

University District Historic Survey Report

**Prepared by Caroline Tobin and Sarah Sadt
Cultural Resource Consultants**

For Seattle Department of Neighborhoods, Historic Preservation Program
and University District Arts & Heritage Committee

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Project Background and Goals

In 2001, the Historic Preservation Office in the Department of Neighborhoods began a city-wide historical survey project with a special budget allocation. This survey effort is the first comprehensive city-sponsored survey of historical resources throughout Seattle since 1979. The initial survey projects included a survey of neighborhood commercial buildings, a survey of early residential buildings (built prior to 1910), and a prototype neighborhood survey. University District residents, including the University District Arts & Heritage Committee, indicated an interest in having the prototype survey take place in the University District, and this report documents the process and results of the University District Gems Historical Survey.

The University District was selected as the prototype neighborhood survey for several reasons. The University Community Urban Center Plan recommends conservation of the area's historic resources and other elements that add to the community's sense of history and unique character. In particular, the plan recommended the identification and designation of key historic landmarks and architectural resources. There are many older buildings in the University District that were not documented in the 1979 survey, and many of the buildings are located on sites that are zoned for higher density and more intensive development. There was a considerable amount of volunteer interest in undertaking such a project, and the University District Arts & Heritage Committee was willing to provide oversight for the project and applied for a Neighborhood Matching Fund grant to supplement the Department of Neighborhoods allocation for the historical survey.

The survey was funded by a combination of the Department of Neighborhoods allocation for the historical survey and a Neighborhood Matching Fund grant, which was awarded in the fall of 2001. More than 20 volunteers participated in the project, and their role will be described in more detail below. In December 2001, the University District Arts & Heritage Committee selected cultural resources consultants Caroline Tobin and Sarah Sodt to work on the survey project.

The purpose of the University District Gems project was to document significant historical and architectural resources in the University District that were at least 40 years old. The plan was to document more than 500 buildings in a field survey and to prepare inventory forms for 100 significant buildings. A secondary purpose was to enhance community awareness of the importance of the District's heritage and its historic resources. This helps to build a constituency for historic preservation among area residents and business owners.

The University District survey will provide a basis for nominating and evaluating new potential landmarks in the area. City staff will use the survey information as part of environmental review during permit processing when proposed projects affect older buildings in the area.

Information gathered during the survey can also be used to augment neighborhood planning and design review activities and for future neighborhood projects such as publications, walking tours, or an oral history project.

Description of Survey Area

The University District is one of Seattle's most populous and important neighborhoods, located north of Lake Union and Portage Bay and immediately east of Interstate 5. The District is the home to the State of Washington's largest and most prestigious university with over 50,000 students, faculty, and staff. The University District is Seattle's largest commercial district outside downtown, including a major urban center with two urban villages. The District is a major residential area with about 35,000 permanent residents, and includes concentrations of older homes in the University Park area, University Heights, and a mix of older single-family houses and apartments with newer apartment buildings in Brooklyn, the oldest area of the district.

The boundaries of the survey area (see Figure 1) are Interstate 5 on the west, Ravenna Boulevard and Ravenna Park on the north, 15th Avenue NE along the University of Washington Campus and 25th Avenue NE north of campus on the east, and Lake Union, Portage Bay and the campus on the south. The university campus was excluded from the survey area because of university ownership, and it deserves a separate survey of its own. Both the water on the south and the Interstate to the west provide logical boundaries for the survey area. On the east, 25th Avenue NE is a major transportation corridor and a past planning boundary. To the north, Ravenna Park separates the University neighborhoods from the Ravenna area, and Ravenna Boulevard is also a major transportation corridor and dividing line between neighborhoods.

The survey area's development has been shaped by a variety of forces, which are described in more detail in the historic context statement. The key factor in the district's growth was the University of Washington's move to the area in 1895, and the university gives the district its name. By 1910, the commercial area was established, with its heart at the intersection of today's University Way NE and NE 45th Street, and virtually the entire residential area was platted.

The survey area includes several previously designated landmarks:

- University Heights School, 5031 University Way NE (Bebb & Mendel, 1902-1906)
- Blessed Sacrament Church, 5041 9th Ave NE (Beezer Brothers, 1909-1925)
- University Unitarian Church, 4555 16th Ave NE (Ellsworth Storey, 1915)
- University Methodist-Episcopal Church, NE 42nd & Brooklyn Ave NE (1906-1907)
- Cowen Park Bridge, 15th Ave NE
- 20th Ave NE Bridge, 20th Ave NE (Ravenna Park)
- University Branch Library, 5009 Roosevelt Way NE (Somerville & Coté, 1910).

In addition, some historic properties in the area were previously included in a cultural resources survey conducted by Courtois & Associates for the Central Puget Sound Regional Transit Authority as part of the planning for the Sound Transit project:

- College Inn (National Register), 4000 University Way NE (Graham & Myers, 1909)
- Meany Hotel, 4507 Brooklyn Ave NE (Robert Reamer, 1931)
- University State Bank Building, 4500 University Way NE (George Hughes, 1912)
- Annie Russell House, 5721 8th Ave NE (1904)
- Homer Russell House, 5803 8th Ave NE (1906)
- University Christian Church, 4731 15th Ave NE (Clare Moffitt, 1927)
- University Friends Meetinghouse, 4001 9th Ave NE (Perry Johanson, 1962)
- Jensen Motor Boat Company, 1417 NE Boat Street (1927).

Two of these properties, the College Inn and the University Branch Library (Carnegie Libraries multiple resource nomination), are listed in the National Register of Historic Places.

The properties previously designated Seattle Landmarks were not included in the University Gems historical resources survey. Since inventory forms were prepared for the properties included in the Sound Transit study, these properties were included in the field survey but not the University District inventory. However, the properties included in the Sound Transit study are addressed in the recommendations section of this report.

Project Methodology and Survey Process

The overall approach to the project was based on the prior professional experience of the project staff and the Seattle Historic Preservation Officer, with guidance from *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, the Draft Manual to Guide Development of Neighborhood Surveys (also prepared by Caroline Tobin and Sarah Sodt), and the Washington State Office of Archaeology and Historic Preservation's (OAHP) instructions for "Completing the Historic Property Inventory Form."

The University District Arts & Heritage Committee met monthly during the course of the project, from November 2001 through June 2002. A steering committee including Patty Whisler, Karen Ko from the University Neighborhood Service Center, Susan Coleman, Michael Delury, and Irene Holroyd also met with the consultants and Historic Preservation Office staff at key points during the process. The consultant met regularly with the Seattle Historic Preservation Officer to review progress on the project.

The project methodology and survey process were divided into four basic phases of work as summarized below:

I. Context Statement Development and Neighborhood Mobilization

This phase involved researching the history of the University District and preparing the historic context statement. It also involved neighborhood outreach efforts to identify community volunteers and build awareness of the survey project. The survey area boundaries were selected, and the decision was made to exclude University of Washington-owned properties. The decision to review properties 40 years and older (built in 1962 or earlier) was made at the beginning of the city-wide survey project. The City of Seattle Public Utilities GIS staff produced a set of maps for the entire city showing properties built by decade from pre-1900 buildings to those built in 1962. The four University District maps were combined to serve as a basis for the field survey.

Past inventory forms from the Seattle 1979 survey and the Sound Transit survey were collected, as were maps, and publications regarding the University District's history. One of the most useful resources was *UniverCity: The City Within a City*, by Roy Nielsen, which is a good neighborhood history that focuses on the commercial district. In developing the historic context statement, the consultants used library, archival collections and record sources including the University of Washington Libraries (Manuscripts, Special Collections and University Archives and the Architecture and Urban Planning Library), the HistoryLink Web site, the Puget Sound Regional Archives, Seattle Public Library, and Seattle Department of Neighborhoods Historic Preservation files. The consultants conducted a preliminary windshield survey of the area.

The initial meetings of the University District Arts & Heritage Committee addressed the area's history, recommendations for architectural guidebooks and other resources for doing the field survey, and planning for the field training. Preparation for the field training included the development of a field survey form, instructions, a packet of information on architectural styles and details, and criteria for including buildings in the survey. The packet also included the draft historic context statement.

II. Field Survey

In January 2002, two meetings were held to provide training to neighborhood volunteers. The first was an evening meeting and provided a general introduction to the survey project, including slide presentations that included an overview of the University District's historical development, an introduction to residential architectural styles, and illustrations of integrity and alteration issues. The second training session, held on a Saturday, included work in the field with cultural resources consultants, looking at architectural styles and changes to buildings and integrity issues. This session provided the volunteers with hands-on experience using the field survey forms. Field assignments and maps were distributed to volunteers at this session. Cultural resources consultant Mimi Sheridan provided valuable volunteer assistance at both of these training sessions.

In addition to the University of Washington campus, other properties excluded from the field survey were city-owned buildings, which had already been inventoried, designated Seattle Landmarks, public schools (covered in a previous Historic Seattle survey), parks,

and libraries. The emphasis was on buildings and included commercial buildings, apartments and duplexes, fraternity and sorority houses, a few churches, and many single-family houses. The consultants conducted the field survey for most commercial buildings, many of which were initially included in the city-wide field survey of neighborhood commercial properties in 2001. The vast majority of buildings reviewed by neighborhood volunteers were single-family houses. The volunteers and consultants looked at about 2,000 buildings in the University District. Field survey forms and photographs were completed for more than 600 buildings, including several groups of buildings, such as the Park Home Circle area (commonly known as Candy Cane Lane), and three groups of cottages along Ravenna Avenue and the NE 52nd Street stairway.

In addition to the 40-year age restriction, the criteria for properties to be included in the field survey included integrity and architectural style. A list of acceptable and unacceptable changes was provided to volunteers. Examples of acceptable changes included minor changes to windows but not cladding, or cladding changes without new windows. Minor changes such as door replacements, new roofs, or skylights were all generally considered acceptable. In most cases, new garages were acceptable. Generally, field survey forms were prepared for properties that were good examples of an architectural style even when there were some integrity issues. If a property had known historical or cultural significance, it was included in the field survey, although this was difficult to assess in the field. Older buildings were documented when some integrity issues were observed, because there few buildings constructed before or around 1900 in the study area.

Volunteers worked on the field survey during January and February, the wettest and coldest months of the year. One advantage of this timing was that properties could be observed and photographed when the leaves were not on the trees.

A third training session was held for volunteers in February 2002 to provide guidance on historical research tasks. Greg Lange from the Puget Sound Regional Archives gave a very informative presentation on historical property research. In February and March 2002, volunteers participated in three field trips: the Seattle DCLU Microfilm Library, Puget Sound Regional Archives in Bellevue, and the University of Washington Libraries (Manuscripts, Special Collections and University Archives).

