

Landmark NOMINATION Application

Name: Cayton-Revels House

Year Built: 1902

Street and Number: 518 14th Ave. East (Capitol Hill)

Assessor's File No: 330370-0465

Legal Description: Lot 11 in Block 7 of Highland Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, page 27, records of King County.

Plat Name: Highlands Addition

Block: Block 7

Lot: Lot 11

Present Owner(s): Kathleen Jo Ackerman & Edwin Erie Jones

Present Use: Triplex rental

Address: 1111 East Thomas Street (Capitol Hill)

Original Owner: Susie R. Cayton

Original Use: Family residential home

Architect: None

Builder: Felmley & Plumb

Submitted by: Taha S. Ebrahimi

On behalf of:

Address: 1107 East Denny Way, Apt. A-1 (Capitol Hill)

Kathleen Jo Ackerman

Phone: 206-650-7904 | ebrahiti@gmail.com

Edwin Erie Jones

Date: January 22, 2021

Reviewed: _____

Date:

Historic Preservation Officer

Seattle Landmark Nomination:
THE CAYTON-REVELS HOUSE
518 14th Avenue East



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1. HISTORIC SIGNIFICANCE

Horace Roscoe Cayton, his wife Susie Sumner Revels Cayton, and their family lived at 518 14th Avenue East from 1902¹ to 1909. The Caytons were one of only three Black American families living in today's definition of Capitol Hill² before racial restrictive covenants barred non-white residents in 1927.³ Born into slavery in Mississippi,⁴ Cayton moved to Seattle in 1890.⁵ He edited the first black-owned newspaper in the city and, following disputes with the publisher, established the second and most influential black-owned paper of the period, the *Seattle Republican*.⁶ His wife Susie was the daughter of the first Black American to be elected to the U.S. Senate,⁷ and she joined him as the paper's associate editor, becoming Seattle's first female editor⁸ until the paper ceased operation in 1913.⁹ Together, because of their business and political involvements, the Caytons were one of the most well-known Black American families in Seattle at the turn of the 20th century.¹⁰ The years they ran the *Seattle Republican* and lived on Capitol Hill at 518 14th Avenue East mark their rise and fall in fortune, parallel to that of Black Americans in Seattle more broadly.

In the period of time the Caytons operated the *Seattle Republican* and lived on Capitol Hill, Seattle grew from a frontier town into a legitimate city. Black American status changed along with the city's evolution. At the end of the 19th century, Seattle was a place where "a man could be a man, pursuing business, trade, or labor without harassment and proscriptions," according to Esther Hall Mumford's *Seattle's Black Victorians*. People like newspaperman Horace R. Cayton were so successful that they were able to afford homes in the affluent new neighborhood of Capitol Hill, even hiring live-in servants. By the turn of the 20th century though, Seattle's Black population grew exponentially and, while Washington never had "black laws" like Oregon, "feelings towards Blacks more nearly resembled those prevalent in the rest of the country." Changing attitudes toward Black Americans impacted the *Seattle Republican's* revenue and the Caytons lost their financial status and were eventually forced to sell their Capitol Hill home and shut down their paper.

In his published editorials, Cayton consistently articulated his belief that the historic role of Black Americans was inextricably bound with the destiny of the nation, while he also expressed resentment of dominant society's efforts to misrepresent Black people's true role in U.S. history. Today in 2020, sources describing Seattle's early development in context of the Black American experience are relatively scant. The Caytons themselves are not included in dominant narratives of Seattle's overall history. Meanwhile, the archives of the *Seattle Republican* grow in value as they serve as one of the few primary sources of documentation for a period and community of people for which there is little other evidence.¹¹

¹ "Personal," *The Seattle Republican*, Volume 9, Number 20, 17 October 1902: p. 4.

² Williams, Jacqueline B. "The Hill With A Future: Seattle's Capitol Hill 1900 - 1946." CPK Ink, 2001: p. 46-7.

³ Silva, Catherine. "[Capitol Hill Racial Restrictions](#)." The Seattle Civil Rights & Labor History Project, University of Washington: 2009.

⁴ Hobbs, Richard S. "The Cayton Legacy: An African American Family." Washington State University Press, 2002: p. 3.

⁵ Hobbs: p. 18.

⁶ Hobbs: p. 19-20.

⁷ Hobbs: p. 6.

⁸ Hobbs: p. 33.

⁹ Hobbs: p. 50.

¹⁰ Mumford, Esther Hall. "Seattle's Black Victorians: 1852-1901." Ananse Press, 1980: p. 17.

¹¹ Hobbs: p. 64.

The Seattle Republican (1894 - 1913)

The *Seattle Republican* was a weekly newspaper published by Horace R. Cayton from 1894 to 1913, the second of seven black weekly newspapers started in Seattle between 1891 and 1901, and the only one to survive into the 20th century.¹² It was not the first black-owned newspaper in the United States (*Freedom's Journal* began in New York in 1827 the same year New York State officially abolished slavery¹³), nor was it the first black-owned newspaper in Washington (the *Seattle Standard* started in 1891), but it was the most widely read and influential black-owned newspaper in the region for that period, as it was the only publication on the entire West Coast that regularly received cable news from the *New York Sun* and *New York World*¹⁴. At its peak, it had an estimated 10,000 mostly white readers across Washington.

The *Seattle Republican* was distributed each Saturday to both black and white subscribers for five cents a copy, and subscriptions were \$2 a year. As a voice advocating for temperance, the paper's masthead stated that it carried "no saloon advertisements." While black businesses advertised in the paper's pages, it was white businesses that placed the most ads, including those promoting pioneer companies such as Dexter Horton Company Bank (Seattle's first bank), Bonney and Stewart Undertakers, and Seattle Gas and Electric Company.¹⁵

The newspaper targeted both a national and a biracial audience, primarily focusing on local party politics and Seattle's Black American community, but also reporting on events well beyond the borders of Washington State, as well as topics such as corruption and crime that were broadly relevant to all races. Editorially, the publication advocated for the improvement of racial status, emphasizing progress and achievement through hard work, sobriety, land ownership, and education.¹⁶

Like other black-owned newspapers around the U.S., the *Seattle Republican* was essential to promoting equal rights and publishing news about racial injustice, ultimately giving voice to the stories of free Black Americans and also serving as a celebration and documentation of black life--announcing everything from academic achievements and musical performances to marriages in the community. It was the editor's belief that "the only plausible and certain manner of forever settling race or national issues is by full and free discussion of them"¹⁷ and articles were frequently published attacking organizations that excluded blacks. The *Seattle Republican's* New Years editorial in 1896 asked readers to "let bygones be bygones, and today let all men, irrespective of race, color, creed, or nationality, meet on one common ground . . . Let America be for Americans."

Of course not all blacks appreciated the editorial tone. The prominent black Democrat Dr. Samuel Burdett regularly complained about "Editor Cayton" in letters to the *Seattle Post-Intelligencer*, claiming that Cayton did not express the sentiments of most blacks in Seattle. Known for being self-righteous, Cayton's views sometimes resulted in conflicts with members of the black community, but his efforts were still ultimately recognized by black businessmen when he was awarded a silver urn in appreciation in 1897,¹⁸ for there was also an understanding that the newspaper served a critical role in galvanizing and coordinating for the black community.

When disaster struck the coal mining town of Franklin located south of Seattle, Cayton and his friend Attorney J. Edward Hawkins (who was one of the other two black families living at the time in today's definition of Capitol Hill) quickly used the newspaper to rally the community, setting up a

¹² "[About The Seattle Republican](#)." *Chronicling America: Historic American Newspapers*. Library of Congress.

¹³ Dann, Martin. "The Black Press, 1827-1890: The Quest for National Identity." New York: G.P. Putnam Sons, 1971.

¹⁴ "[About The Seattle Republican](#)." *Chronicling America: Historic American Newspapers*. Library of Congress.

¹⁵ Mumford: p. 89.

¹⁶ Mumford: p. 90.

¹⁷ Hobbs: p. 20.

¹⁸ Mumford: p. 89.

relief fund to aid the victims and families. In 1898, when Seattle's AME Church was struggling with finances, Cayton published a special edition of the *Seattle Republican*, donating all ad proceeds towards liquidation of the church debt. In 1906, the newspaper also played a part in encouraging Black Americans to move to Seattle and "take advantage of the golden opportunities." Cayton believed the Pacific Northwest was where "one could successfully compete with whites as equals." The following year, a special edition of the *Seattle Republican* stated "Come West, Black Men" with the hope of inducing Black Americans from the South to move to the Northwest."¹⁹

The newspaper's influence propelled Horace Cayton to a place on the 1896 National Republican Convention²⁰ as the first Black American to serve on that body. As a result, subscriptions and advertisement revenue continued to soar. In 1900, Susie Revels joined her husband and became an associate editor,²¹ an astonishing feat for a woman in her era, making her the first woman in Seattle to be a newspaper editor. This was not the only controversial thing about the paper however. Between 1900 and 1910, the number of Black Americans in Seattle rose from 400 to 2,300, and signs of deteriorating race relations often rippled through the *Seattle Republican*. In one incident, the newspaper promoted an "anti-lynching booklet" that included a list of names of those lynched in the past 20 years. In another incident that had wide implications for Seattle city politics, in 1901 Cayton published an article suggesting Chief of Police W.L. Meredith was involved in graft. Cayton was subsequently arrested and accused of libel, and the public was outraged.

The *Seattle Post-Intelligencer* of May 21, 1901 claimed in an article titled "Police Power Used to Oppress: Disgraceful Details of the Arrest and Incarceration of Editor Cayton," that "no case has attracted more attention from the public than this."²² Heard before one of the largest courtroom crowds ever assembled in Seattle, the libel case against Cayton ended in a hung jury, but also led to the Seattle City Council establishing a special committee to investigate allegations of police corruption--which led to the prompt dismissal of the police chief and one of his detectives.²³ (The former chief was enraged and sought retribution from one of the star witnesses, resulting in his death by defensive gunfire just a few blocks from the *Seattle Republican* office.) In accounts of this remarkable episode illustrated in a locally-beloved history, *Skid Row: An Informal Portrait of Seattle*, Cayton is never mentioned despite the *Seattle Republican* article and his subsequent libel case being the impetus for the dismissal of the police chief.

Even after the death of the police chief, the *Seattle Republican* continued to cover the actions of the police force, exercising real influence in a period of Seattle's history when crime and urbanization was increasing at an alarming rate. Later that same year in 1901, an article was published declaring that "persons have been grossly mistreated at the police department," calling on the prosecuting attorney to try the officers for assault and battery--which they did, resulting in the suspension of the officer for thirty days without pay and the clerk in the case being fired.²⁴ When police were posted at nearby Lincoln Park (today's Cal Anderson Park) to arrest loitering children who were largely from Seattle High School at Broadway and E. Pine (later called Broadway High until it closed in 1946)--and which had a mixed student body including "African-Americans, Asian-Americans, new immigrants from Europe, and the children of Seattle's wealthiest citizens"--the *Seattle Republican* spoke on behalf of the children, in favor of investing in public parks:

*"Children must have recreation. Force them to find it in the public streets and the moral standing of the future citizen is lowered. Some provision for the physical and moral training of children is a duty of the community."*²⁵

¹⁹ Hobbs: p. 24-5.

²⁰ Mumford: p. 17.

²¹ Hobbs: p. 33.

²² Mumford: p. 90-1.

²³ Hobbs: p. 38.

²⁴ Mumford: p. 203.

²⁵ "[Seattle's Private and Public Parks](#)," *The Seattle Republican*: May 29, 1903.

Thanks to voices like those expressed in the *Seattle Republican*, the resulting Olmsted-designed park was developed specifically with children's recreation in mind. In 1904, again, the newspaper admonished the use of derogatory racial slurs in public courts, citing officers "who have forgotten the respect to all persons, whether white or black, yellow or brown."²⁶

The *Seattle Republican* was part of an important national zeitgeist, but white readers had a limited appetite for disturbing news about lynchings. Subscriptions and advertising began dwindling in 1908.²⁷ Daniel Jones, a Seattle real estate agent, went to court in 1909 charging that the *Seattle Republican* editor and his family living in their Capitol Hill home at 518 14th Avenue East "greatly depreciated the value of the property."²⁸ In response, the *Seattle Republican* printed a scathing editorial by Cayton, defending civil rights:

*"The black man of this country is as much a citizen of the United States as is Dan Jones himself, and our constitution does not prohibit citizens from living wherever he or she is able to buy property just so long as he or she conforms to the general regulations."*²⁹

Cayton won the lawsuit, but it was clear that times had changed and there was little more tolerance for a black-owned newspaper that spoke to both black and white audiences, even though that same year, the *Seattle Republican* was recognized by W.E.B. Du Bois who listed it in *Efforts for Social Betterment among Negro Americans* as one of 189 black-owned newspapers in America.³⁰ Financial strains took their toll and, in order to keep the newspaper running, Cayton was forced to rent his family's home, which was advertised in the paper in September 1909.³¹ Seattle's Alaska-Yukon-Pacific Exposition--celebrating the anniversary of the Klondike Gold Rush--was also in 1909, and the *Seattle Republican* was distributed free to all black visitors.

The final end came after the newspaper published a story about a lynching in Mississippi on its front page. "Cancellations of subscriptions flooded my father's office from shocked readers, and advertising fell off too," remembered Cayton's eldest son, Horace Jr, in his later autobiography:

*"My father and his paper had been the victims of the changing pattern of race relations in the city. . . There was no longer a place for an in-between group, and everyone became identified as either Negro or white. We were, to my knowledge, the only Negro family to feel so dramatically the impact of these social forces, and our fall from our unique position was swift and, for us, painful."*³²

By 1913, the *Seattle Republican* was forced to cease operation for good.³³ While Cayton would go on to publish other papers such as *Cayton's Weekly*, none would have as wide a circulation or influence.³⁴

²⁶ "[Officers Use Too Much Slang.](#)" *The Seattle Daily Times*: November 13, 1904

²⁷ Hobbs: p. 43-4.

²⁸ Williams: p. 46-7.

²⁹ "[Only the Negro Not Wanted.](#)" *The Seattle Republican*, Volume 15, Number 24, 9 April 1909: p. 4.

³⁰ Hobbs: p. 31.

³¹ [The Seattle Republican, Volume 16, Number 14, 3 September 1909: p. 2.](#)

³² Cayton, Horace R. Jr. "Long Old Road." University of Washington Press, 1963: p. 23.

³³ Hobbs: p. 50.

³⁴ Hobbs: p. 54.

Seattle's Black American Heritage

Black American heritage in Washington began in the territorial era with the arrival of Black pioneers who settled in both rural and urban areas even prior to the Emancipation Proclamation of 1863 which declared "that all persons held as slaves within the rebellious states are, and henceforward shall be free."³⁵ Manuel Lopes arrived in Seattle at least ten years before Emancipation in 1852 becoming the first Black American resident of King County. Born in Cape Verde off the coast of Africa in 1812, he either traveled or was kidnapped to New England where he had become a sailor and eventually settled in Seattle only one year after the first white pioneers arrived.³⁶ He opened one of Seattle's first barber shops on First Avenue South, also becoming the first Black American property owner in Seattle.³⁷

The second Black American in Seattle was ex-navy man William Grose, born in Washington, D.C. to free black restaurant owners³⁸ and arriving in Seattle in 1860. He opened his own popular restaurant in 1876 on Yesler called "Our House," expanding it into a well known three-story hotel by 1883.³⁹ (The future mayor of Seattle during the Great Seattle Fire of 1889, Robert Moran, credited Grose as giving him his first meal when he first arrived in Seattle poor.)

Prior to the 1890s, Seattle's black population was small and grew very slowly--the federal census recorded only Lopes in 1860 and, twenty years later in 1880, only 21 other Black Americans had joined him.⁴⁰ Passage of the 1875 Federal Civil Rights Act further reinforced Black American citizenship, forbidding discrimination in such places as theaters, restaurants, hotels, and trains (the repeal of the act in 1885 had little effect). The 1883 Territorial Suffrage Act further forbade discrimination, this time on the basis of religion or sex,⁴¹ and the first Public Accommodation law went into effect in 1890 when the Washington State Constitution was adopted.⁴² Black families didn't appear in the Pacific Northwest until after the completion of the railroads in 1883.⁴³ Shortly thereafter in 1886, the earliest black church in the territory was established (eventually called First African Methodist Episcopal or AME).⁴⁴ By 1891, there were 24 Black American women reported in the City Directory.⁴⁵

In contrast to Oregon, Washington Territory never had laws restricting Black American settlement⁴⁶. Many Black Americans migrated to the Pacific Northwest expecting a more tolerant environment than the rest of the country. Robert O. Lee, first black man admitted to the Washington State bar in 1889, was reported in the *Daily Post-Intelligencer* as having come to the Northwest seeking a place where "race prejudice would not interfere with prosperity."⁴⁷ According to Quintard Taylor in "The Forging of a Black Community", Seattle was "the end of the line both socially and geographically. There was no better place to go."⁴⁸ To an extent, Black Americans could find opportunities in the Pacific Northwest they couldn't find elsewhere, but there were also warnings. In 1879, the *Daily Post-Intelligencer* published the following commentary:

³⁵ "[The Emancipation Proclamation](#)." U.S. National Archives.

³⁶ Mumford: p. 66-7.

³⁷ Mumford: p. 101.

³⁸ Taylor, Quintard. "The Forging of a Black Community." University of Washington Press, 1994: p. 16.

³⁹ Mumford: p. 73-5.

⁴⁰ Mumford: p. 40.

⁴¹ Mumford: p. 30.

⁴² Mumford: p. 31.

⁴³ Mumford: p. 10-3.

⁴⁴ Mumford: p. 145-57.

⁴⁵ Mumford: p. 121.

⁴⁶ Mumford: p. 15, 20.

⁴⁷ Mumford: p. 14.

⁴⁸ Taylor: p. 9.

"[Black Americans'] coming North, we think a mistake. There is room only for a limited number of colored people here. Overstep that limit and there comes a clash in which the colored man must suffer. The few that are here do vastly better than they would do if their numbers increased a hundredfold."⁴⁹

The black population saw a spike in numbers when the first black coal miners (some strikebreakers) began to arrive in Roslyn and Franklin in the late 1880s.⁵⁰ Until the Great Seattle Fire of 1889, most black people lived in the Pioneer Square area from 1st to 3rd Avenues, between Jackson and James. After William Grose lost his hotel-saloon in the fire, he moved out to a 12-acre property in the central district that he had purchased from Henry Yesler in 1882. Contrary to popular belief that Black Americans were confined to living in one area before racial restrictive covenants, they have actually lived in every part of Seattle and around the county. Although a concentration of homeowners emerged in the Madison valley after 1890 when Grose moved his family there, many Black Americans lived along Madison as far west as 10th Avenue.⁵¹

Near the end of the 19th century, Black Americans actively participated in local politics and campaigns, aiming for recognition and advancement of their interests. John Conna, a Black Civil War veteran became the first Black political appointee in the Washington Territory when Republican Party leaders appointed him Assistant Sergeant at Arms of the 1889 Washington Territorial House of Representatives.⁵² The first local branch of the Afro-American League was organized and incorporated in Seattle in 1890 by Isaac W. Evans,⁵³ who was hired later that year as the city's first black police officer (although he would resign less than a year later). Dr. Samuel Burdett, a black Civil War veteran, began operating a veterinary practice in 1891.⁵⁴

In 1894, Horace R. Cayton established the *Seattle Republican*, the largest and most influential newspaper owned by a Black American in the state's history.⁵⁵ The following year, his close friend and future Capitol Hill neighbor Attorney J. Edward Hawkins became the first locally trained Black lawyer admitted to the King County Bar. Both would become so successful that they were able to live in today's definition of affluent Capitol Hill during the same period.⁵⁶ Together, they were some of the strongest voices for civil rights during the closing years of the 19th century. Hawkins defended black people's rights of admission to public baths, restaurants and theaters, often reminding his clients that, "It's the principle, not the damages that we're after."⁵⁷ Cayton also became a key figure in Seattle that actively urged Black Americans to move to the region.⁵⁸

There were only 22 Black Americans in Seattle in 1880 but, ten years later, that number would multiply to around 300 and, another ten years after that in 1900, another 100 Black Americans had moved to the city. Elsewhere in the U.S. in that same decade from 1890 to 1900, over twelve hundred mostly black people were lynched.⁵⁹ As Black Americans sought to escape increasing discrimination and violence, the following decade in Seattle saw the greatest increase in population: Between 1900 and 1910, the population of Black Americans increased over 450% to 2,296 (*Fig. 192*). As a result, racial tensions also increased, changing the relatively tolerant environment.

⁴⁹ "[The Negro Exodus](#)," *The Daily Intelligencer*, Volume VI, Number 150, 28 May 1879: p. 2.

⁵⁰ Mumford: p. 19.

⁵¹ Mumford: p. 10-4.

⁵² Mumford: p. 184.

⁵³ Mumford: p. 170-1.

⁵⁴ Mumford: p. 100.

⁵⁵ Mumford: p. 88-90.

⁵⁶ Hobbs: p. 40.

⁵⁷ Mumford: p. 35, 97-8.

⁵⁸ Mumford: p. 17-8.

⁵⁹ Aptheker, Herbert. "A Documentary History of the Negro People in the United States: From Colonial Times Through the Civil War." Citadel: 1960.

In 1909, the prominent editor of the *Seattle Republican* who lived on Capitol Hill, was taken to court for allegedly lowering real estate values. The Cayton family left their home in 1909, moving to the Central District which served as home to the vast majority of the city's blacks beginning around 1910 until the 1980s.⁶⁰ The *Seattle Republican* was forced to shut down in 1913 due to lost revenue caused by increasing racial discrimination and, in response, Black American leaders in Seattle decided it was time to establish a branch of the National Association for the Advancement of Colored People (NAACP). It was one of the first branches west of the Mississippi and the former editor of the *Seattle Republican*, Horace Cayton, served as Vice President.⁶¹

Tensions continued to accelerate. Black workers became strikebreakers in the 1916 longshoreman's strike and the ship stewards' strike in 1921, protesting the all-white membership of the unions, which generated bitter animosity. By the 1920s, black businesses were much more likely to have all or mostly black customers and clients. This was financially problematic, as the entire black population of Seattle never comprised more than 1% of the total until about 1940.⁶²

In 1926, a monument commemorating Confederate American Civil War soldiers was erected in nearby Lake View Cemetery by the Seattle chapter of the United Daughters of the Confederacy, a national organization representing a collection of local associations dedicated to marking the contributions of Southern white women during the Civil War and made up of actual daughters and wives of Confederate soldiers living in the city at the time. The cost of the monument was paid for by money raised at a "Dixie Day" event held during the 1909 A-Y-P Exposition, and the granite was hewn from a specific mountain in Georgia known as the birthplace of the Ku Klux Klan. It would not have been cheap to haul ten tons of granite from Georgia to Seattle in the 1920's, causing one to believe the act was deliberate and meant to convey a message. According to Michelle Merriweather, president and CEO of the Urban League of Metropolitan Seattle, the monument was put up during "an era of intense racial violence in the South" in which the Klan was expanding across Washington and Oregon.

In 1927, white homeowners began campaigns to enact racially restrictive covenants that would bind their property and limit their freedom and that of future owners ([Fig. 197](#)). The campaigns yielded 38 neighborhood restrictive agreements involving 964 home owners, 183 blocks, and 958 lots.⁶³ In 1948, many of the covenants expired and petitions to extend them failed,⁶⁴ followed by the Supreme Court declaring restrictive covenants unenforceable. Throughout this period, despite residential segregation, Black American homeownership rates in Seattle were relatively high compared to other American cities, with roughly 30% of Black Americans owning their homes in 1940 Seattle compared with only 7% who owned homes in Chicago and just 4% who owned homes in New York⁶⁵ ([Fig. 193](#)). Still, Black Americans in Seattle experienced employment discrimination, with the unemployment rate among blacks double what it was for whites⁶⁶ ([Fig. 194](#)). While Washington became the ninth state in the nation to enact a Fair Employment Practices Law the 1949, the "official" end of the discriminatory restrictions did not mean the end of racism.

Seattle's black population pre-1940 was minute, but there was a remarkable concentration of gifted talent. The Negro Repertory Company of the Seattle Federal Theater Project (FTP) between 1936 and 1939 was third in the nation in number of productions only after New York and Boston. This was perhaps a harbinger for what was to come with legendary black musicians such as Quincy Jones, Ray Charles, and Jimi Hendrix.⁶⁷

⁶⁰ Taylor: p.234.

⁶¹ Hobbs: p. 55.

⁶² Taylor: p.7.

⁶³ Silva.

⁶⁴ Williams: p. 46-7.

⁶⁵ Taylor: p.86.

⁶⁶ Taylor: p.63.

⁶⁷ Taylor: p. 149-151.

Charles Stokes was elected to the 37th legislative seat, becoming Seattle's first Black American representative in Olympia in 1950. That same year, the Citizens Committee for Fair Employment formed, a predominantly white group headed by a black political activist from the Washington Progressive Party, James McDaniel. They organized protests against discriminatory hiring practices by the city's Safeway stores, joining other organizations throughout the decade that advocated for equal employment.

By 1960, there were 48,738 black people in Washington and, in October 1961, Martin Luther King Jr. made a single visit to Seattle where he spoke at the University of Washington in coordination with the Seattle Chapter of the Congress of Racial Equality (CORE)'s "Drive for Equal Employment in Downtown Stores"—the largest protest campaign involving racial discrimination ever undertaken in the state of Washington at the time. In 1963, the same day as the "March on Washington for Jobs and Freedom" and Dr. Martin Luther King Jr.'s "I Have a Dream" speech, the Seattle Public School District became the first major school system in the country to initiate a voluntary desegregation plan. But, while there were vocal advocates for integration in 1964, Seattle voters still soundly defeated an "open housing" ordinance that would have let anyone live anywhere. It lost by more than 2-to-1.

It was only after the assassination of Dr. Martin Luther King Jr. in 1968 and the resulting unrest in Seattle's Central District that an open housing ordinance passed. Three days after the assassination, nearly 10,000 people in Seattle marched in memory of Dr. King's life and legacy. The city council unanimously voted for an open housing ordinance just three weeks later. Washington state passed an open housing law the following year in 1969.

Seattle would get its first Black American mayor two decades later in 1990. Norman Rice served as the 49th mayor of Seattle, Washington, serving two terms from 1990 to 1997. In 2008, the first Black American president of the United States was elected, Barack Hussein Obama. A member of the Democratic Party, Obama served two terms as the 44th president, leaving office in 2017. (Incidentally, Obama spent a year of his infant life on Capitol Hill when his mother attended the University of Washington in 1960-1961,⁶⁸ the same year Martin Luther King Jr. visited Seattle; the building that now stands in the location Obama lived is across the street from the Cayton-Revels House, providing a direct narrative through-line to Horace Cayton's early hopes and aspirations for future Black Americans.)

In 2005, the Washington state Legislature formally voted to make Dr. Martin Luther King Jr. the County's official namesake—an effort that first began in 1986.⁶⁹ (Seattle's "King County" was originally named in 1852 after Vice President William Rufus de Vane King, a slave owner and advocate for the Fugitive Slave Act.) During the George Floyd protests of 2020, the Confederate Civil War monument in Capitol Hill's Lake View Cemetery was toppled and destroyed, nine decades after it was first erected.

⁶⁸ LeFevre, Charlette. "[Obama lived in Seattle his First Year.](#)" *Seattle Post-Intelligencer*. September 16, 2016.

⁶⁹ "[King County updates logo to reflect namesake](#)" kingcounty.gov

Horace R. Cayton (1859 - 1940)

Horace Roscoe Cayton ([Fig. 183](#) & [Fig. 189](#)) was born a slave on February 3, 1859 at a Mississippi cotton plantation several miles outside Port Gibson where one of the great Civil War battles eventually took place four years later in 1863.⁷⁰ He was the son of a black slave and the white slave owner's daughter,⁷¹ and was a slave until he was 6 years old. His first memories were of walking with a hoe over his shoulder alongside others in the fields at sunrise. After the end of the Civil War, when he was 8 years old, he watched his black father Evans Cayton cast a ballot for the first time to decide the date for a convention to draft a new state constitution for Mississippi. During Reconstruction, Evans was one of the lucky few who gained ownership of a piece of land and was able to work hard and prosper.⁷² He listed his occupation as "farmer" in the federal census.

Horace Jr., the family's eldest son, would later write in his autobiography that his father said:

*"My father [Evans Cayton] was lucky because my mother was white and from a prominent plantation family, he got some land and began to farm for himself. He was among the fortunate few who were successful."*⁷³

Horace Jr. went on to write:

*"The white woman who was my grandmother and whose name I never knew, made us aware that all man-made barriers are penetrable; for the blood of the masters flowed in our veins."*⁷⁴

The family had great ambitions and prioritized education for the children. In 1872, Horace was able to attend Alcorn University 15 miles away, the state's first publicly supported college for Black Americans. Here, he formed a strong bond with the college president, Hiram Rhoades Revels, the first Black American elected to the U.S. Senate (and, unbeknownst to Cayton at the time, his future father-in-law).⁷⁵

The end of Reconstruction in Mississippi came in 1875 and shortly a few years later, elections proved to be so violent that many Black Americans began to contemplate migrating North. A Ku Klux Klan order was established in Claiborne County, close to where Cayton lived. Ten years later in 1885, Cayton finally left his home state, first living in Kansas and working as an assistant editor at the *Western Cyclone*,⁷⁶ then moving to Utah where he did odd jobs, finally arriving in Seattle⁷⁷ in 1890⁷⁸--the year after the Great Seattle Fire of 1889 had decimated the downtown area and also the same year Jim Crow laws were passed in his hometown.⁷⁹

Horace Jr. remembers his father describing why he left Mississippi and chose Seattle as a place to settle:

⁷⁰ Hobbs: p. 3.

⁷¹ Mumford: p. 86.

⁷² Hobbs: p. 2-4.

⁷³ Cayton: p. 38.

⁷⁴ Cayton: p. 3.

⁷⁵ Hobbs: p. 11-3.

⁷⁶ Hobbs: p. 13-4.

⁷⁷ Mumford: p. 86.

⁷⁸ Hobbs: p. 18.

⁷⁹ Perman, Michael. "Struggle for Mastery: Disfranchisement in the South, 1888-1908." 2000, ch 4.

“When I [Horace Sr.] found that freedom and education didn’t mean much in Mississippi, I left the South . . . It wasn’t easy, but I felt that there must be freedom some place in this country and I was determined to find it. When I first came out to this territory, a man was as good as his word. I went out in man-to-man competition and was successful. I provided a good home for my family. I had high hopes it would continue that way. I believed in the country.”⁸⁰

Cayton quickly became active in Republican Party politics ([Fig. 179](#)) where fellow Republicans became business contacts, such as the editor of the *Seattle Post-Intelligencer* who gave him his first Seattle reporting job writing for his paper. Cayton also worked for a year as an editor at a small populist newspaper⁸¹ called the *People’s Call*, published by a white judge associated with the Underground Railroad in Michigan.⁸² During this time, the Republican-backed *Seattle Standard* became the first black newspaper in the city in 1891, published by Brittain Oxendine (who moved to Seattle in 1889 and was married to William Grose’s sister). Cayton leased Oxendine’s paper the following year and became editor.⁸³ Despite difficulties for black entrepreneurs in obtaining rental space for businesses, Oxendine was one of the few who had secured a rental office for his newspaper in the Kline and Rosenberg Building at 2nd and Cherry (in 2020, Cherry Street Coffee House occupies the ground floor).

When Cayton took over editing the *Seattle Standard*, his articles were fiery and unapologetic. One article attacking Seattle’s white pioneers drew the outrage of leaders in the black community like Grose who wrote in a set of public resolutions that the paper “has done all in its power to incite race prejudice and antagonize the good will of white citizens.” Signed by the paper’s owner Oxendine himself, the resolutions denounced Cayton’s articles as “calculated to injure us as a race among our friends.” When the lease on the newspaper ran out, Oxendine demanded Cayton return the paper’s printing presses and, when Cayton refused, Oxendine stole the presses at night. No copies remain of the short-lived paper which ceased publishing around only three or four years after it was established.⁸⁴

In May of 1894, the first edition of Cayton’s newly-established *Seattle Republican* came off the presses, the second black-owned paper in the city.⁸⁵ Between 1891 and 1901, there would be seven black weekly newspapers in Seattle, but Cayton’s lasted the longest. He was a staunch advocate for civil rights and, while he used his newspaper to voice his opinions, he also engaged in several civil rights lawsuits throughout his lifetime. In 1895, he deliberately entered a black barber’s establishment and requested service even though he knew the barber only served white clients. This incident resulted in a brawl outside the shop.⁸⁶ (Many decades later, Cayton’s son Horace Jr. would describe in his autobiography an episode in which the whole family hid in the basement of their Capitol Hill home when it was rumored that Horace Sr. had “hit a white man.” Later, Horace Sr. “came home in a closed carriage and, letting himself into the locked and darkened house, found [his wife and children] in the basement [where he told them] ‘It’s all over now. Let’s go upstairs and have dinner,’ where they found Nish [their Japanese servant] studying his English lesson in his room, completely unaware of the crisis.”⁸⁷)

Cayton married Susie Sumner Revels (the daughter of his mentor, the president of Alcorn College), on July 12, 1896⁸⁸ ([Fig. 147](#)). They had been engaged in a years-long letter

⁸⁰ Cayton: p. 38.

⁸¹ Mumford: p. 48.

⁸² Hobbs: p. 18-9.

⁸³ Mumford: p. 85-6.

⁸⁴ Mumford: p. 87.

⁸⁵ Mumford: p. 88.

⁸⁶ [The Seattle Post-Intelligencer, \[volume\], January 10, 1895, Page 8, Image 8](#)

⁸⁷ Cayton: p. 11.

⁸⁸ Hobbs: p. 1.

correspondence in which Cayton became the first publisher of Susie's writing.⁸⁹ Susie moved to Seattle and the couple lived for a few months downtown at 5th and Seneca streets, then moved to a rented wood frame house at 1223 7th Avenue where the I-5 freeway is today in 2020. In 1897, they had their first child, a girl named Ruth. In 1899, a first-born son did not live long⁹⁰ (a headstone memorializing "Infant Cayton" can still be found today in the eastern part of Lake View Cemetery ([Fig. 204](#))). The same year they had their second daughter, Madge, Susie's father Hiram passed away.

