



The City of Seattle

Landmarks Preservation Board

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LPB 478/19

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday August 7, 2019 - 3:30 p.m.

Board Members Present

Deb Barker
Manish Chalana
Russell Coney
Rich Freitas
Alan Guo
Garrett Hodgins
Kristen Johnson

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Kathleen Durham
Jordon Kiel

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

080719.1 **APPROVAL OF MINUTES**
May 15, 2019
MM/SC/RC/RF 6:0:0 Minutes approved.

080719.2 **CERTIFICATES OF APPROVAL**

080719.21 former John B. Allen School / Phinney Neighborhood Association
6532 Phinney Avenue North
Proposed exterior alteration at brick building; replace louver w/ window

Ms. Doherty presented on behalf of the applicant and noted ARC thought that what was presented by Bill Fenimore and Kevin Kane was simple, and that staff could present on their behalf. She oriented the board to the site plan and noted the proposed work for the brick building. She said the north end of the brick building is a one-story space that was original mechanical space. She said they want to convert it to a workshop and propose to install a large window where there is currently a louver. She said they propose a true divided light wood sash window, similar in profile to the historic windows that flank the opening.

Mr. Coney asked if it will be ¾” glazing.

Ms. Doherty said it is insulated glass assembly.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Coney said ARC thought the work was appropriate; he noted the proposed true divided light window. He said that venting and sawdust collection will be dealt with in another way.

Ms. Johnson arrived at 3:38 pm.

Mr. Coney said mechanical could be put on the roof if necessary.

Ms. Doherty said she can review that administratively.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alteration at the John B. Allen School, 6532 Phinney Avenue North, as per the attached submittal.

This action is based on the following:

1. The proposed change does not adversely affect the features or characteristics specified in Ordinance #123845, as the proposed exterior alteration is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior’s Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RC/GH 7:0:0 Motion carried.

080719.22

Gas Works Park

2101 N. Northlake Way

Proposed alterations to cracking towers to prevent climbing

David Graves, Seattle Parks and Recreation (SPAR) explained that the future vision is to allow access to the towers to the general public but they are now fenced. He said people frequently trespass to climb on the towers, and there have been serious injuries including a fatality. He said they proposed to make the towers less climbable. He said he has been working with ARC. He said the stairways provide

interest as an architectural element they want to preserve. He proposed making the stairs less climbable by selective “pruning” of small elements, and adding sloped metal plates to eliminate toe holds. The intention is to keep the industrial character. He said they will cut off brackets.

Mr. Chalana asked what Rich Haag’s vision was.

Mr. Graves said that Mr. Haag wanted the towers to be accessible so that people could walk up and touch them, not climb on them. He said the other towers are out on the lawn and everything has been stripped off, up to 12’ above grade. He said it was considered a potential Superfund site; Mayor Royer fought to keep it off. The Department of Ecology issued a consent decree and required soil cover and hardscape. The towers were fenced, and that soil was not cleaned. He said they want to make the towers less climbable and remediate the soil, so the fence can be removed in the future.

Mr. Chalana said Rich Haag said he didn’t want them to be artifacts and he wanted them to be accessible. He asked if they ever considered making them safely climbable.

Mr. Graves said no.

Ms. Johnson said there are things industrial elements to climb on located in the play barn.

Mr. Freitas said the fencing is to be removed ultimately but not now.

Mr. Graves said that for now they are doing selective pruning and adding exposed metal mesh, sloped plates; they will remove handholds and install rods to discourage climbing.

Mr. Hodgins asked about fenced area further south.

Mr. Graves said there were barrels there that have since left but not there are new ones. He said when they dig, they have to save the soil and have it tested.

Ms. Doherty said the changes to the perimeter fence is not part of this application.

Mr. Guo thought people would still try to climb.

Mr. Hodgins asked about the sharp mesh top.

Mr. Graves said it will be finished off.

Mr. Freitas asked if they are pruning only on cracking towers or others as well.

Mr. Graves said they will eventually do it on others, but they will do this area first. He said they will eventually do soil remediation of south towers, remove fence in that area, and then go on to do similar work on the northerly towers. He said this application does not include surface at this time; it will be done later.

Public Comment: There was no public comment.

Mr. Chalana supported the application.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations at Gas Works Park, 2101 North Northlake Way, as per the attached submittal.

This action is based on the following:

1. The proposed changes are minimal and do not adversely affect the features or characteristics specified in Ordinance #121043, as the proposed alterations are compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MC/RC 7:0:0 Motion carried.