II. Inventory Development

Following the completion of the field survey, the consultants met with the Seattle Historic Preservation Program staff and the University District Arts & Heritage Committee to narrow the 600 inventoried properties to a list of 100 significant properties for the inventory. The basic criteria for inclusion in the inventory were

- High or medium integrity
- Architectural style including outstanding and representative examples and design quality
- Known historical or cultural significance.

Other factors in determining properties for the inventory were

- Geographical representation (including Brooklyn, University Park, Roosevelt area, University Heights, and the northwest portion of the district near University Village)
- Inclusion of some early buildings (pre-1906)
- Inclusion of some modern buildings (1940s-1962)
- Representative building types (commercial, apartments, single family, and fraternities and sororities).

A decision was made to exclude churches from the initial inventory list; however, based on community comments, some churches were added to a second list of 25 properties.

For each property in the inventory, the consultants entered data into the computerized Historic Property Inventory Forms in the Microsoft Access database. These are the standard forms that are used by the OAHP. The computerized survey/inventory database was developed for the Georgetown survey project in 1997.

Volunteers assisted the consultants with directory research, newspaper and periodical research, building permit review, and archival research. This included the Assessor's Property Record Cards (starting in 1937), Seattle building permits and plans, Polk Directories, key publications including the *Interlaken*, *University Herald*, and University of Washington directories and yearbooks, Sanborn and Baist fire insurance maps, and other archival insurance and real estate maps.

IV. Inventory and Report Preparation and Products

The inventory forms for the 100 specific historic resources were entered into the Microsoft Access Inventory database. The inventory forms included biographic, resource specific, and contextual information to relate the individual properties to the physical development of the District. The Seattle Historic Preservation Program authorized the completion of 25 additional inventory forms for a total of 126 inventoried properties for the project.

The historic context statement is included in this report. The survey report was developed during this phase and contains a summary of survey results, an analysis of the properties inventoried, and a section on recommendations. A map of all the properties included in the inventory is included in this report (Figure 3) as are more detailed maps by quadrant (Figures 5, 6, and 7) with all inventory sites identified and numbered. The inventory forms from the project will be available on the City of Seattle Web site. All backup materials, including field forms, photographs, and research materials will be available at the Department of Neighborhoods, Historic Preservation Program office.

This activity took place from May – August 2002. The timeline for the project was extended to provide time to complete the 25 additional inventory properties.

Historic Context Statement

Overview – Themes

The original development of the Brooklyn area was similar to other neighborhoods north of Lake Union and was somewhat later than Fremont, Latona, or Ballard. The key factor in the district's evolution is the University of Washington's move to the area in 1895. Another significant stimulus to the growth of the area was the Alaska-Yukon-Pacific (AYP) Exposition, which took place on the University of Washington Campus in 1909. The commercial area was established and virtually the entire residential area was platted by 1910.

Several plans have shaped the district, starting with the Olmsted Parks Plan in 1903 and the subsequent Olmsted Plan for the University of Washington prior to the AYP Exposition. Other campus planning efforts have also had a significant impact on the commercial and residential development of the district. Starting in the late 1960s, neighborhood planning projects and proposals to revitalize the commercial area have also affected the area.

Transportation changes have also played a substantial role in the physical development of the district, starting with the coming of the Seattle, Lake Shore & Eastern railroad in the 1880s and the early trolley line along Columbus Avenue (now University Way). The construction of the Lake Washington Ship Canal, the University and Montlake bridges, and much later the development of Interstate 5 and other freeways have had profound effects on the area as well.

The two primary periods of growth in the University District were in 1895-1914 following the University's move to the area and from 1915-1929, which was a boom period for Seattle as a whole and when the development of the University commercial district and apartments came into its heyday.

The history of the University District is divided into six eras:

- (1) Pioneer development (to 1895)
- (2) Establishment of the University and the AYP Exposition (1895-1914)
- (3) Commercial Heyday (1915-1929)
- (4) Depression and War Years (1930-1945)
- (5) Post-War Years (1946-1964)
- (6) Recent Development (1965-present).

I. Pioneer Development (to 1895)

The area we know as the University District was once thickly forested, with a small meadow north of Lake Union near where the north end of the Freeway Bridge is today. The topography of the area was similar to the present, with a gentle slope to the

southwest and a steeper slope that ran north south through the future university campus (east of where 20th Avenue NE is today). No extensive regrading has been done in the University District. There were several small streams in the area, and Lake Washington and Lake Union were separated by a narrow isthmus, where the Montlake Cut was eventually dug for the Ship Canal. Before the construction of the Ship Canal, Lake Washington was nearly nine feet higher than it is today.

The first inhabitants of the area were the Duwamish Indians, who lived in winter villages in the Seattle area. The Native Americans had trails through the areas that connected the village sites with waterways and burned areas. One of the burned areas was north of today's Ravenna neighborhood. These areas were cleared by fire for hunting purposes and to promote good berry crops. Blackberries, salmonberries, and root crops were plentiful, and the Indians hunted wolves, cougar, bear, deer and elk in the area. One Indian trail found by early surveyors of the area extended from Portage Bay to Lake Washington and connected two native encampments, one on Portage Bay near the foot of Brooklyn Ave and one on Union Bay. No remnants of the Native American use of the area are extant in the University District today.

The first Euro-American settlement of the Seattle area took place in 1851, with the landing of the Denny party, led by Arthur A. Denny, at Alki on November 13, 1851. Seattle's early development was concentrated in the Pioneer Square area and in the future downtown, immediately to the north. The federal government surveyed the University District area in 1855. The University District includes portions of sections 8, 9, 16, and 17 of Township 25 North, Range 4 East. At the time of the survey, the area was part of the Oregon Territory, and the Oregon Territory's Organic Act reserved sections 16 and 36 of every township for public schools. The fact that section 16 was reserved for schools was instrumental in this section becoming the future location of the University (Crowley and Dorpat, p.2).

The first Euro-American settlers to homestead in the University commercial area were Christian and Harriet Brownfield. In 1867, they filed a claim for 174 acres that extended from today's NE 45th Street south to Portage Bay, from the approximate location of Interstate 5 to 15th Avenue NE. They obtained the title to "Pioneer Farm" in 1873. Other early property owners in the area were Morton Hunter (1870), Thomas Emerson (1882), Edgar Bryan (1883), and Pope and Talbot (1866), who owned tracts of 80 acres each, north of where NE 45th Street is today.

The first stimulus to growth in the area is associated with the transportation of coal from mines at Newcastle and Renton. Coal was moved across Lake Washington and via the Montlake portage route from 1872 to 1878. This was a cumbersome process, involving shipment by barge to the Montlake portage, then transferring the coal to a steamer in Portage Bay, which took the coal to south Lake Union. From there, the coal was moved by rail to the Pike Street coal bunkers, where it was loaded onto ships.

The Lake Washington Improvement Company, which held the rights to canal construction, opened a shallow draught waterway between Lake Union and Lake

Washington in 1885-1886. This canal was suitable for floating logs and canoes. In 1886, Seattle citizens organized the Seattle, Lake Shore and Eastern Railroad, which was intended to serve Seattle from the north and connect with the areas east of Lake Washington. The railroad line was completed from Fremont to Union Bay on Lake Washington in early 1887. In 1889 William W. Beck and his wife Louise purchased a large tract of land adjacent to the railroad line and platted the Ravenna area and portions of the University District.

With the completion of the railroad to the area and plans for a ship canal, the future University District suddenly became attractive to development. The Brownfield property was sold and replatted in 1883 as the Lake Side Homes addition and later by E.M. Carr as the Kensington Addition. Carr sold the land to James A. Moore for \$100,000 in September 1890, who subsequently replatted it as the Brooklyn Addition (see Figure 2).

James A. Moore is the key figure in the development of Brooklyn, the name Moore coined for the University District. James A. Moore (1861-1929) was a Seattle real estate developer from Syracuse, New York. Moore developed the Capitol Hill neighborhood and the Latona area, immediately west of today's University District. Moore filed the Latona Addition in October of 1889, which extended from Lake Union to today's 42nd Avenue North and from First Avenue to Fifth Avenue NE. Because it was platted earlier, the Latona area developed before Brooklyn, and the Latona School opened in 1891.

On December 29, 1890, Moore filed the plat of the Brooklyn Addition which covered approximately 100 acres. He named the area "Brooklyn" because the location was across the water from the main city of Seattle, similar to Brooklyn's relationship to New York's Manhattan. Moore oriented the major streets north-south, and this established the basic pattern in the area. All of Moore's street names have been changed, and Brooklyn is the only name that remains, although it is used for a different street. Tremont Avenue is now 15th, Columbus Avenue is University Way, and Broadway, which was intended to be the main street, is now Brooklyn. Brooklyn is now 12th Avenue NE, and Summit Avenue became 10th Ave NE and is now Roosevelt Way. The east-west street names have also changed to numbered streets. Franklin Street is now NE 45th Street.

In 1891, Brooklyn was annexed to the city of Seattle. This annexation also included Fremont, Wallingford and Green Lake and only added about 2,500 people to the city's population (then about 40,000) although it doubled Seattle's geographical extent.

At about the same time, David Denny's Rainier Power and Railway Company brought the first electric trolley line to the University District. David Denny built the Latona Bridge in 1891 to provide a connection for his streetcar service to Brooklyn. The streetcar ran north along Eastlake Avenue and crossed the Latona Bridge and stopped at Brooklyn Avenue. In 1892 David Denny extended the line north to Franklin (now 45th Street) along Columbus (today's University Way) rather than along Broadway (now Brooklyn) as Moore would have preferred. This action insured that that Columbus would become the district's primary commercial street.

The biggest stimulus to growth was the decision to move the University of Washington from downtown to its present site. In February 1891, the Washington State Legislature voted to relocate the university to Section 16, or Interlaken (as the site was then called). Representative E.S. Meany, who later became the university's first history professor, introduced the bill and was the key proponent of the Interlaken site.

The national economic crash of 1893 substantially slowed growth in Brooklyn and in the city as a whole. David Denny's trolley line went into receivership and was reorganized in 1895. On McKee's 1894 road map of Seattle, only a few buildings are shown in the area, and Brooklyn is not listed by name. Although few buildings from the pioneer era remain in the University District, the street pattern was established during this time, and the route of the railroad line still exists as the Burke-Gilman Trail.

II. Establishment of the University and the AYP Exposition (1895-1914)

The period from 1895 to 1914 assured the importance of the neighborhood that soon became known as University District. In the fall of 1895 the University of Washington moved to its present campus with an enrollment of 310 students. The University Store - Brooklyn opened at 42nd and Columbus the same year, and the streetcar stop at 42nd and Brooklyn soon became known as University Station. (This is the location of the La Paz Building today.) By 1900, university enrollment was 614 students, and the 1900 Census counted over 400 people in the Brooklyn Addition.

