by vertical muntins. A simple, unpretentious frame house of the period.

62. 1065 Summit Avenue E. (1909)

N 30' of Lot 15 and S 15' of Lot 14; Block 17; East Park Addition

Current owner: John M. Jaeger (Resident)

Status: Primary structure

A two-story, Seattle Classic Box-type residence. Rectangular plan measuring 29' x 44' with a broad roofed porch (8' x 25') toward the street (east). Concrete foundation; full basement. Exterior sheathed with narrow cedar siding. Hipped roof with small hip-roofed dormer in east slope. Oval window with beveled glass centered in upper story of east facade between characteristic projecting corner window bays. Handsome glazed entry door with sidelights of beveled glass. Remodeling and expansion in 1956 left main body of house essentially intact while adding a 18' x 50' north wing and a 20' x 33' garage. A vertical board fence with gate and a variety of shrubs and trees screen the property from the street.

63. 1057 Summit Avenue E. (1906)

Architect: attributed to Bebb & Mendel

Lot 16 and S 30' of Lot 15; Block 17; East Park Addition

Current owner: Hildred A. Kimball  
1057 Summitt Ave. E.  
Seattle, Wash. 98102

Status: Primary structure

A large, two-and-one-half story, wood-frame residence containing 13 rooms. Rectangular plan measuring 52' x 48' with additional 8' wide roofed porches at front the rear. Concrete foundation; full basement. Exterior walls sheathed with asbestos siding. Hipped roof with two gabled dormers on east slope. Wide eaves supported by large curved modillions. Short columns and decorative railings with turned posts enhance the spacious east veranda. The central opening is framed by partial walls which rise above the porch roof between a railing of turned posts to form a balcony at the upper story. Molded surrounds frame the double-hung windows, which are often paired. Bands of four square windows occur at both upper and lower stories of east facade. Some stained glass remains. A one-car garage was added north of the house at a later date.

64. 1051 Summit Avenue E. (1908)

Lots 17 & 18, Block 17, East Park Addition

Current owner: Robert L. Shirrod  
1051 Summit Avenue E.  
Seattle, WA 98102

Status: Primary structure

A two-and-one-half story residence containing 12 rooms. Rectangular plan measuring 40' x 42'. Concrete foundation; full basement. Lower story of solid brick; upper stories are stuccoed between closely spaced vertical wood framing. Intersecting gable roofs with two hooded dormers on east slope. East facade contains entry porch with cast stone label molding over segmental arched opening, polygonal window bay with stained glass transoms, and a group of four leaded windows with inset stained glass medallions. West elevation features two-story window bay. Windows are mostly double-hung, with some multi-paned sash. A substantial house in the Shavian mode, well hidden from the street by tall evergreens. A small one-car garage is located behind a brick wall at rear of north edge of property.

Two 1½ story frame cottages were built on these two lots in 1903. The original building permit for the present house is lost. This handsome residence has much in common with the two Fisher houses on Belmont Place designed by the Beezer Brothers.

65. 1041 Summit Avenue E. (1905)

Frank Hergert House

Architect: F.H. Perkins

Lots 19 & 20, Block 17, East Park Addition

Current owner: Vernon H. and Lois Skeels (Resident)

Status: Primary structure

A large, two-and-one-half story residence, prominently sited at the westernmost point of the bluff still level with Summit Avenue. At edge of property, land drops off sharply to west and south. A slightly irregular rectangular plan measuring approximately 45' x 56'. Concrete foundation; full basement. Exterior walls faced with stone at basement level, cedar siding with horizontal battens on first story, and stucco on upper story. Low pitched hipped roof, with hip-roofed dormers on east, west, and north slopes. 16' square portion at NE corner rises slightly above eaves of main roof and is covered by its own low pyramidal roof, giving the suggestion of a tower. A wide wood frieze with decorative moldings encircles the building under broad eaves, which are supported by elongated curved modillions. A wide entry porch on the street (east) facade has a flat roof carried by a graceful arcade of stuccoed spandrels on square wood posts encircled by battens. This same feature appears as a two-story arcaded gallery on the west facade, with an additional large projecting polygonal window bay. Curved and square window bays occur on the upper story of the east facade. Windows are double-hung single-light sash, with the large square windows of the tower having decorative window boxes on brackets. Groups of small arched windows appear in the dormers. The broad eaves, arcaded verandas, and large expanses of stucco in the tower introduced this "California" style to the Pacific Northwest.