080719.3 SPECIAL TAX VALUATION

080719.31 Richardson House – Roanoke Park National Register District
2816 10th Avenue East

Ms. Doherty provided before and after photos of the work. She said the house is not a City landmark but that Special Tax Valuation is available for contributing buildings in local historic districts, and in National Register Districts like Roanoke Park. She said the submitted rehabilitation costs were \$1,533,708 and the eligible costs were \$1,213,481. She said there were \$320,227 in disallowed costs. She said the Landmarks Preservation Board had no jurisdiction for review of the proposed work. The described and permitted rehabilitation work appears consistent with the photos and invoicing, as reviewed by staff. She said the work appears compatible and/or consistent with maintenance and in-kind repair.

Public Comment: There was no public comment.

Ms. Doherty said the percentage value of rehabilitation exceeds 25% of the value of the improvement.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Richardson House, 2816 10th Avenue East, located in the Roanoke Park National Register Historic District, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/RC/GH 7:0:0 Motion carried.

080719.4 NOMINATIONS

080719.41 Bash House
4238 12th Avenue NE

Jack McCullough, McCullough Hill Leary, said the University District has been rezoned and this site is zoned for 330' tower. He said there are lots of single-family houses in the area. He showed the site and adjacent parcels. He said the gem in the assemblage is Canterbury Court and they plan to preserve/restore it. He said it is a lovely unit. He asked the Board not to nominate either the Bash or Anderson house. He said it is a package, in a sense.

Mr. Chalana asked if the other properties are not worthy.

Mr. McCullough said that Canterbury Court is based on feedback from staff, but that other properties will be reviewed through regular master use permit process. He said they would do an Appendix A if necessary. He said that Ms. Sodt flagged the ones she thought were relevant.

David Peterson prepared and presented the nomination report (full report in DON file). The subject building was constructed in 1908 as a single-family house, but as early as 1910 it was functioning as a boarding house. There were two permitted additions made at the rear of the house in 1914 and 1916, and other unpermitted additions made some time after 1937, likely the 1950s and 1960s. Today, the house is two and a half stories of wood frame construction over a concrete partial basement.

According to historic tax records, Sanborn maps, and permits, in 1914 and 1916, a narrow, L- or T-shaped two-story 20-foot long addition was made at the rear which featured one-story full-width porches on the north and south sides. Permits describe them as sleeping porches. By 1937, these porches had been enclosed, as evidenced by the tax assessor photo of that year. The massing of the building today primarily dates to that period, although there may have been other minor alterations made to the rear of the house since that time.

The house is an American Foursquare in type and features eclectic, Queen Anne style detailing on the original building mass. The house is clad primarily in painted cedar clapboard siding at the first floor, and shingles at the second story above the windowsill line. There are also shingles at the second story of the projecting rear addition. The rest of the rear portion of the house, which were constructed as additions, are clad with a vertically grooved wood siding product. Windows at the front mass of the house are typically large, double hung wood sash with twenty-one gridded upper lights over a larger single pane. Some on the sides are protected by metal storm windows. Windows at the rear of the house are a mix of simpler one-over-one wood sash, mid-20th century aluminum or metal frame, or metal or vinyl sash from recent decades. The roof is hipped, with very deep painted beadboard eaves supported by shaped brackets. The roof is clad in contemporary asphalt composite shingles. The front or west elevation features a one-story projecting low-hip-roofed porch, also with deep eaves and shaped brackets, located at the first-floor northwest building corner. The porch is supported by Tuscan posts with shaped impost blocks and covers a slightly recessed main entry, which is reached by a high flight of non-original wood steps.

The main entry includes a non-original front door flanked by two clear leaded glass sidelights. Other features of the front elevation include a prominent shingled dormer with a broken cornice and ogee arch in the gable; a double window beneath it centered on the second floor; and highly decorative projecting brackets beneath the second-floor corner windowsills and the first-floor windowsill. At the front original mass of the house, the south elevation features a projecting clinker-brick chimney towards the front, and an original one-story hip-roofed projecting square bay window at the first floor towards the back. Offset above this square bay window is another square bay window, shed roofed and without shaped rafter ends, which is non-original and dates to one of the building additions at an unknown time. On the south elevation is a double-gabled dormer window at the roof, which is difficult to see from ground level but visible in aerial photographs.