At this time the character of the district was still very rural, and the area contained small farms, dairies, and woods until the early 1900s. Dean Padelford recalled Brooklyn in 1901 as an area of wooden sidewalks, many unpaved streets, cottage houses and a cluster of stores with a young population, mostly in their 20s and 30s. (Crowley and Dorpat, pp. 15-16).

The platting of the area continued during the 1890s, with the University Heights Addition extending along both sides of Columbus (the commercial core) to NE 55th Street in 1899. The peak of the subdividing of the area took place between 1900 and 1910, including the 20-block University Park Addition north of campus in 1906, which became the most affluent and exclusive residential area in the District. Virtually the entire University District was platted by 1910.

The construction of the University Heights Grammar School on a site purchased from James Moore was important to the early growth of the area. Designed by architects Bebb & Mendel, the school was built in three phases between 1902 and 1906 and opened in the fall of 1903. This Mission Revival-influenced building has been a dominant feature of the neighborhood ever since.

Around the turn of the century, the development of the business district began in earnest. The University Commercial Club was established in 1901 to promote business development. The University Station became the official post office in the area in 1902; the area had formerly been served by the Latona post office. Most streets and sidewalks

in the commercial area were graded in 1903-1904. By 1906, the University State Bank was established. The first commercial hub was at NE 42nd Street, and it later moved north to 45th Street. The University Heights Addition helped set the stage for the expansion of the business district to the north.

The University Branch Library was founded in 1906. The Carnegie library structure that still stands today was designed by architects Somervell and Coté and built in 1910 on the site of a former cranberry bog.

The district's early newspapers included the *Vicinity of University*, published from 1904-1909, the *Interlaken* from 1907 to 1911, *North End News* from 1913 to 1918, and the *University Herald*, which started in 1917 and is still published today.

The first parks in the area were also established at this time and included in the 1903 and 1908 Olmsted Brothers park plans for Seattle. These plans included Cowen and Ravenna parks and Ravenna and University boulevards. The Olmsteds recommended that a parkway extend from the University north to the south side of Ravenna Park, where many tall trees remained, and from there to Green Lake. Charles Cowen, a local entrepreneur, donated the land for Cowen Park in 1905. The city acquired Ravenna Park by condemnation from W.W. Beck in 1911. Beck had operated the park as a private concern since the 1880s. The University Parkway (now 17th Avenue NE) is noteworthy since it provided a formal entry to the north end of the university campus.

The Alaska-Yukon-Pacific Exposition was held on the University of Washington campus in 1909. Professor Edmond Meany played an instrumental role in bringing the fair to the campus. The AYP was essentially Seattle's first world's fair. At the turn of the century, the City Beautiful movement was in full swing. Starting with the Columbian Exposition in Chicago in 1893, cities held a series of major exhibitions to attract attention to their communities and assert their dominance in their respective regions. The AYP celebrated Seattle's connection with Alaska and the Yukon, which had been reinforced by the Klondike Gold Rush in 1897. John Olmsted prepared the plans for the event, which covered the south part of the campus and included the Rainier Vista axis as its central focus. Architects Howard & Galloway designed the main buildings, some of which remained for the University's use. The campus grew from three to 20 buildings during this time. Architecture Hall is the only extant building from the 1909 fair.

Many hotels and commercial structures were built to serve visitors to the fair. In 1907, A.F. Nichols built the first concrete building in the district, on 14th Avenue NE (University Way) near 42nd Street. It featured a brick front and retains its basic character today. One of the most significant structures from this time is the College Inn, built in 1909 by developer Charles Cowen. This Tudor-style building was designed by the architectural firm of Graham & Myers. (The small hotel later housed the Pleasant Hour Theatre and subsequently housing and food services for university students.) Angus P. Malloy came to Seattle from Florida for the fair and stayed after the AYP. In 1910, he built a three-story mixed-use structure with a brick façade on the southeast corner of NE 45th Street and University Way. At the same intersection, the University State Bank

building was designed and built by George Hughes in 1912. This terra cotta-clad Classical Revival style building is still used as a bank. These buildings comprised of a small commercial hub at the intersection of NE 45th Street and University Way.

Charles Cowen was active in the beautification efforts to clean up the district for the fair. Shortly before the fair, the city graded and paved today's University Way and 15th and Brooklyn avenues from the lake to NE 50th Street. Concrete sidewalks were also added. The extension of additional streetcar lines stimulated speculation and housing development north of NE 45th Street. These included a trolley line to Ravenna Park developed by W.W. Beck, and the 1907 extension of a line along NE 45th Street from 14th Avenue NE (University Way) to Meridian Avenue in Wallingford. A footbridge at 15th Avenue NE crossed Ravenna Creek and the ravine, providing a pedestrian connection to the University streetcar line. Charles Cowen opened the New Home Theatre at 5510 14th Avenue NE (University Way) in 1911.

Several churches date from this period. The Seventh Day Adventist Chapel at 4550 11th Avenue NE was one of the earliest and provided a home for many other congregations. The University Methodist-Episcopal Church at 4142 Brooklyn Avenue NE, built in 1906-1907, is one of few wood-frame church structures in the area. It has now been converted to commercial uses. The prominent Blessed Sacrament Church was constructed between 1909 and 1925. The English Gothic Revival style church was designed by Beezer Brothers architects. The University Unitarian Church, built in 1915, was designed by respected Seattle architect Ellsworth Storey and reflects an English "country-gothic" style.

University enrollment more than doubled in the five years between 1905 and 1910, and reached 2,200 students by 1910. The University District had come into its own by 1910 and had become a city within a city and contained the most substantial commercial buildings outside of downtown.

The first fraternities and sororities were built on University Way north of NE 45th Street. Phi Delta Theta was the first fraternity on University Way, and by 1906 there were five fraternities and sororities in the area. After 1910, the Greeks began to move to the University Park neighborhood north of campus. By 1914, eighteen of the fraternities and sororities were located on University Boulevard (now 17th Avenue NE) or 18th Avenue NE, and only one was on University Way.

The University District and other areas north of Lake Union became attractive residential districts during the decade following the AYP, and the area was fully platted and ready for development by 1910. According to a description of the houses in the University Park neighborhood in *The Interlaken* in 1908,

it is only a matter of a short time until the district will rank with Capitol and Queen Anne Hills as far as residences are concerned. One noticeable and pleasing thing about the buildings is that in most cases a definite style of architecture has been followed with the result that the very original eyesores

found in most every community are lacking. (*The Interlaken*, January 4, 1908, p.1)

The styles described in the article include English, Colonial, Dutch, and “Modern.” Today we would call these styles Tudor Revival, Colonial Revival (with Dutch Colonial as a subtype), and possibly American Foursquare or Craftsman. Many of these houses were pattern book designs by architects such as Victor W. Voorhees and Fred Fehren and developer Jud Yoho. One distinctive feature of the University Park area is the very narrow lots. The Moore Investment Company apparently wanted to maximize its profits by creating small lots, and fairly substantial houses were built on relatively small lots (mostly under 4,500 square feet). Other areas of the University District, such as Petit’s University Addition, Day’s Acre Gardens (platted earlier), and A.B. Graham’s University Addition, included areas of more modest bungalows and American Foursquare houses.

Quite a few commercial structures, particularly along University Way, and a substantial number of houses in the University District date from the period between 1895 and 1914. During this time the street layout of the area was completed and the basic lot pattern established; however, the most expansive period of the area’s commercial growth was still to come.

III. Commercial Heyday (1915-1929)

The construction of the Lake Washington Ship Canal between 1911 and 1917 stimulated growth in the University District. The old Latona Bridge was remodeled in 1916 before the ship canal opened and served until a new Eastlake bridge was built. This bridge opened in July 1919 to much fanfare as the University Bridge. The new bridge firmly established 10th Avenue NE (now Roosevelt Way) as the major north-south arterial. Professor Edmond Meany’s home originally faced 10th Avenue NE, and in 1920, because the street had become a major thoroughfare to the bridge, he turned the house around so that it faced 9th Avenue NE.

The Montlake Bridge opened several years later in 1925 and reflects a Gothic style intended to complement the Collegiate Gothic style buildings on campus. It was designed by Carl Gould with A.H. Albertson, Edgar Blair, and Harlan Thomas as advisors.

Such major events as World War I and the national flu epidemic in 1918 did not have a visible effect on the physical development of the University District.

At the time of the completion of the University Bridge, the University Commercial Club sponsored a contest to rename 14th Avenue. The winning entry of “University Way” was submitted by club member Arthur Quigley, and the new designation became official in May 1919.

During the 1920s, there was a major construction boom in Seattle as a whole, and the University District flourished as well. By this time the structures built for the AYP had deteriorated, and a new campus plan had been prepared by Seattle architect Carl F. Gould in 1915, which called for the Collegiate Gothic style for all new construction on the campus. In April 1920, university president Henry Suzzallo recommended to the University Commercial Club that new buildings in the commercial district also be in the Tudor Gothic or Collegiate Gothic style to reinforce the identity of the district. During the 1920s, all new buildings on campus were constructed according to the 1915 Regents Plan and included such major structures as the stadium (1920), Suzzallo Library (Carl F. Gould, 1926), Henry Gallery (1927), and Edmundson Pavilion (1928).

In the commercial district at least 20 apartment buildings were erected during the 1920s, including several in the Collegiate Gothic style. Two examples of this style are the adjoining seven-story Commodore (1925) and eight-story Duchess (1927) apartments on 15th Avenue NE at NE 40th Street, both designed by Earl Roberts. The substantial seven-story Wilsonian Apartment Hotel, designed by architect Frank Fowler and built in 1922, included a restaurant and ballroom. The Wilsonian, similar to many other structures in the district, has brick facing and simpler ornamentation than the Collegiate Gothic decoration urged by President Suzzallo. Apartment living was a way of life for both faculty and students in the University District from the beginning.

Another prominent building with distinctive gargoyles was designed by architect Earl Roberts, the Washington Manor Apartments at NE 43rd Street and Brooklyn Avenue, which opened in 1926. Angus Malloy renamed it the Malloy Manor Apartment Hotel after he purchased the building in 1929 (it is now University Manor). Angus Malloy also built the Malloy Apartments (also designed by Earl Roberts) at 4337 15th Avenue NE in 1928. The Park Vista Apartments, on the north side of Ravenna Boulevard adjacent to Cowen Park, also date from 1928. The Park Vista was designed by Seattle architect John Creutzer. The height and scale of these apartment buildings is unmatched in Seattle except in areas close to downtown, such as First Hill. The University District was Seattle's most important commercial area outside of downtown, even though the most exclusive single family residential areas were on Capitol and Queen Anne hills and in Mt. Baker and other neighborhoods along Lake Washington.

Most of the apartment buildings of this period are ornamented boxes of varying plans with brick exteriors. The El Monterey designed and developed by Everett J. Beardsley, stands out because of its Mediterranean/Spanish Revival style and details.