Most of the businessmen and financiers who built residences in the district settled in Seattle after 1890, but Frank Hergert was one of the earliest to arrive, coming in 1879 as a young man of twenty. Finding work as a millhand, he learned the lumber business from the ground up at various sawmills in the Puget Sound region. By 1889 he was working in Seattle at the Western Mill Company, owned by the Dennys, one of the city's founding families. When the mill went into receivership, he purchased it with J.S. Brace, and changed the name to the Brace-Hergert Mill Company. There was no machinery in the mill when they took it over, but the two men worked hard to get production started again. After a fire in 1909, the mill site was moved a short distance north and new buildings were erected in deep water on the south shore of Lake Union. Their mill was considered the most modern on the coast, with innovative new machinery, and a daily lumber cut of 100,000 ft.

It is not surprising that Hergert chose the property on Summit Avenue as the site of his new home. From the broad arcaded galleries at the rear of the house he could look down on Lake Union and on his successful mill spread across its southern shore, a satisfying sight, no doubt, for the son of immigrant parents who had started out as a lowly millhand.

(65 continued)

The Hergert house is the largest residence yet identified by Francis H. Perkins, the young architect from California who was making an impression on residential design in Seattle in the early years of the century (see no. 11). The arcaded verandas and large expanses of stuccoed wall surfaces indicate his California influence, while the pattern of repeated small arched windows and the richness of finely detailed wood moldings, as seen here in the frieze, are typical of Perkins' personal style.

66. 1029 Summit Avenue E. (1925)

& Hacienda Court Apartments

67. Lots 5, 6, 7; Block 17; East Park Addition

Current owner: Rodney J. Dike: 1656 E. Interlaken Blvd.  
Seattle, WA 98102

Status: Primary structures

Two large apartment buildings, sited at the westernmost point of the bluff about 30' below Summit Avenue. Paved driveway descends to large open paved and landscaped courtyard which gives access to both buildings, one to the northwest and one to the southwest. Two-story elevations on courtyard side; SW building has three-stories above high foundation on western elevation. Slightly irregular rectangular plans measuring approximately 41' x 115' and 46' x 108'. Concrete foundations; partial basements. Exterior walls stuccoed. Gabled roofs covered with tiles. Mostly double-hung windows of 6-over-1 light sash; some hinged windows. Western elevations have large arched window openings. NW building has original wood balconies supported by heavy timber braces; balconies of SW building are wood replacements. Courtyard facades feature arched entries, tile-roofed square window bays, decorative wrought-iron window grilles, stuccoed garden walls with curvilinear outlines and arched openings. A noteworthy apartment complex, with an intimate scale created in the courtyard, paths and short flights of stairs leading up or down to individual entries to each unit, and buildings well sited to take advantage of the view. One of the best examples of the Spanish revival style in Seattle.

A group of eight attached two-car concrete garages is located on the lower slope with access from Belmont Avenue. Stuccoed exteriors with flat tar and gravel roofs accented by tiled protrusions between short parapets. Concrete stairway with many landings and turnings ascends hillside from garage to courtyard.

68. 1027 Summit Avenue E. (1925)

Portion of Lot 5, Block 17, East Park Addition

Current owner: Roy O. Hansen  
1027 Summit Avenue E.  
Seattle, WA 98102

Status: Primary structure

A two-story house in Spanish revival style, companion to the adjacent Hacienda Apartments. Irregular plan measuring approximately 31' x 47', with an attached garage 17' x 23'. Concrete foundation; partial basement. Exterior walls are stucco on wood lath. Gabel roof covered with tiles; flat tar and gravel garage roof with tile trim. Double-hung windows of 6-over-1 light sash; some hinged windows.