The north elevation of the original front mass of the house features a two-story projecting stair bay, with original windows protected by storm windows, which breaks the roof line and is separately roofed. There is a door to the basement level units on the north elevation below the stair bay, with non-original windows lighting the basement level. The rear or east elevation, and the rear portion of the north and south sides of the house, represent a series of additions to the structure over time, presumably related to the building's long-time use as a boarding house. The additions are identifiable by their form, structure, and detail, which do not match the original front of the house.

Additions include small projecting gable and shed roofed bays, at the rear is the two-story c.1914-1916 gable-roofed narrow two-story addition, flanked by what were originally shed-roofed sleeping porches but which are now enclosed. On the north side, the sleeping porch received a second-story addition built at some time after 1937 as it is not visible in the tax assessor photo of that year. At the base of the east elevation gable is a small projecting deck porch, of unknown date, with lattice enclosing the first floor and with a railing at the second, providing covered access to the first floor, and access to the second floor reached by a flight of wood steps. He said the house is listed in the Steinbrueck Nyberg survey.

The City of Seattle was founded in 1851, the area that would become the University District was incorporated into the city boundaries in 1891. The first settlers in the area received land grants and began farming there in 1867, when the area was relatively rural and far from the city center. By 1887 the Seattle Lake Shore & Eastern Railway—today's Burke-Gilman Trail—had been developed and built by a group of investors, providing an east-west connection between Fremont and the west shore of Lake Washington.

In 1890, James Moore—a prolific developer in early Seattle who already had success developing the Latona Tract to the west, in 1889—purchased property, including part of the original settlers' farm, and began to subdivide it into building parcels. The first of these was the “Brooklyn Addition” (where the subject parcel is located), which corresponds approximately to the thirty-eight blocks between today's Roosevelt Way NE on the west, 15th Avenue NE on the east, NE 45th Street on the north, and Portage Bay to the south. In 1891, large areas north of the existing city were annexed to Seattle, including today's University District, Green Lake, Wallingford, Phinney Ridge, Montlake, and Magnolia. Many of Moore's street names were changed after

annexation, to match Seattle's numbered street system. Seattle's population at this time was about 42,000 people. However, a nationwide financial crash in 1893 slowed development of the new neighborhood for a few initial years.

The most significant event for the young neighborhood of Brooklyn was the decision in 1891 to relocate the University of Washington to this area from downtown Seattle, where physical growth for the institution had been limited. The university regents retained the original campus downtown for future development (today known as the University Tract) and began building in 1895 the new campus on the considerable acreage east of 15th Avenue NE and south of NE 45th Street, to the waterfront of Union Bay and Lake Union. The university spurred significant growth in the neighborhood. In addition to hundreds of students who attended the university, the non-student population quickly grew, so that by the first decade of the 1900s a complete community had developed, with apartment and single-family housing, shops, churches, schools, and civic buildings.

By this time, the neighborhood had come to be called the University District rather than Brooklyn. From 1900 to 1910, Seattle continued to grow due to population increase and through major annexations that took place in 1907. In 1900 the population was about 80,700; by 1910 it had nearly tripled to over 237,000. In 1909, the Alaska-Yukon-Pacific Exposition was held on the University of Washington campus, a significant event which improved the university with permanent buildings and landscaping and spurred further growth in the area. University Way, which included a trolley route along it as early as 1892, had developed by this time into the primary north-south and commercial spine of the neighborhood. A 1907 trolley line from Wallingford along NE 45th Street established that route as the primary east-west spine through the neighborhood. The construction of the Lake Washington Ship Canal from 1911-1917 was another catalyst for growth in the area, and the period from 1915-1929 can be considered the neighborhood's commercial heyday. In 1919 an improved University Bridge resulted in increased traffic in the area. The opening of the new Montlake Bridge in 1925 furthered this growth. With department stores, several theaters, and a few high-rise buildings by the late 1920s and early 1930s, the University District had by mid-century the one of the largest commercial cores outside of downtown Seattle.

After World War II, the university's enrollment almost tripled, as veterans took advantage of the G.I. Bill. Fueled by wartime growth and postwar expansion and more annexations, Seattle's population by 1960 had reached 557,000. Beginning in the late 1940s, parking congestion was a noticeable problem in the University District, and parking lots began to replace old houses and underperforming commercial buildings. Merchants organized the University District Parking Association to alleviate the problem. The presence of two high-rise buildings, the 9-story Brooklyn Building at 45th & Brooklyn (b. 1929; home of the General Insurance Company after 1936, and replaced in 1973 by the even larger 22-story Safeco Tower, now called the UW Tower) and the 15-story Edmond Meany Hotel (b. 1932, now the Hotel Deca), probably precipitated the increased demand over time for parking in the blocks north of NE 45th Street.