Other apartment buildings of the 1920s, mostly the brick boxes noted above, include the following: Adelaide (1920); Smart (1924); Davison (1925); Kincaid (now W. Jones, 1925); Cavalier (1926); Evelyn (1927); Levere (1927); Culp (1928); Varsity (1928); Collegiana (1929); and Carol and Roberta (1929). (Nielsen, p. 162)

In keeping with times, two movie theaters opened in the University District during the 1920s: the Neptune Theatre (1921), designed by architect Henderson Ryan, and the Egyptian Theater (1925), built by T.F. Murphy, which is no longer extant. Ryan was

known for his ramp design that allowed people to walk up to the balcony without going up steps. The interior of the Neptune Theatre centered on an undersea theme and was designed by Charles Wisenborn and Carl R. Berg.

The commercial district boomed during the 1920s. Wallin and Nordstrom opened their first branch store on University Way in 1924. Bartell Drugs opened a store in the Malloy Building in 1926. The University Book Store moved from the campus to 4326 University Way in 1925. Many new commercial structures were built, including the University Legion Post Building (1925), College Center Building (1927), and the Gelb (1927) and Lambert (1924) buildings. Most of the commercial buildings constructed during this time were brick- or terra cotta-faced vernacular structures, with prominent storefronts and simple cornices.

Automobile use mushroomed during the 1920s, and many auto-oriented businesses grew up along 10th Avenue NE (Roosevelt Way). One example is the Eldridge Buick automobile showroom, designed by architects Schack, Young & Myers and completed in 1926. The showroom, which has been considerably altered, still reflects some elements of the Spanish Colonial Revival style with its twisted terra cotta columns. The Maxwell Building on University Way at NE 56th Street, designed by E.C. Rising, is an example of an early automobile garage.

The 1928 opening of the Sears Roebuck store on Roosevelt Way to the north provided some competition to University District businesses, but the J.C. Penney department store opened on University Way later that year and provided a boost to the local businesses.

The eight-story Brooklyn Building, designed by architect Howard H. Riley and constructed in 1929, was the district's first tall office building and one of the last commercial buildings built before the Depression. It was demolished in about 1970 to make way for the Safeco Tower.

Transportation improvements during this time included a streetcar and pedestrian trestle over Cowen Park built in 1925 and a streetcar loop between Montlake, the University District, and Wallingford added in 1928.

Many new schools were built in the 1920s to serve the burgeoning population in the north end of Seattle, including the University District. These included Roosevelt High School (1922) north of the University District and John Marshall Junior High School (1927), on Ravenna Boulevard between the University District and Green Lake. With the completion of the Marshall School, the seventh and eighth grades moved from University Heights to the new school.

Several churches were constructed in the district during the 1920s, including the University Baptist Church in 1925, University Lutheran in 1927, University Methodist in 1927, with John Graham Sr. as architect, and University Christian Church in 1928. The prominent Blessed Sacrament Church, started in 1909, was completed in 1925.

The majority of the fraternities and sororities north of campus date from the 1920s and the early 1930s. Most of these houses were architect-designed; the designers included many prominent local architects, such as Ellsworth Storey, Bebb and Gould, Lionel Pries, William J. Bain, Sr., J. Lister Holmes, and Arthur Loveless. The fraternities and sororities were concentrated in the area from Campus Boulevard (17th Avenue NE) to 20th Avenue NE. This area became known as Greek Row. While the early houses often had been built of wood, by the 1920s most were brick-faced edifices. The buildings included Sigma Nu (1916) by Ellsworth Storey, Zeta Psi (1927) and Zeta Tau Alpha (1929) by Arthur Loveless, Sigma Kappa (1930) by Joseph Skoog, Chi Psi (1926-27) by Stuart & Wheatley, Phi Gamma Delta (1928-29) by Mellor & Meigs with J. Lister Holmes, Theta Chi (1932) by Walter Lund, Delta Chi (1922) and Psi Upsilon (1924) by Bebb and Gould, and Pi Beta Phi (1932-1935) by William J. Bain, Sr. By 1941, there were 41 houses in Greek Row, many in the Collegiate Gothic style with some in a Georgian Revival-influenced design.

The construction of single-family homes in the district continued throughout the 1920s. Most of the development was concentrated in three areas: (1) the area north of NE 50th Street and west of Roosevelt Way (the plats of A.B. Graham's University Addition and Day's Acre Gardens); (2) the Park Home Circle north of Ravenna Boulevard and east of 20th Avenue NE, and (3) the University Park neighborhood. Craftsman bungalows and Tudor Revival style houses were popular during this period. By this time, the University Park neighborhood had become the place for faculty families, and this trend continued until about 1950.

Several people important in the history of Seattle and the University of Washington lived in the University District. Bertha Landes, University District resident, was elected mayor in 1926. She was the first woman mayor of a major city and Seattle's only woman mayor. Bertha and Henry Landes built a large American Foursquare house on the site of the Meany Hotel in about 1899. Henry Landes was a geology professor, who served as dean of the College of Arts and Sciences and as acting president of the University of Washington for a time. The Landes home was razed or moved in 1919 for the construction of the New University Garage, which was later replaced by the Meany Hotel. The Landes family lived in the Wilsonian Apartments during the 1920s and 1930s. Historian Edmond Meany, who played such an instrumental role in the University of Washington's move to its current campus, has already been mentioned. Other key University faculty members lived in the area, including English professor and dean Frederick Padelford, rhetoric professor Vernon Parrington, philosophy professor William Savery, and law school dean John Condon.

By the end of the 1920s, the University District was fully developed as a major commercial district, with many large apartment buildings and a vibrant commercial core. The single-family residential neighborhoods, north of NE 50th Street and in the University Park area immediately north of campus, were almost entirely built out by 1930.

IV. The Depression and War Years (1930-1945)

During the Depression and World War II, the physical character of the University District changed relatively little. The most major changes were the construction of the Edmond Meany Hotel in 1930-1931 and a number of public works improvements associated with the Public Works Administration (PWA) and the Works Progress Administration (WPA).

Before the stock market crash in October 1929, plans were underway for a major tourist hotel in the district. Two sites had been under consideration, one on the southeast corner of University Way and NE 43rd Street (which later became the post office), and one on Brooklyn Avenue NE and NE 45th Street. The two groups joined forces and formed the University Community Hotel Corporation. Because of the Depression, the hotel was financed by private stock subscriptions. Robert C. Reamer, a Seattle architect with a national reputation as a hotel designer, was selected to prepare the design. Reamer is best known for his distinctive Yellowstone Park inns. The Art Deco style Meany Hotel was the first continuously poured slip-formed concrete structure in the Northwest. Plans for a hotel garage to the north never materialized.

The arts and theater flourished in the University District during the 1930s despite the Depression. The Playhouse Theater was originally built in 1930 for a private Seattle repertory theater, directed by Burton and Florence James. It was designed by Seattle architect Arthur Loveless. The Penthouse Theater, by architect Carl Gould and designers John Ashby Conway and Glenn Hughes, opened on campus in 1940 and was home to Hughes' Penthouse Players. The Varsity Movie Theater opened in the Meister Building on University Way in 1940.

During the 1930s, the Christ Episcopal Church remodeled their building at Brooklyn Avenue NE and NE 47th Street and gave their parish hall to the Northeast YMCA for use as a gymnasium. The old hall was moved to the current site of the YMCA at 12th Avenue NE and NE 50th Street. The General Insurance Company, predecessor to Safeco, purchased the Brooklyn Building in 1936 and became the largest employer in the University District.

Under relief efforts of the Public Works Administration, many public improvements were made in the University District during the 1930s. These included the widening and addition of streetlights to University Way north of NE 50th Street and improvements to the University Bridge. The original timber approaches to the bridge were replaced by a wider concrete structure in 1933. A new concrete bridge for automobiles and pedestrians was built across Cowen Park in 1937. The viaduct connecting NE 45th Street with Montlake Boulevard was completed in 1939. In 1940, trackless trolleys (buses) replaced the veteran streetcars on University Way. The construction of the first floating bridge across Lake Washington via Mercer Island in 1938-1940 raised concerns among University District merchants but did not have much of an effect on the area.

A new permanent home for the post office, designed by architect Gilbert Stanley Underwood, was constructed in 1937. This Moderne style building features WPA murals in the original lobby, which has been closed to the public since an unfortunate 1982 renovation.

The single-family residential neighborhoods in the area changed very little between 1930 and 1945. A few new apartments were built during this time, including the Canterbury Court on Brooklyn Avenue NE. Bungalow court-type apartments were a fairly common building type in Seattle in the late 1920s and 1930s.

World War II had a profound effect on people's lives but had little impact on the built environment in the University District. In 1943, a community Victory Garden opened on six acres east of 25th Avenue Northeast and north of NE 45th Street. This later became the site of University Village.

V. Post-War Years (1946-1964)

Following World War II, the University District experienced another population increase. This was primarily stimulated by the increased enrollment at the University of Washington associated with "G.I. Bill" college loans for war veterans. Enrollment increased from a low of 5,200 during the war to 14,600 by 1950 and over 18,000 in 1960. This resulted in a great demand for inexpensive housing near the university. There was pressure to convert single-family houses to boarding houses and to develop dormitories and apartment buildings. During this period, the University expanded beyond its original campus, especially in the area along Portage Bay and Lake Union to the south and southwest of the main campus. This had major effects on the light industrial and commercial district along the waterfront and on the early residential and commercial neighborhood south of NE 45th Street and west of University Way.

In 1947, a new state law enabled the university to acquire property by condemnation. A revised campus plan in 1948 recommended acquisition of the Northlake area, south from 41st Street to Portage Bay and west from 15th Avenue NE to the University Bridge. The South University District Improvement Club formed to oppose university expansion. One key element of the expansion was the long-time proposal for a new campus parkway. Campus Parkway, dedicated in 1950 and completed in 1953, provided a ceremonial route to the university that does not live up to President Suzzallo's original vision of a grand gateway. Two high-rise dormitories, Terry Hall (1953) and Lander Hall (1957), were constructed along the parkway to house the burgeoning student population. The University Hospital was dedicated in 1959. (Another major hospital, Children's Orthopedic Hospital, opened on Sand Point Way in 1953 to the east of the district.)

By the late 1940s, automobile traffic had begun to have an adverse effect on the University District. The combination of the proliferation of cars and the area's growing population nearly brought traffic to a standstill. The first parking meters were installed in the late 1940s to discourage on-street parking by students and employees. The

University District Parking Association (UDPA) opened its first lot in 1946 and offered merchant-validated parking. Later the UDPA developed a parking lot behind the old Egyptian Theater, and the theater was remodeled into a chain drugstore and pedestrian arcade in 1958. The University Book Store's parking lot opened in 1960 on the site of University of Washington president Thomas Kane's former residence, known unflatteringly as "Cockroach Manor" before its demolition.