69. 1023 Summit Avenue E. (1915)

E 82.2' of N 1/2 of Lot 4; Block 17; East Park Addition

Current owner: R. D. Hammond: 1146 23rd Avenue, E.  
Seattle, WA 98102

Status: Secondary structure

A two-story, wood-frame house of slightly irregular rectangular plan measuring approximately 24' x 46'. Concrete foundation; full basement. Lower story faced with random coursed stone; upper stories stuccoed. Hipped roof with wide eaves; hip-roofed dormers on north and west slopes. North facade features entry covered by small pedimented gable supported by curved brackets, and large curved three-window bay. Windows are mostly single sliding sash with fixed transoms divided by vertical muntins. Exterior stone chimney on west elevation. Original single family dwelling converted to apartment.

70. 1021 Summit Avenue E. (1903)

E 72.06' of S 1/2 of Lot 4, and E 80.83' of N 20' of Lot 3; Block 17; East Park Addition

Current owner: F. Graff (Resident)

Status: Secondary structure

A two-story, wood-frame house of slightly irregular rectangular plan measuring approximately 24' x 43'. Concrete foundation; full basement. Exterior walls originally sheathed with cedar siding and wood shingles, now covered with asbestos shingles. Hipped roof. Small entry porch has short gable roof, molded cornice with returns. Three-window bay on lower story of north facade. Windows are tall narrow double-hung single-light sash, with plain surrounds. Originally a single family dwelling, converted to apartments in 1957. A detached flat-roofed garage is also located on the property.



71. Parcel F, East Park Addition

Current owner: Rodney R. Lewis: 357 W. Olympic Place  
Seattle, WA 98119

Status: Vacant property; primary significance

A triangular plot, formed by the unusual alignment of Summit Avenue separating the irregularly shaped blocks 17 and 18 of the East Park Addition. Large maples, spruce, and other trees and shrubs are placed informally on the grass covered properly, forming a kind of mini-park in the neighborhood.

72. Parcel B, East Park Addition

Known as "Summit Place"

Current owner: City of Seattle

Status: Vacant property; primary significance

A triangular plot of 690 sq. ft. formed by the intersection of Belmont Avenue E., Bellevue Place E., and Summit Avenue E. Sidewalk on two sides. Remainder of triangle planted in grass with a single large London plane tree in the center.

One of the six parcels dedicated on Plat in 1886 by David and Louisa Denny "for miniature parks and grass or places for drinking or other fountains, and for no other purposes whatever." The parcels were usually named after adjacent streets.

73. 908 Summit Avenue E. (1906)  
N ½ of Lot 11, Block 2, East Park Addition  
Current owner: Mylor Trenner (Resident)

Status: Secondary structure

A one-and-one-half story, wood-frame house of rectangular plan measuring 24' x 39'. Concrete foundation; partial basement. Exterior walls sheathed with lapped cedar siding on lower story, wood shingles on upper story. Broad gable roof forms impressive shingled triangles at lateral ends, with saw-tooth cut lower edges. Large hip-roofed dormers, with single double-hung window, on w-st and east slopes. Large polygonal window bay next to recessed porch on west facade. A typical, modest Seattle version of the Shingle Style. House is situated above a high bank with concrete retaining wall on Summit Avenue. Its broad north lateral gable end with slightly projecting bay and decorative small diamond windows is a prominent feature easily seen from Bellevue Place.

74. 906 Summit Avenue E. (1898)  
S ½ of Lot 11, Block 2, East Park Addition  
Current owner: Leta Diamond (Resident)

Status: Tertiary structure

A one-and-one-half story, wood-frame house with cross-gable roof situated above a high bank with concrete retaining wall along Summit Avenue. Concrete foundation; partial basement. Originally a single family dwelling of rectangular plan measuring 24' x 39'. Alterations to convert to duplex occurred in 1955. Roman brick faced addition to front replaced original polygonal window bay. Another addition at rear extended length of house to 52'. Rectangular window group replaced arched window with diamond patterned sidelights in west gable end.