In 1947, a new state law enabled the university to acquire property by condemnation. A new campus plan in 1948 proposed expansion westward beyond its traditional boundaries, into the University District neighborhood. In the 1950s the ever-larger

university began a controversial, decades-long program of purchasing homes, apartment buildings, and commercial structures west of 15th Avenue NE and south of NE 41st Street in order to redevelop more university buildings. A new campus approach, dubbed Campus Parkway, was constructed midblock between 41st and 40th Streets NE through condemned and demolished properties between 1950 and 1953.

Shopping areas such as University Village and Northgate Mall—both opening in the late 1950s—were more receptive to a new car-centered culture. The construction of the I-5 interstate highway in the late 1950s accelerated this trend and established a powerful western boundary to the neighborhood. In 1965, the daytime population of the University District was approximately 70,000, and a University Development Plan began that year to address pressing concerns including growth, traffic and rapid transit, parking, zoning between family neighborhoods and denser development, schools, and parks. Enrollment at the University reached a high in 1979 of 37,549 students. By the 1980s, the demographics of the University District had shifted towards a mostly student population but in the 1990's became more mixed.

The subject house is an American Foursquare house with Queen Anne style details. American Foursquare refers to a type of house that was popular in the United States from about 1890 to about 1930. Foursquare designs were spread by pattern books, and were sold by Sears, Roebuck & Company as kit homes. They are characterized by a simple, square plan, with a principal room in each corner (hence “foursquare”), and a low-pitched pyramidal roof. The main entrance is normally off-center, accessing either the left or right front quadrant of the main floor, but very large examples may feature a central entry.

The exteriors of Foursquare houses are highly adaptable and provided the builders numerous opportunities not only to express their craft, but to differentiate one house from the next when built en masse on a city street. The subject building is a typical “Seattle box” with Queen Anne architectural styling, meaning it has an eclectic mix of ornamental embellishments, at least at the front of the house.

The subject building was constructed in 1908 as a single-family house in the new Brooklyn neighborhood, which had been platted in 1890. Albert W. Bash and family were the original owners and occupants. Albert Weimer Bash was born in 1848 in Starck County in northeastern Ohio, approximately thirty miles south of Akron. He was the oldest of nine children. His father, Henry Bash, had made a living in Starck County supplying horses and cattle to Union troops during the Civil War. Albert married Flora Spangler Bash in Huron County, Ohio. In 1880, Albert and Flora were living in Huntington, Indiana, according to the federal census of that year, where Albert was listed as a “stock dealer.” Around 1881, they moved to Port Townsend, Washington, where he was appointed Collector of Customs, and where they began to raise a family—their daughters Clementine and Mary Imogene were born in 1882 and 1891 respectively. Port Townsend, established in 1851, had been assigned the U.S. Customs headquarters and official Port of Entry for Puget Sound in 1854, requiring that all arriving ships stop there for inspection.

In 1883, Albert's parents in Ohio also moved to Port Townsend, where his father Henry was appointed an Inspector of Customs, and later appointed to federal Shipping Commissioner by President Chester Arthur. The families lived there for

many years, and both were closely associated with the development of the Presbyterian Church there and in the Puget Sound region. Both Henry Bash and Albert Bash built large Victorian-style homes between 1885 and 1890 in Port Townsend, of which the former is a National Register listed property. In 1883, Albert's childhood friend Benjamin Harrison—who was to be elected president of the United States in 1884—visited the Bash family there and was impressed with the city at a time when it was competing with Tacoma and Seattle for regional pre-eminence, and with the role of Albert and Henry Bash as customs officials. Reportedly, these personal connections were part of the reason for the federal appropriation for a new customs house/post office in 1888. That building was completed in 1893 and is today a National Register listed property. In the 1890s, Albert Bash also owned a farm in Oak Harbor, Whidbey Island, across Puget Sound from Port Townsend, which appears to have been tended by tenant farmers, rather than by the Bash family.

In 1895 Albert Bash visited China for the first time, apparently as part of a Presbyterian mission related to the peace conference ending the First Sino-Japanese War. Based on contacts and experiences during that trip, he conceived and initially developed a venture to construct an American railway in southern China. The project, which Bash was involved in from 1895 to 1912, was backed by a syndicate of East Coast financiers, businessmen, and former politicians, and led by former Ohio senator Calvin Brice. Bash acted as general agent for the venture entity, called the American China Development Company, which in the end was only partly successful in building the railroad. During this seventeen-year period of extensive negotiations, Bash was largely absent from Seattle, and located either in China, or in New York City, where most of the investors were based.