The introduction of shopping centers posed a major threat to the vitality of the University District. Northgate Shopping Center, one of the first shopping centers in the U.S., opened in 1950 and provided competition to district businesses. During this time, the north Seattle area experienced phenomenal residential growth, and the rest of Seattle's north end neighborhoods were annexed to the city in the late 1940s and early 1950s. The opening of nearby University Village in 1956 had a much more direct impact than Northgate on the University District's commercial core.

Along University Way, Martin & Eckmann's men's clothing store moved to a new building on the southwest corner of NE 45th Street and University Way in 1949. (This building later housed Nordstrom's and subsequently Pier One.) In 1953 J.C. Penney constructed a new building at 4518 University Way. (This building was transformed into a shopping arcade and most recently housed Wizards of the Coast.) University of Washington architecture professor Victor Steinbrueck proposed converting the Ave into a pedestrian shopping mall in 1953, but no action was taken on the proposal.

Despite the competition from shopping centers, the University business district was thriving in 1960. In 1962 the first "modern" office building, the University District Office Building, was constructed. The University Commercial Club was renamed the University District Chamber of Commerce in 1963.

The demolition and grading for the new Interstate 5 freeway began in the area in 1958. By 1963, the freeway was open from Mercer Street to NE 75th Street, and the highway between downtown Seattle and Everett was completed in 1965. Interstate 5 cut off the University District from the Latona and Wallingford neighborhoods to the west. The freeway also resulted in major east-west traffic congestion on NE 45th and NE 50th streets. At about the same time, the construction of Highway 520 and the Evergreen Point floating bridge in the early 1960s provided direct access between north Seattle and Bellevue. Also proposed in the 1960s, the R.H. Thomson Expressway would have provided a route parallel to I-5 close to Lake Washington. The proposed alignment ran north-south on the eastern side of the University District, near 25th Avenue NE. This would have had a substantial impact on the district and other residential communities south of the canal. The R.H. Thomson proposal was defeated by the voters in 1972.

The University expansion of the South Campus began in earnest as part of the federally funded Northlake Urban Renewal Project in 1960 and was not completed until 1970. It included 42.8 acres from Roosevelt Way to 15th Avenue NE and NE 40th Street to NE Northlake Way/Boat Street. The City of Seattle acquired the property with federal funds and deeded it to the university. It eventually became part of a new 60-acre west

campus. The University also purchased apartment buildings along 15th Avenue NE, including the Commodore and Duchess apartments in 1960-61 and the Caledonian Apartments in 1966 (which was later demolished).

Similar to the areas around many campuses across the country, the University District became a mecca for bohemian gathering places and coffee houses. These included the Pamir House (established in 1959) and Café Encore. The Blue Moon Tavern on NE 45th Street, which had been started in 1934, and the Red Robin, at the south end of the University Bridge, were popular drinking and gathering places. For many years, University commercial interests had sought a change in the dry zone around the campus. Initially, there was a two-mile dry area, and after Prohibition was repealed, it was changed to a one-mile area in 1934. The ban on alcoholic beverages in the area was a problem for business at University District restaurants and the Meany Hotel. University District attorney Cal McCune successfully blocked a plans to convert the Meany Hotel into a retirement home. He assembled a group of merchants to purchase the hotel in 1965. The ban on alcohol around campus was finally lifted in 1967.

The major changes to the University District in the post World War II years included the expansion of the University campus, which continues today, the construction of Interstate 5 and 520, which had major traffic impacts on the district and cut off the neighborhoods to the west, and increasing strip commercial development along Roosevelt Way. Most of the new apartment development has occurred since 1960.

VI. Recent Development (1965-present)

Because the survey includes properties built in 1962 or earlier, development of the last 40 years is not covered in detail in this context statement. Highlights of recent decades are presented to complete the overall history of the University District.

The 1960s were a decade of turmoil for the district, primarily because of the social unrest of the time, which was most intense on college campuses. A substantial counterculture group associated with the opposition to the Vietnam War, hippies, and other alternative movements was centered in Seattle's University District. The first campus teach-in on the Vietnam War took place in 1965. The conflicts between students and U District merchants reached a head during the rioting of August 1969 when windows were broken in local businesses. Many UW students participated in the Freeway March of May 1970 following the killing of four students at Kent State University. The first University sidewalk street fair took place in May of 1970 and was organized to help unite a troubled community.

The University continued its phenomenal growth during the 1970s, and enrollment reached a high in 1979 of 37,549 students.

Major construction projects in the area included the Sheraton Motor Inn in 1966, on NE 45th Street just west of I-5, and the Safeco Building in 1973. Many new apartment buildings were constructed, starting in the 1960s and 1970s. Two high-rise apartments

were built for low-income elderly residents, University West at 4526 7th Avenue NE in 1971 and University House at 12th Avenue NE and NE 47th in 1972. New apartments and professional offices were built in the area near University Village, including the Northwest style Blakely Building, designed by Paul Kirk.

Starting in the mid-1960s, a considerable amount of planning has taken place in the University District. The first University District neighborhood plan was adopted in 1969. It included a proposed parkway north of NE 50th Street to connect to the proposed R.H. Thomson Expressway in the vicinity of 25th Avenue NE. In 1970 much of the University Park neighborhood north of campus was upzoned to allow apartments. There was a loss of neighborhood feeling in the district due to the increased density of the area.

The University District Community Council was organized in 1970 primarily to oppose apartment development in the area. In 1974, the community requested downzones of 19 areas within the district, 11 residential areas and 8 commercial zones. Finally in 1977, three residential areas were downzoned (including part of the University Park area), but no commercial zoning was changed.

The proposed citywide rapid transit system was turned down by Seattle voters in 1970. The Richardson Associates was hired to lead a design team for the University District in the same year. University professor Victor Steinbrueck revived his pedestrian mall concept for University Way in 1971. However, due to business opposition, primarily from absentee landlords, the mall plan was never implemented.

In 1998, as part of a resurgence of neighborhood planning activity following the adoption of a new citywide comprehensive plan, a four-year planning effort culminated in the adoption of the University Community Urban Center Plan.

The University District, similar to other Seattle neighborhoods, experienced a decline in the number of families living in the area. In 1989, the University Heights Elementary School was closed. The loss of the University District's local elementary school was a substantial blow to the neighborhood. In recent years, the old school building has served as a community center, and during the summer and fall, the popular University District Farmers Market is held in the parking lot on Saturdays.

A major asset to the community, the Burke-Gilman Trail was opened during the 1970s on the route of the old Seattle, Lake Shore & Eastern Railroad. The trail provides a major pedestrian and bicycle connection between the university campus and neighborhoods to the northeast and the west.

The commercial district on University Way has suffered in recent years, with turnover in businesses, empty storefronts, and a sizeable number of young transients in the area. The presence of street people and an increase in drug traffic and violence on University Way have affected the neighborhood profoundly. The upscale revitalization of University Village has attracted businesses away from University Way. Despite changes to street level storefronts, a significant group of older commercial vernacular buildings

remains on University Way. In 2002, two important activities are underway: the Ave street project, which involves the reconstruction of the street and sidewalks and other streetscape improvements, and a related façade improvement grant program.

Today the University District includes about 35,000 permanent residents in addition to 50,000 University students, faculty, and staff. The district's residential areas include a substantial stock of early 20th century homes, although conversions to multiplexes and rooming houses threaten the integrity of these structures. The area's mix of housing types and the diverse residential population are intrinsic aspects of the University District's character.

Despite considerable changes to the district, much of its building stock from 1900-1930 remains in the commercial area, apartment areas, and the single family neighborhoods. The district has some properties that are eligible for Seattle landmark designation; however, it is the concentration of older, relatively intact buildings that is important rather than the individual buildings. Five areas stand out for the number and quality of older buildings: (1) the Brooklyn area south of NE 45th Street, which includes some of the oldest buildings in the district and many substantial brick apartment buildings; (2) the University Park neighborhood extending north the Ravenna Park, with a fine collection of older buildings centered on an Olmsted Boulevard, 17th Avenue NE; (3) University Way for its many older commercial buildings, with the NE 45th Street intersection at its heart; (4) the University Heights area north of the school, which includes a representative collection of the single family styles found in the area as a whole; and (5) Greek Row, the collection of fraternity and sorority buildings located between 17th Avenue NE and 22nd Avenue NE and south of NE 50th Street.

Survey Results/Inventory Analysis

The inventory identified 126 properties of historical or architectural interest in the University District (Figure 3). Of these properties, only one dates from the era of pioneer development (to 1895). This is a house (now multiplex), the Noble T. and Elizabeth Jolliffe House, at 4106 12th Avenue NE, built in 1891. The majority of the historic properties included in the inventory date from two periods: the establishment of the University and the AYP Exposition (1895-1914) – 61 properties, and the commercial heyday (1915-1929) - 56 properties. Fewer buildings were constructed during the Depression and World War II years: only 4 properties from this period were included in the inventory. Only 4 properties from the post-war years (1946-1962) were included in the inventory.

The survey identified 20 properties that the consultants believe are eligible for designation as Seattle landmarks or listing in the National Register of Historic Places. The properties in the survey that appear to meet the criteria for designation include the following (not listed in priority order):

- Neptune Theatre (UD005), 1303 NE 45th St. (Henderson Ryan, 1921)
- College Center Building (UD010), 4560 University Way NE (McClelland & Pinneh, 1927)
- Maxwell Building (UD004), 5601-07 University Way NE (E.C. Rising, 1921)
- Gelb Building (UD009), 4534-36 University Way NE (Schack, Young & Myers, 1927)
- Masonic Building (UD011), 4340 University Way NE (c. 1903)
- El Monterey Apartments (UD054), 4200 11th Ave NE (Everett J. Beardsley, 1928)
- University Manor (UD019), 1305 NE 43rd St (Earl Roberts, 1926)
- Malloy (UD053), 4337 15th Ave NE (Earl Roberts, 1928)
- Varsity Arms (UD055), 4235 Brooklyn Ave NE (R.S. Lipscomb, 1928)
- Wilsonian (UD064), 4700-10 University Way (Frank Fowler, 1923)
- Park Vista Apartments, (UD016) NE Ravenna Blvd & 15th Ave NE (John Creutzer, 1928)
- Canterbury Court (UD015), 4225 Brooklyn Ave NE (Henry H. Hodgson, 1929)
- Ravenna Parkside & Heather Arms Apartments, (UD018) 5800-5812 15th NE (Bressman & Dupree, 1910; 1926) (north building only – Ravenna Parkside)
- Chi Psi Fraternity (UD035), 4600 22nd Ave NE (Stuart & Wheatley, 1927)
- Phi Gamma Delta Fraternity, (UD032) 4503 17th Ave NE (Mellor & Meigs with J. Lister Holmes, 1929)
- Sigma Kappa Sorority (UD034), 4510 22nd Ave NE (Joseph L. Skoog, 1930)
- Sigma Nu Fraternity (UD027), 1616 NE 47th St (Ellsworth Storey, 1916)
- Henry Owen Shuey House (UD020), 5218 16th Ave NE (1908, E.S. Bell)
- Edmunds House (UD031), 5260 16th Ave NE (1908-09)
- J.A. Johnson House #1 (UD028), 1717 NE 55th St (Andrew Willatsen, 1915)
- J.A. Johnson House #2 (UD037), 1619 NE 52nd St (1922)

- Charles and Annie Fletcher House (UD029), 5269 17th Ave NE (Okey Gregg, 1909-10)
- Hemingway House (UD070), 5046 16th Ave NE (1920)
- 5514 Brooklyn Ave NE (UD022), (1901)
- Felch House (UD021), 4245 Brooklyn Ave NE (1905)
- Blakely Psychiatric Clinic (UD014), 2271 NE 51st Street (Paul Kirk, 1956).

One of these properties, the Henry Owen Shuey House, was submitted for Landmark and National Register nomination during the time of the University District survey. Additional properties from the survey may qualify for designation; this list includes only those that the consultants believe are the highest priority for designation.

In addition, the eight properties included in the Sound Transit survey, which are not currently city landmarks, would also be eligible for designation.

- College Inn (National Register), 4000 University Way NE (Graham & Myers, 1909)
- Meany Hotel, 4507 Brooklyn Ave NE (Robert Reamer, 1931)
- University State Bank Building, 4500 University Way NE (George Hughes, 1912)
- Annie Russell House, 5721 8th Ave NE (1904)
- Homer Russell House, 5803 8th Ave NE (1906)
- University Christian Church, 4731 15th Ave NE (Clare Moffitt, 1927)
- University Friends Meetinghouse, 4001 9th Ave NE (Perry Johanson, 1962)
- Jensen Motor Boat Company, 1417 NE Boat Street (1927).

Although many properties surveyed would not warrant designation as individual city landmarks, some could qualify as part of a potential historic district or conservation district. Two areas are recommended for consideration as potential historic or conservation districts (see Figure 4). The first is the Greek Row area along 17th Avenue NE from NE 45th Street to NE 50th Street (and including the two properties on the northeast and northwest corner of NE 50th Street and 17th Avenue NE) extending to the east side of 22nd Avenue NE between NE 45th Street and NE 47th Street, and including properties to NE 50th Street from 18th Avenue NE to 20th Avenue NE. While many of the fraternities and sororities have been altered, they still represent a substantial number of prominent structures designed by many leading Seattle architects in the 1910s through the 1930s. These architects included Ellsworth Storey, Bebb and Gould, Lionel Pries, William J. Bain, Sr., J. Lister Holmes, and Arthur Loveless.

The following fraternities and sororities would be included in a Greek Row historic district:

- Alpha Delta Phi Fraternity (Austin House) (UD040), 2106 NE 47th St (Edwin J. Ivey, 1928)
- Alpha Chi Omega (Alpha Xi Delta Sorority) (UD121), 1616 NE 50th St (Howard H. Riley, 1926)
- Chi Psi Fraternity (UD035), 4600 22nd Ave NE (Stuart & Wheatley, 1927)

- Alpha Tau Omega Fraternity (now Delta Kappa Epsilon Fraternity) (UD041), 1800 NE 47th St (Lionel Pries, 1929)
- Phi Gamma Delta Fraternity (UD032), 4503 17th Ave NE (Mellor & Meigs with J. Lister Holmes, 1929)
- Psi Upsilon Fraternity (UD078), 1818 NE 47th St (Bebb & Gould, 1924)
- Sigma Chi Fraternity (UD123), 4505 18th Ave NE (J. Lister Holmes, 1928)
- Sigma Kappa Sorority (UD034), 4510 22nd Ave NE (Joseph Skoog, 1930)
- Sigma Nu Fraternity (UD027), 1616 NE 47th St (Ellsworth Storey, 1916)
- Delta Kappa Epsilon Fraternity (now Tau Kappa Epsilon Fraternity) (UD033), 4520 21st Ave NE (Harlan Thomas, 1914)
- Theta Xi Fraternity (UD042), 4522 18th Ave NE (Schack, Young & Myers, 1926)
- Zeta Psi Fraternity (UD085), 4703 21st Ave NE (Arthur Loveless, 1927)
- Zeta Tau Alpha Sorority (UD122), 4731 18th Ave NE (Arthur Loveless, 1928)
- Theta Chi Fraternity (UD118), 4535 17th Ave NE (Walter Lund, 1931)
- Former Kappa Sigma fraternity (UD120), 5004 17th Ave NE (Charles Haynes, 1914)
- Sigma Alpha Epsilon Fraternity (UD119), 4506 17th Ave NE (Stuart & Wheatley, 1925)

Properties from field survey not included in inventory but which could be in the potential Greek Row district:

- Alpha Sigma Phi Fraternity, 4554 19th NE (Stephen & Brust, 1920)
- Delta Delta Delta Sorority, 4527 21st Ave NE (J.P. Jones, 1922)
- Delta Tau Delta Fraternity, 4524 19th Ave NE
- Phi Kappa Psi, 2120 NE 47th (George Vernon Russell, 1930)
- Theta Delta Chi, 4532 19th Ave NE

Additional fraternity and sorority buildings may qualify for inclusion in the Greek Row historic or conservation district.

The second area recommended for consideration as an historic district or, more likely, as a conservation district, is the University Park-Thompson's University Addition area, particularly the area north of NE 50th Street, extending to Ravenna Park and including properties on both sides of 16th Avenue NE to 20th Avenue NE. This area includes a concentration of houses built between about 1905 and 1920, many of which were developed by a relatively small group of owners and developers. These individuals and companies included William W. Beck, Nemias B. Beck, Henry Owen Shuey and his relatives or colleagues, J.A. Johnson and the Western Construction Company, and architect Okey J. Gregg. The focal points of this neighborhood are 17th Avenue NE, formerly University Boulevard, and NE Ravenna Boulevard, both of which were designed by the prominent landscape architects, the Olmsted Brothers.

The following properties would be included in the potential University Park-Thompson's University Addition historic or conservation district:

- 5034 16th Ave NE (UD051)
- 5046 16th Ave NE (UD070) (1920)

- 5218 16th Ave NE (UD020) (Henry Owen Shuey House, 1908, E.S. Bell)
- 5241 16th Ave NE (UD047) (1916)
- 5252 16th Ave NE (UD127) (1908)
- 5256 16th Ave NE (UD076) (1908)
- 5260 16th Ave NE (UD031) (1908-09)
- 5269 16th Ave NE (UD029) (1924)
- 5604 16th Ave NE (UD092) (1905)
- 5717 16th Ave NE (UD026) (c. 1906)
- 5825 16th Ave NE (UD081) (1907)
- 5826 16th Ave NE (UD024) (1907)
- 5827 16th Ave NE (UD025) (1910)
- 5022 17th Ave NE (UD048) (1911)
- 5202 17th Ave NE (UD077) (Fred Rogers, 1929)
- 5211 17th Ave NE (UD088) (1920)
- 5225 17th Ave NE (UD082) (Okey Gregg, 1911)
- 5269 17th Ave NE (UD029) (Okey Gregg, 1909-10)
- 5501 17th Ave NE (UD080) (1913)
- 5509 17th Ave NE (UD087) (1914)
- 5511 17th Ave NE (UD079) (Daniels Residence, Carl Gould, 1914)
- 5011 18th Ave NE (UD043) (1914)
- 5203 18th Ave NE (UD045) (Spalding & Umbrecht, 1910)
- 5208 18th Ave NE (UD125) (1912)
- 5244 18th Ave NE (UD090) (1914)
- 5263 18th Ave NE (UD089) (1921)
- 4717 19th Ave NE (UD099) (1909)
- 5002 19th Ave NE (UD044) (1921)
- 1619 NE 52nd St. (UD037) (J.A. Johnson, 1922)
- 1803 NE 52nd St (UD046) (J. Lister Holmes, 1923)
- 1717 NE 55th St (UD028) (Andrew Willatsen, 1915)
- 1620 NE Ravenna Blvd (UD115) (1920)
- 1711 NE Ravenna Blvd (UD094) (c. 1908)
- 1719 NE Ravenna Blvd (UD093) (c. 1907)
- 1802 NE Ravenna Blvd (UD036) (1909)
- 1857 NE Ravenna Blvd (UD117) (1952)

Additional properties from the field survey that were not included in the inventory may qualify for inclusion in the University Park/Thompson's University Addition historic or conservation district.

Recommendations

The consultants offer the following recommendations following the completion of the University District survey and inventory.

- Properties recommended for designation as individual landmarks should be considered by the Seattle Landmarks Preservation Board. Much of the information

needed for a nomination is included in the inventory forms and supporting documents in the files for these properties.

- The two areas recommended for historic or conservation districts should be given serious consideration. More detail on conservation districts is presented below.
- An oral history project building on the results of the survey should be considered. The members of the University District Arts & Heritage Committee have indicated an interest in such a project. Additional information about University District buildings obtained through the oral history project should be added to the materials assembled during this survey.
- Additional walking tours of the University District should be developed based on the information found in this survey. They can supplement the information on the CD-ROM and the brochure on University District Public Art & Culture Walking Tour Map, particularly by including information on the residential areas and more detail on the University District's architecture and history.
- Future development projects in the University District, such as the Sound Transit project, could use the information gathered in this historical survey as part of station design or interpretive displays.
- Information gathered in the University District historical survey could be useful in the revitalization of the Ave including the rehabilitation of University Way storefronts and other design elements. The University Chamber of Commerce has a grant program for restoring storefront facades. Information from this survey could be useful in that effort.

Conservation Districts

The concept of a conservation district has been around for many years, but this designation has not been implemented in Seattle. Conservation districts are used to protect neighborhoods with distinctive cultural, historical, and architectural qualities. They are essentially special zoning or overlay districts that include groups of buildings that are architecturally and historically distinctive. Conservation districts are similar to special review districts in Seattle, such as the International Special Review District. The intent is that in a conservation district there would be some level of review of changes to properties within the district; the district would be defined based on the quality of the resources and the features that should be protected. Important character-defining features would be identified and protected, and there would be some flexibility in making changes to less significant aspects or secondary facades of the buildings within the district (not visible from a public way). A conservation district combines components of historic preservation and aesthetic zoning. Other cities that have used conservation districts include Portland, OR, Boston, MA, Cambridge, MA, Dallas, TX, Phoenix, AZ, Nashville, TN, and Raleigh, NC.