75. 900 Summit Avenue E. (1968)

Architect: A.O. Bumgartner

Lot 12, Block 2, East Park Addition

Current owner: R. Breskovich: 957 Harvard Avenue, E.  
Seattle, WA 98102

Status: Secondary structure

A five-story apartment building of irregular plan, containing nine 3-room units and five 4-room units. Concrete foundation; wood-frame construction. Exterior walls sheathed with wood shingles. Sliding metal sash windows in wood frames. Glazed sliding doors to balconies set at angle. Although taller than the adjacent houses and apartment buildings, no. 75 is sited low on the slope of Belmont Avenue at Summit and it relates to its surroundings by the use of wood shingles as a common facing material.

76. 766 Belmont Avenue E. (1927)

Lot 13, Block 2, East Park Addition

Current owner: National Bond & Share Co.: 608 E. Lynn Street  
Seattle, WA 98102

Status: Secondary structure

A two-story apartment building containing ten 3-room units. Slightly irregular rectangular plan measuring approximately 48' x 65'. Concrete foundation; full basement. Wood-frame construction; exterior walls faced with wire-cut brick. Flat tar and gravel roof. Double-hung windows; 4, 6, or 8-over-1 light sash. Recessed entry framed by twisted rope molding. Glazed entry door with transom and sidelights. Triangular parapet at center of west facade flanked by cast stone ornaments, which also appear at corners. Building is situated above a high bank into which is built a five-bay concrete garage.

77. 750 Belmont Avenue E. (1929)

Architect: Fred Anhalt

N 120' of Lot 14, W 20' of S 40' of Lot 3, W 8' of N 20' of Lot 3,  
W 8' of S 20' of Lot 4; Block 2; East Park Addition

Current owner: Cooperative (Occupants)

Status: Primary structure

A three and four-story apartment building containing 16 units of three to five rooms each. Irregular L-shaped plan, with west wing stepping down steep slope of Belmont Avenue. Building is sited so that triangular courtyard is formed in angle of two wings. Garage under courtyard is reached via circular stair in round brick tower covered with vines. Concrete foundation; partial basement. Steel and wood-frame construction; exterior walls of brick veneer, stucco and exposed wood framing. Gabled and hipped roofs covered with wood shingles. Hinged windows, some with diamond patterned lead muntins. Arched entries have solid oak doors with decorative iron hinges and straps.

This apartment complex, as well as the two following properties (nos. 78 & 79), is the work of Fred Anhalt. A midwestern farmboy, Anhalt came to Seattle in the 1920's after working at a great variety of jobs. His first business here was selling store fixtures. After erecting some neighborhood market buildings, he turned to the construction of apartment houses and here found his greatest success. During the years 1926-29, he created a large number of multi-unit buildings with "apartment houses" that provided the convenience of maintenance free apartment living with the feeling of a substantial and comfortable private dwelling. Instead of long public hallways he provided several entrance towers with circular stairs leading to one or a small group of apartments. Each unit had both a front and rear door, living rooms which faced onto well-landscaped courtyards, and many had small balconies, stone or slate fireplaces, plank flooring, hand-sawn beams, and leaded windows. The apartments were soundproofed by the use of lath and plaster double wall construction and a system of floating floors. Handsome brick walls, picturesque roof forms covered with shakes (produced by his own company), slate and cast stone for decorative accents, and custom-made iron work for fixtures, railings, gates, etc., were hallmarks of Anhalt buildings.

Anhalt had his own company of drafters, bricklayers, carpenters, metal workers, gardeners, and maintenance crews--a payroll of nearly 135 people--and closely controlled all phases of his projects for maximum efficiency. His buildings went up as an incredible pace, never taking more than 90 days from site preparation to landscaping and occupancy. But speed did not mean a lack of thoroughness. Anhalt saw to it that the courtyards, property edges, and alleyways were meticulously landscaped before the first tenants arrived. After more than fifty years Anhalt apartment buildings are still considered prestige addresses, and demand for them remains high. They are exceptionally well maintained and many have become cooperatives.