In 1900, Albert was listed in the federal census as residing in a boarding house in Brooklyn, New York. In late 1908 or early 1909, they had moved to the subject house. In 1910, Albert Bash appears in the New York census, again as a boarder in Brooklyn that year, rather than Seattle. Within a few years after 1909, the Bash children Clementine and Mary both attended the University of Washington, a few blocks away. The 1910 census lists Flora, Clementine, and Mary living at the subject house, with income from ten additional “roomers” and “boarders” in the house. Between about 1906 and 1913, Flora visited China repeatedly as a missionary, and during those trips collected Chinese artworks and rugs, which the family sold at auction in Seattle and New York between 1912 and 1913. In 1913, after attending the UW, the Women's Medical College in Philadelphia, and completing an internship in New York, Clementine Bash left for China to become a medical missionary. For her part, Mary Bash graduated from the UW in 1914 and later attended the University of Iowa and Columbia University.

In 1919, the property was sold to George E. Cameron and his wife Lillian, who resided there from that year until at least 1941. During these years, the property continued to be operated as a boarding house. Little information could be found about the Camerons. According to federal census and other records, George Edward Cameron was born in Fenelon Falls, Ontario in 1877, and immigrated to the United States in 1891. His wife, Lillian Brewer Cameron, had three older children from a previous marriage, and the five initially lived together in the subject house, at least in 1920, according to census data from that year. In the 1930 census, only one Cameron child is listed at the address, but there are eight roomers listed there—a mix of

international and American students. By 1937, as evidenced by the Sanborn map and tax assessor photo from those years, the Camerons enclosed the two rear porches along the north and south sides of the existing rear wing of the house, apparently to increase the boarding house capacity. By the 1940 census, George and Lillian lived at the house, with only two “roomers”. George was listed in city directories over the years as a carpenter, bridge carpenter, and a pile driver operator. By 1938, his profession was listed in city directories as boarding house owner, at the subject property. George died in 1942, and by 1943 Lillian was listed as residing at an address in Shoreline, Washington, and working at a bakery in the University District. Lillian died in Seattle at age 77, in 1956. After the Camerons, there were a series of investor-owners.

He said the house appears to have had Chinese and Filipino students living there in 1930, and possibly in the years surrounding 1930. A circa 1927 photograph-- included in the local history books *Pamana: Half-a-century of Filipino Community Life in the Emerald City*, and also in *Filipinos in Puget Sound* by Dorothy Laigo Cordova and the Filipino American National Historical Society--shows a group of young Filipino men standing in front of the subject house. In the *Pamana* publication, the photograph is captioned “This is the clubhouse where the Filipino students stayed while attending the University of Washington. It was here that the clubhouse movement which started in 1926 caught the imagination of Filipino leaders who finally contributed towards the realization of the present Filipino Community Center.” The description of the subject house as a “clubhouse” does not seem to be accurate, since the house was owned by George and Lillian Cameron in and around 1927, and they also resided there as their home. Additionally, it seems unlikely that the group was meeting in any individual unit, since there would not have been enough space for that many people to meet in any given rooming house unit.

In *Filipinos of Puget Sound*, the image is captioned “Well-dressed Filipino undergraduate and graduate students at the University of Washington pose by the home where several resided around 1927. This group advocated for the need for a community center for young Filipino students and other immigrants. Before the Great Depression, several Filipino businessmen donated funds. Over the years, community queen contests also raised funds. A community center did not materialize until 1965.” Regarding the community center mentioned in the caption, “In 1965, after years of renting different halls for events, the Filipino Community of Seattle purchased a bowling alley for its community facility.” Washington Hall, a c.1908 Seattle landmark at 153 14th Avenue, was often used for Filipino community events from the 1920s through the 1960s. That bowling alley located at 5740 Martin Luther King Jr. Way South, in the Hillman City neighborhood, was remodeled over the years and is today the Filipino Community Center of Seattle.