In most conservation districts, specific design standards are established to protect architectural and aesthetic qualities within the district. Generally new construction, alterations, and demolition in conservation districts are subject to review similar to design review in historic districts in an effort to maintain neighborhood character. In that sense, some alterations that would not normally be allowed in traditional historic districts would be allowed in conservation districts. For example, minor changes such as fences, terraces, landscaping, or walks may not require approval in some conservation districts. The primary emphasis in a conservation district is to maintain neighborhood character, and some minor alterations that do not affect character-defining features or are not visible from the public right-of-way may be allowed.

In the University District, the most likely application for a neighborhood conservation district would be to a predominantly single-family neighborhood, the University Park/Thompson's University Addition area. The use of a conservation district for a residential area is quite common in other cities. Because residents and property owners in older neighborhoods are often concerned with maintaining neighborhood character, there is likely to be support for this concept in the University District and in other Seattle neighborhoods such as Queen Anne, Capitol Hill, and Wallingford.

Concluding Comments

The University District Gems Historical Survey project has fulfilled its goal of documenting significant historical and architectural resources in the district 40 years and older. More than 600 buildings were documented in the field survey, and inventory forms were prepared for 126 of the most significant properties. The project has also increased community awareness of the District's heritage and its historic resources by involving more than 20 volunteers in actively documenting buildings and historical information. The project was instrumental in defining the purpose of the Arts & Heritage Committee. The University District Arts and Heritage Committee is pleased with the results of the survey project, and the group is excited to build on the survey through follow-up activities, such as an oral history project.

The project exceeded our expectations in terms of volunteer commitment, energy and enthusiasm. We had a great core group of 10-20 volunteers. Overall the project was well-received, particularly by residential property owners in the District.

The information gathered in the inventory will be useful for nominating and evaluating future landmarks in the area. City staff will use the inventory and survey information during environmental review of proposed development projects and demolition affecting older buildings in the area.

The project offers a good model for other neighborhoods who wish to prepare a neighborhood historical survey.

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INVENTORY CATALOG/INDEX

(By Inventory Number)

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD001	4215 University Way NE	1142001065	Dresden Apartments	
UD002	5238 University Way NE	8816400645	Devoe	
UD003	4500 Roosevelt Way NE	5335200380	Eldridge Buick Company/University Chevrolet	
UD004	5601-07 University Way	0825049090	Maxwell Building	Yes
UD005	1303 NE 45th Street	1142000235	Neptune Building	Yes
UD006	4538 University Way NE	8816400180	Robbins Building	
UD007	4329 University Way NE	1142000145	Meister Building	
UD008	4501 University Way NE	8816401140	Ives Building	
UD009	4534-36 University Way	8816400170	Gelb Building	Yes
UD010	4560 University Way NE	8816400200	College Center Building	Yes
UD011	4340 University Way NE	1142000110	Masonic Building	Yes
UD012	4550 11th Avenue NE	6746701240	Seventh Day Adventist Church	
UD013	4546-50 University Way	8816400190	Lambert Building	
UD014	2271 NE 51st Street	7174800670	Blakely Psychiatric Clinic	Yes
UD015	4225 Brooklyn Avenue NE	1142000930	Canterbury Court	Yes
UD016	5810 Cowen Place NE	1797501310	Park Vista Apartments	Yes
UD017	1304 NE 42nd Street	1142001090	Smart Apartments	

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD018	5800-5812 15th Avenue NE	0641000200/0	Ravenna Parkside & Heather Arms	Yes
UD019	1305 NE 43rd Street	1142001140	Washington Manor Apartments	Yes
UD020	5218 16th Avenue NE	8823900620	Henry Owen Shuey House	Yes
UD021	4245 Brooklyn Avenue NE	1142000905	Felch House	Yes
UD022	5514 Brooklyn Avenue NE	8714600140		Yes
UD023	4106 12th Avenue NE	1142001585	Noble T. and Elizabeth Jolliffe House	
UD024	5826 16th Avenue NE	0641000030		
UD025	5827 16th Avenue NE	0641000005	Nemias B. Beck House #2	
UD026	5717 16th Avenue NE	8615800180		
UD027	1616 NE 47th Street	8823901960	Sigma Nu Fraternity	Yes
UD028	1717 NE 55th Street	8823900290	J.A. Johnson House #1	Yes
UD029	5269 17th Avenue NE	8823900485	Charles and Annie Fletcher House	Yes
UD030	5217 12th Avenue NE	67446700470		
UD031	5260 16th Avenue NE	8823900680	Edmunds House	Yes
UD032	4503 17th Avenue NE	8823902415	Phi Gamma Delta Fraternity	Yes
UD033	4520 21st Avenue NE	1321300070	Delta Kappa Epsilon Fraternity	
UD034	4510 22nd Avenue NE	1321300090	Sigma Kappa Sorority	Yes
UD035	4600 22nd Avenue NE	1321300080	Chi Psi Fraternity	Yes
UD036	1802 NE Ravenna Boulevard	8615800651	John Heins House	
UD037	1619 NE 52nd Street	8823901010	J.A. Johnson House #2	Yes
UD038	706 NE 43rd Street	4092300425		
UD039	5522 12th Avenue NE	3589500010	J.R.Honey House	

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD040	2106 NE 47th Street	0925049051	Alpha Delta Phi Fraternity	
UD041	1800 NE 47th Street	8823901640	Alpha Tau Omega Fraternity	
UD042	4522 18th Avenue NE	8823902780	Theta Xi Fraternity	
UD043	5011 18th Avenue NE	8823901190	Bush House	
UD044	5002 19th Avenue NE	8823901465	George Johnson House	
UD045	5203 18th Avenue NE	8823900375	Wheeler House	
UD046	1803 NE 52nd Street	8823901395	Thomas Revelle House	
UD047	5241 16th Avenue NE	8823900730		
UD048	5022 17th Avenue NE	8823901235		
UD049	5002 20th Avenue NE	7173700120		
UD050	5200 Block Brooklyn Avenue	Various		
UD051	5034 16th Avenue NE	8823901080	Burton B. and Charlena Pierce House	
UD052	4737 Brooklyn Avenue NE	8817400090	Frederick Apartments	
UD053	4337 15th Avenue NE	1142000015	Malloy Apartments	Yes
UD054	4200 11th Avenue NE	2289900000	El Monterey Apartments	Yes
UD055	4235 Brooklyn Avenue NE	8881500000	Varsity Arms	Yes
UD056	901-905 NE 43rd Street	1145000315	Eloraine Apartments	
UD057	1315 NE 47th Street	8816401065	Adelaide Apartments	
UD058	4200 University Way NE	1142001210	La Paz Building	
UD059	4205 University Way NE	1142001070	Nichols Building	
UD060	4244 University Way NE	1142001250	University District Post Office	
UD061	4728-34 University Way	8816400325	Lewis Building	
UD062	1115 & 1119 NE 43rd Street	1142000775	Carol and Roberta Apartments	

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD063	2300-2308 NE 54th Street	7172700030		
UD064	4700 University Way NE	8816400265	Wilsonian	Yes
UD065	4725 15th Avenue NE	8816400250	Wayfarer Cooperative	
UD066	902 NE 42nd Street	1145000246		
UD067	4119 12th Avenue NE	1142001675		
UD068	4211 Brooklyn Avenue NE	1142000950		
UD069	4719 9th Avenue NE	0889000020		
UD070	5046 16th Avenue NE	8823901130	Ernest E. Hemingway House	Yes
UD071	5203 Brooklyn Avenue NE	8817400260		
UD072	4548 11th Avenue NE	6746701240	John Lund House	
UD073	4720 7th Avenue NE	8812401420		
UD074	5260 12th Avenue NE	8823900680		
UD075	4216 7th Avenue NE	4092301030		
UD076	5256 16th Avenue NE	8823900675	William S. Bell House	
UD077	5202 17th Avenue NE	8823900385	Montgomery House	
UD078	1818 NE 47th Street	8823901630	Psi Upsilon Fraternity	
UD079	5511 17th Avenue NE	8615800365	Joseph Daniels House	
UD080	5501 17th Avenue NE	8615800375	Thomson House	
UD081	5825 16th Avenue NE	0641000015	Nemias B. Beck House #1	
UD082	5225 17th Avenue NE	8823900550	Louis C. and Ada Alberty House	
UD083	5203 12th Avenue NE	6746700445		
UD084	5269 16th Avenue NE	8823900695	Sadie M. Carson House	
UD085	4703 21st Avenue NE	0925049279	Zeta Psi Fraternity	

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD086	5047 12th Avenue NE	6746700815	Melvin Moses House	
UD087	5509 17th Avenue NE	8615800370		
UD088	5211 17th Avenue NE	8823900560	J. Clarence and Irene Buie House	
UD089	5263 18th Avenue NE	8823900295		
UD090	5244 18th Avenue NE	8823900250	Charles P. and Ida Anderson House	
UD091	5411 Ravenna Avenue NE	2218000373	Fritz Hershmann House	
UD092	5604 16th Avenue NE	8615800280	Austin and Eva Case House	
UD093	1719 NE Ravenna Boulevard	8615800530	Judson H. Jennings House	
UD094	1711 NE Ravenna Boulevard	8615800520		
UD095	1021 NE Ravenna Boulevard	1797501055	A.R. Beisel House	
UD096	Park Home Circle & Park		William W. and Louise C. Beck Estate	
UD097	5412 21st Avenue NE	2218000400	Wahl House	
UD098	5251 12th Avenue NE	6746700525		
UD099	4717 19th Avenue NE	8823901615		
UD100	2113-2119 NE 52nd Street	7174800055	H.H. Benton cottages	
UD101	5338 7th Avenue NE	2862100255		
UD102	4730 9 th Avenue NE	5335200210		
UD103	5031 8th Avenue NE	2862101010		
UD104	4716 11th Avenue NE	6746701100		
UD105	4238 12th Avenue NE	1142000945		
UD106	4554 12th Avenue NE	6746700035	University Baptist Church	
UD107	4722 20th Avenue NE	0925049154		
UD108	806 NE 55th Street	1928300560		

Inv#	Property Address	Parcel#	Historic Name	Landmark Eligibility
UD109	4217 Brooklyn Avenue NE	1142000945	Minerva Apartments	
UD110	4203 Brooklyn Avenue NE	1142000955	Gellesley Apartments	
UD111	5200-5208 Ravenna Ave NE	7174800732,0		
UD112	4137 University Way NE	1142001405	Hardt Apartments	
UD113	5000 Block Ravenna Avenue	7174800680,0		
UD115	1620 NE Ravenna Boulevard	8615800245		
UD116	5243 12th Avenue NE	6746700515		
UD117	1857 NE Ravenna Boulevard	8615800440	Ravenna Substation	
UD118	4535 17th Avenue NE	8823902385	Theta Chi Fraternity	
UD119	4506 17th Avenue NE	8823902605	Sigma Alpha Epsilon Fraternity	
UD120	5004 17th Avenue NE	8823901210	Kappa Sigma Fraternity	
UD121	1616 NE 50th Street	8823901065	Alpha Chi Omega Sorority	
UD122	4731 18th Avenue NE	8823901740	Zeta Tau Alpha Sorority	
UD123	4505 18th Avenue NE	8823902585	Sigma Chi Fraternity	
UD124	711 NE 43rd Street	4092301240		
UD125	5208 18th Avenue NE	8823900200		
UD126	4548 Brooklyn Avenue NE	8816401220	Christ Episcopal Church	
UD127	5252 16th Avenue NE	8823900670		