The paper's influence propelled Cayton to a place on the 1896 National Republican Convention⁹¹ as the first Black American to serve on that body, as well as nominations to be King County delegate to the State Press Association Convention in 1899, and the Washington State Republican Central Committee in 1908. A turning point came in 1894 at the Republican Party convention held in Spokane. Horace was one of seven blacks in the 83-member King County delegation dominated by U.S. Senator Watson Squire, a former Civil War colonel. Cayton and seven white delegates refused to endorse Squire's candidate, which resulted in a fistfight. The caucus ended around midnight and the next day, Cayton's preferred nominee for State Supreme Court Judge was nominated by the delegation instead of Squire's preference. Cayton wrote:

*"A colonel of the great Civil War was stationed at the polls to curse me during the entire voting period and shame white voters for bowing down to a nigger leader. My followers pleaded with me to have my adversary arrested, but I pleaded with them to leave him alone knowing full well it was a well-laid plan to bring about the defeat of my faction. I won, and from then on I was always taken into consideration. My paper became state wide in circulation and many took it without knowing my racial identity. If perchance I was introduced at some public function the other fellow was usually greatly surprised."*⁹²

Subscriptions and advertisement revenue soared, allowing the Caytons to move into 518 14th Avenue East in 1902. Records show the permit to begin construction of the home in May 1902, and later in October, a *Seattle Republican* notice announced that the Caytons had officially moved in ([Fig. 9](#)). Located in one of the city's most affluent residential areas, the Caytons were neighbors with pioneer legends like the Denny family and industry titans like James Moore (see "[Capitol Hill History](#)"). In a later autobiography, the family's eldest son describes the house:

*"We lived in a large, two-story white house on Capitol hill, the most wealthy residential area of Seattle. It faced a broad avenue with a garden area in the center, which led directly to the water tower in Volunteer Park. We were the only Negro family that part of town; all our neighbors were white and wealthy. . . As a newspaper editor and publisher, my father was known and respected in the community, and though we were not warm social friends, our neighbors were pleasant and respectful⁹³. . . Our house was not the most luxurious in the neighborhood but it was well built and beautiful, set on a small hill surrounded by a long terraced lawn. Near the house were banks of flowers, shrubbery, and rose bushes. In back was a stable where our horses were kept and the carriage was stored."*⁹⁴

While living at the Capitol Hill house, Susie gave birth to two sons--Horace Jr. in 1903, and Hiram Revels Cayton in 1907. The family employed a Japanese servant named Nish, and Susie's sisters and nieces were also on hand. Horace Jr. describes his father's style at the time as similar to that of Theodore Roosevelt, whom he greatly admired:

⁸⁹ Hobbs: p. 21-2.

⁹⁰ Hobbs: p. 33.

⁹¹ Mumford: p. 17.

⁹² Hobbs: p. 30-1.

⁹³ Cayton: p. 3.

⁹⁴ Cayton: p. 4.

*"[Horace Sr.] copied the former President in dress and manner, and, with his prominent teeth, his small and sturdy stature, his pince-nez and black mustache, he looked, indeed, like a brown-skinned edition of Theodore Roosevelt."*⁹⁵

Horace Jr. also recalled his childhood on Capitol Hill, mentioning that he "played with the neighborhood children on the school grounds, but once school was over, we went our separate ways."⁹⁶ In one incident on Halloween, Susie Cayton gave the children lumps of coal to throw at older boys if they were harassed but, as Horace Jr. describes the evening, "we were never bothered; the children of the neighborhood ignored us. . . We did not go to any of their homes to holler 'trick or treat.'"⁹⁷

In 1909, Seattle hosted the Alaska-Yukon-Pacific Exposition, and the celebrated Black American educator and orator Booker T. Washington visited. Horace Jr. recalled:

*"It was natural that [Washington] should stay with our family. . . we were at the hub of the activities. The first day, Dad drove Dr. Washington around Capitol Hill and through the Volunteer Park district, pointing out the homes of the rich and influential white people. The next day, however, the educator told my father that he was more interested in how the Negroes lived."*⁹⁸

According to Horace Jr., "my father was impatient with Negroes who stayed in the South." Over dinner at their Capitol Hill home, Horace Sr. admonished Washington for not encouraging Black Americans to leave the South. According to Horace Jr., Washington replied:

"They don't leave because it is their home and they love it. Or they don't have the money. Doubtless many are afraid to leave. They lack the pioneer spirit of you and your friends here in this city [Seattle]. Besides, they can't all leave. If they did, the North would soon be just like the South."

Horace Sr. supposedly responded:

"Here in the Northwest we are striking out in every direction. Negroes in this town have become small businessmen or skilled mechanics and live a good life. Their children are getting educations and will be able to stand up and compete with other men. Here the race is to the swiftest, and here the American dream is being won. I believe in this country very much, Dr. Washington; I believe in it and I love it. I believe in democracy. And here democracy is being worked out. We are the new frontier, and thousands of Negroes come to this part of the country and stand up like men and compete with their white brothers."

Washington felt Cayton was naive and warned him:

*"The South was defeated, not destroyed. I sincerely hope, Mr. Cayton, that insanity does not overcome you here in the relative freedom of the Northwest. I hope that the infection of Negro prejudice does not spread to this part of the country. If it does, you may find that you have been living in a fool's paradise."*⁹⁹

As more Black Americans flocked to the fabled Pacific Northwest, Washington's comments proved to be prescient. Later that very year in 1909, Cayton was taken to court on charges of having "greatly depreciated the value of the [Capitol Hill] property."¹⁰⁰ Despite winning the lawsuit, the

⁹⁵ Williams: p. 9.

⁹⁶ Williams: p. 47.

⁹⁷ Cayton: p. 10.

⁹⁸ Cayton: p. 17.

⁹⁹ Cayton: p. 20-21.

¹⁰⁰ Williams: p. 46-7.

Caytons were left in poor financial shape as their newspaper lost advertising and subscription revenue. Financial strains took their toll and the family was forced to leave Capitol Hill and rent out their home.

They moved to another one of their properties, The Laurel, an apartment house in the Central District ([Fig. 185](#)) where more Black Americans lived.¹⁰¹ They also opened "The Cayton House" at 2107 East James Street to accommodate black visitors to the continuing A-Y-P Exposition.¹⁰² Neither buildings have survived. A few years later in 1912, they finally sold 518 14th Avenue. The year after that blow, in 1913, they shuttered their newspaper for good. Horace remained a major figure in the local Black American community and he even established other newspapers, although none close to being as successful as the *Seattle Republican*.

In response to the increasingly hostile environment that caused the shutdown of the newspaper, Cayton was elemental in helping form the first Seattle chapter of the NAACP, serving as its first Vice President.¹⁰³ He also remained a strong and vocal advocate for the rights of all oppressed people, continuing to speak out against discrimination. He established the King County Colored Republican Club in 1915 and served as the club's first president, running it until 1930. He helped to form a business self-help organization, the Seattle chapter of the National Negro Business Men's League, which Booker T. Washington had founded in Boston in 1900.

He also never stopped fighting for his civil rights. "Race prejudice was spreading in Seattle," his son would later write in an autobiography. "Many restaurants that had previously served Negroes now began to refuse them service."¹⁰⁴ In 1917, Cayton filed a lawsuit against the owner of Epler Cafeteria¹⁰⁵ (located at 815 2nd Ave, currently a Key Bank in 2020) after being refused service when they had formerly accommodated him. The case was dismissed, but Cayton had officially lost his political influence. Although he had never been elected to public office, he had been the most influential black politician in 19th-century Seattle. By 1918, when he filed as one of six Republicans seeking the party's nomination for state representative of the 43rd district, he received only 111 votes out of 1,899 cast. He still remained steadfast and confident in his belief in equality: In 1924, he staged a lone sit-in at the segregated Strand Movie Theater--36 years prior to the 1960 sit-in movement started in Greensboro, North Carolina.

Racial discrimination continued to intensify. In his autobiography, Horace Jr. remembers his father telling him:

*"Things are changing here [in Seattle] and not for the better. I can remember when it didn't matter what color you were. You could go any place and work most any place. But it's different now. . . Now the South has overtaken us, and freedom is only in name--not in fact. I'm defeated . . . I have given up any hope of ultimate freedom for myself. It may not even come for you children, but for this I want you to fight all your life. America may not offer much but it is the only country we have or ever will have"*¹⁰⁶

Horace Cayton died in Seattle in 1940 due to stomach cancer. The black newspaper of the time, the *Northwest Enterprise*, carried a front-page obituary with the headline "HORACE CAYTON, PIONEER, PASSES AWAY." The King County Colored Republican Club issued a special resolution honoring Cayton with "grateful remembrance" as one of its founders and most active workers, praising his "ability and keen judgement...his manifold service, contributions and

¹⁰¹ Hobbs: p. 51.

¹⁰² Hobbs: p. 42-3.

¹⁰³ Hobbs: p. 55.

¹⁰⁴ Cayton: p. 35.

¹⁰⁵ Hobbs: p. 48.

¹⁰⁶ Cayton: p. 37-38.

counsel.” While the family owned burial plots at Lake View Cemetery, they were unable to pay for a coffin or the groundskeeping and chose instead to spread Cayton’s ashes in the Puget Sound.¹⁰⁷

Eight years after Horace Cayton’s death, the Supreme Court would declare restrictive covenants unenforceable. Roughly 20 years after Cayton’s death, one Martin Luther King Jr. would visit Seattle—the same year a one-year old Barack Obama lived his early life in a house within view of Cayton’s own original Capitol Hill home.¹⁰⁸

¹⁰⁷ Hobb: p. 98.

¹⁰⁸ LeFevre.

Susie Cayton (1870 - 1943)

Susie Sumner Revels Cayton ([Fig. 182](#)) was the fourth daughter of Phoebe Bass Revels ([Fig. 139](#)) and Hiram Rhoades Revels¹⁰⁹ (1822 - 1901) ([Fig. 136](#)), the first Black American to be elected to the U.S. Senate and a second-generation free Black American originally from North Carolina.¹¹⁰ After the Civil War and the Reconstruction Act of 1867, Black Americans were officially recognized as citizens of the United States and Revels was nominated as a candidate for Mississippi state senator at the Republican caucus in 1869 to fill the open positions left by Albert Brown and Jefferson Davis ([Fig. 137](#)) who had resigned in 1861 when the state seceded (Davis became president of the Confederacy).¹¹¹ Susie was born the same year her father was sworn into the Senate where he served on the Senate Education Committee and Labor Committee from February 1870 to March 1871.¹¹² In his first act before Congress, Revels presented a petition in favor of legislation that guaranteed equal protection under the law for all citizens.¹¹³ Many decades later, Susie's eldest son Horace Jr. would write in an autobiography:

"Mother [Susie] often talked to us about her father, and we were fascinated to hear about Grandfather Revels, who had known so many famous people and had brought such credit to our race. She showed us a letter which Jefferson Davis had written him at the time of his election to the Senate in which he said that he hated to think of Mississippi being represented by a Negro, but that if it had to be he was glad that it was Hiram Revels."¹¹⁴

When Mississippi was readmitted to the Union, the former president of the Confederacy, Jefferson Davis, would later present Revels with the gift of a clock ([Fig. 200](#)) as a gesture recognizing his service to the state. (That clock remained a cherished heirloom that Susie placed on the fireplace mantle in the front room of her Seattle home on Capitol Hill at 518 14th Avenue East.¹¹⁵)

Susie attended Rust University in Holly Springs, Mississippi and taught at the university for three years before returning to receive her degree in nursing at the age of 23. She was impressed with a newspaper that one of her father's past students was publishing in Seattle and began a correspondence with its editor, Horace Cayton. The two wed on July 12, 1896 when Susie was 26. In 1900, Susie became associate editor of the *Seattle Republican*, making history for women in the region overall. Susie was a writer and, aside from being associate editor of the paper, she published many stories in other publications including "Sally the Egg Woman,"¹¹⁶ "The Part She Played," "Last Rites," "My Meeting with the Presence," and "Land of Fire." Her stories were ambiguous about race and focused on themes central to the common human experience. The Sydney, B.C. *Independent* wrote that she was "a writer of force and ability and she is making decidedly favorable impressions on the readers with her contributions to the literature of the day."¹¹⁷

As part of a small professional black "Negro elite" in the city,¹¹⁸ the Caytons were close friends with other prominent black figures such as the black attorney J. Edward Hawkins and his wife Etta who also lived on Capitol Hill. The Caytons often entertained their friends in high Victorian style at their home and the guest registers listed some of the most prominent names in black Seattle society.

¹⁰⁹ Mumford: p. 16.

¹¹⁰ Cayton: p. 1.

¹¹¹ "[REVELS, Hiram Rhodes](#)." History, Art and Archives. United States House of Representatives.

¹¹² Ragsdale, Bruce A. "[Black Americans In Congress, 1870 - 1989](#)." U.S. Government Printing Office: E185.96.R25.

¹¹³ "[REVELS, Hiram Rhodes](#)." History, Art and Archives. United States House of Representatives.

¹¹⁴ Cayton: p. 6.

¹¹⁵ Hobbs: p. 35.

¹¹⁶ [The Seattle post-intelligencer. \[volume\]. June 03, 1900. Page 33. Image 33](#)

¹¹⁷ Mumford: p. 90.

¹¹⁸ Cayton: p. 6.

When notable figures like Booker T. Washington or Paul Robeson made their way to the West Coast, they were hosted at the Cayton-Revels House.

In addition to her impressive editorial work, Susie also supervised her household which included her four children (later also her adopted granddaughter Susan) and at least one or two of her nieces from time to time. But many in the black community judged her because she was unusually educated for both the period and among women in general. Horace Jr. described that “what gave us the most prestige and created the greatest envy among the colored population was the fact that we had a Japanese servant.” At the beginning of the 20th century, according to Horace Jr., it became popular in the Pacific Northwest for Japanese immigrants who wanted to attend high school in the U.S. and learn English to work as domestic servants. The Cayton family employed a 20-year old named Nish who “was thought of as almost a member of the family.” Nish lived “in a room behind the kitchen, where he stayed with the door closed when he was not working” (possibly the house’s entryway which can be closed off to create a private room, as it does even today in 2020). Nish “helped with the housework, did most of the cooking, and served the family at mealtime.”¹¹⁹

In an interview with Susie’s godson’s wife many decades later, the Caytons were ostracized for their way of living:

“They had a beautiful home on Capitol Hill and had Japanese servants and whatnot and so they didn’t have to do any housework. . . They had a good educational background. In the South, the educated Black people, they had the problem of copying white culture. They looked down on people who did laboring work.”

There was never any evidence of Susie looking down upon servants. In fact, she gave the family’s Japanese servant, Nish, English lessons “in return for his teaching her Japanese.”

Susie was known to take her children “to the opera and to Shakespearean plays and spoke with reverence of the time she had seen Sarah Bernhardt,” which certainly set the family apart from other Black Americans of the time,¹²⁰ but she was also very active in the community and forward-thinking. Ahead of popular opinion and academic scholarship on the issue, Susie published a piece called “Black Baby Dolls” that warned of the psychological harm of giving white dolls to black children, and she advocated for retailers creating more black dolls. At the time, children’s toys may have appeared to be a privileged topic, but time would prove how ahead of her period Susie was.

Susie was often asked to speak alongside men. At a Sunday Forums meeting of March 11, 1906, she addressed the audience alongside four men, one of whom was her husband’s friend Hawkins. According to the program, she and the men addressed the question, “Does the Negro better his condition by coming West?” Her eldest son Horace Jr. would later describe her in his autobiography, remembering that “her voice was soft and rather throaty, and her speech was slow and deliberate with but a trace of a southern accent.”¹²¹

Susie was also a founding member of the neighborhood Dorcas Charity Club and became president of the Dorcas in 1908, regularly hosting the club in her home on 14th Ave East. The club was recognized as one of the more active organizations in the Seattle area and they focused on welfare issues and the progress of the black community, alleviating some of the harsh conditions facing Black Americans by providing things like toys for orphans and living expenses for widows.¹²² In 1907, the club aligned with the founders of Seattle Children’s Hospital to establish a

¹¹⁹ Cayton: p. 7.

¹²⁰ Cayton: p. 7.

¹²¹ Cayton: p. 4.

¹²² Hobbs: p. 41.

precedent-setting policy to prohibit discrimination of race, religion, or ability to pay when it came to accepting and treating sick children.

By 1920, Susie and the Cayton children were picking raspberries in nearby Puyallup to earn money.¹²³ Throughout the 1930s, Susie attended every meeting her son Revels organized in the Madison area, at some point becoming a member of the Communist Party. She served as secretary of the Skid Road Unemployed Council and was known as "Mother Cayton," the only woman in the movement.¹²⁴

Susie died in 1943 due to complications arising from diabetes. Her ashes join her husband's in the Puget Sound.¹²⁵

¹²³ Hobbs: p. 61.

¹²⁴ Hobbs: p. 96.

¹²⁵ Hobbs: p. 125.

The Cayton Children

Ruth Cayton (1897-1919) ([Fig. 186](#)), the oldest of the Cayton daughters, was born in the years before Horace Sr. and Susie moved to 518 14th Avenue East; she was 6 years old when they moved in and 12 by the time they moved out. She died tragically at the age of 22 after a failed abortion in Portland, Oregon.¹²⁶ Her daughter Susan Cayton Woodson (1918-2013) ([Fig. 198](#)) was raised by the Caytons and would go on to be the family's archivist, carefully saving artifacts¹²⁷ ([Fig. 200](#)) and eventually opening The Susan Woodson Gallery which housed the preeminent Black American art collection of the Chicago Renaissance. She died in 2013 and her son Harold Woodson Jr. ([Fig. 201](#)) carried her ashes to Seattle where they were scattered at 518 14th Avenue East ([Fig. 203](#) & [Fig. 204](#)). Horace Jr. would describe his sister Ruth in his autobiography, saying "She was the first of our family to break away and seek full membership in the Negro community" and this was perhaps because "she had spent her early childhood at a time before the family had reached their high estate, before they deliberately decided to live in a rarefied cultural atmosphere and reject the bonds of race."¹²⁸

Hiram Cayton (1899 - 1899), was the first-born son of Horace and Susie Cayton, dying the same year he was born. A gravestone honoring "Infant Cayton" was placed at Lake View Cemetery 16 years after his death ([Fig. 205](#)), a few blocks north of the Cayton-Revels House. The stone is shared with "Leonard Jamison," the 3-year old son of Marguerite Jamison, Susie Cayton's live-in niece (daughter of Susie's deceased sister, Dora Leonard). Leonard Jamison died April 9, 1915, which is when the stone was created. (By this date, the Caytons had another son they had named "Hiram," so the first Hiram was commemorated here only as "Infant Cayton.")

Madge Cayton (1901-1944) ([Fig. 187](#)), the second of the Cayton daughters, was born two years before Horace Sr. and Susie moved to 518 14th Avenue East; she lived on Capitol Hill until she was 8 years old. She was one of the first Black American women to graduate from the University of Washington and received her degree in Business Administration, but she spent much of her life dedicated to caring for her family. She died at the age of 43 from rheumatic fever.

Horace R. Cayton Jr. (1903-1970) ([Fig. 196](#)) was born the year after Horace Sr. and Susie moved into 518 14th Avenue East, and the first nine years of his life were experienced on Capitol Hill, which he painfully captured in an autobiography published in 1963. "Our goals were dictated by our past," he wrote. "We were obligated by our family history to achievement in our fight for individual and racial equality."¹²⁹ The eldest of the Cayton sons, he studied at the University of Washington and the University of Chicago, rising to prominence in the 1940s Chicago Renaissance as the nationally-known sociologist and co-author with George Sinclair Mitchell of *Report on the Negro's Share in Industrial Rehabilitation* (1935), *Black Workers and the New Unions* (1939), and co-author with St. Clair Drake of the landmark study *Black Metropolis: A Study of Negro Life in a Northern City* (1945). He was director of the world's largest Black American service center, Chicago's Parkway Community House from 1940 to 1949. His close friends included significant black intellectuals of his time including novelist Richard Wright, poet Langston Hughes, and playwright Sinclair Lewis (who cited him in his book *Kingsblood Royal*). After three marriages and a struggle with addiction, he died in Paris of influenza at the age of 66.

Hiram Revels Cayton (1907-1995) ([Fig. 188](#) & [Fig. 191](#)), the youngest Cayton son, was also born while the family still lived at 518 14th Avenue East, although he only spent the first two years of his life on Capitol Hill and had few memories of the experience. He rose to leadership as one of the founders of the black trade union council movement in the 1930s, first as a member of the

¹²⁶ Hobbs: p. 58.

¹²⁷ Hobbs: p. 146. 206.

¹²⁸ Cayton: p. 14.

¹²⁹ Cayton: p. 3.

Communist Party (he was nominated the Communist Party candidate for state senator for the 37th District in 1934¹³⁰) and a labor group organizer of the San Francisco maritime labor strikes, and later holding influential positions in the CIO, eventually heading the left-wing National Negro Congress. In response to Martin Luther King Jr's Birmingham demonstration in 1963, it was Revels who organized the West Coast solidarity march in San Francisco. He counted singer-activist Paul Robeson as his closest friend and, together, they are known as being the earliest to use the term "black power." In the 1960s, Revels was appointed to the San Francisco mayor's cabinet, serving in public leadership positions until 1980. He died at the age of 88 in 1995 known as one of the few figures able to bridge the gap between the labor struggles of the 1930s and the civil rights movement of the 1960s.

Lillie Cayton (1914-1976) ([Fig. 195](#)), the youngest of the Cayton children, was born after the family had moved from 518 14th Avenue East. Married six times with four children, she suffered from alcoholism until turning to Alcoholics Anonymous where she rose to prominence by running the Seattle-King County Jail AA program. She became known as one of the most effective speakers on the West Coast AA circuit. In 1970, Lillie was a special consultant with the Interstate-90 Outreach Program during the construction of the new highway which displaced the Black American community that lived there. She served an essential function by helping Black American families relocate to new homes—a theme her family's experience had taught her much about. She died in 1976.¹³¹

¹³⁰ Hobbs: p. 91.

¹³¹ Hobbs: p. 188-93.

2. PROPERTY

Builder¹³²

The builders “Felmley + Plumb” filed a permit with the City of Seattle to build a “1-2 story frame house; 2 chimneys, 1 fireplace” on May 9, 1902 at 518 14th Avenue East ([Fig. 9](#)). Albert Eugene Felmley was born in Illinois in May of 1864 ([Fig. 21](#)) and grew up in Cedar Falls, Iowa where he graduated from the Iowa State Normal School ([Fig. 20](#)), now the University of Northern Iowa. He studied law at the University of Michigan for one year and also taught school ([Fig. 23](#)) before moving to Fort Dodge, Iowa where he married his wife Mabel (whom he knew from high school) in 1894 ([Fig. 20](#)). He worked in real estate and opened a lumber business ([Fig. 25](#)). It was in Fort Dodge that the paths of Felmley and Ralph Leon Plumb crossed. Born in Fort Dodge in September 1880, Plumb was sixteen years Felmley’s junior ([Fig. 26](#)). Plumb had lost his father when he was just eleven years old in 1891 and perhaps Felmley served as a type of male role model or father-figure to him ([Fig. 49](#)).

In the summer of 1901, tragedy struck Felmley when his six-year-old daughter Helen died ([Fig. 28](#)), prompting him to sell his lumber business interest and move to Seattle “hoping that a change in climate might prove beneficial to his wife’s health” ([Fig. 30](#)). Ralph Plumb, his mother Sarah, and his sister Florence all moved to Seattle as well. The first record of Felmley and Plumb in business together in Seattle is a notice in the October 19, 1901 *Seattle Post-Intelligencer* announcing their purchase of property in Nagle’s Second Addition ([Fig. 48](#)). Together, they built a house on the lot at 1415 East Thomas (today a Safeway parking lot) where, according to the 1902 Seattle City Directory, the Felmleys and Plumbs all lived together ([Fig. 31](#)). They went on to purchase numerous properties on Capitol Hill, most likely with the combined savings of Albert Felmley and Ralph Plumb’s mother, Sarah.

In February of 1902, one of the lots they purchased was on 14th Avenue and is likely the land on which the Cayton-Revels House was built ([Fig. 33](#) & [Fig. 48](#)). The aforementioned building permit was filed three months later in May ([Fig. 9](#)) and, in just another four months on September 26, 1902, the completed house and property were sold to Susie Cayton for \$4,500 ([Fig. 38](#)). Transactions reported in local newspapers and trade journals included a “surprisingly large number of women” involved in Seattle real estate¹³³. The house is most likely based on patterns and not architect-designed. Pattern books were widely published in the early 1900s and were especially useful in the Puget Sound region where there were still relatively few trained architects.¹³⁴ The Cayton family moved to their new home the following month in October 1902 ([Fig. 17](#)).

Felmley and Plumb continued to buy and sell real estate together, often with Ralph’s mother, Sarah ([Fig. 48](#)). In 1903, Felmley took a job as a clerk with Z C Miles & Piper, a prominent household goods store downtown ([Fig. 39](#)). Ralph Plumb began working at Z C Miles & Piper a few years later in 1906-07 ([Fig. 40](#)), even as Felmley moved on to the Washington Fixture Company ([Fig. 42](#)).

In 1904, Mabel and Albert Felmley had a second daughter ([Fig. 43](#)) and, in 1907, Plumb married Hedwig “Hattie” Mueller, after which they had two daughters ([Fig. 49](#)). Both Felmley and Plumb thus established their own independent families. By then Felmley was back in real estate ([Fig. 46](#))

¹³² Thanks to Marvin J Anderson, AIA for research assistance in this section.

¹³³ James, Diana E. “Shared Walls.” McFarland & Company, Inc., Publishers, North Carolina, 2012: p. 11.

¹³⁴ Andersen, Dennis Alan and Kraftt, Kathryn Hill. “Plan Books, Pattern Books, Periodicals,” *Shaping Seattle Architecture*. Seattle, University of Washington Press, 2014: pp. 94-101, 150-158.

– he actually platted two additions to the City of Seattle in 1907 – while Plumb worked with H E Gleason Company, a light fixture manufacturer and retailer ([Fig. 49](#)). By the time the Cayton family had moved from Capitol Hill, Felmley and his wife lived in West Seattle at 6975 47th Ave SW, an architecturally notable Stickley-esque 2-bedroom house designed in 1912 by Andrew Willatsen (1876-1974), a significant Seattle-area architect who had done his early work with Frank Lloyd Wright's studio in Oak Park, Illinois.¹³⁵

Plumb and family eventually left Seattle in 1917 for Cleveland, Ohio, where Ralph died in 1957 and Hattie passed in 1965. Felmley would go on to become involved with W.W. Kellogg ([Fig. 49](#)), a tile designer and dealer of Seattle renown who installed the fireplace lobby tiling at the Sorrento Hotel (900 Madison Street)¹³⁶ and played an important part in the development of the Arts and Crafts movement in the Pacific Northwest.¹³⁷ Felmley remained in this business from 1922 to 1935 until he was 71 years old. Felmley died in 1939 only one year before Horace Cayton passed. Felmley's wife Mabel survived him until she too passed in 1967 ([Fig. 49](#)).

¹³⁵ Ochsner, Jeffrey Karl. *Shaping Seattle Architecture*. "Andrew Willatsen" by Giessel, Jess M. and Hildebrand, Grant. University of Washington Press, Seattle, 2014: p 206.

¹³⁶ City of Seattle Landmarks Preservation Board Nomination for the Sorrento Hotel: July 30, 2008.

¹³⁷ "[Historic Tile Installations](#)."

Building Exterior

The Cayton-Revels House at 518 14th Ave East is an asymmetrical two-story Queen Anne (Free Classic) Victorian-style house, which in 1902 when it was erected would have been the design's last decade of popularity, as it was a dominant mode from 1880 to 1910¹³⁸ (the best examples are largely in California and the resurgent cotton-rich states of the New South). Despite the architectural style's name, it was popularized by a group of 19th-century English architects led by Richard Norman Shaw borrowing most heavily from Medieval models preceding the reign of Queen Anne. The style was spread throughout the U.S. beginning in the 1880s by pattern books, illustrated examples in leading architectural magazines, and mail-order house plans. The expanding railroad network expedited the popularity of the style, making pre-cut architectural details conveniently available in far-flung places like Seattle.¹³⁹ Balloon-frame construction techniques like those used in the Cayton-Revels House¹⁴⁰ were first developed in the 1830s and further made it possible to rapidly and inexpensively fashion corners, allowing for more irregular plans with many extensions and re-entrants like those of the Queen Anne style.¹⁴¹

The Cayton-Revels House represents the most common subtype of the Queen Anne style consisting of a hipped roof with two slightly lower cross gables in an L-shape plan, one dominant gable front-facing and another side-facing ([Fig. 52](#)). This distinctive roof form makes up roughly half of all Queen Anne houses,¹⁴² although the Cayton-Revels House's moderate-pitch roof was ahead of its time (a moderate versus a steep pitch became typical post-1905¹⁴³). Many Queen Anne houses boasted delicate turned porch support posts and detailed spindlework ornamentation, but the Cayton-Revels House featured no such elaborations. It originally had pairs of restrained turned columns flanking the front porch ([Fig. 51](#)), later replaced with single square columns when the porch was expanded in 1907 ([Fig. 58](#)). Single classical columns in the "Free Classic" style occurred in only 35% of all Queen Anne homes, a variation that only became common after 1890.¹⁴⁴ Both the low roof pitch and the Free Classic decorative detailing are concurrent with the date the house was built in 1902 towards the end of the Queen Anne movement.

The front facade of the Cayton-Revels House was originally clad with wood board siding (which currently remains in good shape beneath composite), modestly accentuated by Queen Anne details such as half-moon windows ([Fig. 63](#)) in pedimented and pent roof-enclosed gables with open raked ends¹⁴⁵ ([Fig. 56](#)) and decorative eave brackets, frieze and cornice bed moldings ([Fig. 50](#))--all adding to the appearance of the gable projecting beyond and overhanging the second floor (in early photographs, it seems the gables were also embellished with cedar shake shingles in what appears to be a coursed or staggered pattern¹⁴⁶ ([Fig. 62](#))). These eave brackets and soffit boards appear to have been replaced with plywood, with some areas still visible on the underside of the gables ([Fig. 57](#)). The north elevation further includes a pedimented gable with fixed half-moon window, and the rear (East) elevation features a hipped-style and shed-style dormer and small integral balcony with railing, which were later additions.

When the Caytons moved into their house in 1902, there was only a partial two-story front entrance porch with columns raised to porch-rail level on a low pier wall; the dining room entrance

¹³⁸ McAlester, Virginia Savage. "A Field Guide to American Houses." Knopf, NY, NY, 2019: p. 345.

¹³⁹ McAlester: p. 350.

¹⁴⁰ Verified by the current owner.

¹⁴¹ McAlester: p. 32, 38-40.

¹⁴² McAlester: p. 345.

¹⁴³ McAlester: p. 349.

¹⁴⁴ McAlester: p. 346.

¹⁴⁵ McAlester: p. 38-40.

¹⁴⁶ McAlester: p. 41-43. Also see *Figures*.

also originally had its own small side porch and steps ([Fig. 51](#)).¹⁴⁷ Like many Queen Annes, the house has a high foundation with steps to the raised porch. In 1907, the Caytons modified their home, extending the porch and building a two-story wraparound variation that extended along the side of the house (they also built a second-floor door above the kitchen door, providing access to the new porch roof) ([Fig. 50](#)). This type of two-story wraparound porch modification was found in only 5% of Queen Anne houses and most commonly implemented on the Gulf Coast¹⁴⁸--making the house distinctive for the Pacific Northwest region. Porches were beginning to fall out of fashion and were all but eliminated by the mid 20th century. This wraparound porch with brick porch skirt further included embellishments more common in the Folk Victorian style such as contour-sawn or flat wooden jigsaw cut porch balustrades and support posts with ornamental corner eave brackets ([Fig. 58](#)). Since originally constructed in 1907, the soffits and fascia of the porch have also been replaced (the railing may be more modern, built to match the original configuration.)

Many Queen Anne houses featured "cottage" front windows with a large lower sash and a decorative upper sash showcasing small panes of colored glass¹⁴⁹; instead of colored glass, the Cayton-Revels House features a modest beveled single diamond design in the upper sash of the fixed windows in the front-facing windows and in one south-facing window ([Fig. 84](#)). (The pattern is clearly evident in the background of family photographs taken on the porch, such as the one on this proposal cover ([Fig. 173](#)).¹⁵⁰) Not including a cellar clerestory window ([Fig. 69](#)) and the decorative half-moon gable window, the front-facing elevation includes four windows: two on the second floor, each double-hung with "one-over-one" sashes, and two slightly larger on the main floor, both large fixed single-hung windows with an off-center cross mullion ([Fig. 60](#)).

Like the front-facing elevation, the south-facing elevation second floor has two double-hung windows, each with a one-over-one sash. The main floor of the south-facing elevation features a single double-hung one-over-one window ([Fig. 64](#)) and also the aforementioned fixed window with beveled design in the upper lights, flanked by two single-hung one-over-one windows that allow for fresh air circulation ([Fig. 65](#) & [Fig. 84](#)). The north-facing elevation of the house includes three other windows similarly double-hung and one-over-one--two on the main floor ([Fig. 66](#)) and one on the second floor. And the rear-facing (East) elevation includes another three double-hung / one-over-one windows--two on the second floor and one on the main floor, although the rear elevation also includes two clerestory windows common in stairwells (one on the main floor and another directly above on the second floor), featuring 17th-century diamond pattern muntin glazing ([Fig. 69](#)). All windows were modestly adorned with basic wood sills and molded casings, and the front-facing windows were shaded by decorative fold-back fabric window awnings, since removed but with attachment hooks still visible ([Fig. 60](#)).

The house has four entrances on the main floor, two in front both opening onto the wraparound porch with one south-facing and leading to the entry hall ([Fig. 77](#)) and the other front-facing and leading to the kitchen ([Fig. 79](#)). There is a rear-facing partial roofed porch off the kitchen ([Fig. 69](#)) and a newly-added service door on the north side. All the doors are wood paneled with single fixed upper window sash and modest wood casing, dentil decoration ([Fig. 80](#)), and elaborately designed push plates and knobs typical for Queen Anne homes ([Fig. 81](#))¹⁵¹. The foundation of the house is of masonry using fired brick in what appears to be a variant of English-style rows of eight stretchers per header row ([Fig. 121](#)), and there are two central brick chimneys placed near each other on the ridge of the hipped roof ([Fig. 53](#) & [Fig. 57](#)).¹⁵²

¹⁴⁷ See *Figures 13*

¹⁴⁸ McAlester: p. 349.