Little is known about the c.1927 photograph. It is presently owned by the Filipino American National Historical Society (FANHS), with headquarters in Seattle, which was founded by Dr. Fred Cordova and his wife, Dr. Dorothy Laigo Cordova. The framed photograph was purchased at a University District garage sale around 1990 and given to FANHS. Close inspection of the lower right corner of the original photo shows a professional photography studio took the picture (Aiko Photo Studio, located c.1928 at 613-½ Jackson Street). Why the photo was taken, and why it was

taken in front of the subject house, is unknown. At least two persons have been tentatively identified in the image—Irineo R. Cabatit (who lived at the subject house at least in 1930, according to census records), and Victorio Velasco. In the 1940s, Cabatit was active as a labor organizer in the canneries, and a “militant” civil rights activist. He had earned a master’s degree in education at the UW, and was the president of the UW Filipino Alumni Association. In later years, he pursued a diplomatic career and was vice-consul for the Philippines in Honolulu, in Seattle, and minister and consul-general for the Philippines in Thailand. Velasco was a poet and publisher of the *Filipino Forum*, a community newspaper he founded in 1928.

For the period of 1927-1930 and the surrounding years, efforts to find other locations where Filipino students may have lived, such as rooming houses, were largely unsuccessful. However, in *American Workers, Colonial Power: Philippine Seattle and the Transpacific West, 1919-1941*, by Dorothy B. Fujita-Rony (2003), the author describes typical life as a young Filipino student at the University of Washington: “Despite the barriers they faced, Filipinas/Filipinos still created a memorable experience for themselves. They had boarding places run by a Mrs. Edwards and a Mrs. Garrett, and then “our Filipino place,” a Filipina/o student house, on Brooklyn Avenue and Fortieth Street. A Dr. McAllen, a preacher, would visit on Sundays to minister to the Filipinos. About forty Filipinos lived there in an atmosphere of camaraderie despite economic hardship.”

No information could be found about the “Filipino place” at 40th and Brooklyn mentioned in the quote. No information could be found about “Mrs. Edwards”; there were several persons by that name in Seattle at that time, according to Polk’s Seattle Directories for the 1920s and 1930s. “Mrs. Garrett” may refer to Jane (or Jean) Garrott, who lived at 4324 Meridian Avenue NE with her husband Henry in 1922, at 5230 21st Avenue NE in 1925, at 4142 11th Avenue NE in 1927, at 1607 Ravenna in 1929, at 5234 20th Avenue NE in 1932, and at 5015 15th Avenue NE in 1935, none of which appear to have been boarding houses. Fujita-Rony elsewhere describes Jane Garrott as the person who (in the 1920s) “ran the International House, where all foreign students were welcome to find housing or company...” The International House may have been located on the University of Washington campus. During the 1920s and 1930s, Filipino students may have had support from several clubs in Seattle. It is not clear whether the clubs also offered housing. References to possible clubs found for this report in Polk’s Directories and Seattle Times articles include the Filipino Club at 511 King Street c. 1913; Philippine Society of Seattle, Filipino Students, and the Filipino Club c. 1918; the Broadway Filipino Club in the early 1920s, possibly related to Broadway High School; the Filipino Club at 1115 E. Terrace Street near Seattle University in the mid-1920s; and the Filipino Employment Agency at 516 S. Jackson in the late 1920s. The University of Washington had a Filipino Club which was usually listed in most UW annual Tyee yearbooks in the 1920s. In 1931, Polk’s Seattle Directory lists a Filipino Club near the subject property at 3744 Brooklyn Avenue NE, but the listing does not appear afterwards in 1932. Long-lasting groups in the 1930s and 1940s include the Filipino Catholic Club at 516 16th Avenue, and the Filipino Christian Home, at 1216 Weller Street.

Mr. McCullough said that Pamana is a collection of memories at University of Washington and said he thought the house was mistakenly identified as a clubhouse.

Mr. Chalana appreciated the research and noted that not finding something doesn't mean it doesn't exist. He said there is a huge community here and there may be ways to find out. He said that Filipino students lived there so there is some level of social history.

Mr. Hodgins asked the house occupancy is its peak.

Mr. Peterson said in 1930 there were eleven, including the Camerons. He said the 1937 tax record shows 15 rooms.

Public Comment: There was no public comment.

Board Deliberations:

Ms. Johnson said if it were determined to be their clubhouse, that would impact her decision but there was no evidence of that. She said it feels like oral history and the information provided for that connection was tenuous. She was uncomfortable supporting nomination and said she was leaning toward no on both criteria C and D.

Mr. Guo said he leaned toward supporting nomination. He said that there has been lots of research, and the photo of the group of Filipino men in front of the house means something was happening there.