78. 730 Belmont Avenue E. (1929)

Oak Manor

Architect: Fred Anhalt

Lot 1, Block 2; portion of adjoining vacated street; Parcel A; East Park Addition

Current owner: Archibald G. Douglass, Jr.  
730 Belmont Avenue E.  
Seattle, Washington 98102

Status: Primary structure

A one-and-one-half story apartment building containing six units of 4 to 7 rooms each. Irregular L-shaped plan, sited to form triangular courtyard of gently sloping lawn enclosed by hedge. Concrete foundation; partial basement incorporating garage. Solid brick construction. Some exposed wood framing with infill of brick slating in cross-hatch patterns. Circular stair tower located at inner angle of two wings. Gable roof, hipped roofs of dormers, and conical roof of tower all covered with wood shakes. Hinged windows of multi-paned sash of various sizes and proportions. Balconies with railings of heavy wood lattice work. Brick retaining wall along Belmont Avenue, cedar hedge, and tall cedar and other trees provide landscaping elements.

The southernmost point of the triangular property was originally known as Belmont Place, one of those parcels given to the city by David and Louisa Denny in 1886 (see no. 72). A large and very old oak tree at this point is a prominent feature and gives its name to the adjoining apartments.

Oak Manor is one of Anhalt's smallest apartment buildings, and its appearance from the street is most like that of a large English country manor. Its stained glass, inlaid mahogany entry doors, elaborately forged brass keyhole lids, pegged flooring, and cedar paneled living rooms make it one of the most handsome and carefully detailed of his projects. Anhalt himself occupied one of the apartments for a time.

79. 710 Belmont Place E. (1930)

Architect: Fred Anhalt

Lots 3, 4, and S 20' of Lot 5; Block 1; East Park Addition

Current owner: Belmont Cooperative Association  
710 Belmont Place E.  
Seattle, WA 98102

Status: Primary structure

A three-story apartment building containing 25 units. Irregular rectangular plan measuring approximately 78' x 130'. Concrete foundation; full basement partially above grade containing some living units. Frame and reinforced concrete construction; exterior walls of brick veneer with some half-timbering. Hipped and gable roofs covered with wood shingles. Tall hinged windows of 15 lights arranged in groups of 2, 3, or 4.

This is the last of Anhalt's apartment buildings to be completed and it shows some of the stinting on detail necessitated by economic hardships after the 1929 crash. It is the only one of his apartment houses to have an internal hallway on each floor, with entrance lobbies and staircases on both Belmont Place and Bolyston Avenue. A stone retaining wall edges the property on Belmont Place and flanks the entrance to the lower level garage.

80. 704 Belmont Place E. (1925)

N 55' of Lot 2, Block 1, East Park Addition

Current owner: Rain-King Investment: 8204 Greenlake Drive, N.  
Seattle, WA 98103

Status: Tertiary structure

A two-story apartment building containing four 4-room units. Rectangular plan measuring 40' x 32'. Concrete foundation; partial basement. Wood-frame construction; exterior walls stuccoed. Flat tar and gravel roof with parapet on west facade. Arched opening at entry, with sidelights of diamond patterned glass. Narrow tiled pent roofs over three-part window groups at upper and lower stories of west facade.

81. 709 Boylston Avenue E. (1957)

N 45' of Lot 1 and S 5' of Lot 2; Block 1; East Park Addition

Current owner: Russell E. Farrell: 308 E. Republican Street, #702  
Seattle, WA 98102

Status: Tertiary structure

A three-story apartment building containing 14 units. Irregular plan measuring approximately 31' x 120'. Concrete foundation; full basement incorporating garage. Wood-frame construction; exterior walls faced with brick veneer and lapped siding. Large plate glass metal sash windows.

82. 706 Belmont Avenue E. (1956)

S 94.2' of Lot 1, Block 1, East Park Addition

Current owner: Mylor Trenner: 908 Summit Avenue, E.  
Seattle, WA 98102

Status: Tertiary structure

A three-story apartment building containing 16 units. L-shaped plan with outer dimensions of 69' x 77'. Concrete foundation; wood-frame construction. Exterior faced with brick, vertical wood siding, plywood, and colored tiles. Flat built-up roof. Sliding metal sash windows. Rock retaining wall along Belmont Avenue.