Inventory Catalog by Building Type and Address Properties Included in Inventory

Commercial Buildings (19)

Adelaide Building (UD057), 1315 NE 47th St (1919)
Blakely Psychiatric Clinic (UD014), 2271 NE 51st St (Paul Kirk, 1956)
Bucklin Building (UD112), 4137 University Way NE (1908; Frank H. Fowler, 1916)
College Center Building (UD010), 4560 University Way NE (McClelland & Pinneh, 1927)
Devoe Building (UD002), 5238 University Way NE (1928)
Dresden Apartments (UD001), 4213-15 University Way NE (1904)
Gelb Building (UD009), 4534-36 University Way NE (Schack, Young & Myers, 1927)
Ives Building (UD008), 4501 University Way NE (G.E. Holmes, 1923)
La Paz Building (UD058), 4200 University Way NE (1913; V.W. Voorhees, 1916)
Lambert Building (UD013), 4546-50 University Way NE (Frank H. Fowler, 1924)
Lewis Building (UD061), 4728-34 University Way NE (Hancock & Lockman, 1927)
Masonic Building (UD011), 4340 University Way NE (c. 1903)
Maxwell Building (UD004), 5601-07 University Way NE (E.C. Rising, 1925)
Neptune Theatre (UD005), 1303 NE 45th St (Henderson Ryan, 1921)
Nichols Block (UD059), 4205 University Way NE (1907)
Robbins Building (UD006), 4538 University Way NE (Henry Bittman, 1927)
U.S. Post Office (UD060), 4244 University Way NE (Gilbert S. Underwood, 1937)
University Chevrolet (UD003), 4501 Roosevelt Way NE (Schack, Young & Myers, 1927)
Varsity Theater/Meister Building (UD007), 4329 University Way NE (William White, 1921; Bjarne Moe, 1940 - theater)

Apartments (18)

Canterbury Court (UD015), 4225 Brooklyn Ave NE (Henry H. Hodgson, 1929)
Carter Hall Apartments (UD056), 901-905 NE 43rd St (1926)
El Monterey Apartments (UD054), 4200 11th Ave NE (Everett J. Beardsley, 1928)
Frederick Building (UD052), 4737 Brooklyn Ave NE (1924)
Gellesley Apartments (UD110), 4203 Brooklyn Ave NE (1925)
Minerva Apartments (Ranice Apartments) (UD109), 4217 Brooklyn Ave NE (1908)
Malloy (UD053), 4337 15th Ave NE (Earl Roberts, 1928)
Park Vista Apartments (UD016), NE Ravenna Blvd & 15th Ave NE (John Creutzer, 1928)
Ravenna Parkside & Heather Arms Apartments (UD018), 5800-5812 15th NE (Bressman & Dupree, 1910; 1926)
Roberta and Carol Apartments (UD062), 1115 & 1119 NE 43rd St (E.C. Rising, 1929)
Smart Apartments (Stanford Apartments) (UD017), 1304 NE 42nd St (1924)
University Manor (UD019), 1305 NE 43rd St (Earl Roberts, 1926)
Varsity Arms (UD055), 4235 Brooklyn Ave NE (R.S. Lipscomb, 1928)
Wayfarer Cooperative (UD065), 4725 15th Ave NE (1923)

Wilsonian (UD064), 4700-10 University Way (Frank Fowler, 1923)
(UD124) 711 NE 43rd St (Frederick Anhalt, 1928)
(UD063) 2300-2308 NE 54th St (Robert H. Ross, 1954)

Fraternity and Sorority Buildings (16)

Alpha Chi Omega (now Alpha Xi Delta Sorority) (UD121), 1616 NE 50th St (Howard H. Riley, 1926)
Alpha Delta Phi Fraternity (Austin House) (UD 040), 2106 NE 47th St (Edwin J. Ivey, 1928)
Alpha Tau Omega (now Delta Kappa Epsilon Fraternity) (UD041), 1800 NE 47th St (Lionel Pries, 1929)
Chi Psi Fraternity (UD035), 4600 22nd Ave NE (Stuart & Wheatley, 1927)
Delta Kappa Epsilon (now Tau Kappa Epsilon Fraternity) (UD033), 4520 21st Ave NE (Harlan Thomas, 1914)
Phi Gamma Delta Fraternity (UD032), 4503 17th Ave NE (Mellor & Meigs with J. Lister Holmes, 1929)
Psi Upsilon Fraternity (UD078), 1818 NE 47th St (Bebb & Gould, 1924)
Sigma Chi Fraternity (UD123), 4505 18th Ave NE (J. Lister Holmes, 1928)
Sigma Kappa Sorority (UD034), 4510 22nd Ave NE (Joseph L. Skoog, 1930)
Sigma Nu Fraternity (UD027), 1616 NE 47th St (Ellsworth Storey, 1916)
Theta Xi Fraternity (UD042), 4522 18th Ave NE (Schack, Young & Myers, 1926)
Zeta Psi Fraternity (UD085), 4703 21st Ave NE (Arthur Loveless, 1927)
Zeta Tau Alpha Sorority (UD122), 4731 18th Ave NE (Arthur Loveless, 1928)
Theta Chi Fraternity (UD118), 4535 17th Ave NE (Walter Lund, 1931)
Former Kappa Sigma Fraternity (UD120), 5004 17th Ave NE (Charles Haynes, 1914)
Sigma Alpha Epsilon Fraternity (UD119), 4506 17th Ave NE (Stuart & Wheatley, 1925)

Houses (70)

4216 7th Avenue NE (UD075) (1901)
4720 7th Ave NE (UD073) (1911)
5338 7th Ave NE (UD101) 1918
5031 8th Ave NE (UD103) 1909
4719 9th Ave NE (UD069) (1911)
4730 9th Ave NE (UD102) (1908)
4548 11th Ave NE (UD072) (1904)
4716 11th Ave NE (UD104) (1911)
4106 12th Ave NE (UD023) (c. 1891)
4119 12th Ave NE (UD067) (1907)
4238 12th Avenue NE (UD105)(1908)
5047 12th Ave NE (UD086) (1910)
5203 12th Ave NE (UD083)(Okey Gregg, 1910)
5217 12th Ave NE (UD030) (1906)
5243 12th Ave NE (UD116) (1924)
5251 12th Ave NE (UD098) (c. 1907)

5260 12th Ave NE (UD074) (1907)
5522 12th Ave NE (UD039) (1908)
5034 16th Ave NE (UD051) (1924)
5046 16th Ave NE (UD070) (1920)
5218 16th Ave NE (UD020) (Henry Owen Shuey House, 1908, E.S. Bell)
5241 16th Ave NE (UD047) (1916)
5252 16th Ave NE (UD127) (1908)
5256 16th Ave NE (UD076) (1908)
5260 16th Ave NE (UD031)(1908-09)
5269 16th Ave NE (UD084) (1924)
5604 16th Ave NE (UD092) (1905)
5717 16th Ave NE (UD026) (c. 1906)
5825 16th Ave NE (UD081) (1907)
5826 16th Ave NE (UD024) (1907)
5827 16th Ave NE (UD025) (1910)
5022 17th Ave NE (UD048) (1911)
5202 17th Ave NE (UD077) (Fred Rogers, 1929)
5211 17th Ave NE (UD088) (1920)
5225 17th Ave NE (UD082) (Okey Gregg, 1911)
5269 17th Ave NE (UD029) (Okey Gregg, 1909-10)
5501 17th Ave NE (UD080) (1913)
5509 17th Ave NE (UD087) (1914)
5511 17th Ave NE (UD079) (Daniels Residence, Carl Gould, 1914)
5011 18th Ave NE (UD043) (1914)
5203 18th Ave NE (UD045) (Spalding & Umbrecht, 1910)
5208 18th Ave NE (UD125) (1912)
5244 18th Ave NE (UD090) (1914)
5263 18th Ave NE (UD089) (1921)
4717 19th Ave NE (UD099) (1909)
5002 19th Ave NE (UD044) (1921)
4722 20th Ave NE (UD107) (1912)
5002 20th Ave NE (UD049) (1914)
5412 21st Ave NE (UD097) (1914)
902 NE 42nd St (UD066) (1908)
706 NE 43rd St (UD038) (c. 1901)
1619 NE 52nd St. (UD037) (J.A. Johnson, 1922)
1803 NE 52nd St (UD046) (J. Lister Holmes, 1923)
2113-2119 NE 52nd St (group of cottages) (UD100) (1917)
806 NE 55th St (UD108) (1908)
1717 NE 55th St (UD028) (Andrew Willatsen, 1915)
4211 Brooklyn Ave NE (UD068) (c. 1900)
4245 Brooklyn Ave NE (UD021) (Felch House, 1905)
5203 Brooklyn Ave NE (UD071) (1907)
5514 Brooklyn Ave NE (UD022) (1901)

Brooklyn Group (UD050) - 5239 Brooklyn Ave NE (1910), 5247 Brooklyn Ave NE (1904), 5252 Brooklyn Ave NE (1907), 5257 Brooklyn Ave NE (1903) (group of similar houses with gable detail)

Candy Cane Lane Group (UD096) - 5607 Park Rd NE (1929), 2110 NE Park Rd (1924), 2120 NE Park Rd (1929), 2128 NE Park Rd (1926), 2012 NE Ravenna Blvd (1929), 2016 NE Ravenna Blvd (1928), 2100 NE Ravenna Blvd (1923)

Ravenna Ave Cottages (UD113) - 5002, 5006, 5010, 5016, 5020 Ravenna Ave NE 5200-5208 Ravenna Ave NE (cottage group) (UD111)

5411 Ravenna Ave NE (UD091) (Victor Steinbrueck, 1950)

1021 NE Ravenna Blvd (UD095) (1916)

1620 NE Ravenna Blvd (UD115) (1920)

1711 NE Ravenna Blvd (UD094) (1908)

1719 NE Ravenna Blvd (UD093) (1907)

1802 NE Ravenna Blvd (UD036) (1909)

1857 NE Ravenna Blvd (former substation) (UD117) (c.1924; 1952)

Churches (3)

University Baptist Church (UD106), 4554 12th Ave NE (Schack, Young & Myers, 1925; Frederick V. Lockman, 1937)

Christ Episcopal Church (UD126), 4548 Brooklyn Ave NE (William R. Grant, 1914)

Seventh Day Adventist Church (UD012), 4550 11th Ave NE (1905)