Mr. Chalana supported nomination and wanted more information about the Filipino community and how they view this house. He said it would make for a stronger case. He said Filipinos could find companionship at a clubhouse.

Mr. Coney said that Mr. Peterson has done a lot of research and something would have popped out. He said perhaps the clubhouse was nearby at 40th and Brooklyn.

Mr. Peterson said the clubhouse was near here, but this wasn't it.

Mr. Coney said the house is not a great example of vernacular Seattle Foursquare, but it does read as such. He said the clubhouse association is tenuous; it may or may not have existed.

Mr. Hodgins said that at the time there were Filipino residents in the house, at least one of whom was important to the community. He said maybe the picture was an event, but the rest is conjecture. He said the back of the house is bad, but the front and sides are intact and have integrity. He said he would support nomination. He said it was not a formal clubhouse and wondered at what point it may have become one. He said maybe the group was the club and the clubhouse grew from there.

Mr. Freitas thanked Mr. Peterson for the research and scholarship. He said he leaned toward supporting nomination. He said perhaps we are trapped by the word 'clubhouse'. He said maybe meetings were held there, even in someone's room. He said rooms are logical locations for organizing when you are policed for who you are. He said they were trying to start a community center or clubhouse; perhaps this was an early meeting site. He said the Filipino community's history is under-represented, and significance may not be in obvious places we typically look for it, so instead oral

histories should be explored. He said wider canvassing is needed. He supported nomination.

Ms. Barker supported nomination and said she was uncomfortable without a statement from the Filipino community and asked for more information. She noted the amazing amount of research done by Mr. Peterson.

Mr. Coney said that upon hearing the board's comments, he would support nomination pending more information on Filipino affiliation with the house.

Ms. Barker asked for more information on the photo; she noted one man with a cigar who was older than the rest.

Mr. Chalana asked about history of the parcel at 40th and Brooklyn.

Mr. Peterson said he researched it and found no evidence of a clubhouse there.

Mr. Chalana noted the street names had changed.

Mr. Peterson said he looked at that as well.

Mr. Chalana said a lot of research has been done but the community needs to be here to say it is or isn't relevant.

Mr. Peterson said he met with Cynthia Meija-Giudici and Pio DeCano.

Ms. Barker suggested getting in touch with David Della and Dolores Sibonga.

Action: I move that the Board approve the nomination of the Bash House at 4238 12th Avenue NE for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site; and the exterior of the building; that the public meeting for Board consideration of designation be scheduled for September 18, 2019; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/RF/MC 6:1:0 Motion carried. Ms. Johnson opposed.

080719.41

Anderson House
4211 Brooklyn Avenue NE

David Peterson noted that context of the site and historical background of the neighborhood and university were provided earlier in the Bash House report (see minutes above). He said the house was built in 1901 in the Victorian Italianate style by an unknown builder. He said the house was a rooming house from early on and in the 1950's half of the lot was sold for construction of an apartment building. He reported that on the front or east elevation, the first floor has a center entrance flanked by two angled bay windows, covered by a one-story full-width hip-roof porch. The porch is supported by four Tuscan posts, each punctuated at the crossbeam by shaped brackets, and its ceiling is finished with painted beadboard. The porch decking itself is wood but likely dates to recent decades, with modern concrete

steps and metal handrails at the front walk. At the center of the second floor is a projecting square bay window topped by a hip roof; the bay corners feature peculiarly simple cylindrical wood posts supporting simple blocks, an apparently original condition that appears in the 1937 tax assessor photograph. All three bay windows feature decorative, angled wood slats in the bulkhead panels below the glazing. The house is clad in painted drop siding (probably cedar) with a deep reveal. Windows are primarily original double-hung wood sash with 1-over-1 glazing. The second-floor front box bay window has metal or aluminum sash which appears to date from the mid-20th century or later. At the rear basement level, and the first-floor rear enclosed porch, are aluminum sash windows which date to 1979-80 alterations. The rear elevation at the second floor also features two decorative lozenge shaped windows at the building corners which date to the rear part second floor addition that occurred by 1919. Window and door trim vary at locations across the building. Both side elevations feature relatively heavy triangular-peak header trim at the first-floor windows. Above these on the second floor, window header trim is projecting but without the triangular peak; this trim appears at the front and rear elevation doors and windows as well. At some other locations, on the front and rear elevations, much simpler flush window jamb and header trim occurs.