83. 710 E. Roy Street (1921)

Cornish School

Architect: A.H. Albertson

Lots 1, 2, 23, 24; Block 2; Sarah B. Yesler's First Addition

Current owner: Cornish School of Allied Arts  
710 E. Roy Street  
Seattle, WA 98102

Status: Primary structure

Listed on the National Register of Historic Places

A three-story institutional building of modified Spanish revival design. Irregular plan, with major facade of 178' fronting on Roy Street. Concrete foundation; full basement, above grade at wetsern portion with an additional sub-basement. Wood-frame construction; exterior walls faced with brick veneer, exposed on rear (north) elevation and finished with stucco on three street elevations. Flat built-up roof covers most of building, with tiled hipped roof over penthouse at west end. Double-hung windows recessed in unmolded rectangular openings. Groups of three and four arched window openings, decorated with terra cotta engaged columns, surrounds, and spandrels of low-relief ornament, are located at the third-story level of the three street elevations. The arched entry on the south facade is similarly treated, with the addition of flanking free-standing columns supporting wrought-iron lanterns. An ornamental terra cotta plaque above the entrance bears the inscription, "The Cornish School - Dance, Drama, Music." On the east elevation, facing Harvard Avenue, a tile-roofed, one-story, L-shaped archade shelters and entrance to the theatre. The remainder of the ground floor contains offices and gallery. Studios and classrooms are located on the second floor, and large skylighted studios and a penthouse apartment occupy the third floor.

The Cornish School, founded by Nellie Cornish in 1914, is still serving its original function and remains the region's only conservatory offering comprehensive training in all the arts. Born in Nebraska in 1876, Nellie came with her family to Oregon when she was seven years old. They later moved to Blaine, Washington, where her father opened a bank and later became mayor. In 1900 Nellie came to Seattle and began giving piano lessons in a shared studio in the Holyoke Building. She researched innovative teaching methods, traveled to Los Angeles to study under Calvin B. Cady, returned to Seattle to teach at the University of Washington, and in 1914 opened her own school in a small rented room on Capitol Hill. Her concept of teaching all the arts in an integrated curriculum attracted both dedicated students and an outstanding faculty. As enrollment increased, a group of prominent citizens formed a committee to seek pledges for a building fund, and ground was broken for the new school in January of 1921. The purpose of the school was expanded and it became the center of all artistic endeavor in the area during the 1920's. However, though the school often served 1,000 to 1,500 students yearly, the financial situation was always precarious. In 1937, at the age of 61, Nellie Cornish resigned as active director. The Cornish School Foundation continued to operate the institution, and it was eventually incorporated as the Cornish School of Allied Arts. It continues today as an accredited four-year college offering a bachelors degree in fine arts.



84. 800 E. Roy Street (1924)

D.A.R. Building

Architect: Daniel R. Huntington

Lots 1 & 2 , Block 3, Sarah B. Yesler's First Addition

Current owner: Rainier Chapter, D.A.R.  
800 E. Roy Street  
Seattle, WA 98102

Status: Secondary structure

A large, rectangular, two-story building prominently sited on the corner of Roy Street and Harvard Avenue. The long south facade features two-story boxed posts fronting a wide veranda on grade. Low hipped roof with three widely spaced gabled dormers on south slope. Single dormers on west and east slopes. Central polygonal lantern with flared pyramidal roof crowns the ridge. Boxed cornices with closely spaced curved modillions. The south facade has a central pedimental entry with paneled door and two secondary entries. Windows of both the lower and upper stories are very large double-hung wood sash of 15-over-15 lights. West elevation facing Harvard Avenue features a Palladian window at the lower story, with large double-hung windows at upper story. Exterior walls are faced with wide wood siding which has incised beveled edges in rectilinear patterns to simulate cut stone. The entire building is painted white to enhance these stylistic features. Intended to evoke the spirit of George Washington's home at Mt. Vernon, the building serves a symbolic role as well as providing functional office and meeting space.

85. 701-713 Broadway Avenue E. (1924; 1931)

Loveless Studio Building

Architect: Arthur L. Loveless

Lots 22, 23, 24; Block 3; Sarah B. Yesler's First Addition

Current owner: Analila Dover; et al: c/o Wm. Bain Associates  
1200 Westlake Avenue, N  
Suite 406

Status: Primary structure Seattle, WA 98106

A one-and-one-half, commercial/apartment building on a corner lot. Rectangular plan measuring 119' x 92', with shops (lower story) and apartments (upper story) arranged around an open interior courtyard. The shops open out facing Broadway Avenue to the east and Roy Street to the south. Concrete foundation; wood-frame construction. Exterior walls of outer perimeter faced with smooth cut tufa stone in random coursing; courtyard walls are stuccoed with some exposed wood framing. Intersecting gable roofs with a great variety of dormer types on both street and courtyard slopes. Large rectangular multi-paned shop windows and glazed doors fill the lower story of the street elevations. Entrance and flanking display windows of shop at no. 705 are enframed by three stone pointed arches. Dormer windows are hinged sash with diamond patterned lead muntins.

The quiet courtyard, reached through a passage off Broadway, presents a striking contrast to the street facades. Its intimate scale, lush landscaping of native shrubs, and small pool with an oriental sculpture, all contribute to its residential character, as opposed to the commercial aspects of the streetside shops. A short polygonal stair tower in the SE corner of the courtyard provides access to several of the upper story apartments.

The two-story dwelling unit (with interior stair) at the NW corner was the original structure on the site. Built by Arthur L. Loveless in 1924, it served as both his studio and home. Born in Michigan in 1873, he had studied architecture at Columbia University for three years, but was forced to quit for lack of funds. He then worked for the firm of Delano & Roberts for a few years, before coming to Seattle where he found employment with Clayton D. Wilson, eventually gaining the position of chief draftsman. About 1920 he opened his own office and was mostly noted for his private residences, sorority and fraternity houses in an English vernacular style. One of the draftsmen he employed, Lester Fey, eventually became his partner and the two practiced until 1942.

In 1931 Loveless added to his existing studio/home on Capitol Hill, creating the shop and apartment complex around a central courtyard. His original building remained a self-contained unit, though attached to the new portion. After his retirement from active practice Loveless traveled extensively, but the Studio Building remained his permanent home until his death at the age of 97.

86. 807 E. Roy Street (1925)

Woman's Century Club Building

Architect: Pierce A. Horrocks

Lots 9 & 10 , Block 33, Suppl. A. Pontius Addition

Current owner: James E. Osteen (Resident)  
The Harvard Exit

Status: Primary structure

A two and three-story brick-faced building fronting on both Roy Street and Harvard Avenue. Rectangular plan. Concrete foundation; partial basement. Flat tar and gravel roof. The lower story of the north facade, facing Roy Street, features four handsome Palladian windows, while the upper stories have smaller windows of double-hung sash, 8-over-1 lights. The entry, located at the eastern end of this facade, is especially noteworthy. Above double doors with flanking small rectangular windows and glazed transom between attached volutes is an elaborate cartouche, which fills the space between two of the second story windows. On a square field a woman's head in profile is encircled by the words "The Woman's Century Club," and these in turn are framed by a wreath. Above, a large rectangular field topped by a segmental molding carries the words "Woman's Century Club." The narrower Harvard Avenue facade has a central entry of paired double doors under an arch within a rectangular frame, and bears the inscription "Woman's Century Club -- Little Theatre."





The Woman's Century Club was founded in Seattle in 1891. Believing that the next century would see women take their rightful place in the world, a group of early feminists formed an organization to fill the need for intellectual stimulation and cultural enrichment in what they felt was the rather provincial and rowdy atmosphere of a rapidly developing pioneer city in the west. Organized by Carrie Chapman Catt, who had taken charge of the women's suffrage movement upon the retirement of Susan B. Anthony, the club included among its charter members many graduates of eastern colleges, women who had come to Washington State as pioneers, and others who held responsible posts in government and social agencies. One of the later presidents of the club was Bertha K. Landes, the country's first woman mayor of a major city (1926-28).

The Woman's Century Club helped start Travelers Aid and the Martha Washington School for Girls. When its imposing brick office and theater building was built on Capitol Hill in 1925 they leased the auditorium and dance floor to sororities, fraternities, and high schools to help pay for the cost of construction. The building now houses a movie theatre, the Harvard Exit.

# HARVARD-BELMONT DISTRICT



## LEGEND

-  boundary
-  primary
-  secondary
-  tertiary