¹⁴⁹ McAlester: p. 347.

¹⁵⁰ See *Figures*.

¹⁵¹ Calloway, Stephen. "The Elements of Style." Simon & Schuster, New York, NY, 1991: p. 277 - 279.

¹⁵² McAlester: p. 52.

Building Interior

The interior of the house has 9-foot ceilings on the main and second floors, with 6-foot ceilings in the cellar. Floors are finished with tongue-and-groove oak floorboard¹⁵³ ([Fig. 82](#))--a luxury at the time--and walls are made of lathe and plaster. Paneled doors, window trim, picture rails, window sashes, and base moulding are close-grain fir with dark stain finish ([Fig. 90](#) & [Fig. 91](#)). One room upstairs reveals old children's wallpaper, an affordable alternative to paint after 1850 ([Fig. 76](#)).¹⁵⁴

The main floor comprises a formal entry with pocket doors leading to a living room ([Fig. 85](#)), a formal dining-room ([Fig. 58](#)), and a staircase leading to the second floor ([Fig. 57](#)) and back down into the kitchen ([Fig. 98](#) & [Fig. 99](#)). The stairway is a dog-sled variation comprising two adjacent flights with balustrades on the same vertical plane¹⁵⁵. An object of status, the staircase is on the side of the central parlor hall immediately upon entrance. There are two modest turned balusters per tread in a style typical of late Victorian houses¹⁵⁶, accompanied by square newel posts and a moulded handrail reminiscent of designs from 1903 ([Fig. 57](#)) (later Victorian stairs tended to have these more square elements).¹⁵⁷

A fireplace in the front room boasts an ornamental wood mantel with built-in bevel-edge mirror and decorative green tile surround ([Fig. 85](#) & [Fig. 56](#)). Pairing a fireplace with a mirror was an 18th-century idea that became readily affordable after the 1850s and was often featured in most Victorian styles.¹⁵⁸ The fireplace in the Cayton-Revels House is classically influenced, flanked by two fluted wood ionic columns ([Fig. 56](#)), topped with another set above the mantle. The hearth and surround feature green glazed terracotta tiles, a standard for the Victorian house, especially since American factories began manufacturing them in the 1870s.¹⁵⁹

Three large hanging milk-glass bowl-light fixtures with brass trim feature prominently in the entry, living room, and dining room ([Fig. 65](#)). The dining-room also includes a built-in bevel-glass China cabinet ([Fig. 93](#) & [Fig. 94](#)). The kitchen has two walk-in pantries on either side ([Fig. 97](#) & [Fig. 104](#)) and originally included "gasoliers" (combination gas and electric hanging light fixtures) ([Fig. 114](#)) and built-in wood cabinets with pull-out flour and produce bins, as well as a cold-storage cabinet ([Fig. 101](#), [Fig. 102](#), & [Fig. 103](#)). These dual-fuel gasolier lights were extremely rare (one in the attic still remains). In 1902 when the house was built, gasoliers would have been fired with coal gas from Gas Works Park.

The second floor comprises four bedrooms (three with closets), and one bathroom, all separated from the first floor by a two-way lockable door at the top of the original staircase. The two south bedrooms connect via double doors to create a master suite ([Fig. 106](#)), with the southeast bedroom including access to the 1907 second floor porch directly over the lower porch. This SE bedroom has been gently modified to serve as a kitchen ([Fig. 105](#)). The bathroom further includes a large clawfoot tub, wall sink, medicine cabinet, and wainscoting.

The large attic, formerly unfinished, is now a studio apartment with a modified loft roof and two half-moon windows ([Fig. 79](#) & [Fig. 80](#)). Found in the attic floor boards were two documents and three tintype photos from the period when the Cayton family lived here ("[Found Articles](#)"). The cellar is accessible via an exterior service door added later (previously, a central staircase led to the basement, which has since been replaced by a main floor powder bathroom). The cellar walls are brick, and the floor is dirt and partial cement slab, which was probably added later ([Fig. 122](#) & [Fig. 123](#)).

¹⁵³ Verified by the current owner.

¹⁵⁴ Calloway: p. 283.

¹⁵⁵ Calloway: p. 36.

¹⁵⁶ Calloway: p. 260.

¹⁵⁷ Calloway: p. 296.

¹⁵⁸ Calloway: p. 290.

¹⁵⁹ Calloway: p. 288.

Building Alterations

Over the decades, the Cayton-Revels House has enjoyed benign neglect, thus very little has changed and remains much as the Caytons knew it. Alterations and modifications that occurred on known dates are detailed below:

- **1905:** Puget Sound Regional Archive records note Susie Cayton paying \$1,200 for “improvements”, however a permit is not obtained until 1907 ([Fig. 14](#))
- **1907:** A wraparound two-story porch was added at a cost of \$150, with the permit for construction filed by H.R. Cayton ([Fig. 10](#)).
- **1930s:** Hard composite shingle-style siding was placed over the clapboard siding (which remains in good shape). The composite siding has been re-painted several times.

The following necessary updates and alterations have occurred on unknown dates:

- Plumbing and electrical have been updated to code, and gas forced air heating has been installed.
- The fir tongue and groove porch decking has been replaced with 2x6 flooring, the brick skirt under the porch has been rebuilt, and the porch rails have been modified with 2X2 balusters.
- The ornamental porch eave brackets have been removed, probably during a re-roofing. Two original porch post brackets remain, with lost brackets replaced with decorative reproductions.
- One girder and two posts have been replaced in the basement.
- Period light fixtures have been installed where they were missing.

The following unnecessary modifications addressing modern-day usage needs occurred on unknown dates:

- The front kitchen walk-through pantry has been modified into a bathroom, bumping one kitchen wall out 2 feet. The sink has also been removed from the other pantry and one put in the kitchen proper.
- On the second floor, one bedroom has been modified into a kitchen.
- The north side of the house has an exterior stairway providing access to the attic, now a studio apartment. A bathroom and small kitchen have also been added to the attic apartment.
- Two small dormer windows and two pivot skylights have been added to the back of the attic roof.

Lot Setting & Plantings

Like most streetcar suburbs of the time, the Cayton-Revels House sits on a lot within a rectilinear planned neighborhood that was typical for the period, allowing for more land to be easily divided into saleable parcels with the narrow end facing an intermediate-sized street.¹⁶⁰ The Cayton-Revels House itself is set back from the sidewalk, built on a flat site several grades higher than street level with a short section of lawn sloping up at an angle towards the house, a few steps and a stone entry walk leading to the elevated porch entrance. This change in grade was a technique introduced by Frederick Law Olmsted (who designed New York City's Central Park) and found in suburbs developed between 1870 and 1940.¹⁶¹

While it was typical of the era to have a low or open fence at the sidewalk line, the Cayton-Revels House had neither. Later on perhaps after the Caytons had moved, large boulders were added to the sidewalk perimeter, creating a natural border. Developed at the cusp of the 20th-century, 14th Avenue included sidewalks and curbs, which were considered a luxury at the time.¹⁶² Early photographs also seem to show two young street trees in sidewalk planting strips ([Fig. 50](#)), a common discontinuous type of street enclosure found in early streetcar suburbs.¹⁶³ Today in 2020, there are only young street trees planted again, as whatever may have been planted previously did not survive.

Like other Victorian houses of the time, early photos of the Cayton-Revels House show that it had no original plantings placed along its foundations because these plantings were thought to “inhibit crawl space ventilation” that could create mold or harbor germs. Instead, flower beds were set in the middle of the yard,¹⁶⁴ separate from the house, although there are no visible flower beds in photographs of the house. Present today in 2020 is a mature cypress tree NW of the house (possibly *Cupressus Lawsoniana 'Allumii'* also known as a Scarab Cypress, the most common form of Lawson cypress in Seattle and symbolically known in the Victorian “language of flowers” as a tree of sorrow and mourning but also of immortality, used heavily in cemeteries¹⁶⁵). A lilac (*Syringa*, tree of “first love” and memory) climbs the front porch on the SW corner, and a large Maple tree (possibly *Acer Saccharum* known as the tree of reserve) is at the back NE corner. Rear and side yards of the period were typically used as service areas, and the Caytons used theirs to such ends, building a modest carriage house reached by a two-strip concrete driveway (no longer standing).

¹⁶⁰ McAlester: p. 86-87.

¹⁶¹ McAlester: p. 893-94.

¹⁶² McAlester: p. 85.

¹⁶³ McAlester: p. 94-95.

¹⁶⁴ McAlester: p. 95.

¹⁶⁵ Jacobson, Arthur Lee. “Trees of Seattle.” Sasquatch Books, Seattle, Washington, 1989.

Surrounding Streetscape

The Cayton-Revels House sits in a changing streetscape. Established as an early streetcar suburb, the area is now a dense urban neighborhood and has seen several waves of construction and teardown. Erected in 1902, the Cayton-Revels House is the oldest building remaining on the block (both on its side and across the street) and one of only two buildings that were built originally as single-family homes (the other house being 526 14th Avenue East, two doors north of the Cayton-Revels House, built in 1910¹⁶⁶; directly behind the Cayton-Revels House is also 521 Malden Avenue East, a 5-bedroom Craftsman built in 1905).

As the city prepared for the influx of visitors for the 1909 A-Y-P Exposition, several apartment buildings were constructed on Capitol Hill, including the Andrews Apartments (532 14th Avenue East) which was erected in 1910¹⁶⁷ three doors north of the Cayton-Revels House. The street across from the house consists of two three-story brick apartment buildings built in the 1920s prior to the construction slowdown of the Great Depression--the Parkhurst Apartments¹⁶⁸ and the Graham Apartments¹⁶⁹ (505 and 515 14th Avenue East, respectively). After a lull in construction, two post-war two-unit duplex townhouses were constructed on each side of the Cayton-Revels House, one on the North side in 1940¹⁷⁰ (520 14th Avenue East) and one on the South side in 1948¹⁷¹ (512 14th Avenue East), both accommodating automobiles with private car garages ([Fig. 124](#)).

In 1971, half the block across the street was demolished to make way for Capitol Park Apartments (525 14th Avenue East), an 11-story / 125-unit low-income public housing project ([Fig. 125](#)) that extends the breadth of the block.¹⁷² (Incidentally, when Anna Dunham Obama, mother of the 44th president of the United States, Barack Hussein Obama, attended the University of Washington the same year Martin Luther King Jr. spoke there in 1961,¹⁷³ she raised the infant future first Black president at the Villa Ria Apartments at 516 13th Avenue between Mercer and Republican¹⁷⁴ ([Fig. 129](#) & [Fig. 130](#)), which was later demolished to construct Capitol Park--a remarkable coincidence providing a direct narrative through-line across the street to Horace R. Cayton's early hope for the future ambitions of Black Americans.)

The 21st century has brought its own wave of change with teardown and construction occurring more frequently in the neighborhood. In 2014, the southern part of the block the Cayton-Revels House sits on was razed and the Yardhouse Apartments (1406 E. Republican) was erected, a modern three-story / 35-unit LEED-certified boutique building catering to the region's influx of software professionals.¹⁷⁵

¹⁶⁶ [Redfin listing](#)

¹⁶⁷ [Apartments.com listing](#)

¹⁶⁸ [Cornell and Associates Real Estate listing](#)

¹⁶⁹ [Cornell and Associates Real Estate listing](#)

¹⁷⁰ [Redfin listing](#)

¹⁷¹ [Redfin listing](#)

¹⁷² Seattle Housing website: [Capitol Park](#)

¹⁷³ Dougherty, Phil. "[Barack Obama moves to Seattle in August or early September 1961.](#)" Historylink.org, Essay 8926: February 10, 2009.

¹⁷⁴ LeFevre.

¹⁷⁵ [Apartments.com listing](#)

3. NEIGHBORHOOD

The Cayton-Revels House is located on 14th Avenue East between East Republican and East Mercer Streets, built in 1902 just a year after the neighborhood's official name ("Capitol Hill") first began appearing in print. It is one of only three houses in today's definition of Capitol Hill that were occupied in the early 1900s by middle-class Black American families (the other two homes being 743 Summit Avenue East belonging to Attorney J. Edward Hawkins, and 1238 17th Avenue East belonging to Dr. Felix B. and Hazel James Cooper).

The Capitol Hill neighborhood of Seattle is part of a long ridge that overlooks downtown and the Puget Sound to the West, and Lake Washington to the East. In 1872, pioneers cleared a wagon road through the forest to the peak of the ridge and created a cemetery (today known as Lake View Cemetery).¹⁷⁶ The hill was logged off in the 1880s and the "Highlands Addition" where the Cayton-Revels House is located was officially filed with the City of Seattle by the Broadway Investment Company on November 1, 1889—only four months after the Great Seattle Fire, and one year before Horace Cayton arrived in Seattle. The area was referred to as "Broadway Hill" until 1901 when developer James Moore coined the neighborhood's current name.

Capitol Hill today is one of Seattle's largest, oldest and well-established districts and, as one of the city's densest neighborhoods in 2020, it is known for its popular nightlife and entertainment as well. Thriving business districts stretch North-South along Broadway Avenue, 15th and 19th Avenues, and East-West along Pine, Pike, and Olive Streets. The neighborhood has become home to a vibrant counterculture community that has served as the backdrop for civic engagement advocating for a range of issues including:

- Gay rights (from the first LGBTQ bar opened on Broadway in 1950, to Seattle's first gay institution--the Dorian Society at 320 Malden Ave. East--to the city's annual Gay Pride Parade which was first held here in 1982)
- Fair trade (WTO protests of 1999)
- Women's rights (Women's Day March of 2016)
- Civil rights (from marches advocating for fair housing in the 1960s to the more recent 2020 George Floyd protests against police brutality)

The evolution of the neighborhood and the experiences of the Cayton family while they lived at 518 14th Avenue East reflect broader cultural shifts in Seattle as well as within the wider context of American social history.

¹⁷⁶ Dorpat, Paul. "[Seattle's Neighborhoods: Capitol Hill, Part 1.](#)" HistoryLink.org Essay 3188: July 7, 2001.

Highlands Addition

The Highlands Addition of Capitol Hill--the location of the Cayton-Revels House-- is a narrow swath of roughly eight blocks between today's 13th Avenue East and Malden Avenue, with East Roy Street as the North border and East Thomas Street as the South border. The main thoroughfare of Broadway is to the west of 518 14th Avenue East, and the commercial strip of 15th Avenue is to the east. To the north is Volunteer Park (known as City Park when the Cayton-Revels House was built) as well as the cemetery. The Highlands Addition plat was also immediately south of J.A. Moore's original Capitol Hill development with its stretch of 14th Avenue that became popularly known as "Millionaire's Row." The Highlands Addition was officially filed with the City of Seattle by the Broadway Investment Company on November 1, 1889.¹⁷⁷ At the time, E.P. Ferry was president and J.H. McGraw was secretary of the Company.

Elisha Peyre Ferry was the first Governor of Washington, serving one term before stepping down in 1893 due to failing health. Born in 1825 in Monroe County in the Michigan Territory, Ferry also served as Presidential Elector of Illinois in 1852, as the first mayor of Waukegan in 1859, and as Grand Master of the Masonic Fraternity in 1878. During the American Civil War, he joined the Union Army to help organize the Illinois regiment, becoming friends with Ulysses S. Grant and Abraham Lincoln. After the war, in 1869, President Grant appointed Ferry to the position of Surveyor in General for Washington Territory and later in 1872 to the position of Territorial Governor. He was elected State Governor when Washington was granted statehood in 1889--the same year the Broadway Investment Company filed the Highlands Addition with the City of Seattle. He died in 1895 from a respiratory disease, just five years after Horace Cayton first arrived in Seattle.¹⁷⁸

John Harte McGraw, secretary of the Broadway Investment Company, was the second Governor of Washington state, serving from 1893 after Ferry stepped down until 1897. Arriving in Seattle from Maine in the 1870s, McGraw joined the city's small police force, eventually becoming Sheriff of King County, seeing Seattle through the riot of 1886 when over 200 Chinese civilians were forcibly removed in a labor dispute. Two years later, he became secretary of the Broadway Investment Company when it filed the Highlands Addition with the City. He was elected Governor four years after that, just three years after Horace Cayton arrived in Seattle and two years before Ferry would die. He died himself in 1910 from scarlet fever.¹⁷⁹

¹⁷⁷ Moore, N.H. "List of Titles to All Plats files in King County, Washington." E.Y. Jeffrey: p. 71.

¹⁷⁸ Wilma, David. "[Voters elect Washington's first state officials on October 1, 1889.](#)" HistoryLink.org Essay 5549: Sep. 9, 2003

¹⁷⁹ Rochester, Junius. "[McGraw, John H. \(1850-1910\).](#)" HistoryLink.org Essay 3435: Dec. 28, 2016.

Capitol Hill History

At the turn of the 20th century, Canadian immigrant and local real estate developer James A. Moore purchased the 160-acre tract of land that first became known as Capitol Hill for \$225,000, envisioning one of Seattle's most exclusive neighborhoods where he himself would build his family mansion. Through a series of seven plats recorded between 1900 and 1906, the Moore Investment Company eventually developed the 40+ block area between East Galer and East Roy, from 11th to 24th Avenues East. The Cayton-Revels House was located one block south in the Highlands Addition, which has since come to be known as part of Capitol Hill.

As the son of a prosperous ship owner in Nova Scotia, Moore had developed other residential areas in Seattle and whenever the real estate deals became too large to handle, he called upon his many East Coast contacts for additional funding. The area was known at the time as "Broadway Hill" until Moore successfully coined his development as "Capitol Hill" following a failed bid to have the state capitol building moved from Olympia to Seattle. Before selling lots, Moore graded and paved several miles of streets with concrete and asphalt, installing cement sidewalks, parking strips, water mains, and sewer pipes.

Moore also believed strongly that "the absence of restrictions had ruined many localities" in the city and he ensured that those he felt were undesirable were prevented from building homes in his new development. His official rules included a minimum price of entry (no residence "less than \$3,000"), prescribed usage ("no store, business blocks, nor flats"), and even defined density (no residence "allowed nearer than twenty-four feet to the sidewalk line"). Moore began advertising in Cayton's newspaper the *Seattle Republican* in October 1901. Six weeks after Moore announced lots for sale, fifty-three were purchased with at least one-third by East Coast residents planning to move to Seattle. Exactly one year after Moore's first advertisements, in October 1902, Cayton himself would move his family to 518 14th Ave East. It was the same year Moore moved his own family to a new Renaissance Revival home on the southwest corner of Aloha and 14th Ave East, just three blocks north of the Cayton-Revels House. By 1902, thirty-two residences had been completed in Moore's development.

Moore's Capitol Hill development was established at the right time, as the city entered one of its boom cycles during and following the Klondike Gold Rush, with the population increasing from roughly 81k in 1900 to 237k in 1910 (during that same period, the Black American population rose from around 406 to 2,296). Funded by gold garnered from Alaska and the Canadian Yukon, rich natural resources such as timber, and all the infrastructure and needs of this growing populace--from ships to milk--prosperity found its way to Capitol Hill as many of the city's most famed titans of industry made their homes there. With such new and old wealth attracted to the young neighborhood, architectural tastes ran an eclectic gamut from English Cottage, Tudor Revival, German Tyrolian, and sometimes several styles simultaneously. The only architectural commonality throughout the neighborhood immediately surrounding the Cayton-Revels House was one of variety and ostentatious grandeur.

While the areas in the Capitol Hill Addition attracted wealthier families that tended to build large, architect-designed homes, the area south of East Roy in the Highlands Addition where the Cayton-Revels House is located tended to be solidly middle-class builder-designed homes. A gate was installed at Roy Street with a broad landscaped central median, an elaboration popularized by famed landscape architect Frederick Law Olmsted's "City Beautiful" movement. Residences to the south were largely vernacular architecture with very few examples of any distinctive style compared with those built in Moore's Capitol Hill Addition on the north side of the gate where the stretch of larger homes and mansions became popularly known as "Millionaire's Row" ([Fig. 128](#)).

As the "Father of Capitol Hill," Moore had arrived in Seattle in 1886 (four years before Horace Cayton arrived), establishing Capitol Hill 15 years later. Moore would remain living in his Capitol Hill home until 1914, five years after the Caytons were forced to leave their estate. Over time, "Capitol Hill" came to refer generally to a much larger area than Moore's original development.

After the Cayton family left the neighborhood in 1909, concern about other Black Americans moving to Capitol Hill influenced the creation of racial restrictive covenants in 1927, stating that current and future owners agreed that:

"No part of the lands . . . shall ever be used or occupied by or sold, conveyed, leased, rented, or given to negroes, or any person or person of the negro blood."¹⁸⁰

These covenants expired in 1948 ([Fig. 197](#)), eight years after the death of Horace Cayton, and five years after the death of his wife, Susie Cayton.

¹⁸⁰ Silva.

Streetcar Suburb

The years from 1900 to 1912 (the same general period the Caytons lived at 518 14th Avenue East) were considered a “golden age” of public transportation according to Leslie Blanchard in *The Street Railway Era in Seattle*. When the Cayton-Revels House was built in 1902, the neighborhood was considered an “electric streetcar suburb,” a dominant neighborhood type from 1890 to 1930. The Capitol Hill streetcar line began operating in November 1901 and ran up 15th Avenue to the east of the Cayton-Revels House, turning at Mercer and running back down 14th Avenue East directly in front of the house. Streetcars had been introduced across America beginning in 1887 and they revolutionized cities like Seattle. The offices of the *Seattle Republican* where Horace and Susie Cayton worked was located in the city’s urban core at 612 Third Avenue¹⁸¹ and James Street in Pioneer Square (today, a Light Rail station), but the speed and convenience of the new streetcars powered by electricity allowed the Caytons to consider the “suburbs” where they could live in their own free-standing house set back from the road with enough room for a front lawn.

The new streetcars facilitated real estate development with house lots platted adjacent to the streetcar line, subdivision improvements added (sidewalks, utility connections, etc.), and vacant lots placed on the market. It was typically in this fashion that the owner of a streetcar line also was usually the developer and owner of the adjacent lots,¹⁸² which was likely the case with the Cayton-Revels House. In 1900, the vacant lot was listed as being owned by “S. L. Bowman” ([Fig. 14](#)), a real estate developer who owned the Rainier streetcar lines ([Fig. 15](#)) (and perhaps hoped to develop the Capitol Hill line before it was consolidated) and was known to also advertise lots for sale adjacent to his lines.

In fashion with the 1893 World’s Columbian Exposition in Chicago, the Capitol Hill streetcar followed the “City Beautiful” civic design planning element of terminating at a focal point which was in this case Volunteer Park, just a few blocks north. Originally, the Capitol Hill streetcar was to run straight up 14th Ave East to the entrance of Volunteer Park, but was met with fierce resistance from Moore who lived on the proposed route himself. Moore reached a compromise: the trolley could run up parallel 15th Ave East instead of 14th Ave, going from Pine to Prospect to drop off pedestrians (albeit one block short of the park entrance). On the southward journey, the trolley was forced to turn at Mercer St. before running back down the length of 14th Avenue East, thus sparing the stretch of mansions just north of the detour.¹⁸³ (Today in 2020, if one looks closely at the road in front of the Cayton-Revels House, the discolored asphalt where the old trolley tracks used to turn at Mercer can still be seen. ([Fig. 126](#)))

¹⁸¹ *The Seattle Republican*, June 17, 1898: 2.

¹⁸² McAlester: p. 66.

¹⁸³ Williams: 39-45.

Nearby Landmarks

The Cayton-Revels House is nearby the following landmarks:

Lake View Cemetery (1872) - Six blocks north of the Cayton-Revels House is Lake View Cemetery, adjacent to Volunteer Park and also a registered historic landmark. Opened in 1873, the cemetery has accepted people of all races and religions--white, Black, Native American, Chinese, Filipino, Japanese, European, Jewish, Christian, and everything in between. Seattle pioneers and notables are buried in Lake View including Arthur Denny, Henry Yesler, Hiram Chittenden, Doc Maynard, Thomas Mercer, and Kick-i-som-lo (also known as "Princess Angeline," Chief Sealth's daughter for whom "Seattle" is named).¹⁸⁴ The Caytons owned plots and buried their first son and a nephew there within eyesight of a Confederate Monument that was later torn down in 2020.

Volunteer Park (1876) - The Cayton-Revels House is four blocks south of the 14th Avenue East entrance to Volunteer Park, a registered historic landmark. In 1876, the city purchased 40 acres of the Woodworth tract on the highest point of the hill to create a cemetery. In 1884, the city removed graves from Seattle Cemetery (current-day Denny Park) in order to establish its first park, moving the remains of those who had been buried twenty-five years prior and re-burying them at current-day Volunteer Park where the reservoir is located today. Only two years later, the city changed its mind again, realizing that the growing population required more parks. The 223 bodies were removed once more and re-interred at adjacent Lake View Cemetery, and the land was officially named City Park in 1885. The beloved park would later be re-named "Volunteer Park" in 1901 to honor volunteer fighters in the Spanish-American War.¹⁸⁵ (A plaque was erected northeast of the park water tower in 1953 commemorating the 1901 name change to those who "liberated the oppressed peoples" of Cuba, Puerto Rico and the Phillipine Islands.) In 1903, the year after the Caytons moved to Capitol Hill, the Olmsted Brothers of East Coast fame (stepson and nephew of Frederick Law Olmsted who designed New York City's Central Park) were hired to design Volunteer Park in time for the 1909 A-Y-P Exposition celebrating the ten-year anniversary of the Klondike Gold Rush. Hiram Revels Cayton, the Cayton's youngest son, remembered enjoying "family picnics at Volunteer Park."

Grand Army of the Republic Cemetery (1895) - Seven blocks north of the Cayton-Revels House is the Grand Army of the Republic (G.A.R.) Cemetery, adjacent to Lake View Cemetery and also a registered historic landmark. In 1895, five Grand Army Posts in Seattle established this cemetery for the Civil War heroes of 1861-65. The G.A.R. is first mentioned in *Polk's City Directory* in 1899 after the plot of land was purchased from Huldah and David Kaufman, one of the first Jewish families in Seattle. A city map in 1902 names the cemetery "Kaufman or G.A.R. Cemetery," the same year the Caytons moved to Capitol Hill. The majority of the 526 graves are for Union soldiers and their wives; twenty-five states are represented. At the center and oldest part of the cemetery is a pylon monument, placed by the Woman's Relief Corps, which reads, "In memory of our Heroes 1861-1865". For a number of years, the G.A.R. played a prominent role in Seattle's Memorial Day celebrations when tradition held that the city's schoolgirls ceremonially bring wagon loads of cut roses to decorate each grave.¹⁸⁶ Five veterans of the "U.S. Colored" divisions are honored here and at least one is a Black American veteran:

- Private Gideon Stump Bailey, born in West Virginia and a proud veteran of the 6th U.S. Colored Infantry, was a member of the white G.A.R. organization, regularly mentioned in Cayton's *Seattle Republican*, as well as an active leader in the black community (died July 3, 1905)

¹⁸⁴ Williams: p. 63-67.

¹⁸⁵ Williams: p. 70-79.

¹⁸⁶ Williams: p. 67-69.

- Captain Robert Hamilton (died September 24, 1894) - 33rd U.S. Colored Infantry (born in Pennsylvania)
- 2nd Lieutenant George Francis Kienstra (died November 25, 1901) - 6th U.S. Colored Heavy Artillery (born in the Netherlands)
- Private Gilford Hervey (died September 8, 1920) - 59th U.S. Colored Infantry (born in North Carolina)
- Sergeant Edward Clarke (died August 11, 1932) - 10th U.S. Colored Infantry (born in Missouri)

Cal Anderson Park, formerly known as "Lincoln Park" (1901) - In 1901, just at the turn of the last century when Capitol Hill got its official name, the city's water department announced completion of a low-service 21-million-gallon reservoir and the city's first hydraulic pumping station, the linchpin in the city's elaborate municipal water system sourced from the 20-mile Cedar River Pipeline in the Cascade mountains. This reservoir along with the one at Volunteer Park would cement Seattle as a "true" city with the infrastructure for a growing population. Like Volunteer Park, it was also redesigned by the Olmsted Brothers in time for the 1909 A-Y-P Exposition. Cayton's *Seattle Republican* printed articles advocating for children's recreation areas, and the park became the first supervised playfield in Seattle.¹⁸⁷ Cal Anderson Park (as it is called today) has organically become a central convergence location for the city to gather at significant moments, serving as the backdrop for issues including: gay rights (the park is named for Washington's first openly gay legislator who died in 1995 of AIDS); fair trade (WTO protests of 1999); women's rights (Women's Day March of 2016); and civil rights (the recent 2020 George Floyd protests against police brutality and the resulting now-infamous "Capitol Hill Organized Protest" also known as "CHOP").

¹⁸⁷ Ebrahimi, Taha. "[Cal Anderson Park's Surprising Past: A Forgotten History Haunting Our Present.](https://CapitolHillPast.org)" CapitolHillPast.org: Sep. 18, 2020.

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5. LIST OF FIGURES

The figures referenced in the following list follow at the end of the nomination. Pagination corresponds to those graphic sheets.

Maps & Diagrams

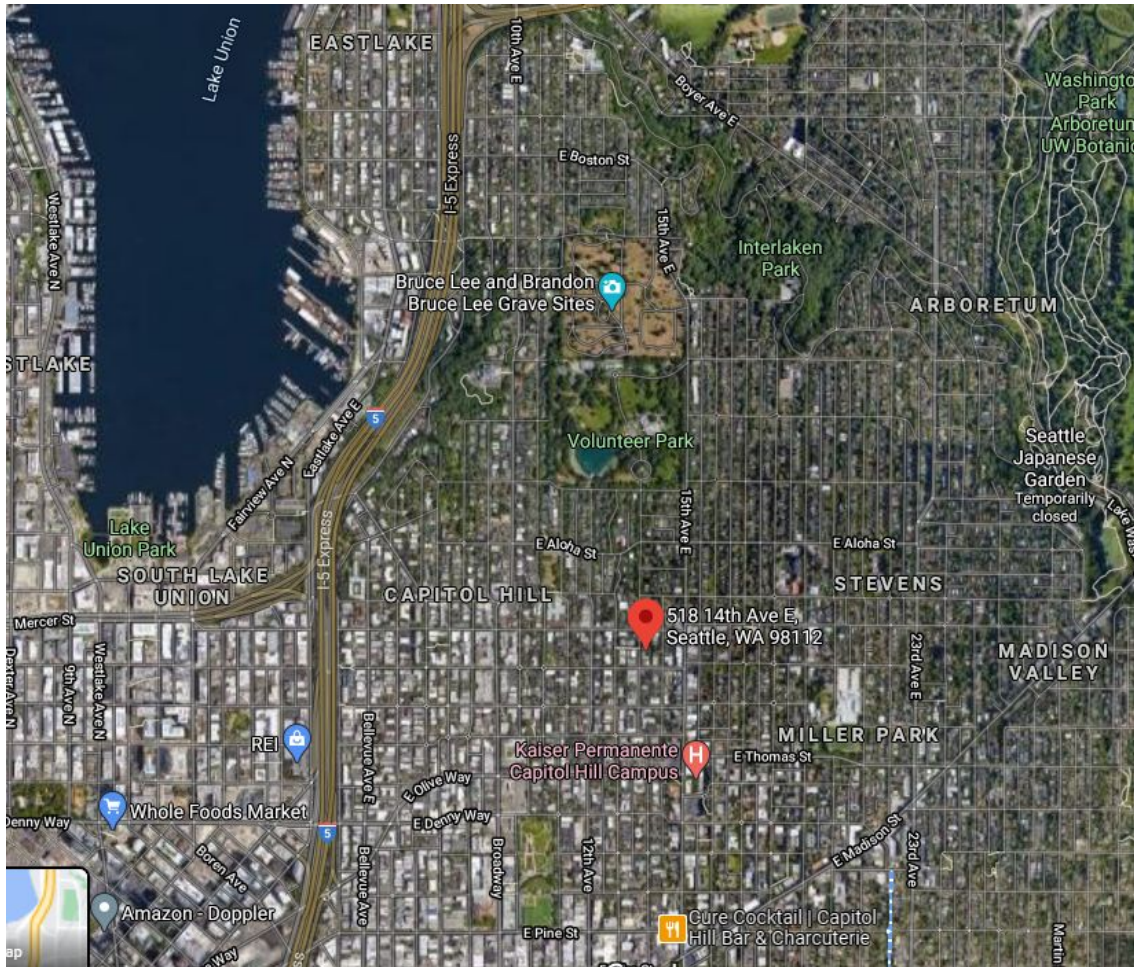


Figure 1. Location of Cayton-Revels House on Capitol Hill in Seattle, Washington. (GoogleMaps: 2020)

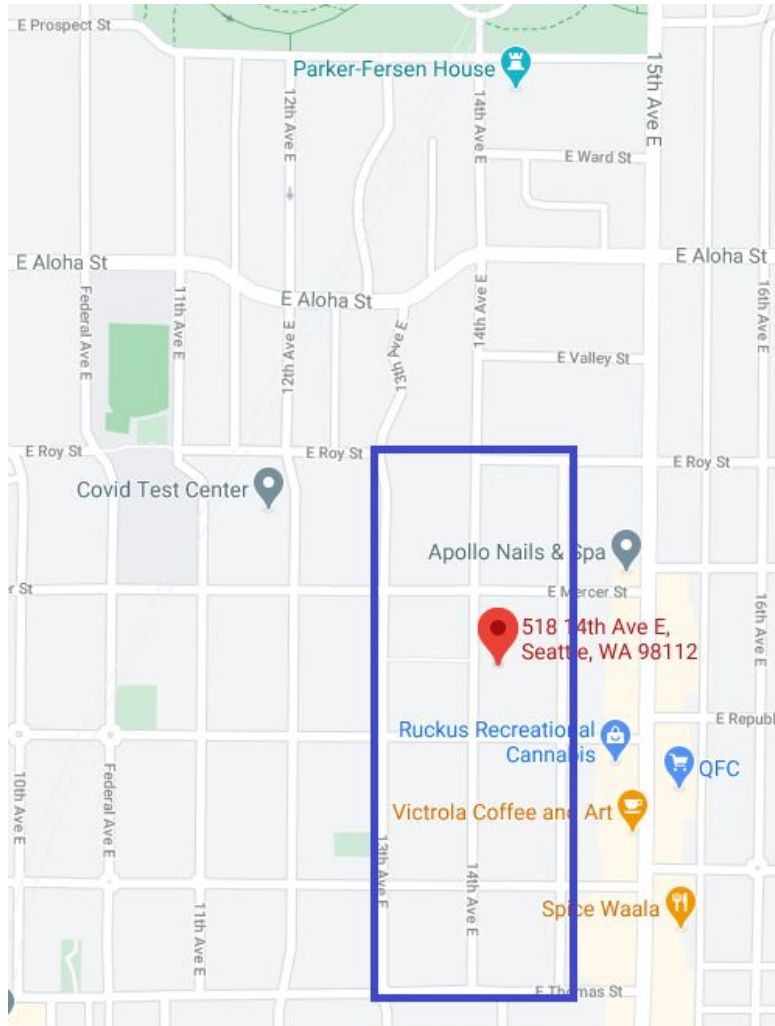


Figure 2. The eight blocks comprising the Highlands Addition. (GoogleMaps: 2020)

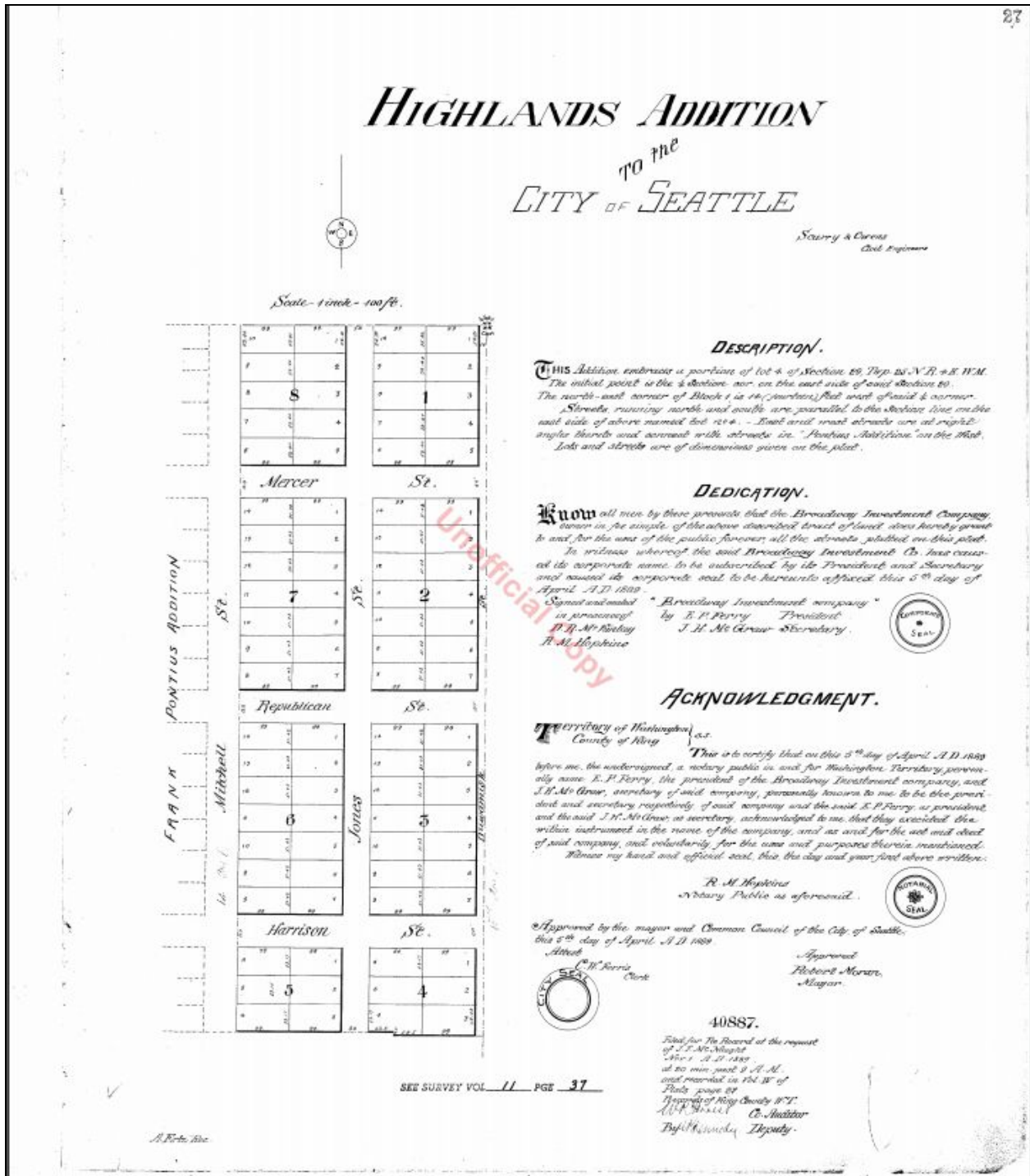


Figure 3. Plat map. "Highlands Addition to the City of Seattle, dated 1889." (Note that current-day "Fourteenth Avenue East" was known as "Jones Street")

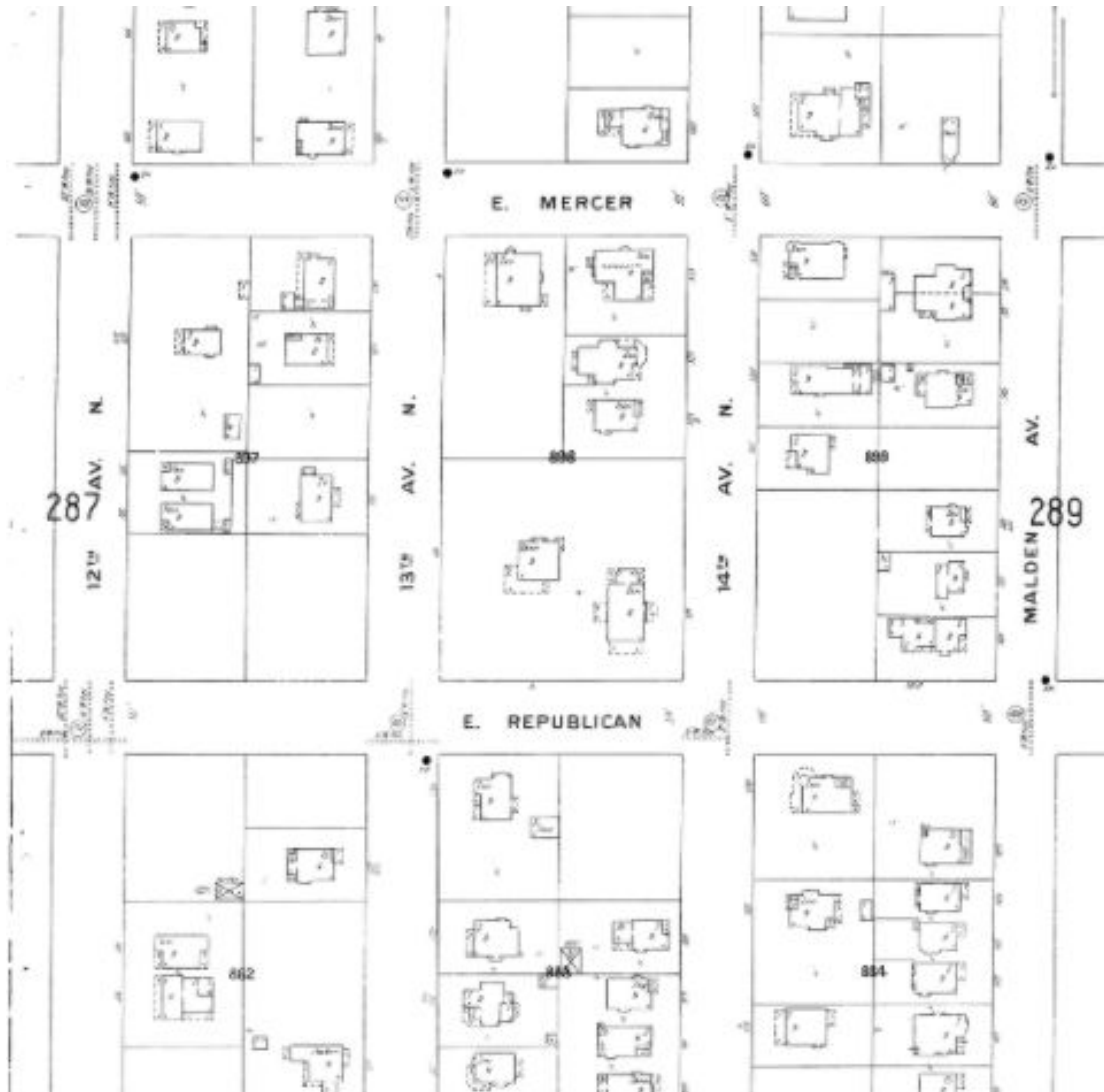


Figure 4. Sanborn Map Company. Seattle, Washington 1905. Vol. 3, sheet 288. (New York: Sanborn Map & Publishing Co, 1905. "[Insurance Maps of Seattle, Washington, Volume 3.](#)" Sheet 288.)

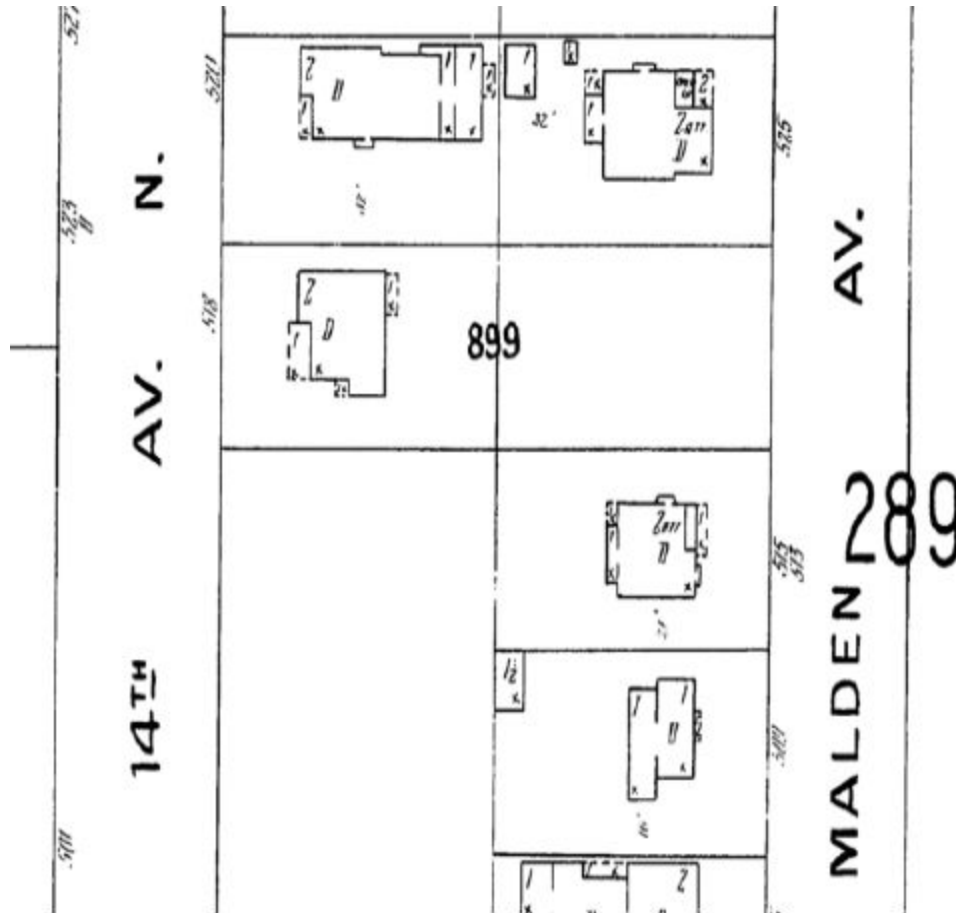


Figure 5. Sanborn Map Company. Seattle, Washington 1905. Vol. 3, sheet 288. (New York: Sanborn Map & Publishing Co, 1905. "[Insurance Maps of Seattle, Washington, Volume 3.](#)" Sheet 288.)

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE Shed	No. 2. v. Single No value	dirt	paper		10 x 20 12 x 14		\$
					X		
					X		
					X		

O	C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS: Class 2 to 5 with Apt & unimproved property close to car line, small business district & school

RESIDENCE — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON
FRATH PRINTING CO., SEATTLE

FLOOR PLAN

FRONT

Figure 6. King County Property Record for 518 14th Avenue East, p. 2.

SECTION S. 29
TWP 25 N
RANGE 4 E

LAND CLASSIFICATION AND SEGREGATION
SCALE ONE INCH 100 FEET TO 2 1/4 ACRES OR 330 FEET
THIS SQUARE INDICATES 2 1/4 ACRES
1" = 50'

E. Mercer St

AERIAL PHOTO _____
QUARTER MAP _____
PLAT MAP _____
#2640

14th Ave. N.

TAX LOT NO. _____
PARCEL NO. _____

Figure 7. King County Property Record for 518 14th Avenue East, p. 4.

Property Documents & Clippings

THE CITY OF SEATTLE

Highlands ADDITION BLOCK No. 7

PLATTED BY *Bradway Inc Co* PLAT BOOK VOL. *4* PAGE *27* FILED FOR RECORD *Nov 6, 1889*

LINE	PART OF LOT	Name of Grantee	Date of Instrument		Date Recorded	Recorded	NAME OF GRANTOR	NAME OF GRANTEE	ADDRESS OF GRANTEE
			M	D					
1							1	Joe E. Lane	
2							2	"	
3							3	Jas. J. Boyle	
4							4	J. A. Monroff	
5							5	Jacob J. King	
6							6	Mar. J. Rindell	
7							7	Jas. P. Kemmy	
8							8	Bessie Brock	Deed Joseph Brock, admr.
9							9	"	Deed
10							10	St. Mary's Con'n	Deed Daniel Nelson, admr.
11							11	Jessie A. Clayton	
12							12	Angeline Merchant	
13							13	Wm. Campbell	Deed Matilda Helen Campbell, S. Tr.
14							14	"	
15							15	Marcus Morris	Deed
16							16	Erwin J. King	
17							17	Erwin J. King	
18							18	Erwin J. King	
19							19	Erwin J. King	
20							20	Erwin J. King	
21							21	Erwin J. King	
22							22	Erwin J. King	
23							23	Erwin J. King	
24							24	Erwin J. King	
25							25	Erwin J. King	
26							26	Erwin J. King	
27							27	Erwin J. King	
28							28	Erwin J. King	
29							29	Erwin J. King	
30							30	Erwin J. King	
31							31	Erwin J. King	
32							32	Erwin J. King	
33							33	Erwin J. King	
34							34	Erwin J. King	
35							35	Erwin J. King	
36							36	Erwin J. King	
37							37	Erwin J. King	
38							38	Erwin J. King	
39							39	Erwin J. King	
40							40	Erwin J. King	
41							41	Erwin J. King	
42							42	Erwin J. King	
43							43	Erwin J. King	
44							44	Erwin J. King	
45							45	Erwin J. King	
46							46	Erwin J. King	
47							47	Erwin J. King	
48							48	Erwin J. King	
49							49	Erwin J. King	
50							50	Erwin J. King	

Figure 8. "Property Abstract for Block 7 of Highlands Addition, with "Horace R. Cayton" listed as "grantor."

City of Seattle
Board of Public Works

Permits 11-15-02

Building Permit No. 14019
May 9th 1902

Permission is hereby requested to *Build* No. *518 14th Ave N*
Lot *11* Block *7 Highlands* Addition to the City of Seattle.

Specifications: *1-2 story frame house*
3243

Notify office when ready to start

2 Chimneys / *1* Fireplaces Estimated to cost \$*1800*

I agree to remove all rubbish from street and walks each Saturday before 6 o'clock p. m.

Street graded: *yes* *Felmley + Plumb.*

Deposit made \$ *not used*

Permission is hereby given *A. B. Felmley* for *90* days to do the work described in application attached, and which is an essential part of this permit.

CHARGES FOR CITY WATER

11 M Brick laid at 15c. per M.

800 yds. Plastering, at 20c. per 100 yds.

1 bbl. Cement, at 10c. per bbl.

A. B. Felmley
Superintendent of Buildings, Bridges and Wharves

Per *[Signature]*

A. 100-541-30-Triv.

Figure 9. "City of Seattle Board of Public Works Building Permit No. 14019", dated "May 9 1902" requested by architects "Felmley + Plumb" to "Build No. 518 14th Ave, Lot 11, Block 7 Highlands," specifying "1-2 story frame house; 2 chimneys, 1 fireplace, estimated cost \$1,800."

THE CITY OF SEATTLE
BOARD OF PUBLIC WORKS

OFFICE OF
INSPECTOR OF BUILDINGS

PERMIT 49236

Plans Filed by _____ 4-22-1907

PERMISSION is hereby requested by H. R. Cayton
to alter at No. 518-14th Ave
on Lot 11 Block 7 Highlands Addition to the City of _____

SPECIFICATIONS: Construction for porch 8x12
4x18

NOTIFY OFFICE WHEN READY TO LATH OR CEIL.

Chimneys _____ Fireplaces _____ Estimated to cost \$ 150

I will do this work as required by Building Ordinances.

Width of Parking Strip _____

Is street graded? Yes

Deposit made \$ 97.10 R. H. Butler 4010 12th Ave

PERMISSION IS HEREBY GIVEN for 30 days to do
the work described in application attached, and which is an essential part of this permit.

CHARGES FOR CITY WATER:
M Brick laid at 15c per M.
yds. Plastering at 20c per 100 yds.
bbls. Cement at 10c per bbl.

R. H. THOMSON,
Superintendent of Buildings

Per H. G. W.

Figure 10. "City of Seattle Board of Public Works Building Permit No. 49236", dated "4-22 1907", granting permission to "H.R. Cayton" to perform "Construction of porch, 8x12 and 4x18" on "Lot 11 Block 7 Highlands". Estimated cost is "\$150". The street is noted as being graded. An "R.M. Butler" has written "HOLD".

CITY OF SEATTLE - DEPARTMENT OF BUILDINGS
APPLICATION AND BUILDING PERMIT

ESTIMATED COST \$ 60.00	CLASS OF CONSTRUCTION G.	WALD. DIST. 1	LIFE OF PERMIT 30 DAYS	PLANS FILED YES	CORRECTION SHEET NO	COUNCIL CLERK P.S.
----------------------------	-----------------------------	------------------	---------------------------	--------------------	------------------------	-----------------------

Application is hereby made for permit to do the following work: *Build private*

Garage - No floor
doors to open on private ground
over 3 ft. from other side of
no other garage on lot.
H. Dept. C 14785

At *518-14 Ave No.* on Lot _____ Block _____
(Number) (Street)

of _____ Addition. Lot is _____

Building will be *16.20'* and *Private Garage* stories in height, in addition
 to _____ basement. Occupancy will be _____

No part of the building may be nearer than _____ feet _____ inches to any adjoining lot line.

The under side of the joists must be at least *18* inches above the ground.

Owner *Mrs G. B. Brown* Address *same*

Contractor _____ Address _____

Architect _____ (Owner) *Mrs G. B. Brown*

Application made *9/28 1921* By _____ His Authorized Agent

Permission is hereby given to do the above described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Permit issued *9/28 1921* By *P.S.* SUPERINTENDENT OF BUILDINGS.

Report and recommendation: _____

Field Inspector: _____

ORIGINAL

DO NOT WRITE IN THIS SPACE

Figure 11. City of Seattle Department of Builders Application and Building Permit for “private garage”, dated September 1928; owner is noted as “Mrs. G.B. Brown”

HIGHLANDS ADD 33030 **046591**
SECTION TWP N. RANGE EWM. BLOCK 7A TRACT OR LOT NO. 11
DESCRIPTION

1. DISTRICT **H**
LIMITS
CODE NO. **04**
PERMIT NO. **1**


3. ADDRESS OF PROPERTY **518 14 Ave No** CONTRACT PURCHASER
4. FEE OWNER **MAE M. BROWN.** (11-6-12)
5. ARCHITECT CONTRACTOR
6. DATE
7. CONDITION OF EXTERIOR **Fair** INTERIOR **Poor** FOUNDATION **Fair** FLOOR PLAN **Accept**
8. BUILDING **1 Emly dwl** TILE WORK **None** PORCHES **2 1 Sto** 9. CORNER JOINTS **Mitered** DOWN SPOUTS SEWER CONNECTED **Yes**
'2 Sto **2 Roofed** 10. FIRST FLOOR JOIST SIZE **2 x 8** AND **16** INCH CENTERS BRIDGED **Yes**
7 Rms EXTRA FEATURES **1 Bay wind** 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE **6 x 6**
3 1st Flr 12. CLASS OR GRADE NO. **3** SHAPE NO.
4 2nd Flr ATTIC **Useful** 13. BUILDING FINISHED OR UNFINISHED **Finished** 14. DEPRECIATION: CONDITION **75%** OBSLSE. % ECON. SUIT. % TOTAL **53%**
INTERIOR WALLS **7 Plaster** **Unfin.** BUILT-INS **Usual** DATE BUILT **1903** REMODELED **No**
EFFECTIVE AGE **38-39** YEARS FUTURE LIFE **10** YEARS
LAND INFORMATION
1. SIZE **51.43 x 99** TOPOGRAPHY **Level** GRADE **Above 4** FEET
2. STREET ROAD **Graded** SURFACE **Asphalt** ALLEY **No**
3. SIDEWALK **Conc** SEWERAGE **Sewer Well** ELECT. PUMP
4. LANDSCAPING **Shrubs Trees** COND. **POOR**
5. TREND **Static** VALUE OF LAND
6. USE OF DISTRICT **Res - Apt** VIEW **No**
7. RESIDENTIAL **Med Old** ZONED **2nd RES**

HEATING **Hot air furnace**
CEILING HEIGHT **Basmt 8'6" 4"**
1st Fl 9'
2nd Fl 9'

FIRE PLACE **1 Br T.F**
BASEMENT **25%**
Brick 8'4"
Brick Floor

PLUMBING **6 Fix** FOUNDATION **Brick**
1 Tub leg **Fish Cone RI**
1 Toi ROOF **Shingle**
1 Ban **Composition**
1 Sink EXTERIOR WALLS **Fir sid**
1 H.W.tank **Shakes**
1 Ldy tr.
Average

REMARKS



MAIN BUILDING
DIMENSION SQ. FT. AREA
32x33 918
- 4x13
- 4x19
Pch 7x15 105
PCH. 4x22 88
PCH. 5x8 40
IMPROVEMENT VALUE
MAIN BUILDING \$
OTHER BUILDING \$
TOTAL \$
ASSESSED VALUE 50% \$
DATE 6/29/37

Figure 12. King County Property Record for 518 14th Avenue East, p. 1. (Note: Building is listed as being built in 1903, but the Cayton family announced moving to their house in 1902, so the date is likely an error.)

33037

DISTRICT: ROAD		SCHOOL		WATER FIRE		ASSESSMENT		LUTATION		
Seattle-1				330370-0465		2000		620 0010		
YEAR AC.	LAND	BLDG'S	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1938	870	300	1170							
1944	720	300	1020	7-1-43	N.S.	R.V.				
1945	720	300	1020	7-10-45	W.M.					
1948	720	700	1420	6-4-48	W.M.	R.V.				
1953	850	700	1550	12-20-53	S.	Rev.				
1957	820	1000	1820	2-21-58	Ed.	R.V.				
1960	820	1800	1820	11-19-58	E.A.	Rev.				
1964	820	1300	2120	7-10-62	AW	Rev.				
1965	2000	1300	3300	7-15-63	S.M.	Rev.				
1965	2000	1040	3040	11-24-64	Ed.	gaining R.V.				
1969	2000	620	2620	5-19-64	JH	Revolving				
1971	L	4000 B	1240 T	5240*330370-0465-0 8/9						
1972	10180	590	10970	5/13/71	DT	R.V. 1				
1972 L	8083 B	468 T	8551	*330370-0465-0 9/71						
1973 L	10180 B	590 T	10770	*330370-0465-0 9/71						

Figure 13. King County Property Record for 518 14th Avenue East, p. 3.

Following is the ownership of 518 14th Ave E (legal description - Highlands Addition Block 7 Lot 11) according to the King County Assessor's Assessment Rolls.

1900 - S. L. Bowman (vacant land)
1905 - Susie R Cayton (improvement(s) assessed at \$1200)
1910 - Susie R Cayton

The City of Seattle Department of Planning and Development Microfilm Library might have the original building permit which might list the owner, builder, and architect. They are located on the 20th Floor of the Municipal Tower (700 5th Ave).

Good luck with your research.

Greg Lange
Puget Sound Regional Archives
Bellevue, WA
(425) 564-3942

Figure 14. Email from Puget Sound Regional Archive sent to current Cayton-Revels House owner Erie Jones, noting the ownership record according to the King County Assessor's Assessment Rolls.

The articles of incorporation of the Rainier Avenue Electric Railway Company will be filed today, with a capitalization of \$250,000. The incorporators are S. L. Bowman and J. K. Edmiston of Seattle and George F. Edmiston of Spokane Falls. The object of the company is to build and operate an electric railway from the center of the city up Washington street and southeasterly along the course of the proposed Rainier avenue to Lake Washington, a point seven miles from the Occidental triangle. For the three blocks on Washington street between South Sixth and South Ninth, where there is a steep grade, a double-track cable road will be put in to assist the electric power. All the rest of the line is so nearly on a level that the greatest grade encountered will be four per cent.

The franchise for the road was granted by the city council to S. L. Bowman in July, and since that time work has been actively, though very quietly, going ahead, and two and a half miles are already graded and a force of 150 men are now engaged on this work. The part of the line running from Jackson and Seventeenth streets southeast will be completed before the part reaching from that point to the center of the city is commenced. The force at work is to be increased at once, and the grading will all be completed by October 15. The part from Jackson street southeast is to be completed and running some time in December. The rails have been ordered and are expected to be here in three or four weeks. The power house will be on the W. C. Hill tract. The Thomson-Houston system will be used.

The line runs diagonally through the W. C. Hill tract, lately in litigation, passes near the brickyard and through a large tract of land owned by Senator Squire, and for a considerable distance parallels Lake Washington, opening up some fine residence property. Rainier avenue, which the city is about to lay out, is a creation of the late W. C. Hill, who was to have been one of the stockholders of this company. The avenue points straight toward Mount Rainier, which mountain will be in plain view all the way.

The incorporators of the company have large capital behind them and will build the road in the very best style. J. K. Edmiston is president of the Walla Walla Savings bank and he only recently removed his residence to this city. S. L. Bowman is also a Walla Walla capitalist and George F. Edmiston represents several large British loan companies at Spokane Falls.

Figure 15. Article showing that "S. L. Bowman" owned the Rainier streetcar line (in 1900, he was also listed as the owner of the lot where the Cayton-Revels House sits today). It was typical for operators of streetcar lines to sell lots adjacent to their lines. Bowman's offices were in the Leary Building in downtown Seattle, and he later lived in Capitol Hill himself at 1331 East Ward St. It's possible Bowman aimed to develop a Capitol Hill streetcar line, but the Seattle Electric Company purchased and consolidated many of these ventures, eventually being the ones to run the "Capitol Hill Line" which passed by the Cayton-Revels House.

[*\(The Seattle Post-Intelligencer, Volume 18, Number 115, 3 September 1890\)*](#)

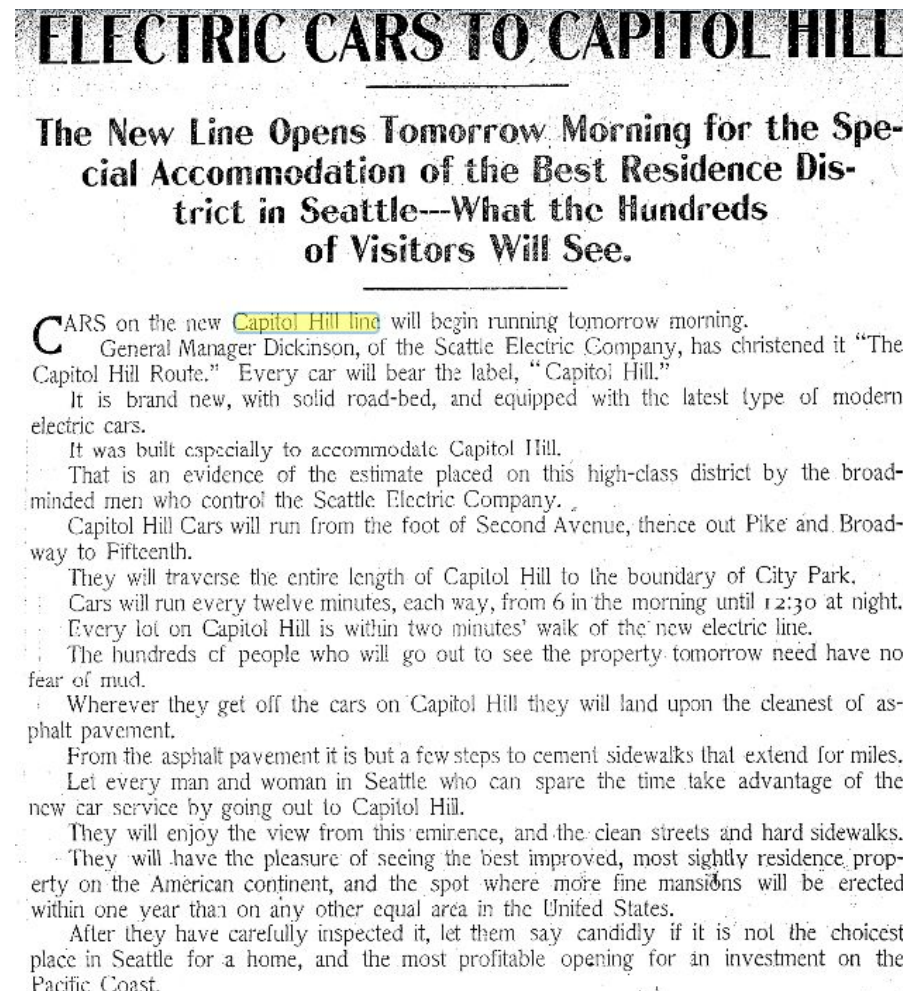


Figure 16. Article noting the opening of the Capitol Hill streetcar line in the newly developed "high-class district" which ran all the way to "City Park" (later known as "Volunteer Park"). The cars are reported to run "every twelve minutes" from 6am to 12:30am. "Wherever they get off the cars on Capitol Hill they will land upon the cleanest of asphalt pavement. From the pavement it is but a few steps to cement sidewalks that extend for miles." Here, people "will have the pleasure of seeing the best improved, most slightly residence property on the American continent, and the spot where more fine mansions will be erected within one year." ([Seattle Daily Times, November 16, 1901](#))

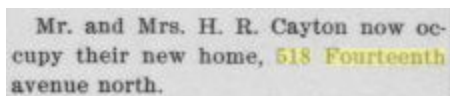


Figure 17. An article in the *Seattle Republican* noting the Caytons "now occupy their new home" on Capitol Hill home. [The Seattle Republican, Volume 9, Number 20, 17 October 1902: p. 4.](#)

The deed has just been placed on record showing the sale on February 2 of lot 12, block 7, Highlands Addition, by Sherman, Clay & Co. to Nicholas Jahn for the sum of \$5,000. Jahn has just sold the property to Angeline Merchant for the sum of \$7,500. The property is on Fourteenth Avenue North, near East Mercer Street.

Figure 18. Article announcing sale and re-sale of neighboring lot (the Cayton-Revels House is on Lot 11 of Block 7). ([Seattle Daily Times, May 5, 1907](#))

WANT A GOOD HOUSE?
For Rent—An eight room house on Capitol Hill. The house has been recently painted on the outside and papered and varnished on the inside, thus making it practically new. It is modern throughout and is heated by hot air. It has a full basement with stationary tubs. The yard is one of the finest blue grass lawns on the hill and is well set with the finest varieties of flowers. A year's lease will be given. Call at 307 Epler block or phone Main 305 for further particulars.

Figure 19. An ad the Cayton family placed in the *Seattle Republican* to rent their home. ([The Seattle Republican, Volume 16, Number 14, 3 September 1909: p. 2.](#))

Builder

A. E. and Mabel Felmley both graduates of '90 were among the familiar faces at the open session of the Aristos.

Figure 20. Alumni note about A.E. and Mabel Felmley both graduating from Normal School. (“Alumni.” The Normal Eye: 1:4, 1882: p. 31.)

LOCATION.		NAME		RELATION.		PERSONAL DESCRIPTION.					NATIVITY.			CITIZENSHIP.		OCCUPATION, TRADE, OR PROFESSION.		EDUCATION.				MARRIED IF REL.		
No.	Name.	No.	Name.	No.	Name.	Color of hair.	DATE OF BIRTH.		Height in inches.	Weight in pounds.	Measure of face around.	Measure of chest around.	Measure of arm around.	Place of birth of this person.	Place of birth of father of this person.	Place of birth of mother of this person.	Naturalized.	Naturalized.	Occupation.	Years of study in school.	Years of study in college.	Years of study in university.	Years of study in law school.	Years of study in medical school.
							Month.	Year.																
3	Black, Leah F.	4	Munnam, Maudie	5	Frank	Blk	1870	18	5	120	34	36	Ill	Iowa	Iowa			Insurance Agent	1	0	0	0	0	0
4	Felmley, Albert E.	5	Frank	6	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
5	Frank, Maudie	6	Frank	7	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
6	Frank, Maudie	7	Frank	8	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
7	Frank, Maudie	8	Frank	9	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
8	Frank, Maudie	9	Frank	10	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
9	Frank, Maudie	10	Frank	11	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0
10	Frank, Maudie	11	Frank	12	Frank	Blk	1864	26	150	36	38	38	Ill	Iowa	Iowa			Lawyer	4	0	0	0	0	0

Figure 21. 1900 United States Federal Census for Albert Felmly showing Felmly is 36 in 1900 and he lists being born in Illinois in 1864.

Graduation

Albert Eugene Felmley
1864–1939

Fact Details

Media

Source Citations

Fact Details

Jun 1884

Cedar Falls, Black Hawk, Iowa, USA

Graduation from Iowa State Normal School (high school).

Figure 22. Detail noting the birthplace and high school graduation of Albert Eugene Felmley, growing up in Cedar Falls, Iowa. ([Felmley Family Tree on Ancestry.com](#))

Graduation

Albert Eugene Felmley
1864–1939

Fact Details

Media

Source Citations


Fact Details


1893

Ann Arbor, Washtenaw, Michigan, USA


Suspended studies at law school, University of Michigan. [Normal Eye]

Figure 23. Detail noting the attendance of law school at the University of Michigan. ([Felmley Family Tree on Ancestry.com](#))

Marriage  Albert Eugene Felmley
1864-1939


 Fact Details

 Media

 Source Citations

Fact Details

 22 May 1894


 Iowa Falls, Hardin, Iowa, USA

Married at the home of Mabel's parents. [Sioux City Journal]

Spouse

 **Mabel L Strothers**
1874-1967

Figure 24. Detail noting that Albert Eugene Felmley married Mabel L. Strothers on 22 May 1894. ([Felmley Family Tree on Ancestry.com](#))

Residence  Albert Eugene Felmley
1864-1939

 Fact Details

 Media

 Source Citations

Fact Details

 Sep 1896

 Fort Dodge, Webster, Iowa, USA

Moved from Cedar Falls to Fort Dodge; engaged in lumber business. [Normal Eyte]

Figure 25. Detail noting that Albert Eugene Felmley moved from Cedar Falls to Fort Dodge, Iowa, and that he engaged in the lumber business. ([Felmley Family Tree on Ancestry.com](#))

241/152/74	Plumb, Ralph L.	1880	Illinois	New York	New York	Landlord	10	1	1	1	1	1	1	1	1	1	1	1	1	1
	Plumb, Mabel L.	1880	Illinois	New York	New York	Landlord	10	1	1	1	1	1	1	1	1	1	1	1	1	1
	Plumb, William J.	1880	Illinois	New York	New York	Landlord	10	1	1	1	1	1	1	1	1	1	1	1	1	1
	Plumb, Charles J.	1880	Illinois	New York	New York	Landlord	10	1	1	1	1	1	1	1	1	1	1	1	1	1

Figure 26. [1900 United States Federal Census for Ralph L. Plumb](#) showing Plumb was born in 1880 and lived in Fort Dodge, Iowa, in 1900.

disgrace attending the plaintiff.

Poisoned by Bananas—A little 4-year-old daughter of Mr. and Mrs. A. E. Felmley, a prominent family of Ft. Dodge, is not expected to live, as a result of having eaten unripe bananas. The unripe fruit had the effect of a poison, and the child has been suffering extreme pain for the past few days.

Got Out in Luck—The Fourth of July committee at Webster City has

Figure 27. Felmley's daughter first begins showing symptoms of being ill. In this article, the culprit is seen as being "unripe bananas." As Felmley's daughter dies two years later, her illness is likely related to something else. (*Muscatine News-Tribune*, Muscatine, Iowa: Sun, Jul 23, 1899)

Death of Daughter **Helen B Felmley** (1895–

1901)

23 Jun 1901 • Fort Dodge, Webster, Iowa, USA

Figure 28. Detail noting that the 6-year old daughter of Albert Eugene Felmley died in Iowa in June 1901. ([Felmley Family Tree on Ancestry.com](#))

Departure  **Albert Eugene Felmley**
1864-1939

Fact Details

 Media

 Source Citations

Fact Details

 Sep 1901

 Fort Dodge, Webster, Iowa, USA

"AE Felmley sold his interest in the lumber business at Fort Dodge last fall hoping that a change of climate might prove beneficial to his wife, Mabel Strothers, health. They are now settled in Seattle, Washington." [Normal Eyte, 15 Feb 1902]

Figure 29. Detail noting that the 6-year old daughter of Albert Eugene Felmley died in Iowa in June 1901. ([Felmley Family Tree on Ancestry.com](#))

A. E. Felmley, '90, sold his interest in the lumber business at Fort Dodge last fall hoping that a change of climate might prove beneficial to his wife, Mabel Strothers, health. They are now settled in Seattle, Washington, and their friends will be pleased to learn of the marked improvement of Mrs. Felmley and the success of Mr. Felmley in the real estate business.

Figure 30. Alumni note about reason Felmley moves to Seattle. ("Alumni." *The Normal Eyte*: 12:20, 1882: p. 312.)

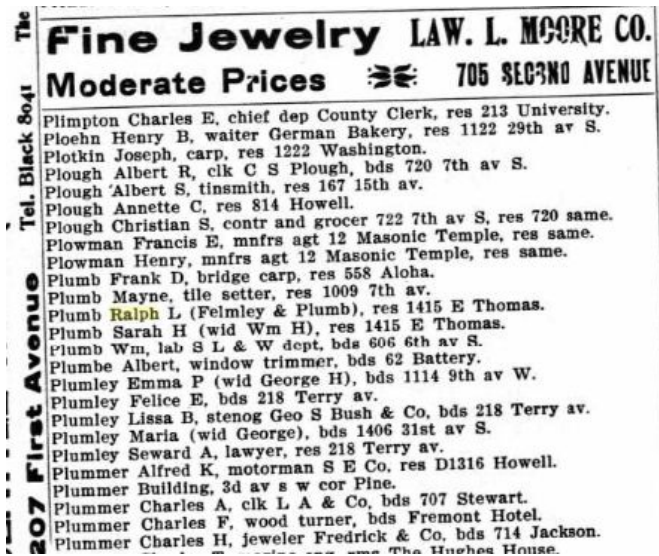



Figure 31. [U.S., City Directories, 1822-1995 for Ralph L. Plumb](#) showing that the Felmley's and Plumb's lived together at 1415 E. Thomas in Seattle, Washington.

Occupation  Albert Eugene Felmley
1864-1939




Fact Details	Fact Details
 Fact Details	 19 Oct 1901
 Media	 Seattle, King, Washington, USA
 Source Citations	First found mention in Seattle newspapers - land purchase in Nagle's Second Addition by Felmley & Plumb. [Seattle P-I]

Figure 32. Detail noting the first mention of a Seattle land purchase with Plumb. ([Felmley Family Tree on Ancestry.com](#))

RANDALL & GOODWIN,
Insurance, Real Estate and Timber Lands.
\$400—Lot on Marion street, between 16th
and 17th.
\$350—Lot, 50x123, on 15th street, north of
Yesler Way.
\$200—Corner lot, 50x50, John and 12th ave-
nue north.
\$1000—Fine lot on 14th avenue north, north
of Thomas.
RANDALL & GOODWIN,
506 New York Block. Phone Main 751.

Figure 33. Notice from real estate broker “Randall & Goodwin” (referenced in clipping below from February 1, 1902) advertising “fine lot on 14th avenue north, north of Thomas” which may be in reference to the property the Cayton-Revels House was built on. ([The Seattle Daily Times, May 24, 1901](#))

Nagle's Second ad—A. E. Felmley et ux
and Ralph L. Plumb to Sarah H. Plumb,
north 120 feet lot 7, block 56, Jan. 20, \$3,150.

Figure 34. Article announcing “A.E. Felmley” transferring Nagle Addition property to “Sarah H. Plumb” (both are listed as Cayton-Revels House builders), confirming their continuing business relationship. ([The Seattle Daily Times, January 23, 1902](#))

Randall & Goodwin report the following sales: A dwelling on East Marion street, between Sixteenth and Seventeenth avenues, to Elizabeth Burnett, for \$2,300; a lot on Fourteenth avenue north, to **A. E. Felmley**; a lot on Malden avenue to Fannie T. Wheeler; one lot on the corner of Second avenue west and Lee street, to Mary C. Conley and Marion C. Saucers;

Figure 35. Article announcing “A.E. Felmley” (Cayton-Revels House builder) purchasing “a lot on Fourteenth avenue north” with brokers “Randall & Goodwin”, likely the lot the Cayton-Revels House was built on.

([The Seattle Daily Times, February 1, 1902](#))

10 and half of lot 11, block 29, for the erection of a \$3,000 house.
Randall & Goodwin sold a dwelling on East Marion street, between Sixteenth and Seventeenth avenues, to Elizabeth Burnet for \$2,300; a lot on Fourteenth avenue north to A. E. Felmley, who will probably improve the same later in the year, a lot on Malden avenue to Fannie T. Wheeler, and one at the corner of Second avenue west and Lee street to Mary C. Conley and Marion C. Saucers; also the double corner at the southwest corner of Fifteenth avenue and East Pine street to a party who proposes to build a large tenement house. Mr. Goodwin, of this firm intends to immediately begin the erection of a handsome residence at the corner of Sixteenth avenue and East Marion street.
The Fehren-Merwin Company is preparing plans for the \$1,500 residence of Capt.

Figure 36. Article announcing “A.E. Felmley” (Cayton-Revels House builder) purchasing “a lot on Fourteenth avenue north”, noting he “will probably improve the same later in the year.”

([The Seattle Post-Intelligencer](#) (published as [The Seattle post-intelligencer.](#)) February 1, 1902: p. 6)

\$1,600—Two good lots in Highlands addition, near Capitol Hill.

Figure 37. Article advertising “two good lots in Highlands addition, near Capitol Hill” for \$1,600.

([The Seattle Daily Times, March 27 1902](#))

REAL ESTATE TRANSFERS

West Seattle—John P. Jacobsen et ux to Herbert S. Upper, lots 13 to 24, block 57, lots 21 to 24, block 58, Boston Co.'s plat, September 22, \$1.

West Seattle—John F. Nlessz et ux to H. S. Upper, blocks 37, 38, 45, 53, 54, 61, 62, lots 1 to 16, block 57, lots 1 to 20, block 58, Boston Co.'s plat, September 22, \$1.

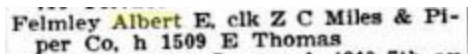
Highlands addition—A. E. Felmley et al. to Susie R. Cayton, lot 11, block 7, September 26, \$4,500.

Gilman park—S. P. Battleson et ux and Christ Grandsen to Katharine Cunningham, lot 18, block 2, September 26, \$300.

Fairview addition—Fritz H. McCullough and

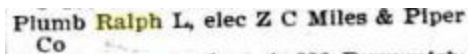
Figure 38. Announcement of Lot 11 Block 7 sold by A.E. Felmley to Susie R. Cayton for \$4,500.

(Seattle Post-Intelligencer, September 29, 1902)



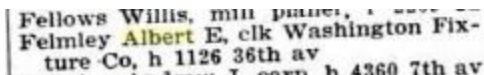
Felmley Albert E, clk Z C Miles & Pi-
per Co, h 1509 E Thomas

Figure 39. [U.S., City Directories 1903, 1822-1995 for Albert E Felmley](#) showing that Felmley works at Z C Miles & Piper in 1903.



Plumb Ralph L, elec Z C Miles & Piper
Co

Figure 40. [U.S., City Directories 1905, 1822-1995 for Ralph L Plumb](#) showing that Plumb began working at at Z C Miles & Piper in 1905.



Fellows Willis, mtr painter, h 4360 7th av
Felmley Albert E, clk Washington Fix-
ture Co, h 1126 36th av

Figure 41. [U.S., City Directories 1904, 1822-1995 for Albert E Felmley](#) showing that the Felmley works at Washington Fixture Co in 1904.



**THE WASHINGTON MANTEL & FIX-
TURE COMPANY,**

Mr. A. E. Felmley Buys an Interest.

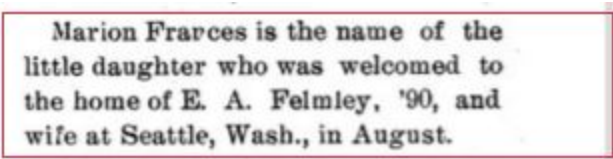
The Washington Mantel & Fixture Co., located at 716 Third Avenue, are about to reorganize under the name of The Washington Fixture Company.

Mr. A. E. Felmley, recently from Fort Dodge, Ia., has purchased a large interest in the business and will become secretary and treasurer of the new company. Since coming to Seattle, Mr. Felmley has erected a number of fine residences on Capitol Hill and Denny-Blaine Park, and his experience in the building lines thoroughly fits him for the new field which he is entering.

Mr. William Kellogg retains his interest in the company and continues at its head, being president and manager of the new company.

This firm shall continue to handle gas and electric fixtures, wood and tile mantels, grates, tiling, etc., as formerly, and expect to build up the business in these lines, making this company one of the largest in the Pacific Northwest. ***

Figure 42. Article confirming “A.E. Felmley” (Cayton-Revels House builder) “has erected a number of fine residences on Capitol Hill.”
(*The Seattle Daily Times*, March 1, 1904)



Marion Frances is the name of the little daughter who was welcomed to the home of E. A. Felmley, '90, and wife at Seattle, Wash., in August.

Figure 43. Article announcing birth of A.E. Felmley’s second daughter, Marion Frances. (“Alumni.” *The Normal Eye*: 15:11, 1904: p. 167.)

WANT OFFER.

Nearly new modern 7-room house in best part of 14th ave. no. This is a first-class property and must be sold at once. Inquire

FELMLEY & SMITH, 331 N. Y. Block.

Figure 44. A.E. Felmley partners with Smith and advertises a “modern 7-room house in best part of 14th ave. no” in 1906. The Caytons were living in their home on the same street at this time, so Felmley transacted real estate business in more than one location on the same street.

(*The Seattle Post-Intelligencer* (published as *The Seattle post-intelligencer.*) Seattle, Washington, April 13, 1906: p 12)

FELMLEY & SMITH
Acreage, City Property, Water Front
UNIMPROVED PROPERTY, LOANS

1012-16 American Bank Bldg. Phone Main 175

Figure 45. Advertisement for “Felmley & Smith” in 1907 City Directory. (R.L. Polke & Co’s Directory, 1907)

Card Party for Bride
Mrs. A. E. Felmley and Mrs. Plum gave a card party on Tuesday afternoon in honor of Mrs. Frank Plum, who is a recent Seattle bride.

Figure 46. A.E. Felmley hosts a “card party” to celebrate Frank “Plum” getting married. (*The Seattle Post-Intelligencer* (published as *The Seattle post-intelligencer.*) March 29, 1907: p. 7)

Felmley Burial Held Tuesday
Funeral services for Albert E. Felmley, seventy-five-year-old rancher residing near Des Moines, were held Tuesday at the Bonney-Watson chapel. He died April 23 after a short illness.
Born in Illinois, he came to Seattle in 1901, and was for many years in the real estate business here, later retiring to his ranch. He leaves his widow, Mrs. Mabel Felmley, and a daughter, Mrs. Marion E. Miller of New Haven, Conn.

Figure 47. A.E. Felmley dies in 1939. (*The Seattle Post-Intelligencer.* April 27, 1939: p. 6)

FELMLEY & PLUMB PROPERTY AND HOUSES								
	Addition	Block	Lot	Street Address	Purchase	Permit	Sale	Notes
F&P	Nagle's Second	56	7	1415 E Thomas	1901.10.19		1902.01.23	Purchased n 120 ft of lot 7 from EH Stafford, \$800. Sold to Sarah Plumb, \$3150. Address of Felmleys and Plumbs in 1902. (Now Safeway parking lot.)
F&P	Law's	15	1	532 16th Ave N (1601 E Mercer)	1901.10.29		1903.10.20	Five lots purchased from RB Jansen, \$3200. House and lot sold to Oneta Corbin, \$4525.
F&P	Law's	15	2	528 16th Ave N	1901.10.29		1902.10.06	Lot sold to DB Spellman, \$750.
F&P	Law's	15	3	526 16th Ave N	1901.10.29		1902.03.03	House and lot sold to Daisy Goughler (WM Goughler), \$2500
F&P	Law's	15	4	522 16th Ave N	1901.10.29			
F&P	Law's	15	5	516 16th Ave N	1901.10.29		1901.11.12	Lot sold to Dexter Sheperd, \$575.
F&P				14th Ave N	1902.02.01			Reported in Times and P-I on Saturday, February 1.
F&P	Highland	7	11	518 14th Ave N		1902.05.09	1902.09.26	House and lot sold to Susie R Cayton, \$4500
P	Pontius Second Addn	11	4	417 14th Ave N	1902.08.29			Sarah Plumb purchase of n 40 ft from ES Goodwin, \$1000. RL Plumb living here 1906-1907.
F	Harper's		5	216 15th Ave N			1902.10.08	W 7-12 lot 6, w 1-12 of n 12 ft lot 5; sold to Sarah Plumb, \$1100. (Both Felmley and S Plumb listed for delinquent taxes on this parcel 1903.05.27.)
F	Harper's		6	1509 E Thomas 220 15th Ave N			1902.10.08	W 7-12 lot 6, w 1-12 of n 12 ft lot 5; sold to Sarah Plumb, \$1100. (Both Felmley and S Plumb listed for delinquent taxes on this parcel 1903.05.27.)
F	Maynard's Lk Wash	10			1902.10.22			Felmley purchase entire block from Oregon Mortgage Co, \$600.
F	Maynard's Lk Wash	39	1				1902.12.18	Felmley sale to Frank J Smith (future partner), three lots \$200.
F	Maynard's Lk Wash	39	2				1902.12.18	Felmley sale to Frank J Smith (future partner)
F	Maynard's Lk Wash	39	3				1902.12.18	Felmley sale to Frank J Smith (future partner)
F-P	Maynard's Lk Wash	39	4				1902.10.25	Felmley sale to Plumb, three lots \$150.
F-P	Maynard's Lk Wash	39	5				1902.10.25	Felmley sale to Plumb
P	Maynard's Lk Wash	39	5				1905.01.07	Plumb sale to Mary L Moffett, both lots \$400
F-P	Maynard's Lk Wash	39	6				1902.10.25	Felmley sale to Plumb
P	Maynard's Lk Wash	39	6					Plumb sale to Mary L Moffett, both lots \$400
F	Maynard's Lk Wash	39	7				1902.10.25	Felmley sale to Mary Moffet, three lots \$150.
F	Maynard's Lk Wash	39	8				1902.10.25	Felmley sale to Mary Moffet
F	Maynard's Lk Wash	39	9				1902.10.25	Felmley sale to Mary Moffet
	Maynard's Lk Wash	39	10					
F	Maynard's Lk Wash	39	11				1903.01.31	Felmley sale to L Linsler, both lots \$270.75.
F	Maynard's Lk Wash	39	12				1903.01.31	Felmley sale to L Linsler
F	Randall's	8	5-6	1126 36th Ave	1903.06.17	1903.09.01	1905.08.06	Felmley purchase from HF Woods, \$375. Permit issued for \$1400 house. House occupied by Felmleys 1904 and 1906. Sold in 1905 to EC Evanson, \$3000. Occupied after 1907 by Haus family.
F	Capitol Hill Extension	2	10		1903.12.29			Mabel Felmley purchase from LJ Sprengle, \$550.
F	Maynard's Lk Wash	112					1906.02.10	Felmley sale to Raymond F Frazier, \$1300.
P	Capitol Hill Div 2	17	9				1905.01.11	Half of lot sold by Plumb to FH Perkins, \$3000
P-F	Capitol Hill Div 4	31	1				1905.11.22	Plumb sale to Felmley, both lots \$1250
P-F	Capitol Hill Div 4	31	2				1905.11.22	Plumb sale to Felmley, both lots \$1250

Figure 48. A list of property transactions made by the Cayton-Revels House builders, Felmley and Plumb (Marvin J. Anderson, AIA).

DATE	ALBERT E FELMLEY	RALPH L PLUMB
1864 05	Born in Illinois	
1880 09 20		Born in Fort Dodge, Iowa.
1890	Graduated from Iowa State Normal School	
1891		Death of father, William Plumb.
1892	Attended one year of law school at University of Michigan	
1894 05 22	Married Mabel L Strothers in Iowa Falls, Iowa	
1895 05 31	Birth of daughter Helen	
1896 09	Moved to Fort Dodge, Iowa. Opened lumber business.	
1900 05 31		Graduated from High School in Fort Dodge. (Omaha Daily Bee)
1901 06 23	Death of daughter Helen	
1901 09	Left Fort Dodge for Seattle. (Citation listed "fall" 1901.)	
1901 10 19	Date of first Felmley & Plumb land purchase that has been located. (Seattle P-I)	Date of first Felmley & Plumb land purchase that has been located. (Seattle P-I)
1902	Living at 1415 E Thomas In business as Felmley & Plumb, contractors. (City Directory)	Living at 1415 E Thomas In business as Felmley & Plumb, contractors. (City Directory)
1902 05 09	Felmley & Plumb building permit for 518 14th Ave N.	Felmley & Plumb building permit for 518 14th Ave N.
1902 09 29	Felmley & Plumb sale of house and property at 518 14th Ave N to Susie Cayton.	Felmley & Plumb sale of house and property at 518 14th Ave N to Susie Cayton.
1903	Living at 1509 E Thomas. Clerk at Z C Miles & Piper. (City Directory)	Living at 220 15th Ave N. Working in real estate. (City Directory)
1904	Living at 1126 36th Ave in house built by Felmley & Plumb. Clerk at Washington Fixture Co. (City Directory)	Living at 1509 E Thomas. Working as carpenter. (City Directory)
1904 03	Purchased ownership share in Washington Fixture Co. (Seattle Times)	
1904 06 30	Birth of daughter Marion Frances	
1905	Living at 4360 7th Ave NE. Salesman at Z C Miles & Piper. (City Directory)	Electrician with Z C Miles & Piper. (City Directory)
1906	Living at 1126 36th Ave. In business as Felmley & Smith (Frank J Smith) Real Estate. (City Directory)	Living at 417 14th Ave N. Clerk at Z C Miles & Piper. (City Directory)
1907	Living at 1304 E John. In business as Felmley & Smith. (City Directory)	Living at 417 14th Ave N. Salesman at Z C Miles & Piper. (City Directory)
1907 02 07		Married to Hedwig "Hattie" Mueller in Seattle.
1907 02 23	Albert and Mabel Felmley file plat for Lincoln Home Addition.	
1907 08 10	Albert and Mabel Felmley file plat for Alder Park Addition.	
1908	Living at The Olive. Clerk at Z C Miles & Piper. (City Directory)	Living at 211 Howe. (City Directory)
1908 03 20		Birth of daughter Frances.
1909		
1909 04 19		Birth of daughter Helen
1910	Living at Oldenberg Apartments. (City Directory)	Living at 211 Howe. Salesman with Gleason & Co. (City Directory)
1911	Living at 215 13th Ave N. Superintendent at W W Kellogg. (City Directory)	Living at 2021 Fourth Ave N. Working as clerk. (City Directory)
1911 09 22	Building permit for house at 6975 Fauntleroy designed by Andrew Willatsen.	
1912	Living at 210 13th Ave N. Superintendent at W W Kellogg. (City Directory)	Living at 2021 Fourth Ave N. Vice-president H E Gleason. (City Directory)
1913	Living at 6975 Fauntleroy Ave. (City Directory)	Living at 2211 Fourth Ave N. Vice-president H E Gleason. (City Directory)
1914	Living at 6975 Fauntleroy Ave. In real estate business. (City Directory)	Living at 2211 Fourth Ave N. Vice-president H E Gleason. (City Directory)
1915	Living at 6975 Fauntleroy Ave. In business with Columbia Fixture Co. (City Directory)	Living at 2211 Fourth Ave N. Salesman with H E Gleason. (City Directory)
1916	Living at 6975 Fauntleroy Ave. In business with Columbia Fixture Co. (City Directory)	Living at 2211 Fourth Ave N. Salesman. (City Directory)
1917		Living at 2211 Fourth Ave N. Salesman. (City Directory)
1918		Living at 2288 E 89th in Cleveland, Ohio. Salesman. (City Directory)
1919		
1920	Living at 1918 47th Ave SW. Occupation as receiving clerk. (City Directory)	Living at 2288 E 89th in Cleveland, Ohio. Salesman. (City Directory)
1921	Living at 1918 47th Ave SW. In business as Felmley & Smith Real Estate. (City Directory)	
1922	Living at 3726 41st Ave SW. Foreman with W W Kellogg Inc. (City Directory)	
1923	Living at 1910 47th Ave SW. Foreman and contractor. (U Michigan Alumni List)	
1924	Living at 1910 47th Ave SW. Acting manager W W Kellogg. (City Directory)	
1925	Living at 1910 47th Ave SW. General manager W W Kellogg. (City Directory)	
1926	Living at 1910 47th Ave SW. General manager W W Kellogg. (City Directory)	
1927	Living at 1910 47th Ave SW. Salesman with Robinson Tile & Marble. (City Directory)	
1928	Living at 1910 47th Ave SW. Salesman. (City Directory)	
1929	Living at 1910 47th Ave SW. Salesman with Shippen Tile. (City Directory)	
1930	Living at 1910 47th Ave SW. Business in tile and art marble. (Census)	Cleveland, Ohio. (Census)
1931	Living at 1910 47th Ave SW. Manager at Art Marble Co. (City Directory)	
1932	Living at 1521 Sunset Ave. Manager at Art Marble Co. (City Directory)	
1933	Living at 2004 Fourth Ave. (City Directory)	
1934	Living at 2245 Yale Ave N. Manager at Art Marble Co. (City Directory)	
1935	Living at 2245 Yale Ave N. Manager at Art Marble Co. (City Directory)	Cleveland, Ohio. (Census)
1936		
1937		
1938		
1939 04 23	Died in Seattle.	
1940		Cleveland, Ohio. (Census)
1957 02 01		Died in Mt. Vernon, Ohio.

Figure 49. Biographical timelines for builders Felmley and Plumb. (Marvin J. Anderson, AIA).

Property Images



Figure 50. Image of 518 14th Avenue East in a rental ad placed in the *Seattle Republican* the year the Cayton family moved out. ([The Seattle Republican, Volume 16, Number 14, 3 September 1909: p. 2.](#))

THE CAYTON HOUSE
2107 EAST JAMES STREET

Hundreds of inquiries are being made as to the treatment accorded Afro-Americans on the grounds of the A. Y. P. Exposition, while it is impossible to make personal replies to all such inquiries THE SEATTLE REPUBLICAN is in position to state for the benefit of such persons that the Negro fares just as well as the white man on the grounds. In most of the expositions that have been held in this country there is no denying the fact the black man was discriminated against, but that is not true of the Seattle Exposition. The managers and the citizens' desire to make the Big Show a success and all propose to see that every visitor is given a square deal. There are about 200 Afro-Americans employed on the grounds and if they are not being accorded proper treatment, they are keeping quiet about it, and black folk do not do that way very long. Seattle does not do things by halves and if you feel like coming to see the show Seattle will welcome you.

How about accommodations in the city? There will be no more trouble about that than your reception on the grounds. Thus far we have heard none of the larger and more expensive hotels closing their doors against the Negro, if you have the price--this is said advisedly--you can get a room in the best hotel in the city. Thinking that a majority of the Afro-Americans would prefer to stay with people of their own class, a number of the local Afro-Americans have prepared themselves to accommodate the visitors and thus make it possible for them to visit the fair and spend a week or so in Seattle, and yet not pay exorbitant prices. Among those who have done so are Mrs. Susie Revels Cayton and Mrs. M. A. Teister, who have fitted up a number of rooms at the corner of Twenty-first Avenue and East James Street--2107 East James--which they have styled "The Cayton" and they are ready to accommodate you by the day or week at living rates. The rooms are all outside rooms and of course well lighted and ventilated. They are furnished with new furniture and everything in connection made as comfortable as home itself. Both of the proprietors have had considerable experience in dealing with the public and for that reason are well prepared to serve those who take up their quarters at their house with consideration and care. Mrs. Cayton has been a resident of Seattle for the past fourteen years, while Mrs. Teister has only been in the city for a short time, hailing from Crawfordsville, Indiana, where she served the public as a school teacher so long that she is widely acquainted throughout the Middle West.

while weekly roomers are solicited, yet a number of rooms will always be held in reserve for transients thus making it possible for delegations desiring to visit the fair to get accommodations at the same place.

Directions:
At the Union Depot take Twenty-Third Avenue Car and get off at the corner of 33rd and Jefferson, two blocks west, one block north.

If you are down town take the James Street car and transfer to Madrona. Get off at 21st and James and there you are.

The Cayton
2107 E. James St

Figure 51. "A 1909 advertisement in the *Seattle Republican* for a boarding house for black A-Y-P Exposition visitors called The Cayton-Revels House (2107 E. James). The photo here is actually of 518 14th Avenue East prior to the addition of the wraparound porch. ([The Seattle Republican, Volume 16, Number 4, 18 June 1909: p 8.](#))

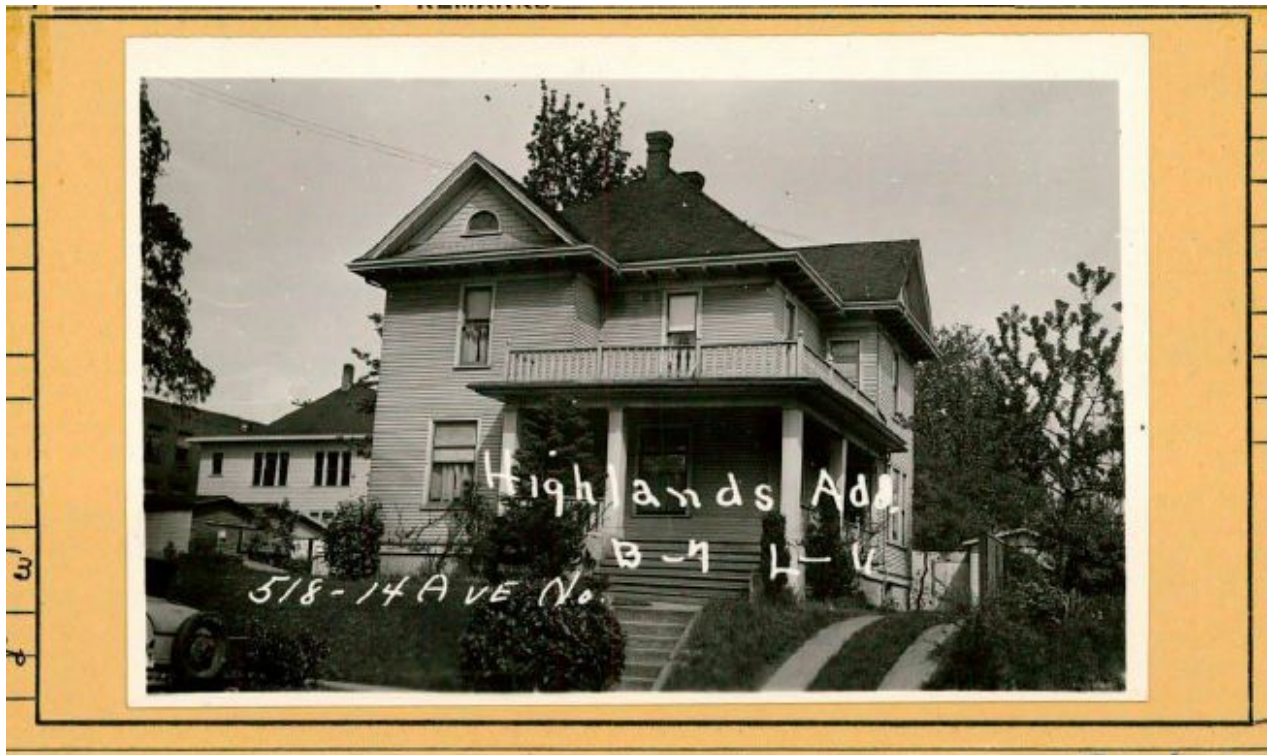


Figure 52. Image of 518 14th Avenue East in 1937.

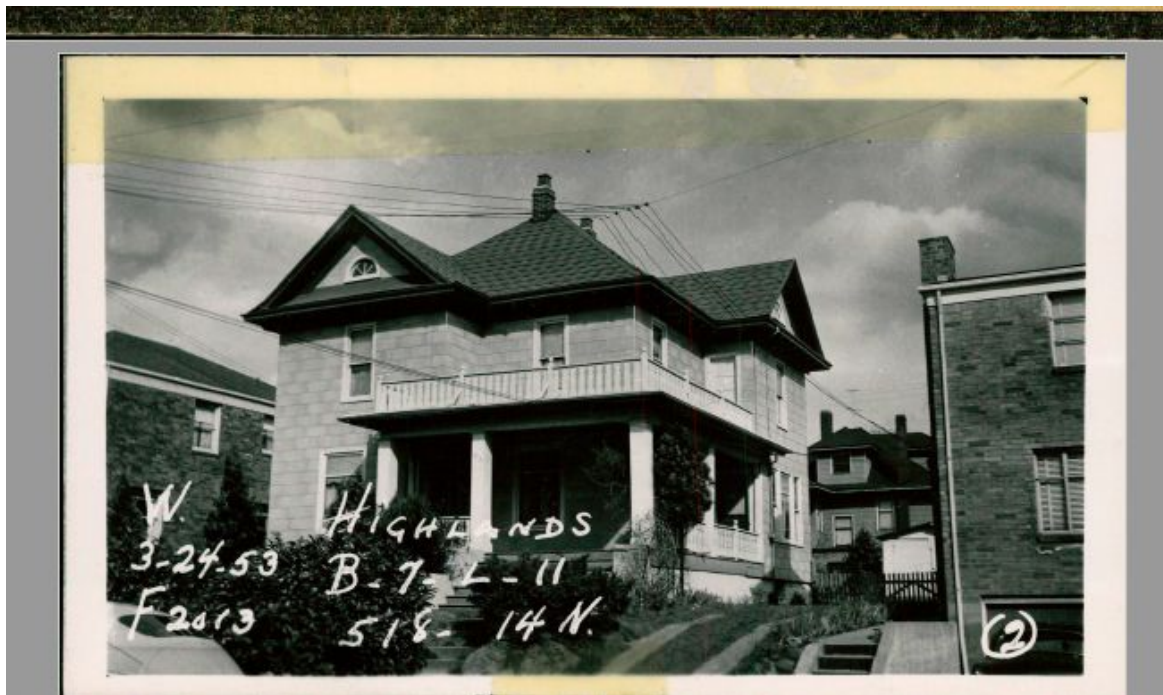


Figure 53. Image of 518 14th Avenue East in 1953.



Figure 54. Image of 518 14th Avenue East in 2019.



Figure 55. Image of 518 14th Avenue East in winter of 2020. (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 56. Image of 518 14th Avenue East in 2020.(Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 57. Image of 518 14th Avenue East in 2020, detail of chimney.



Figure 58. Image of 518 14th Avenue East in 2020, porch detail.



Figure 59. Porch floor boards.



Figure 60. Image of 518 14th Avenue East in 2020, close-up of West-facing window (note where former window awning used to attach).



Figure 61. Image of 518 14th Avenue East in 2020: North exposure, gable eaves and shingle wall cladding. (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 62. Gable shingles.



Figure 63. Close-up of gable window.



Figure 64. Image of 518 14th Avenue East in 2020, detail of South-facing window.



Figure 65. Image of 518 14th Avenue East in 2020: South exposure, including dining-room palladian window.



Figure 66. Image of 518 14th Avenue East in 2020, detail of rear (East-facing) window on kitchen.



Figure 67. Image of 518 14th Avenue East in 2020, detail of North-facing window.



Figure 68. Image of 518 14th Avenue East in 2020, detail of porch bracket. (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 69. Image of 518 14th Avenue East in 2020, rear. Note the small square holes between the window and porch door--these provide cold air to the "ice-box" built-in cupboard in the kitchen.



Figure 70. Image of 518 14th Avenue East in 2020, rear East-facing porch steps off kitchen. (Photograph courtesy Ryan Anthony Donaldson, 2020).

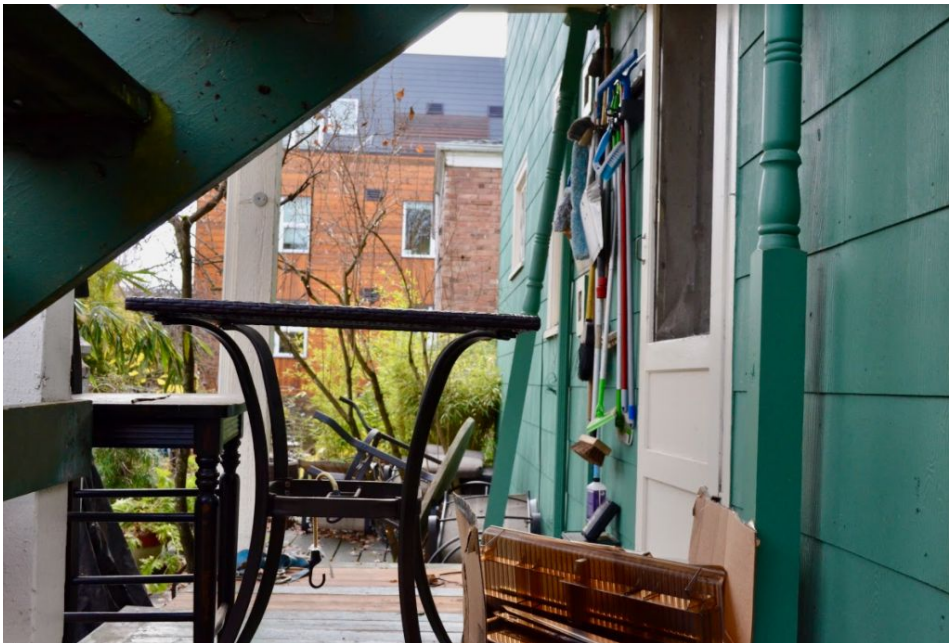


Figure 71. Image of 518 14th Avenue East in 2020, rear East-facing porch on kitchen (note exterior stairs in foreground as well as spindled porch railings are contemporary modifications).



Figure 72. Image of 518 14th Avenue East in 2020, exterior foundation.



Figure 73. Image of 518 14th Avenue East in 2020, exterior foundation, NE corner.



Figure 74. Image of 518 14th Avenue East in 2020, exterior foundation, south side below porch.



Figure 75. Image of 518 14th Avenue East in 2020, exterior foundation, south side below porch.



Figure 76. Image of 518 14th Avenue East in 2020, exterior foundation and cellar window.



Figure 77. Exterior door (South-facing). (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 78. Exterior door (South-facing).



Figure 79. Exterior door (West-facing).



Figure 80. Exterior door (West-facing) detail and doorknob.



Figure 81. Exterior doorknob detail.
(Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 82. Interior of 518 14th Ave. E., kitchen floor.



Figure 83. Main floor front living-room overlooking porch



Figure 84. Main floor front room windows with cut-glass design



Figure 85. Main floor front living-room with fireplace and ornamental wood mantel, built-in mirror and decorative green tile; note built-in China cabinet in adjoining dining-room, as well as stairs to second floor in front entryway



Figure 86. Main floor fireplace detail with original ornamental wood mantel and decorative green tile.



Figure 87. Interior of 518 14th Ave. E. in 2020: Main floor fireplace mantel detail.



Figure 88. Main floor front entryway staircase (currently closed off to separate second floor unit).



Figure 89. Main floor dining-room



Figure 90. Interior of 518 14th Ave. E., detail above doors.

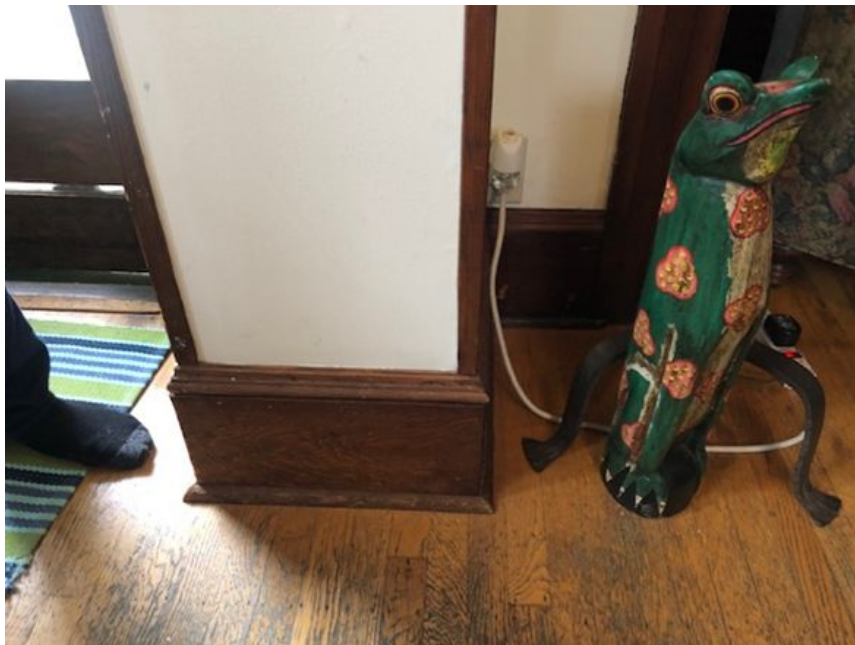


Figure 91. Interior of 518 14th Ave. E., floor and lower wall detail.



Figure 92. Main floor dining-room looking into former pantry and rear kitchen.



Figure 93. Main floor dining-room looking into living-room and front entryway beyond; note original built-in China cabinet. (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 94. Main floor dining-room built-in China cabinet



Figure 95. Main floor dining-room built-in China cabinet detail.



Figure 96. Main floor dining-room with one of three large hanging milk-glass bowl-light fixtures with brass trim; note leaded window pane in background



Figure 97. Main floor pantry between dining-room and kitchen.



Figure 98. Interior of 518 14th Ave. E. in [year]: Main floor servant's back stairway to kitchen.



Figure 99. Interior of 518 14th Ave. E. in 2020: Main floor servant's back stairway to kitchen (currently closed off to upstairs separate unit).



Figure 100. Detail of main floor servant's back stairway to kitchen (currently closed off to upstairs separate unit).



Figure 101. Main floor original built-in wood kitchen cabinets with pull-out flour and produce bins, as well as a cold-storage cabinet



Figure 102. Interior of 518 14th Ave. E., detail of original built-in wood kitchen cabinets with “ice-box” cupboard on lower right (holes allow cold air from outside).



Figure 103. Pull-out bin.

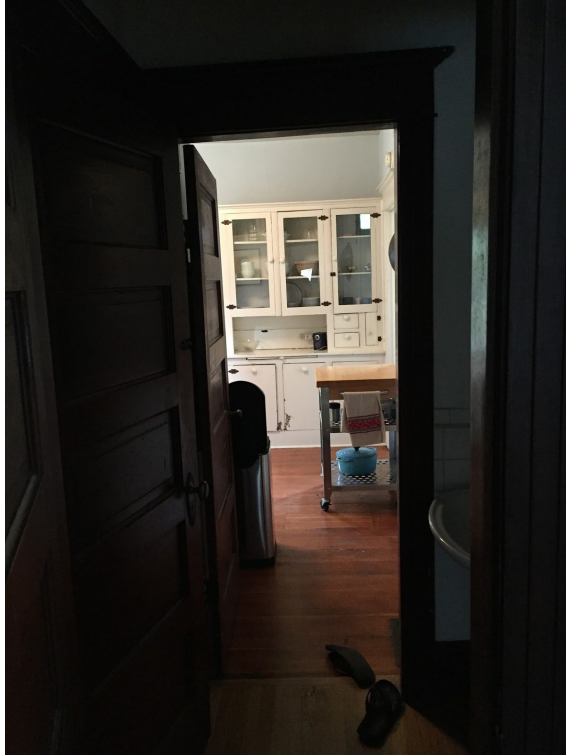


Figure 104. Main floor front entryway looking through bathroom to kitchen.



Figure 105. Second floor kitchen with leaded window pane.



Figure 106. Second floor former bedroom adjoining master bedroom, currently used as a living room adjoining kitchen; doorway leads to second floor porch.



Figure 107. Interior of 518 14th Ave. E. in 2020: Second floor bedroom with recently discovered original children's wallpaper (note the tin ceiling is a contemporary modification).



Figure 108. Interior of 518 14th Ave. E. in 2020: Second floor bathroom wall tiling (not visible: original clawfoot tub and tile floor).



Figure 109. Interior door separating second floor from attic.



Figure 110. Attic, with door to stairwell which was later added (note brick chimney).



Figure 111. Attic with leaded south-facing dormer window added later. (Note modified kitchen area, which creates a separate unit.) (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 112. Chimney shaft in attic (note ceiling has been modified).



Figure 113. Chimney shaft in attic (note ceiling has been modified).



Figure 114. Original "gasolier" lamp in attic (those in kitchen have been removed).



Figure 115. Cellar stair wall (North-facing wall of house).



Figure 116. Cellar steps looking up. (Photograph courtesy Ryan Anthony Donaldson, 2020).



Figure 117. Cellar steps looking down.



Figure 118. From cellar steps, one can see the wood-joining construction technique used to create the main kitchen floor.



Figure 119. Low-ceilinged cellar with wood rafters; partial concrete-slab and dirt floor.



Figure 120. Cellar support post.



Figure 121. Cellar wall.



Figure 122. Partial dirt floor in cellar.



Figure 123. Partial cement slab floor in cellar, added later.

Surrounding Neighborhood



Figure 124. Contextual view of 518 14th Avenue East in 2019, obscured by foliage and flanked by two post-war brick duplexes.

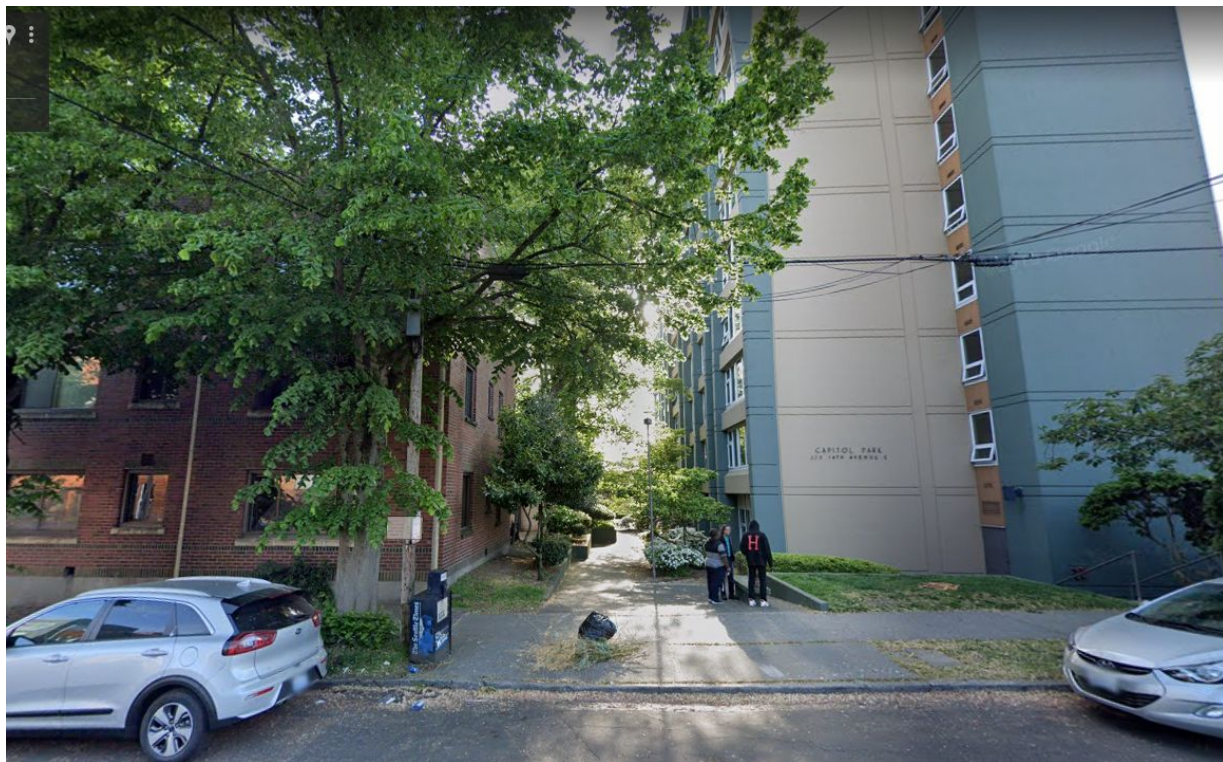


Figure 125. Contextual view directly across the street from 518 14th Avenue East with 1920s brick apartment on left and 11-floor public housing project to right.



Figure 126. The trolley tracks on 14th Ave East in front of the Cayton-Revels House are still visible, including where the tracks divert at Mercer Street to spare the northern portion of 14th known as “Millionaire’s Row.”

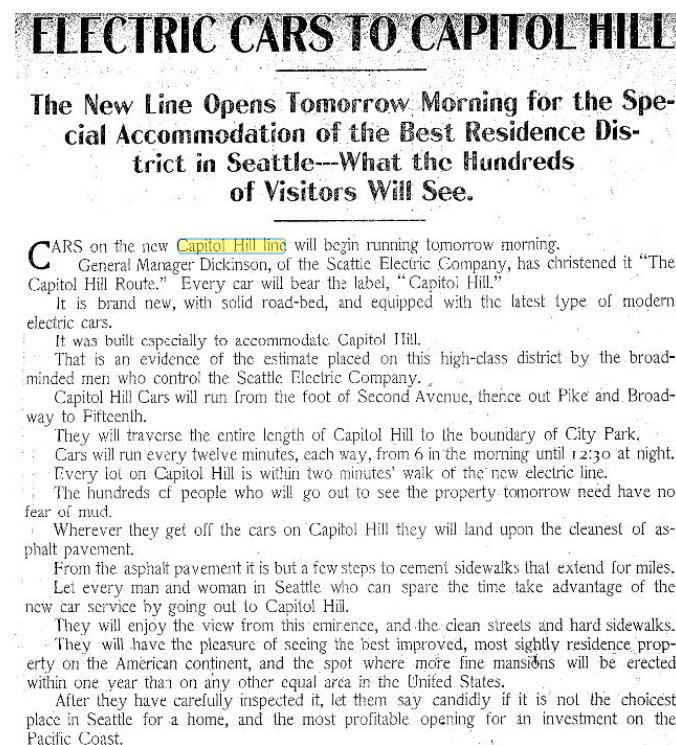


Figure 127. Article noting the opening of the Capitol Hill streetcar line in the newly developed “high-class district” which ran all the way to “City Park” (later known as “Volunteer Park”). The cars are reported to run “every twelve minutes” from 6am to 12:30am. “Wherever they get off the cars on Capitol Hill they will land upon the cleanest of asphalt pavement. From the pavement it is but a few steps to cement sidewalks that extend for miles.” Here, people “will have the pleasure of seeing the best improved, most slightly residence property on the American continent, and the spot where more fine mansions will be erected within one year.” ([The Seattle Daily Times, November 16, 1901](#))



Figure 128. A 1906 image of “Millionaire’s Row” looking North on 14th Avenue towards the Volunteer Park water tower (Bordeaux Mansion is to the right). Millionaire’s Row was one block North of the Cayton-Revels House on 14th Avenue starting on Roy Street and continuing to Prospect Street. (Dorpat, Paul. “[Seattle’s Neighborhoods: Capitol Hill, Part 1.](#)” HistoryLink.org Essay 3188: July 7, 2001.)



Figure 129. The house where President Barack Obama spent the first year of his life from Aug. 1961 to June 1962 located on 13th Avenue East, parallel to the Cayton-Revels House (516 13th Avenue East has since been demolished to make way for a public housing project that stretches across the width of the block; this new building is across the street from the Cayton-Revels House on 14th Avenue East.) (LeFevre, Charlette. “[Obama lived in Seattle his First Year.](#)” *Seattle Post-Intelligencer*. September 16, 2016.)

INTERNET SERVICE		
MAIn 3-0870		
1076		
	Oba Geo Y (Michiko) emp Imanishi Fuel h4814 13th av S	OBERH
814	Obaitek Glenn J mgr Tradewell Stores Inc r17106 Hamlin rd	" Marti Cand Oberhol
.4	" Harold A clk Tradewell Stores r2412 S 115th pl	Rain Oberhol
	Obama Anna Mrs studt h516 13th av E apt 2	Pent av S
	Obar Edw W (Ruth E) h2041 NW 63d	" Johnn
	Obayashi Yoneo (Kimize) mgr Drake	61st

Figure 130. Polk Directory listing of Anna Obama's residence on Capitol Hill. (LeFevre, Charlette. "[Obama lived in Seattle his First Year.](#)" *Seattle Post-Intelligencer*. September 16, 2016.)

Found Articles

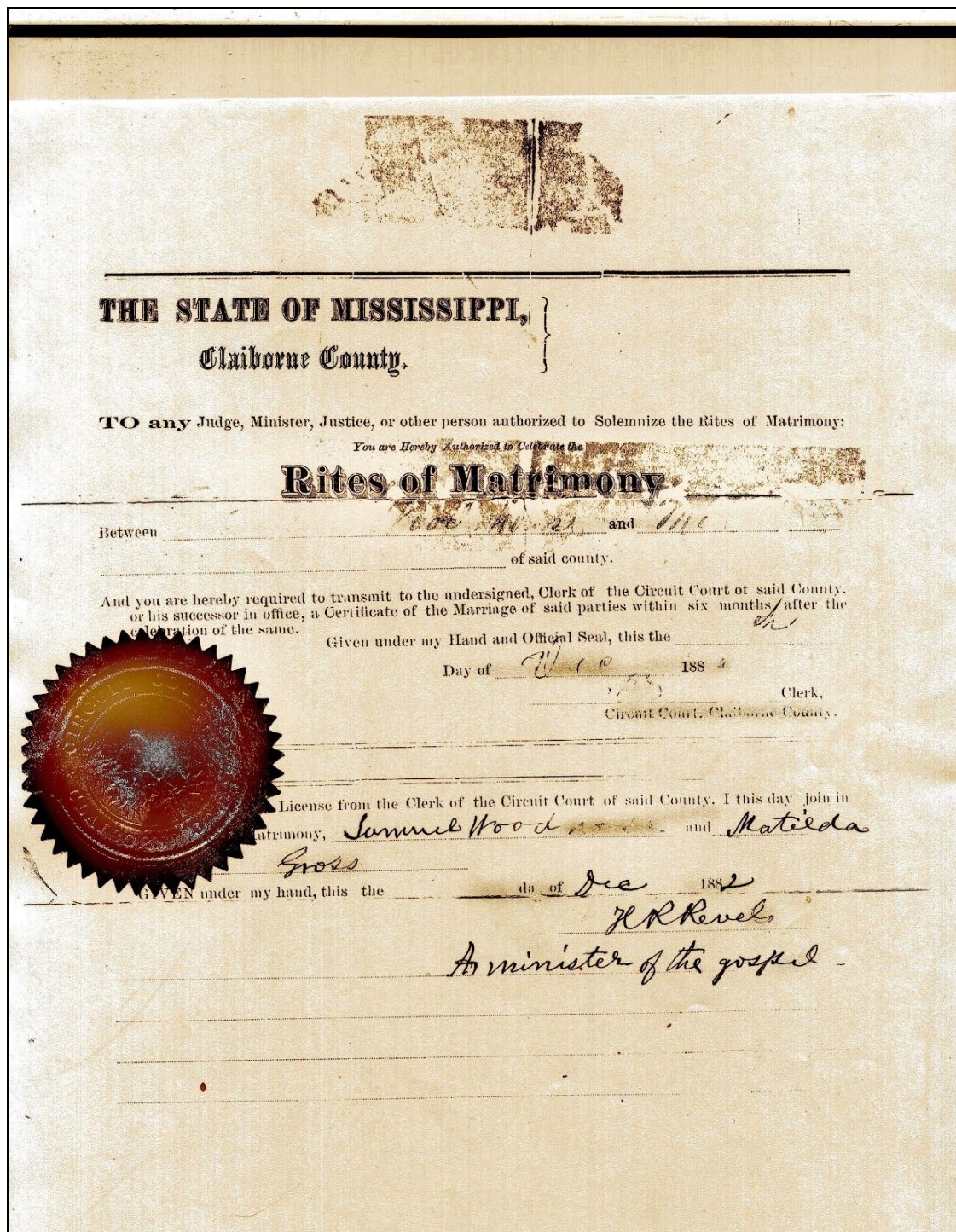


Figure 131. Found document from attic floorboards of 518 14th Avenue East: Marriage certificate between [illegible] and [illegible] in Claiborne County, Mississippi, dated December 1882 and signed by Susie Cayton's father, the first black U.S. Senator, Hiram Rhodes Revels "A minister of the gospel." When Revels passed away, it's likely his belongings were stored at the Cayton-Revels House in the attic where this was lost.

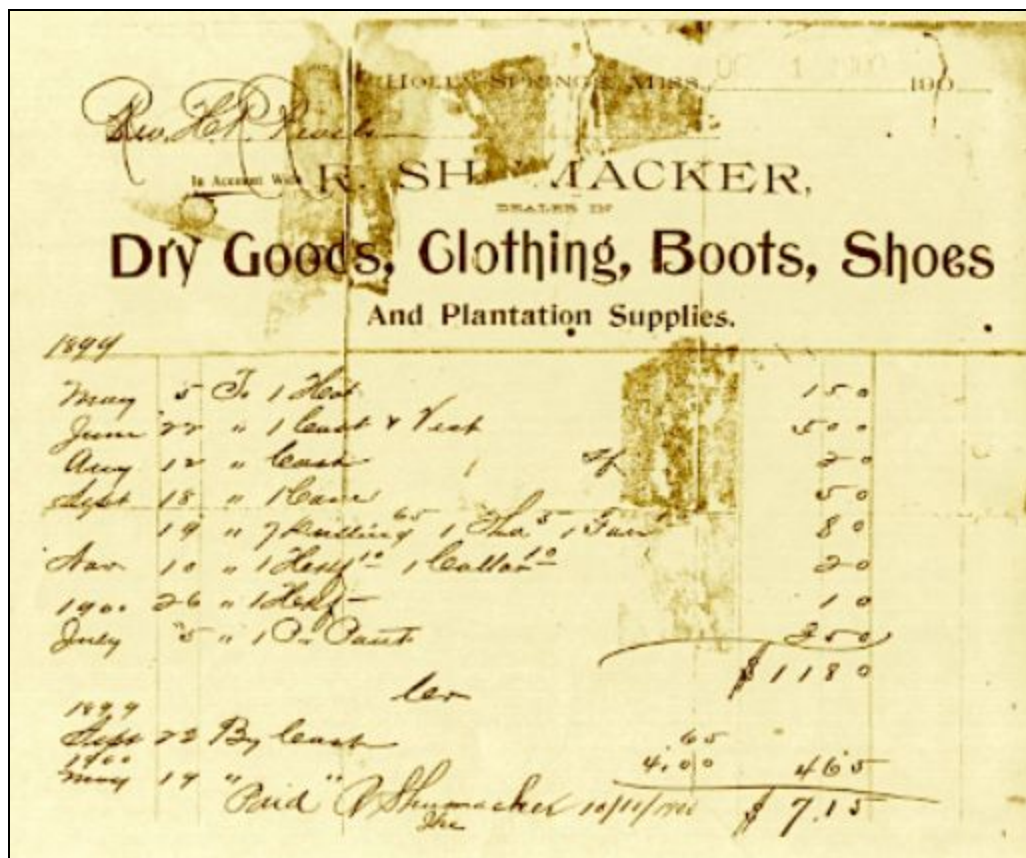


Figure 132. Found artifact from attic floorboards of 518 14th Avenue East: Running tab for “R. Schumacher Dealers of Dry Goods, Clothing, Boots, Shoes And Plantation Supplies”, signed by Hiram Rhodes Revels (the first black U.S. Senator in the U.S.), dated from 1899 and paid in full on October 11, 1900. When Revels passed away, it’s likely his belongings were stored at the Cayton-Revels House in the attic where this was lost.

[Currently Missing]

Figure 133. Discovered by the property owner in the floorboards of 518 14th Avenue East in the early 2000’s, this artifact is currently missing but consisted of a tintype photograph of a “young unknown black man.”

[Currently Missing]

Figure 134. Discovered by the property owner in the floorboards of 518 14th Avenue East in the early 2000’s, this artifact is currently missing but consisted of a tintype photograph of a dog.

Family Documents, Clippings & Images

Page No. 62 Inquiries numbered 7, 16, and 17 are not to be asked in respect to Indians. Inquiries numbered 11, 12, 15, 16, 17, 19, and 20 are to be answered (if at all) merely by an affirmative mark, as /.

SCHEDULE 1.—Inhabitants in Paducah District, in the County of Clairborne, State of Mississippi, enumerated by me on the 10th day of July, 1870.

Post Office: Port Gibson F. H. Allen, Ass't Marshal.

1	2	3	4			7	8		10	11		13	14	15	16	17	18	19	20
			Age at last birthday, under 15 years give months in fractions, 15-17 years give months in fractions, 18-24 years give months in fractions, 25-30 years give months in fractions, 31-40 years give months in fractions, 41-50 years give months in fractions, 51-60 years give months in fractions, 61-70 years give months in fractions, 71-80 years give months in fractions, 81-90 years give months in fractions, 91-100 years give months in fractions.	Sex	Color		Value of Real Estate	Value of Personal Estate		Place of Birth, naming State or Territory of U. S., or the Country, if of foreign birth.	Parentage								
1		Mirrodan L.	15	M					Miss										
2		— Pictus	9	M															
3		— Maria J.	8	F															
4	392 448	Isaton Evans	45	M		farmer	150	750	Miss										
5		— Moira	43	F		farm Lab			Miss										
6		— June	15	F		at School			Miss										
7		— Caroline	11	F															
8		— Horace	9	M															
9	392 449	Davis James	45	M		farm Lab													
10		— Caroline	25	F															

Figure 135. “1870 United States Federal Census for Evans ‘Caton’, father of Horace R. Cayton.” Horace is 9 years old. Potential step-sisters are June (15) and Caroline (11). Note Moira, Evans’ wife who is listed as “farm labor,” is the only family member listed as being able to read.



Figure 136. Susie Cayton’s father, Hiram Revels, was America’s first black U.S. Senator. He is pictured here circa 1870. (Latson, Jennifer. “[How the First Black U.S. Senator Was Nearly Kept From His Seat.](#)” TIME Magazine: Feb. 25, 2015.)



Figure 137. Susie Cayton’s father, Hiram Revels, took the seat of Jefferson Davis, who resigned as a U.S. Senator of Mississippi when he was appointed to be president of the Confederate States of America in 1861 after eleven Southern states seceded from the Union in 1860, sparking the Civil War. Davis is pictured here on his wedding day in 1845 with his second wife and “First Lady of the Confederacy” Varina Howell, who many believe was African American. (Incidentally, Varina’s brother who was born the year after her marriage, was named Jefferson Davis Howell--and moved to Seattle where he is memorialized at Capitol Hill’s Lake View Cemetery and where Howell Street is named after him, just a few blocks south of the Cayton-Revels House.) The former Confederacy president, Davis, would later give Revels the gift of a mantle clock--a family heirloom which Revels’ future great-great-grandson, Harold Woodson, Jr. still owns in 2020.

10	Street	House No	Dwelling	Family No	Name	Race	Sex	Age	Birth	Relationship	Single	Married	Widow/D	Married C	Occupation	Months U	Sick	Blind	Deaf and	Idiotic	Insane	Disabled	Attended	Cannot re	Cannot w	Birthplace	Birthplace of	Birthplace of
20									Mont																	Father	Mother	
21					Ellen	"	F	2		"																		
22					Fergie	"	F	7 1/2		da																		
23					McNitt		F	10		orphan																		
24					Evans		M	65							Farmer													
25	811	814			Moira		F	50		wife																		
26					America		F	25		daugh					Laborer													
27					Caroline		F	21		"																		
28					Horace		M	21		son																		
29					Revels		M	27							Farmer													
30	811	815			Revels		M	27							Farmer													

Figure 138. “1880 United States Federal Census for Horace Cayton.” Horace is 21 and listed as “son.” Potential step-sisters are Caroline (21) and “America” (25) who was previously listed as “June.” Evans is listed as a “Farmer” and Moira, his wife, is listed as a “Laborer.”



Figure 139. The Hiram Revels family, ca 1885. Front row: Hiram, Phoebe, Emma, Lillie. Back row: Maggie, Dora, and Susie (later Susie Cayton). (Hobbs, Richard S. "The Cayton Legacy: An African American Family." Washington State University Press, 2002.)

Resolved further, That unless proper apology be made by its present editor, Mr. J. R. Cayton, for its uncalled-for attacks lately made, we withdraw our names from the subscription list until the management is changed.

Resolved further, That these resolutions are not intended to strike at negro journalism, and that we pledge our support to the Standard when proper apology is made or when the management is changed. WILLIAM GROSS, Chairman.
ALLEN GARNER, Secretary.

D. I. FLETCHER,
FREDERICK LAWRENCE,
WILLIAM TRENER,
JAMES HARRISON,
P. F. FORD,
GEORGE I. JOHNSON,
B. OXENDINE,
W. W. GRIMES,
BENJAMIN J. ANGELLES,
GEORGE GROSS,
I. I. WALKER,
S. J. COLLINS.

An effort will be made to start a strong opposition paper in the interests of the colored race.

Figure 140. Letter published in the *Seattle Post-Intelligencer* signed by notable Black Americans of Seattle disassociating themselves from "Mr. J.R. Cayton." ([The Seattle Post-Intelligencer](#), [volume], May 27, 1893, Page 3, Image 3)

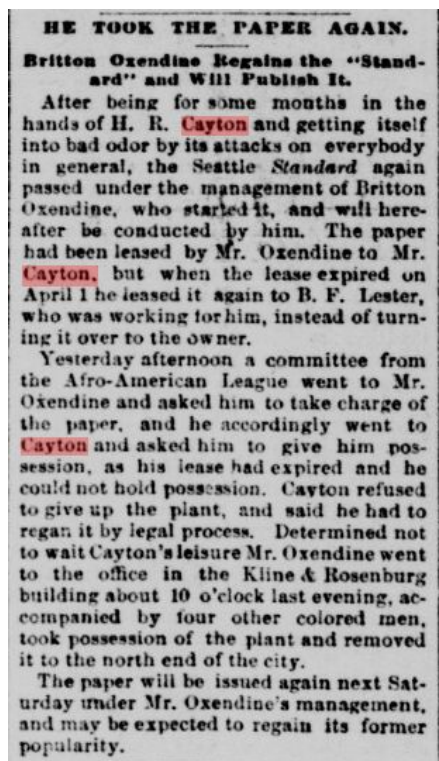


Figure 141. Article from *Seattle Post-Intelligencer* describing how the *Seattle Standard* press is stolen from its leasing editor, Horace Cayton.

[\(The Seattle post-intelligencer. \[volume\]. May 28, 1893, Page 7, Image 7\)](#)

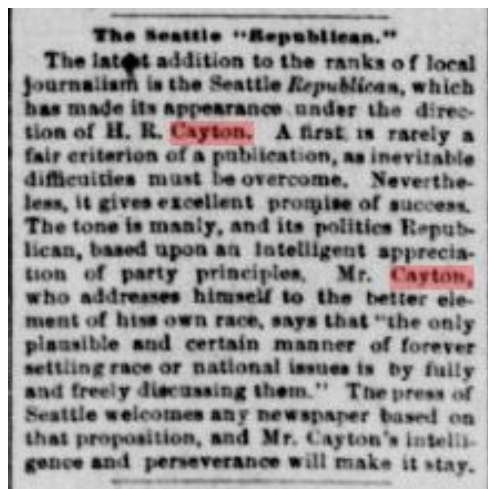


Figure 142. Article from *Seattle Post-Intelligencer* commenting on Horace Cayton's new newspaper, the *Seattle Republican*.

[\(The Seattle post-intelligencer. \[volume\]. May 24, 1894, Page 8, Image 8\)](#)

EMANCIPATION DAY.
Elaborate Celebration by the Colored People of Roslyn.

ROSLYN, Sept. 22.—[Special.]—Emancipation day was celebrated here today possibly on the most elaborate scale that it has ever been observed in the Northwest, or on the Pacific coast. It has been a grand gala day with the colored population, and many of the whites were interested spectators of the day's performance. The programme embraced orations, declamations and music, with a grand barbecue, in which two oxen, a dozen sheep and two hogs, together with vegetables and other trimmings were served to over 1,000 colored people, including men, women and children. The day's festivities were held in the grove near this city, and the weather was ideal for the occasion. Winston Carter, a prominent resident of Roslyn, presided. The proclamation of emancipation was read by Miss Maggie O'Brien, and her effort was enthusiastically received. The principal speakers of the occasion were John Conna, the well-known colored leader of Tacoma, H. R. Cayton, editor of the *Seattle Republican*, and Prof. Barge, late principal of the Ellensburg normal school, all of whom were present by special invitation.

Mr. Conna, who was the chief orator, spoke at considerable length, and his remarks were of a historical and statistical character. He began with the condition of his race at the conclusion of the civil war and followed their social, educational and financial progress to the present time. He noted particularly the facts that the colored population of the United States had accumulated wealth to the amount of over \$300,000,000, and that their educational interests were represented by seventeen distinct colleges, devoted exclusively to higher education. In Washington he calculated that there was a colored population of 7,000, and that as a rule his people were of the industrial class, engaged in mining and agricultural pursuits. Mr. Conna's address was listened to intently, and was replete with wisdom and sound advice. Mr. Cayton, in brief, referred to the necessity of the coming campaign being conducted in the interests of a protective policy for the Pacific states, and noted the steady progress of the colored men in the Northwest. Prof. Barge confined his remarks to issues ante-dating and leading up to the war, his address being very entertaining. As a whole the celebration was a grand success, and tonight the festivities, in the way of a dance, are being continued in the hall.

Figure 143. Article from *Seattle Post-Intelligencer* noting the celebration of Emancipation Day, with one of the speakers being "H.R. Cayton."

([The Seattle post-intelligencer. \[volume\], September 24, 1894, Page 8, Image 8](#))

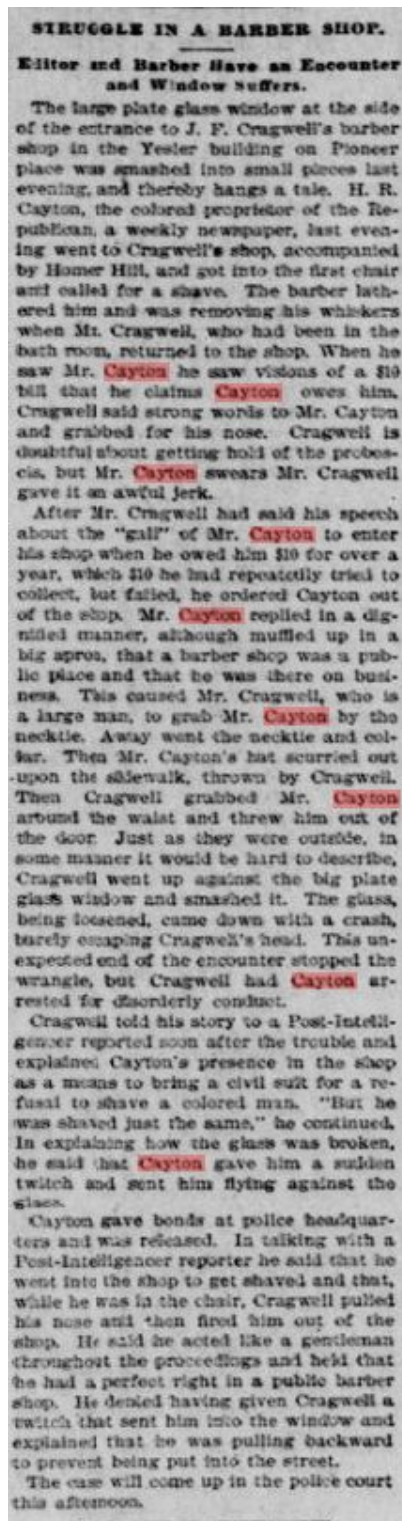
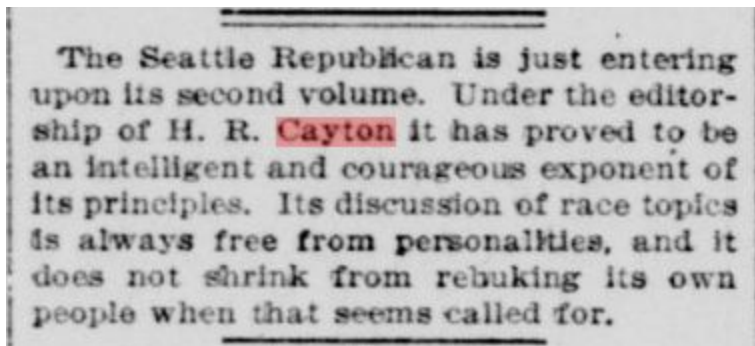


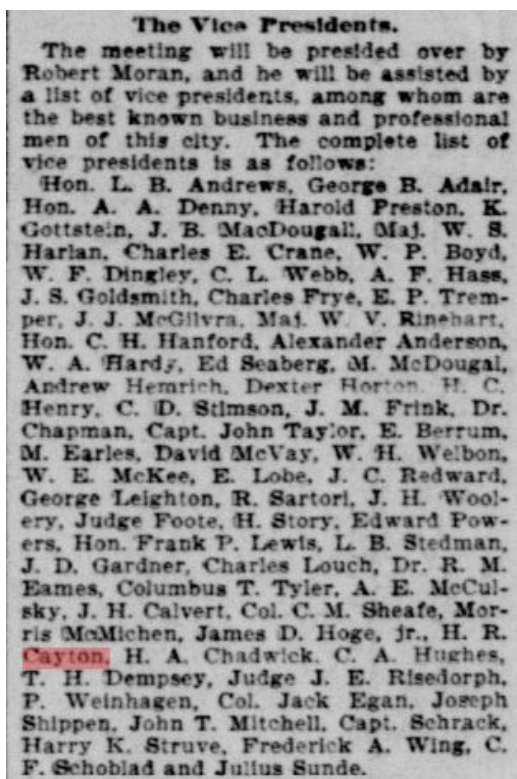
Figure 144. Article from *Seattle Post-Intelligencer* noting fight between "Mr. Cayton" and Black American barber "Mr. Cragwell," in which Cayton is refused service due to his race. ([The Seattle post-intelligencer. \[volume\], January 10, 1895, Page 8, Image 8](#))



The Seattle Republican is just entering upon its second volume. Under the editorship of H. R. Cayton it has proved to be an intelligent and courageous exponent of its principles. Its discussion of race topics is always free from personalities, and it does not shrink from rebuking its own people when that seems called for.

Figure 145. Article from *Seattle Post-Intelligencer* commenting on Horace Cayton's new newspaper, the *Seattle Republican*.

([The Seattle post-intelligencer. \[volume\], May 19, 1895, Page 4, Image 4](#))



The Vice Presidents.
The meeting will be presided over by Robert Moran, and he will be assisted by a list of vice presidents, among whom are the best known business and professional men of this city. The complete list of vice presidents is as follows:
Hon. L. B. Andrews, George B. Adair, Hon. A. A. Denny, Harold Preston, K. Gottstein, J. B. MacDougall, Maj. W. S. Harlan, Charles E. Crane, W. P. Boyd, W. F. Dingley, C. L. Webb, A. F. Hass, J. S. Goldsmith, Charles Frye, E. P. Tremper, J. J. McGilvra, Maj. W. V. Rinehart, Hon. C. H. Hanford, Alexander Anderson, W. A. Hardy, Ed Seaberg, M. McDougal, Andrew Hemrich, Dexter Horton, H. C. Henry, C. D. Stimson, J. M. Frink, Dr. Chapman, Capt. John Taylor, E. Berrum, M. Earles, David McVay, W. H. Welbon, W. E. McKee, E. Lobe, J. C. Redward, George Leighton, R. Sartori, J. H. Woolery, Judge Foote, H. Story, Edward Powers, Hon. Frank P. Lewis, L. B. Stedman, J. D. Gardner, Charles Louch, Dr. R. M. Eames, Columbus T. Tyler, A. E. McCulsky, J. H. Calvert, Col. C. M. Sheafe, Morris McMichen, James D. Hoge, jr., H. R. Cayton, H. A. Chadwick, C. A. Hughes, T. H. Dempsey, Judge J. E. Risedorph, P. Weinhagen, Col. Jack Egan, Joseph Shippen, John T. Mitchell, Capt. Schrack, Harry K. Struve, Frederick A. Wing, C. F. Schoblad and Julius Sunde.

Figure 146. Article from *Seattle Post-Intelligencer* noting "H.R. Cayton" is on a list of "vice presidents, among whom are the very best known businesses and professional men of this city", scheduled to meet with Seattle mayor Robert Moran.

([The Seattle post-intelligencer. \[volume\], August 06, 1896, Page 8, Image 8](#))

No. 6312

STATE OF WASHINGTON, }
COUNTY OF KING. } ss. No. 1495

Marriage Certificate.

This Certifies, That the undersigned, a minister of the Gospel by authority of a License bearing date the 11th day of July A. D. 1896, and issued by the County Auditor of the County of King did, on the 12th day of July A. D. 1896, at the residence of A. J. Edwards in Seattle County and State aforesaid, join in lawful wedlock Horace R. Cayton of the County of King and Susie S. Revels of the County of Holly Spring, Miss with their mutual assent, in the presence of A. J. Edwards and I. I. Walker, witnesses.

In Testimony Whereof, Witness the signatures of the parties to said ceremony, the witnesses and myself this 12th day of July A. D. 1896

WITNESSES:	PARTIES:	OFFICIATING CLERGYMAN OR OFFICER:
A. J. Edwards	H. R. Cayton	W. A. Shanklin
I. I. Walker	S. S. Revels	Pastor 1 st M. E. Church
Filed Nov. 2. 1896		P. O. Address: Seattle Washington

Figure 147. "King County Marriage license register 1894-1897 vol F." Marriage Certificate for Horace R. Cayton and Susie S. Revels, July 12, 1896. "I.I. Walker" and "A.G.J. Edwards" are listed as witnesses.

[6312]

STATE OF WASHINGTON, }
COUNTY OF } ss. No. 1495

Marriage Certificate

This Certifies, That the undersigned, a minister of the Gospel by authority of a License bearing date the 11th day of July A. D. 1896, and issued by the County Auditor of the County of King did, on the 12th day of July A. D. 1896, at the residence of A. J. Edwards in Seattle County and State aforesaid, join in lawful wedlock Horace R. Cayton of the County of King and Susie S. Revels of the County of Holly Spring, Miss with their mutual assent, in the presence of A. J. Edwards and I. I. Walker, witnesses.

In Testimony Whereof, Witness the signatures of the parties to said ceremony, the witnesses and myself this 12th day of July A. D. 1896

Witnesses:	Parties:	Officiating Clergyman or Officer:
A. J. Edwards	H. R. Cayton	W. A. Shanklin
I. I. Walker	S. S. Revels	Pastor 1 st M. E. Church
Filed 1896		P. O. Address: Seattle Washington

This Certificate must be filed out and filed with the County Clerk of the County within three months after the ceremony.
—Sec. 1317's Code, Vol. 1, Sec. 1316
The County Clerk's fee for recording this Certificate is One Dollar, to be paid by the party applying for the license at the time each license is issued.—Hill's Code, Vol. 1, Sec. 1317.
Failure to make and deliver Certificate to the County Clerk within three months is punishable by a fine of not less than \$25.00 nor more than \$50.00.

Figure 148. "King County Marriage license register 1894-1897 vol F." Marriage Certificate for Horace R. Cayton and Susie S. Revels, July 12, 1896. "I.I. Walker" and "A.G.J. Edwards" are listed as witnesses.



Figure 149. Horace and Susie Cayton around 1896 when they got married. *Seattle Republican*, July 1945

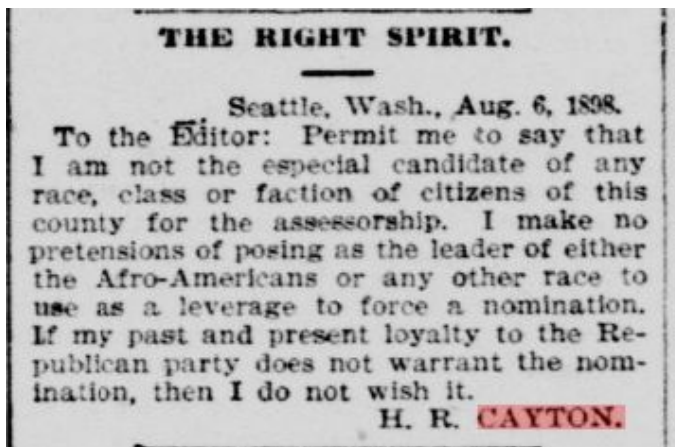


Figure 150. Letter sent from “H.R. Cayton” printed in *Seattle Post-Intelligencer* confirming his nomination as a candidate to represent his ward.

([The Seattle post-intelligencer. \[volume\], August 09, 1898, Page 4, Image 4](#))

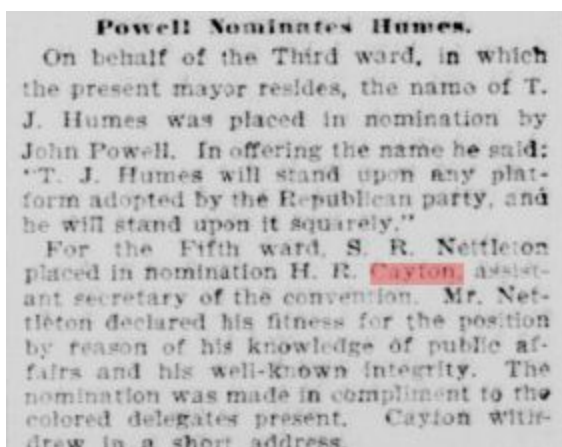
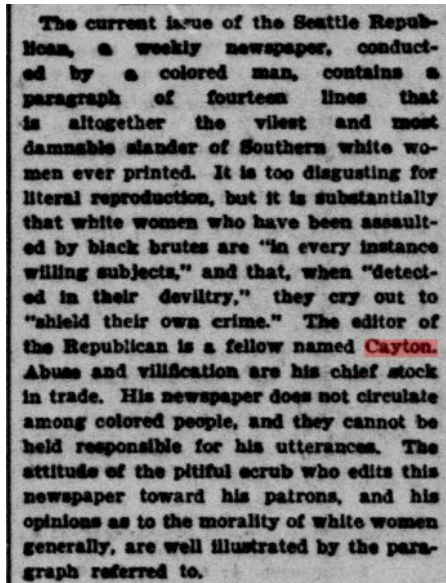


Figure 151. Article from *Seattle Post-Intelligencer* noting “H.R. Cayton” as “assistant secretary of convention” for the “fifth ward.”

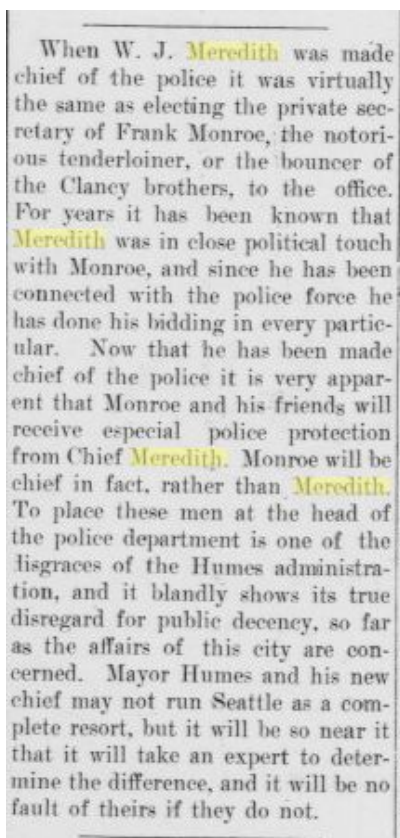
([The Seattle post-intelligencer. \[volume\], February 25, 1898, Page 7, Image 7](#))



The current issue of the Seattle Republican, a weekly newspaper, conducted by a colored man, contains a paragraph of fourteen lines that is altogether the vilest and most damnable slander of Southern white women ever printed. It is too disgusting for literal reproduction, but it is substantially that white women who have been assaulted by black brutes are "in every instance willing subjects," and that, when "detected in their deviltry," they cry out to "shield their own crime." The editor of the Republican is a fellow named Cayton. Abuse and vilification are his chief stock in trade. His newspaper does not circulate among colored people, and they cannot be held responsible for his utterances. The attitude of the pitiful scumb who edits this newspaper toward his patrons, and his opinions as to the morality of white women generally, are well illustrated by the paragraph referred to.

Figure 152. Article from *Seattle Post-Intelligencer* admonishing "colored man" Horace Cayton and his newspaper.

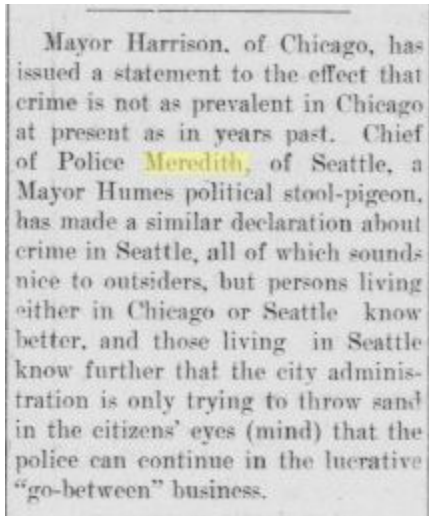
[\(The Seattle post-intelligencer. \[volume\], August 06, 1899, Page 4, Image 4\)](#)



When W. J. Meredith was made chief of the police it was virtually the same as electing the private secretary of Frank Monroe, the notorious fenderloiner, or the bouncer of the Clancy brothers, to the office. For years it has been known that Meredith was in close political touch with Monroe, and since he has been connected with the police force he has done his bidding in every particular. Now that he has been made chief of the police it is very apparent that Monroe and his friends will receive especial police protection from Chief Meredith. Monroe will be chief in fact, rather than Meredith. To place these men at the head of the police department is one of the disgraces of the Humes administration, and it blandly shows its true disregard for public decency, so far as the affairs of this city are concerned. Mayor Humes and his new chief may not run Seattle as a complete resort, but it will be so near it that it will take an expert to determine the difference, and it will be no fault of theirs if they do not.

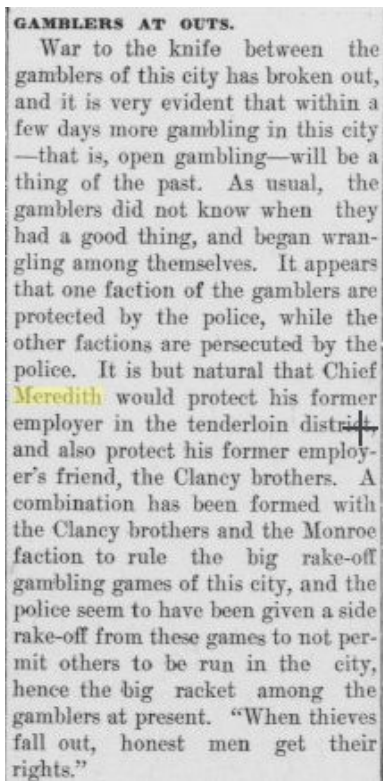
Figure 153. An article in the *Seattle Republican* regarding Chief of Police, Meredith.

[\(The Seattle Republican, Volume 7, Number 24, 23 November 1900\)](#)



Mayor Harrison, of Chicago, has issued a statement to the effect that crime is not as prevalent in Chicago at present as in years past. Chief of Police Meredith, of Seattle, a Mayor Humes political stool-pigeon, has made a similar declaration about crime in Seattle, all of which sounds nice to outsiders, but persons living either in Chicago or Seattle know better, and those living in Seattle know further that the city administration is only trying to throw sand in the citizens' eyes (mind) that the police can continue in the lucrative "go-between" business.

Figure 154. An article in the *Seattle Republican* regarding Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 29, 4 January 1901](#))



GAMBLERS AT OUTS.
War to the knife between the gamblers of this city has broken out, and it is very evident that within a few days more gambling in this city—that is, open gambling—will be a thing of the past. As usual, the gamblers did not know when they had a good thing, and began wrangling among themselves. It appears that one faction of the gamblers are protected by the police, while the other factions are persecuted by the police. It is but natural that Chief Meredith would protect his former employer in the tenderloin district, and also protect his former employer's friend, the Clancy brothers. A combination has been formed with the Clancy brothers and the Monroe faction to rule the big rake-off gambling games of this city, and the police seem to have been given a side rake-off from these games to not permit others to be run in the city, hence the big racket among the gamblers at present. "When thieves fall out, honest men get their rights."

Figure 155. An article in the *Seattle Republican* regarding crime in Seattle and the Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 30, 11 January 1901](#))

Mrs. Susie Revels Cayton, accompanied by her two little girls and niece, Miss Marguerite Leonard, who has been visiting with her for the past three years, left for the East last Sunday evening over the Great Northern. Mrs. Cayton will spend the winter in New Orleans and contemplates returning home about May 1st next while her niece will stop in Chicago, where her mother, Mrs. Dora Leonard, now resides.

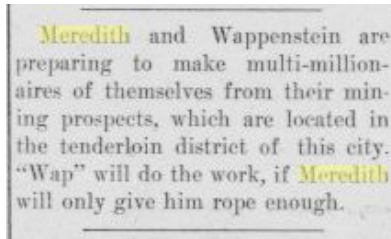
Mrs. Susie Revels Cayton, associate editor of the Seattle Republican, has returned from an extended visit in the East covering a period of four months. During Mrs. Cayton's absence she visited Chicago and from there she went to New Orleans, where she attended the Madri Gras festivities. After visiting in that city for a number of weeks she returned to her old home in Holly Springs, Mississippi, where she visited with friends for a couple of weeks. From there she went to Crawfordsville, Indiana, and from there back to Chicago. From Chicago she visited Carlisle, Pennsylvania, and she was the guest of the large Indian school at that place. She was very favorably impressed with the school. In fact thinks it one of the grandest industrial institutions that she has ever visited. After spending a couple of days among the teachers and pupils at Carlisle she left for Seattle, arriving here last Sunday evening.

Figure 156. Examples of *Seattle Republican* articles noting travels and Cayton family relationships. ([The Seattle Republican, Volume 8, Number 30, 20 December 1901: p. 4](#))

Another storm has broken out among the gamblers of the city. This time stud poker seems to be the bone of contention. The Clancy's and Pincus-brothers have been given special privileges in conducting these games, on account of their activity in behalf of the powers that be. But periodically some upstart who believes that all men are created equal and have the same privileges before the law infringes upon the inalienable rights guaranteed the two houses above mentioned. Then indignation follows, and Meredith and Wappenstein hurriedly repair to J. W. Considine for advice, and to do the latter justice he is the best qualified gambler in this city for that business. John does not have to lie awake nights fearing a police visit, nor does he have to open his pocket-book every time he sees the grafters approaching, because he knows he is nearer the throne than any or all of the sports, and when he wants one of the dens blotted out a phone call will accomplish his wishes.

Figure 157. An article in the *Seattle Republican* regarding crime in Seattle and the Chief of Police, Meredith.

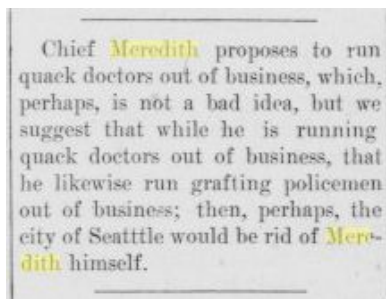
([The Seattle Republican, Volume 7, Number 35, 15 February 1901](#))



Meredith and Wappenstein are preparing to make multi-millionaires of themselves from their mining prospects, which are located in the tenderloin district of this city. "Wap" will do the work, if Meredith will only give him rope enough.

Figure 158. An article in the *Seattle Republican* regarding crime in Seattle and the Chief of Police, Meredith.

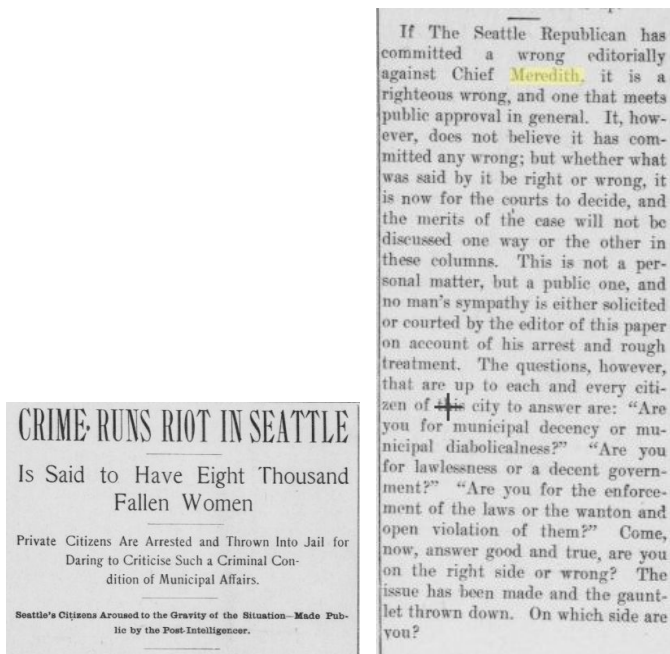
[\(The Seattle Republican, Volume 7, Number 39, 15 March 1901\)](#)



Chief Meredith proposes to run quack doctors out of business, which, perhaps, is not a bad idea, but we suggest that while he is running quack doctors out of business, that he likewise run grafting policemen out of business; then, perhaps, the city of Seattle would be rid of Meredith himself.

Figure 159. An article in the *Seattle Republican* regarding crime in Seattle and the Chief of Police, Meredith.

[\(The Seattle Republican, Volume 7, Number 40, 22 March 1901\)](#)



If The Seattle Republican has committed a wrong editorially against Chief Meredith, it is a righteous wrong, and one that meets public approval in general. It, however, does not believe it has committed any wrong; but whether what was said by it be right or wrong, it is now for the courts to decide, and the merits of the case will not be discussed one way or the other in these columns. This is not a personal matter, but a public one, and no man's sympathy is either solicited or courted by the editor of this paper on account of his arrest and rough treatment. The questions, however, that are up to each and every citizen of this city to answer are: "Are you for municipal decency or municipal diabolicalness?" "Are you for lawlessness or a decent government?" "Are you for the enforcement of the laws or the wanton and open violation of them?" Come, now, answer good and true, are you on the right side or wrong? The issue has been made and the gauntlet thrown down. On which side are you?

Figure 160. An article in the *Seattle Republican* regarding crime in Seattle and the Chief of Police, Meredith.

[\(The Seattle Republican, Volume 7, Number 41, 29 March 1901\)](#)



CRIME RUNS RIOT IN SEATTLE
Is Said to Have Eight Thousand Fallen Women
Private Citizens Are Arrested and Thrown Into Jail for Daring to Criticise Such a Criminal Condition of Municipal Affairs.
Seattle's Citizens Aroused to the Gravity of the Situation—Made Public by the Post-Intelligencer.

In connection with the recent libel case, Dr. Samuel Burdette, of this city, had the following to say in the Evening Star:

"This Cayton affair is not interesting the whole colored population of Seattle, but rather only a small fraction of them. Mr. Cayton is not a colored man in one sense of the word. He long ago deserted his race. He affects white society. He attends a white people's church. A short time ago he secured a white minister to perform a marriage ceremony at his house. In my judgment, having yesterday questioned many of my race, I believe that Meredith is making a record for himself in demanding punishment of defamers of his character. As to his haste in arresting Mr. Cayton, I have this to say, arrest a culprit when and where he is found."

Figure 161. An article in the *Seattle Republican* reprinting commentary from Samuel Burdette about Horace Cayton.
([The Seattle Republican, Volume 7, Number 41, 29 March 1901](#))

SPIRIT OF THE STATE PRESS

Condemning the High-Handed Outrage of the Seattle Police On a Citizen.

CHIEF MEREDITH IS HANDLED HARD

With But Two Insignificant Exceptions Throughout the Entire State "County Press" Is He Scored and Pronounced a Momentary Autocrat—His Actions a Disgrace to a Civilized Community—Should Be Removed.

Below the "country press" is quoted at length on the treatment accorded the editor of this paper at the hands of the chief of the police. It is rather notable that outside of the city of Seattle but two weekly papers approve of the actions of Chief Meredith—the Democrat-Sun, Tacoma, and the Island County Times, Coupeville. In this city no paper save the Argus took up Meredith's defense. It is always a pleasure to any decent man to know that the Argus is against him. But hear the voice of the press:

Though the press brings us records of brutal lynching of colored men and women in many states of our union for unproved charges, varying in heinousness from brutal assaults to using the money found in a lost pocketbook, we believe that none of these lawless murders of colored citizens outrages the public sense of justice and constitutional liberty more than the disgraceful arrest and imprisonment of the editor of The Seattle Republican on last Saturday night in Seattle.

Mr. Cayton, the able editor of The Seattle Republican, is a colored man, who, though belonging to a race which has suffered and still suffers much in this land of equal rights, has conscience and courage enough to speak against corruption, consequently had

the august personage now serving as Seattle's chief of police. If the latter's reputation rests upon such a frail foundation as to render it liable to destruction by such a comment as Cayton published he is not deserving of the "benefits of public confidence" and ought to be summarily removed from the position that he now holds by the grace of the "wide open" government of the chief city of the state.—San Juan Islander.

However much may have been the aggravating circumstances, it would seem that Chief of Police Meredith went two or three steps too far in incarcerating Editor Cayton of The Seattle Republican in the city jail and refusing to admit him to any other than cash bail, although the best of personal security except cash was offered. No doubt the continued harsh criticism of the Seattle city government in Cayton's paper was cause for a feeling of great resentment on the part of the chief, but he was not justified in refusing to accept responsible bail for the appearance of the editor in court to answer to the charge for which he was arrested.—Port Orchard Independent.

The arrest of Editor Cayton Saturday night was an uncomfortable experience, but Cayton is too shrewd a newspaper man not to take advantage of the notoriety gained by the publicity the act has given him and The Republican. We venture the assertion he will be ready a month hence to count out many shekels as the result of his experiences. Many a newspaper man has courted such an episode for the sake of publicity. Shekels cannot compensate for harrowed feelings, but in this mercenary age the suggestion is made to The Republican man that he sees to it his hosts of sympathizers subscribe for The Republican while they are in the mood, and let them see what rich brown roasts of the police department can be served a la mode.—Daily (Seattle) Bulletin.

The arrest of Editor Cayton, of The Seattle Republican on last Saturday night was the most culpable and diabolical act that Seattle has wrought upon an honest citizen for a long time. It was wholly and solely the work of spite, and should be sufficient cause for the removal of the chief of police. The citizens of Seattle should demand this. The best retribution for such want of rectitude by the police is removal. We

10 o'clock on Saturday night, where Cayton was run into a cell with a hobo and all attempts of his attorneys and friends to see him were denied. Bail, which was fixed at \$500, was offered, with some of the best sureties in Seattle, and refused, cash bail being demanded by order of the chief, and some of the leading business men of the city, including the president of the First National bank, were compelled to peddle their checks around town in the early Sunday morning to raise the cash arbitrarily demanded by this misfit official.

To say that a wave of popular indignation swept over Seattle when the affair became public is drawing it mild, and we greatly mistake the Seattle spirit if it does not quickly return the chief to private life, from whence his emergence appears to have been a mistake. This case may serve to remind other officials elsewhere that the swell-head always results disastrously, and thus be the means of checking some incipient cases that are already discernable at a closer distance than Seattle.—Aberdeen Herald.

Last Saturday night H. R. Cayton, editor of The Seattle Republican, was arrested at a late hour on a warrant issued on complaint of Chief of Police Meredith. Cayton asked for time to see his wife or at least turn over his two-months-old baby which he was holding in his arms, but this request was refused and he was taken to jail in charge of two detectives in a patrol wagon. He asked to see his attorney, but was refused this privilege. Personal bail was refused, also the personal check of a reputable Seattle banker, and not until \$500 in cold cash was deposited with the chief did he allow Cayton his freedom.

It does not seem possible that such an abominable state of affairs as this could exist in Seattle, notwithstanding the awful reputation which she has gained abroad through the incompetency of her police force. Meredith is unfit for the place he occupies. It is a disgrace to a decent city to allow such a man to serve at the head of its police department. Every citizen's life and liberty is in peril with such a man at the head of the department of justice.

Mr. Cayton is a colored man, the editor of one of the brightest weeklies in the state. He is a good, law-abiding citizen, a gentleman of culture and refinement, but because of his color and because he dared to criticize Mer-

Figure 162. An article in the *Seattle Republican* regarding libel case with Chief of Police, Meredith.
([The Seattle Republican, Volume 7, Number 42, 5 April 1901](#))

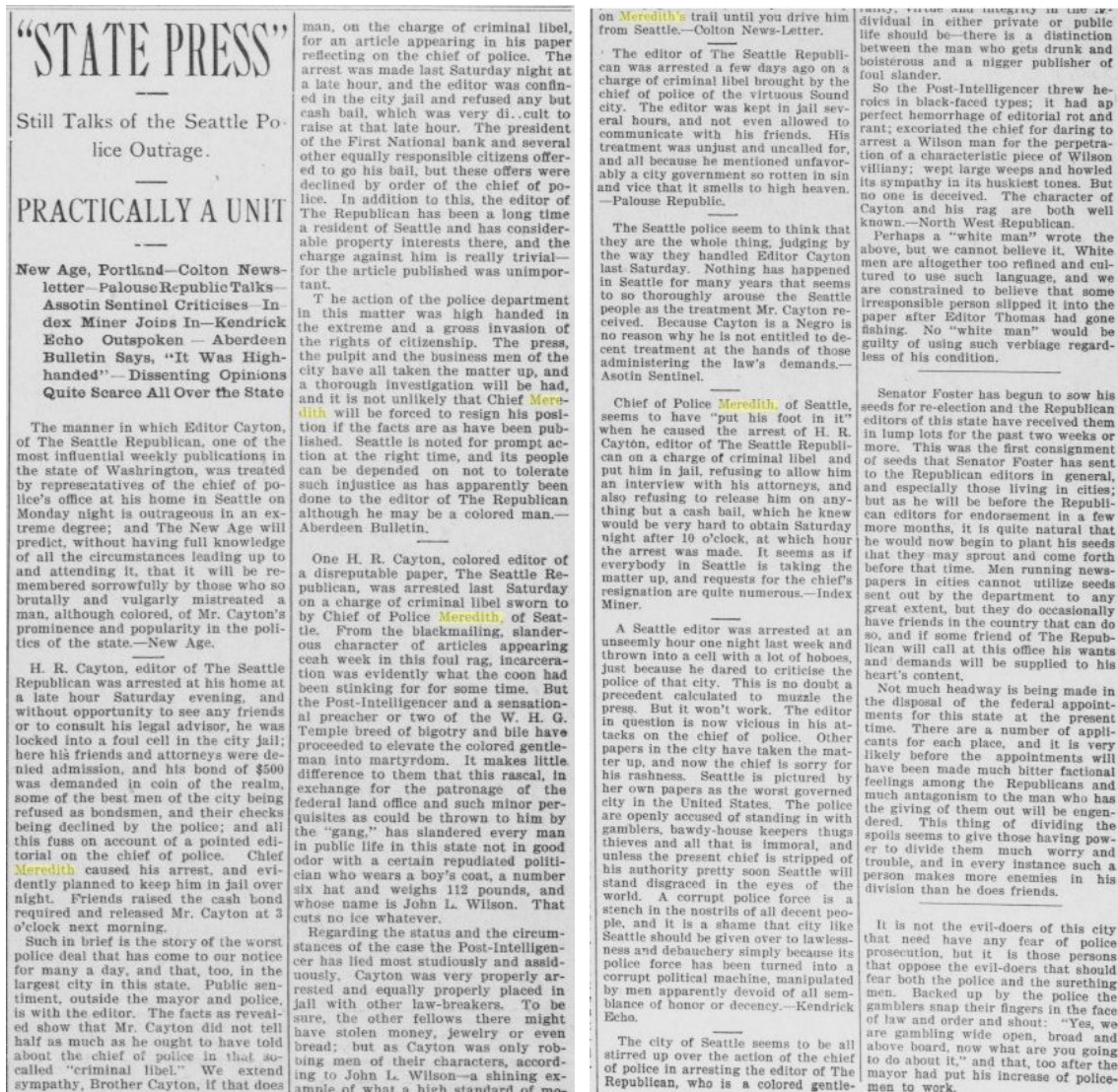


Figure 163. An article in the *Seattle Republican* regarding libel case with Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 43, 12 April 1901](#))

Seattle was set agog the first of the week by the arrest of H. R. Cayton, the editor of The Seattle Republican, a Negro paper, on the charge of criminal libel. Chief of Police Meredith was the complaining witness, and considerable comment was indulged in, especially by the P.-L., over the way the arrest was made. Cayton should have been arrested long ago. Any newspaper that will call every man it happens to take a dislike to a "grafter," a "scoundrel" or "thief," should be made to prove its statement or else receive the full penalty of the law. The Times thinks that Cayton got just what he deserved, and that the editor of Seattle's morning daily should receive similar treatment.—Island County Times.

Chief of Police Meredith, in the high-handed manner in which he proceeded to punish the editor of The Seattle Republican for alleged criminal libel, committed an outrage against civil rights and liberty that demands his prompt removal from office. The alleged offense was committed Friday, but no notice of it was taken until nearly midnight Saturday, when the editor was arrested and hustled off to jail, being arbitrarily refused bail. The manner in which the thing was done would indicate that the chief feared that there was no case against the editor, and was trying to get a little private revenge until the courts interfered. The whole transaction smacks of the days of the Bastille and lettres de cachet.—Fairhaven Herald.

Figure 164. An article in the *Seattle Republican* regarding libel case with Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 43, 12 April 1901](#))

It now transpires that Chief Meredith and Detective Wapenstein have conspired with the gambling and

saloon fraternity of this city to kill the recent ordinance passed by the city council to close up "side entrances" to saloons and to have all boxes and paraphernalia which are used for lounging in saloons, cleaned out. That's just what might be expected of both Meredith and Wapenstein. "To a man up a tree" it looks as though they were looking for something, that they have their mits out and that they do not intend to leave office without having heeled themselves, financially speaking, for all time to come. If they can succeed in defeating legislation passed by the city council which would stop the holdups and thugs, the saloon robbers and box highwaymen, there is no doubt but they will make all the money they want, even though they do not hold office but the two years which their lord and master,

Tom Humes, as mayor of this city, was elected to fill. The official efforts to defeat law and order in this city is certainly shameful, disgraceful; yea, damnable, and the citizens of this city should rise up in their power and tear them from their official chairs, rather than see public decency outraged as it is being done while they are at the head of public affairs. If our civilization does not hide its face in shame at such high-handed outrages then it falls away short of that ideal citizenship of which cultured and refined and religious citizens so often preach about. The saloons and their attending evils in this city are doing more to advertise it as the hellhole of the Northwest than everything else combined. The city is practically overrun with lewd and vicious women and their associates, and it will so remain until the citizens rise up in their might and drive them out of the city and rob them of all of their quasi-official protection.

Figure 165. An article in the *Seattle Republican* regarding libel case with Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 39, 15 March 1901](#))

Seattle was set agog the first of the week by the arrest of H. R. Cayton, the editor of The Seattle Republican, a Negro paper, on the charge of criminal libel. Chief of Police Meredith was the complaining witness, and considerable comment was indulged in, especially by the P.-I., over the way the arrest was made. Cayton should have been arrested long ago. Any newspaper that will call every man it happens to take a dislike to a "grafter," a "scoundrel" or "thief," should be made to prove its statement or else receive the full penalty of the law. The Times thinks that Cayton got just what he deserved, and that the editor of Seattle's morning daily should receive similar treatment.—Island County Times.

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Figure 166. An article in the *Seattle Republican* regarding libel case with Chief of Police, Meredith. ([The Seattle Republican, Volume 7, Number 52, 24 May 1901](#))

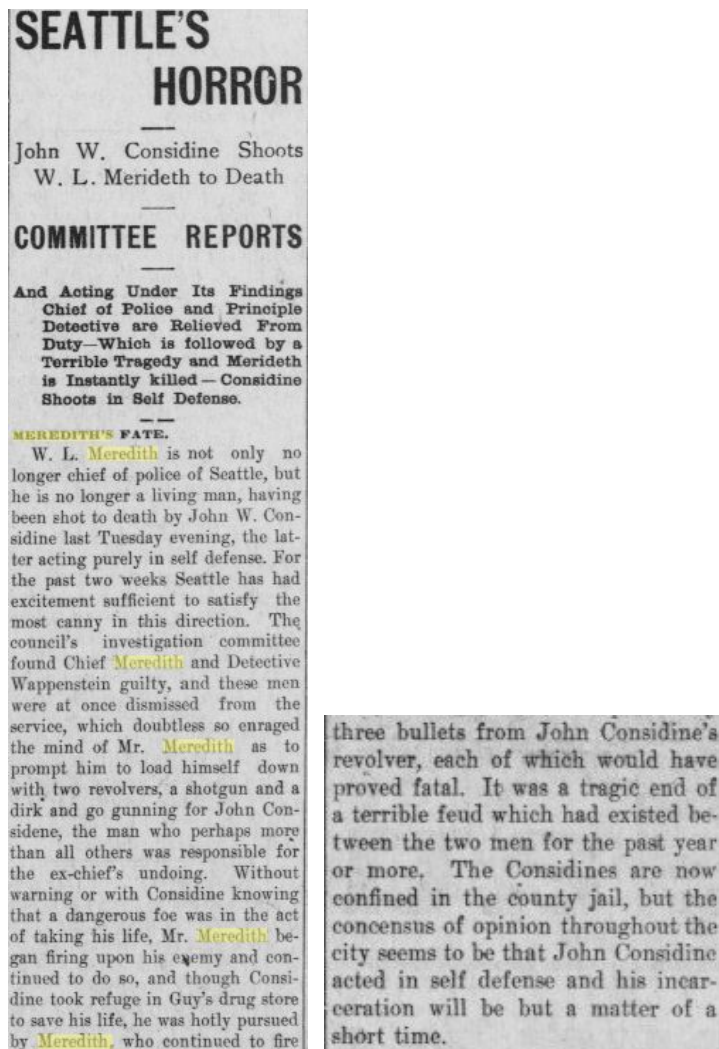


Figure 167. An article in the *Seattle Republican* about the death of Chief of Police, Meredith. ([The Seattle Republican, Volume 8, Number 5, 28 June 1901](#))

The awful tragedy that took place in this city last Tuesday evening which resulted in the instant death of W. L. Meredith, ex-chief of police and public official, is one that is deplored by every true Seattle man. Though Meredith was clearly the aggressor, and Considine killed him to save his own life, yet it is but human to pity the fate of the wife and two little children left behind, and the same might be said of Considine's wife and children, whose husband and father is now confined in a prison cell. The whole affair, however, is but another great black blotch on the present wide-open policy permitted to flourish in this city under municipal protection, which has opened the gates of Seattle to all manner of criminals if they will only pay the price to the city's exchequer for the privilege of operating. With three dangerous guns and a dirk secreted on his person, there seems to be no doubt but that on the day that Meredith met his fate he went out looking for trouble, and though it took him all day to find it he finally succeeded in locating it ere the close of the day, and got what he was looking for. He who sows to the wind will surely reap a whirlwind in the end, and this tells the tale of Meredith in a nutshell.

Figure 168. An article in the *Seattle Republican* about the death of Chief of Police, Meredith. ([The Seattle Republican, Volume 8, Number 5, 28 June 1901](#))

Sunday afternoon has been fixed as the time for holding the funeral rites over Mr. Meredith's body.

The father of the late W. L. Meredith telegraphed to bury his son in Seattle, for which he was a martyr.

James Hamilton Lewis has been retained by the Considines as one of the defending attorneys.

Wednesday, July 3rd next, has been fixed as the day for the Considines' preliminary hearing.

It is currently reported that one of the jurymen at the coroner's inquest was among the advocates the day before of lynching the Considines.

Chief Sullivan has suspended Officer Mefford for neglect of duty. It is charged that had he used due diligence he could have prevented the Meredith tragedy.

Street comment on the death of W. L. Meredith seems to be of the opinion that had not Meredith been under the influence of Wappenstein he would today have been a living man, and likewise chief of police.

The G. O. Guy Drug Company may have gotten quite an amount of free advertising out of the late tragedy, but in future they prefer to pay for what they get in preference to such free advertisements.

The widow of the late W. L. Meredith will receive an insurance endowment from the Woodmen of the World of \$3,000.

There will probably be not less than 100 witnesses who will testify in the Considine case in the superior court, and among that number will be Judge Griffin, an eye witness, Sheriff Cudihoe and his deputies.

Seattle's Meredith-Considine tragedy is the sequel of continuous open vice rather than a political fight. The moral element of this city had waged a relentless war on open vice and had about succeeded in calling a halt to its wild career, and this seems to be its dying stroke.

Such tragedies may be quite an advertising medium for Seattle, but she would prefer no more such advertisements.

We, the jury, find that the said William L. Meredith was murdered by John Considine, assisted by Tom Considine, by being struck on the head with a revolver, fracturing the skull in two places, and by being shot in the body three times by John Considine, each gunshot wound being sufficient to cause death of the said William L. Meredith, same taking place in Guy's drug store, Second avenue and Yesler way, June 25, 1901.

(Signed) F. J. BAYLY, Foreman,
A. J. HOLDEN,
C. L. BLEWETT,
A. A. WINDT,
T. J. GRIBBIN,
E. C. BELDING.

Figure 169. Article mentioning Chief Meredith in *Seattle Republican*.
([The Seattle Republican, Volume 8, Number 5, 28 June 1901](#))



Figure 170. Various examples of *Seattle Republican* articles noting social events at the Cayton family's house at 518 14th Avenue East.

([The Seattle Republican, Volume 8, Number 8, 19 July 1901: p. 1.](#)
[The Seattle Republican, Volume 9, Number 1, 30 May 1902: p. 4.](#)
[The Seattle Republican, Volume 9, Number 17, 26 September 1902: p. 4.](#))

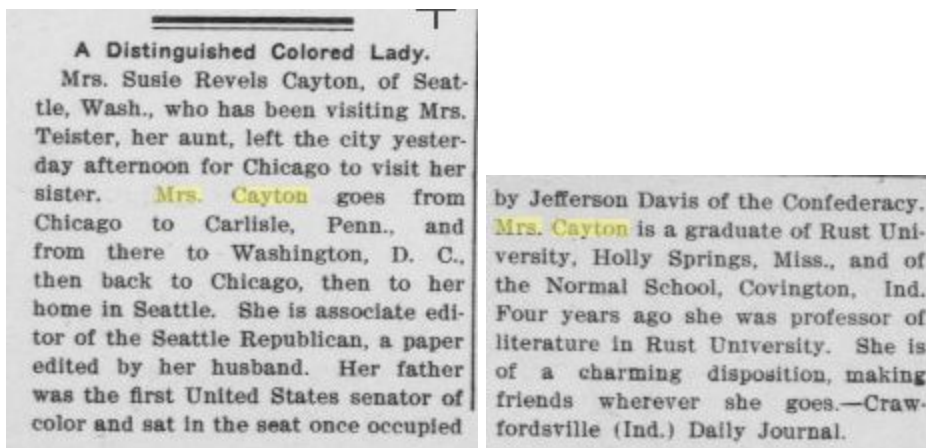


Figure 171. A *Seattle Republican* article noting Susie Cayton's background.

([The Seattle Republican, Volume 8, Number 46, 11 April 1902: p. 3.](#))

GIRL for general housework; no washing; no company; small family; good wages. Mrs. H. R. Cayton, 518 Fourteenth Avenue North.

Figure 172. An article advertising for a "girl for general housework" at the Cayton-Revels House.

([The Seattle Daily Times, December 07, 1902](#))

Mrs. Susie Revels Cayton bought a home on Capitol Hill and is well pleased with the same.

Figure 173. An article in the *Seattle Republican* noting Susie Cayton purchasing of a second property.

([The Seattle Republican, Volume 9, Number 33, 16 January 1903: p. 4.](#))

GOOD girl for general housework. small family. \$25 per month. 518 Fourteenth Avenue North. Main 103L

Figure 174. An article advertising for a “good girl for general housework” at the Cayton-Revels House. ([The Seattle Daily Times. May 2, 1903.](#))



Figure 175. The Cayton family on the front porch of 518 14th Ave East, ca 1904. Left to right are Emma (Susie’s niece), Susie holding baby Horace Jr., Horace standing above Madge (seated), and front row left is Ruth (blurred). (Hobbs, Richard S. “The Cayton Legacy: An African American Family.” Washington State University Press, 2002.)

Spokane Man in Seattle.

E. H. Holmes, the well-known Afro-American politician of Spokane, who is correspondent from that point of the Portland Advocate, speaks of his visit to Seattle and the Democratic convention at Bellingham as follows:

In Seattle I met the Rev. S. S. Freeman, R. J. Fletcher, Past Grand Master of Masons of the jurisdiction of California, and one of the best-posted Masons extant; J. E. Hawkins, the eminent jurist; H. R. Cayton, proprietor of the Seattle Republican, and the best all around newspaper man in the West, and a host of others.

I visited the homes of some of the prominent people in Seattle, and for elegance, comfort and luxury these homes are not surpassed in the United States. H. R. Cayton's home is a magnificent place, an air of refinement pervades the home and the appointments, decorations and furnishings are in excellent taste and show great good taste.

Mrs. Cayton and niece preside over this home, and soon put their visitor and friend at ease by their generous and kindly welcome. Ed. Hawkins' home, overlooking the smiling waters of Lake Union, is another domicile that it is good to visit. When I went out to see Ed he was clad in overalls, digging worms to fish with. Mr. and Mrs. Hawkins pretty soon assures to the friend and stranger to their home munificence, hospitality and cordiality that is sweet and wholesome. Their home bears the stamp of master hands and is pretty and inviting. A wide and spacious lawn festooned with flowers presents a beautiful aspect, and the cool breezes wafted in from the lake make this an ideal home.

Figure 176. An article in the *Seattle Republican* by a Seattle visitor describing the Cayton family's home on Capitol Hill.

([The Seattle Republican, Volume 11, Number 11, 19 August 1904: p. 5.](#))

Congratulations by the jugfulls are due James A. Moore, the well known promoter and financier, for on the very day he closed the deal transferring his 80 acre **Capitol Hill** tract to an Eastern purchaser for \$250,000, and realizing thereby over \$300,000 net profit for himself out of **Capitol Hill**, there came to his home a bright-eyed baby boy. Two such glorious events seldom ever come to one man the same day and therefore congratulations not only by the jugfulls, but by the barrels-full are in order for Seattle's prince of good fellows. This is said advisedly, for few men in Seattle do as much as Mr. Moore to forge Seattle to the front. Long live Jim Moore, Jr.

Figure 177. An article by Horace Cayton in the *Seattle Republican* congratulating his neighbor, the Capitol Hill founder James A. Moore.

([The Seattle Republican, Volume 11, Number 21, 28 October 1904: p. 5.](#))

PIONEER CLUB NOTES.
The Pioneer Club held its monthly meeting on the evening of February 5th at the residence of Mrs. J. E. Hawkins. A hopeful spirit pervaded the meeting and all who were present departed feeling that the club would in time fulfill the purposes for which it was organized.
Roll call was answered by quotations from Longfellow.
The club will give a Valentine party on the evening of the 14th at the residence of Mrs. Susie Revels Cayton, 518 14th Avenue W. The first part of the evening will be devoted to a short literary program.

Mr. and Mrs. J. T. Gayton celebrated the seventh anniversary of their wedding at the home of Mrs. Cayton Thanksgiving Day. A good old-fashioned American dinner was served by the hostess with the national bird fresh and fine just from the farm holding the center of the board.

Figure 178. Various examples of *Seattle Republican* articles noting social events at the Cayton family's house at 518 14th Avenue East.
([The Seattle Republican, Volume 12, Number 27, 1 December 1905: p. 8.](#)
[The Seattle Republican, Volume 13, Number 33, 8 February 1907](#))

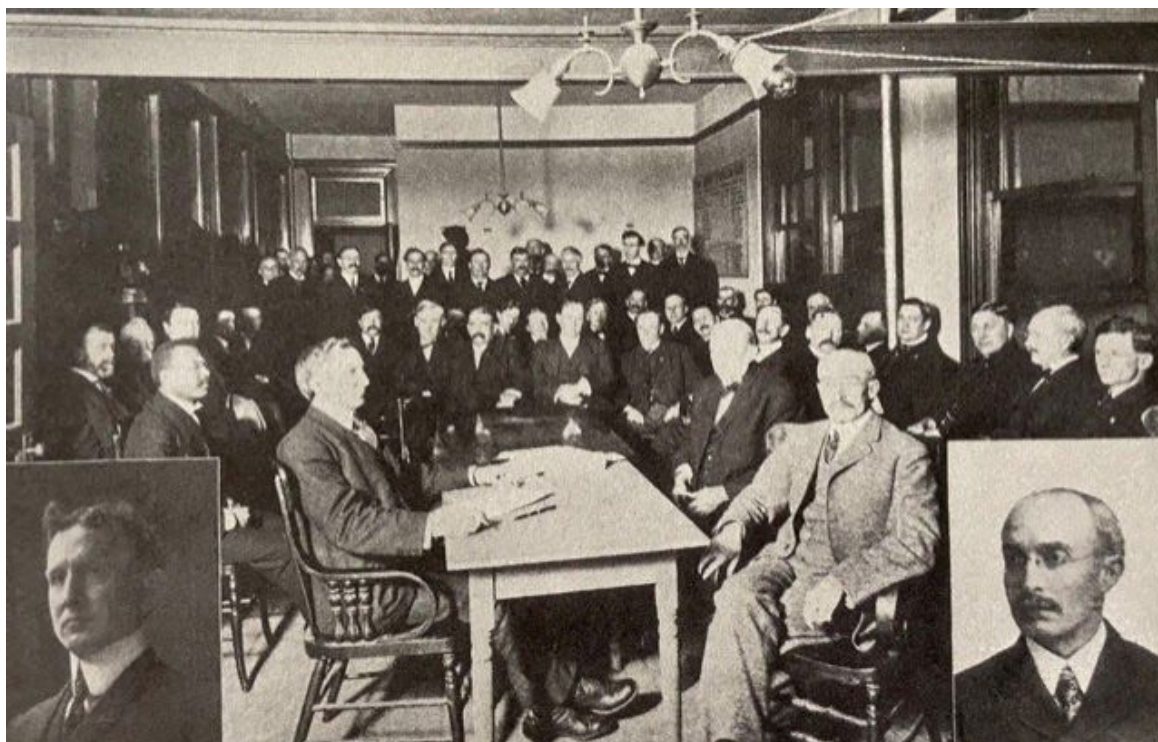


Figure 179. Republican State Central Committee, 1908. Horace Cayton sits behind and to the left of Ellis Debruler (the chairman) who sits at the table on the left. At the table on the right is J. Will Lysons (the secretary).

Mrs. Booker T. Washington, who undoubtedly is the leading woman of the land among Afro-Americans, owing to the fact that she is the wife of the distinguished educator, and secondly for the reason that she is a noble woman herself, who is doing in her own quiet way much good for the colored women of the country, spent the greater part of the week in Seattle attending the exposition. She was accompanied by her son, who is just budding into manhood. Both the papers and the citizens, white and black, paid her many courtesies while in the city.

Figure 181. An article in the *Seattle Republican* noting the visit of Mrs. Booker T. Washington. ([The Seattle Republican, Volume 16, Number 17, 17 September 1909](#))



Figure 182. Susie Sumner Revels Cayton circa 1909. (Hobbs, Richard S. "The Cayton Legacy: An African American Family." Washington State University Press, 2002.)



Figure 183. Horace Cayton circa 1910. (Mumford, Esther Hall. "Seattle's Black Victorians," p. 87)

Street	House No.	Visited No.	Family No.	Name	Relation	Sex	Race	Age	Marit. Status	Years Mar.	Children	Children	Birthplace	Father's Birthplace	Mother's Birthplace
2107	75	117		Cayton, Horace R.	Head	M	W	51	M	14			Mississippi	Kentucky	Mississippi
				Susie R.	Wife	F	W	40	M	14	6	4	Mississippi	North Carolina	Ohio
				Leonard, Marguerite	Step-daughter	F	W	17	S				Mississippi	Maryland	Mississippi
				Cayton, Ruth R.	Daughter	F	W	12	S				Washington	Mississippi	Mississippi
				Maggie R.	Daughter	F	W	9	S				Washington	Mississippi	Mississippi
				Horace R.	Son	M	W	7	S				Washington	Mississippi	Mississippi
				Hyan R.	Son	M	W	2	S				Washington	Mississippi	Mississippi
				Chaffell, Ada B.	Roomer	F	W	25	M	0	0	0	Wisconsin	Mississippi	Wisconsin
				Allen, Frank	Roomer	M	W	52	S				Tennessee	Tennessee	Tennessee

Figure 184. “1910 United States Federal Census for Horace Cayton.” Horace Sr. is 51 and lives in the Central District at this time. His father is listed as having been born in Kentucky, and Susie’s father is listed as being born in North Carolina. Susie’s niece, Marguerite Leonard is listed as living with them, along with two “roomers.” Horace Sr. lists his occupation as “publisher” and his industry “newspaper.”

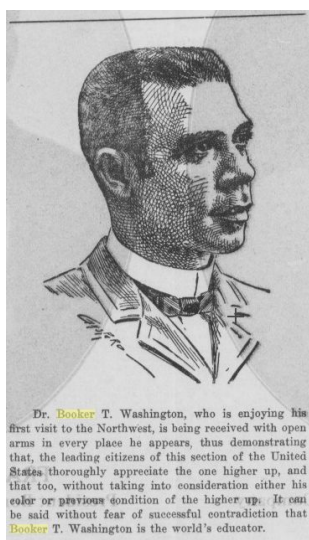


Figure 185. An article in the *Seattle Republican* noting the visit of Booker T. Washington. (*The Seattle Republican*, Volume 14, Number 50, 14 March 1913.)

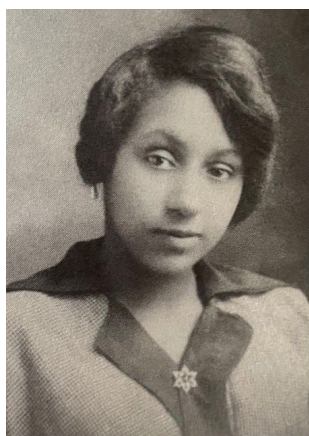


Figure 186. Ruth Cayton, age 18, in 1915. (*Hobbs, Richard. "The Cayton Legacy"*)



Figure 187. Madge Cayton, age 18, in 1919. (Hobbs, Richard. "The Cayton Legacy")

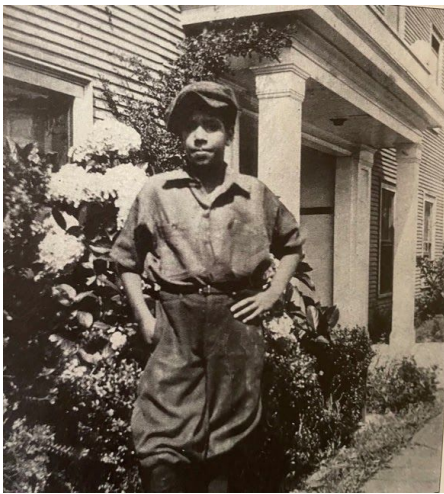


Figure 188. Revels Cayton around age 12 in front of the Laurel Apartments, 1919. (Hobbs, Richard. "The Cayton Legacy")

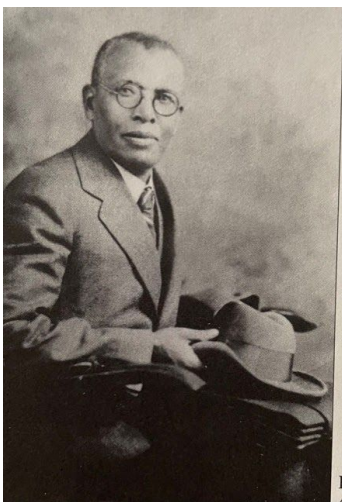


Figure 189. Horace Cayton circa 1920. (Hobbs, Richard. "The Cayton Legacy")

Form 124
 DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

State Washington Incorporated place Seattle City Enumeration District No. 17-174 Sheet No. 23 A
 County King Ward of city Block No. 4886 Supervisor's District No. 22
 Unincorporated place _____ Institution _____ Enumerated by me on April 15, 1930 Margaret Davidson, Enumerator

PLACE OF BIRTH	NAME	RELATION	HOME DATA	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH			MOTHER	MOTHER TONGUE OR MOTHER LANGUAGE OF FOREIGN BORN			CITIZENSHIP, ETC.	OCCUPATION AND INDUSTRY		EMPLOYMENT	REMARKS
						FATHER	MOTHER	OTHER		LANGUAGE	OTHER	OTHER		INDUSTRY	EMPLOYMENT		
278	John	Head	2000	71	High School	Kentucky	North Carolina	English	English	English	English	None	None	None	None	None	None
279	Susie	Wife	2000	60	High School	North Carolina	North Carolina	English	English	English	English	None	None	None	None	None	None
280	Horace Jr.	Son	2000	27	High School	Washington	Washington	English	English	English	English	Clerk	Sheriff's Office	None	None	None	None
281	Revels	Son	2000	22	High School	Washington	Washington	English	English	English	English	None	None	None	None	None	None
282	Madge	Daughter	2000	29	High School	Washington	Washington	English	English	English	English	None	None	None	None	None	None
283	Lillie	Daughter	2000	16	High School	Washington	Washington	English	English	English	English	None	None	None	None	None	None
284	Susan	Daughter	2000	11	High School	Washington	Washington	English	English	English	English	None	None	None	None	None	None
285	Robert	Son	2000	25	High School	Washington	Washington	English	English	English	English	None	None	None	None	None	None

Figure 190. “1930 United States Federal Census for Horace Cayton.” Horace Sr. is 71 and lives in the Central District at this time. Along with his wife Susie (60), they live with sons Horace Jr. (27) and Revels (22), daughters Madge (29), Lillie (16), and adopted daughter (Susie’s niece) Susan (11). His father is listed as having been born in Kentucky, and Susie’s father is listed as being born in North Carolina. Another 25 year old female relation is listed [illegible]. Note: Horace Jr.’s occupation is listed as a “Clerk” at the “Sheriff’s Office.”



Figure 191. Revels Cayton speaking to seamen on the S.S. America for the Maritime Federation of the Pacific, San Francisco, 1939. (Hobbs, Richard. “The Cayton Legacy”)

Growth of Seattle's Black Population, 1860–1990

Year	Black Population	Percentage Increase	Total Population	Black % of Population
1860	1	–	182	–
1870	13	1,200	1,107	1.2
1880	19	46	3,533	0.5
1890	286	1,405	42,837	0.7
1900	406	42	80,671	0.5
1910	2,296	466	237,194	1.0
1920	2,894	26	315,312	0.9
1930	3,303	14	365,583	0.9
1940	3,789	15	368,302	1.0
1945 (est.)	10,000	164	480,000	2.7
1950	15,666	21	467,591	3.4
1960	26,901	72	557,087	4.8
1970	37,868	41	530,831	7.1
1980	46,565	23	493,820	9.4
1990	51,948	12	516,259	10.0

Figure 192. Growth of Seattle's Black Population, 1860 - 1990. The Black population of Seattle is below 1% until 1940, only exceeding 5% of the population in the 1970s. There is a Black population surge between 1880 and 1890, between 1900 and 1910, and again between 1940 and 1945. (Taylor, Quintard. *"The Forging of a Black Community."* p. 244)

Black Homeownership Rates in Selected Cities, 1910–1940

	Percentage		
	1910	1930	1940
Los Angeles	36.1	33.6	29.7
SEATTLE	27.0	38.8	29.2
Minneapolis	18.6	25.7	25.2
Detroit	17.2	15.0	17.1
Cleveland	10.9	8.3	10.5
San Francisco	16.3	13.6	9.2
Chicago	6.4	10.5	7.4
Milwaukee	5.1	5.5	5.6
New York	2.4	5.6	4.1

Figure 193. Black Homeownership Rates in Selected Cities, 1910-1940. Seattle consistently ranks as the first or second city in America with the highest Black home ownership.. (Taylor, Quintard. *"The Forging of a Black Community."* p. 244)

Unemployment Rates in Selected Cities, 1940

	White	Black	Asian
Milwaukee	11.8	29.7	16.1
SEATTLE	10.5	24.3	15.3
Minneapolis	11.6	23.1	12.6
Chicago	10.6	19.3	7.0
New York	15.0	19.1	11.6
Cleveland	12.1	18.4	10.4
Los Angeles	11.6	18.1	6.9
Detroit	10.1	16.9	8.5
San Francisco	10.1	15.5	12.9

Figure 194. Unemployment Rates in Selected Cities, 1940. The difference in the unemployment rate between whites and Blacks in Seattle is consistently one of the highest in America. (Taylor, Quintard. *"The Forging of a Black Community."* p. 244)



Figure 195. Lillie Cayton circa 1942. (Hobbs, Richard. *"The Cayton Legacy"*)



Figure 196. Horace Cayton, Jr. (center) with Langston Hughes (left) and Arna Bontemps (right) at Parkway Community House in Chicago, Illinois. May 20, 1947. (Hobbs, Richard. *"The Cayton Legacy"*)

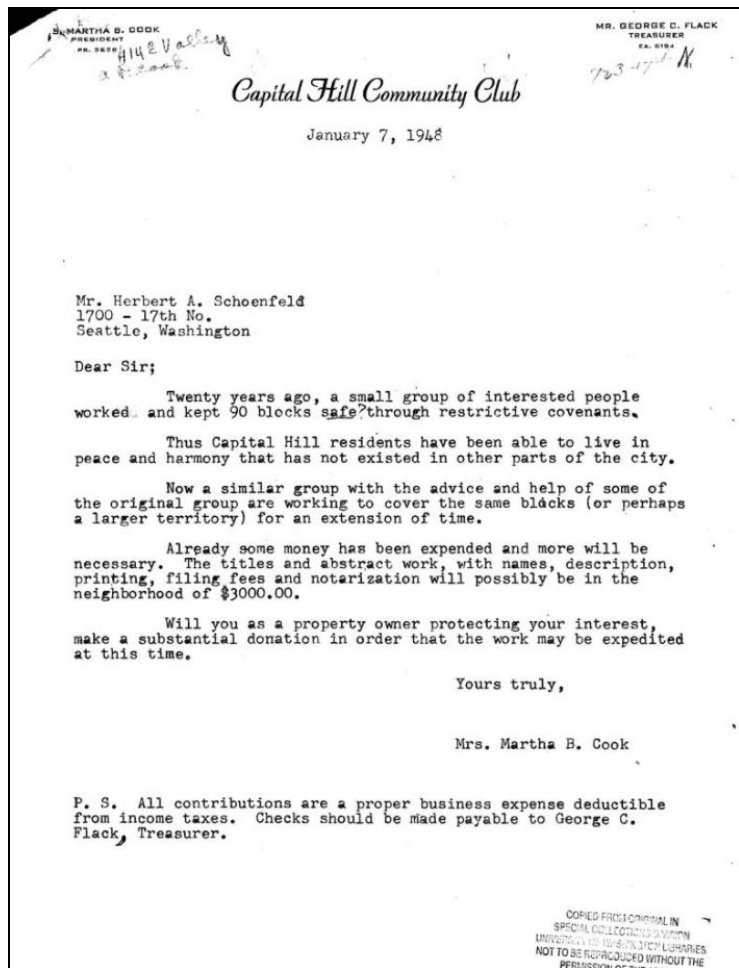


Figure 197. A letter sent to Capitol Hill homeowners from the Capitol Hill Community Club in 1948, seeking to extend racial restrictive covenants. (Taylor, Quintard. "The Forging of a Black Community.")



Figure 198. Susan Cayton Woodson circa 1949. (Hobbs, Richard. "The Cayton Legacy")



Figure 199. [Portrait of Horace Cayton, Jr.](#), 1949 by Alice Neel (January 28, 1900 – October 13, 1984).



Figure 200. Susan Woodson--Horace and Susie Cayton's granddaughter who they raised as their own after their daughter, Ruth Cayton (Susan's mother) passed away--is pictured here in 2010 with a mantle clock given to her great-grandfather Hiram Revels by former president of the Confederacy Jefferson Davis. This clock originally occupied the mantle of the Cayton-Revels House in Capitol Hill. (nwitimes.com "[DuSable to Obama.](#)" June 6, 2010.)



Figure 201. Photograph 1 of Harold Woodson Jr. (son of Susan Woodson, who was the daughter of Ruth Cayton, the Cayton's eldest daughter) visiting 518 14th Avenue to spread his mother's ashes after she passed in 2013.



Figure 202. Photograph 2 of Harold Woodson Jr. (son of Susan Woodson, who was the daughter of Ruth Cayton, the Cayton's eldest daughter) visiting 518 14th Avenue to spread his mother's ashes after she passed in 2013.



Figure 203. Photograph 1 of Harold Woodson Jr. spreading his mother Susan Woodson's ashes at 518 14th Avenue East after she passed in 2013 (Susan was Ruth Cayton's daughter, and Ruth was Horace and Susie's eldest daughter).



Figure 204. Photograph 2 of Harold Woodson Jr. spreading his mother Susan Woodson's ashes at 518 14th Avenue East after she passed in 2013 (Susan was Ruth Cayton's daughter, and Ruth was Horace and Susie's eldest daughter).



Figure 205. Grave at Lake View Cemetery for the Cayton's first son, "Infant Cayton," and 3-year old nephew "Leonard Jamison." (Photograph taken on MLK Day in 2021 by Taha Ebrahimi)



Figure 206. "Infant Cayton" grave at Lake View Cemetery in foreground. At the bend in the road on the right side, within eyesight, is where the Confederate Monument once stood before it was toppled in 2020. (Photograph taken on MLK Day in 2021 by Taha Ebrahimi)