He said the interior is organized around a central hall and straight-run stairway providing access to the second floor, which retains an original turned-wood balustrade and newel post. While the building was originally built as a single-family residence with connecting interior spaces, the rooms for many years have been partitioned into separate apartments reached from the central hall, or directly from the outside as is the case at the basement level. He said tax records state that original interior finishes of the house included fir floors, plaster walls, fir trim, but no tilework or fireplace. One second-floor unit was available for inspection for this report; some original finishes may remain but there appear to be no significant interiors. Original or at least period casework at interior doors and windows is commonly seen at the perimeter walls.

The subject building is an example of a Victorian architectural style, known as Italianate, which originated in England and was popularized through the pattern books of American designer Andrew Jackson Downing in the 1840s and 1850s. While it originated in the 1830s as a picturesque style vaguely derived from Italian rural architecture, its ornamental details were incorporated as design elements in an increasingly eclectic manner by late 19th century designers, sometimes elaborately. Like other Victorian period styles such as Queen Anne and Folk Victorian, Italianate utilized flexible combination of floor plans, building materials, and ornamentation, which made the style attractive to a wide variety of socioeconomic groups. Additionally, the style could be applied to a wide variety of building types, including commercial buildings, apartments, and everything from modest single-family homes to high-style mansions.

The style was popular in the United States from about 1850 to 1885, and particularly common in the expanding towns and cities of the Midwest and the Ohio River valley, as well as in many older but still growing cities of the northeastern and mid-Atlantic seaboard, and the south. In the west, San Francisco—which was expanding rapidly during those decades—is noted for wood-frame residential structures built in the Italianate style. By the 1880s, the style was overtaken nationwide by more popular Victorian modes such as the Queen Anne style, which would last until the 1910s, or

by the increasingly popular Italian Renaissance Revival style, which would endure until the 1930s. The Italianate style was applied to both wood frame and masonry buildings, both commercial and residential. Massing is generally blocky or boxy and can be symmetrical or asymmetrical. Residential structures are often two story, rectangular in plan, with a low-pitched, hipped, or pyramidal roof. Roof eaves have wide overhangs with decorative brackets underneath, often paired. Windows are tall and narrow, often grouped in twos or threes, and generally topped with heavy or elaborate window hoods or crowns. Houses sometimes have square towers, and one or two-story bay windows. One-story porches are common, typically with turned posts or square posts with beveled edges. The Italianate style was used in Washington State from about 1870 to 1895, and several high-style examples exist. Good examples of high-style residential and non-residential Italianate structures in Washington State include the Kirkman House, a highly detailed brick-built example in Walla Walla; the Ezra Meeker mansion in Puyallup, elaborate but built of wood; and the Columbia County Courthouse in Dayton, the oldest courthouse in the state. The Washington Court Building at 221 S. Washington Street in Seattle is a local high-style example of Italianate applied to a masonry commercial building, although late and verging on a more eclectic composition.

Mr. Peterson said that there were no notable events at the house. He said there have been only a few alterations in the back, but the house is a typical example of the style, not special.

Board Deliberations:

Mr. Chalana asked about additions to the back of the house.

Mr. Peterson said a pre-1919 addition was enclosed; a basement unit was added, and a projecting porch was enclosed.

Ms. Barker asked if there are other examples of Italianate style in the University District.

Mr. Peterson said no.

Mr. Guo said he did not support nomination and noted there are many examples of the style.

Mr. Hodgins did not support nomination and said there is not enough there although there are interesting details are on the front.

Ms. Johnson did not support nomination. She noted it is a nice building but that it did not embody the style. She said it is old and looks the same as when built but there are no other supporting factors.

Mr. Chalana said it is well-preserved on the outside. He asked if there was information on the Andersons.

Mr. Peterson said there was nothing of interest. Anderson was a clerk and the family lived there while it was a rooming house. The daughter sold the house in 1937; after which the house became an investment property.

Mr. Chalana said on architecture alone he would not support nomination.

Mr. Freitas did not support nomination. He said the house is lovely but not a significant example.

Mr. Coney said the house is remarkably well-preserved; details have survived but it doesn't scream Italianate. He did not support nomination.

Ms. Barker said it is so intact and noted the hoods on the windows but that she would not support nomination.

Action: I move that the Board not approve the nomination of the Anderson House at 4211 Brooklyn Avenue NE as a Seattle Landmark, as it does not meet any of the standards, as required by SMC 25.12.350.

MM/SC/RC/KJ 7:0:0 Motion carried.

080719.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator