

The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-1649
Street Address: 700 5th Ave Suite 1700

Landmark NOMINATION Application

Name (common, present, or historic): Bonney-Watson Funeral Home

Year Built: 1961

Street and Number: 1732 Broadway

Assessor's File No. 600300-1115

Legal Description: Lot 6 and the north 50 feet of Lot 5, Block 30, Addition to the City of Seattle, as laid off by D. T. Denny, Guardian of the Estate of J. H. Nagle, (commonly known as Nagle's Addition to the City of Seattle), according to the Plat recorded in Volume 1 of Plats, Page 153, in King County, Washington.

Plat Name: Nagle's Addition **Block:** 30 **Lot:** 5-6

Present Use: Funeral home

Present Owner: Bonney-Watson Company
Attn: Cameron Smock
16445 International Boulevard
Sea Tac, WA 98188
206-242-1787

Original Owner: Bonney-Watson Company
Original Use: Funeral home

Architect: Bain & Overturf

Builder: E. F. Shuck Construction Company

Submitted by: David Peterson,
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Seattle WA 98194
Ph: 206-376-7761 / david@dphrc.com

Date: August 17, 2017

Reviewed by: _____
(Historic Preservation Officer)

Date: _____



Bonney-Watson Funeral Home

1732 Broadway

Seattle Landmarks Preservation Board

August 17, 2017

Bonney-Watson Funeral Home
Seattle Landmark Nomination

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I. INTRODUCTION

This report was written at the request of the Bonney-Watson Company, the current owner, in order to ascertain its historic nature prior to a proposed development of the property.

This report was written and researched by David Peterson. Unless noted otherwise, all images are by the author and date from June 2017. Sources used in this report include:

- Original drawings and records of permits from the Seattle Department of Construction and Inspections (SDCI) microfilm library.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection.
- Historic photographs of the subject property to assess changes to the exterior to the building.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue Community College.

II. BUILDING INFORMATION

Name (historic/current): Bonney-Watson Funeral Home

Year Built: 1961

Street & Number: 1732 Broadway

Assessor's File No.: 600300-1115

Original Owner: Bonney-Watson Company

Present Owner:	Bonney-Watson Company Attn: Cameron Smock 16445 International Boulevard Sea Tac, WA 98188 206-242-1787	Developer contact: Sean Hyatt Mill Creek Residential 3055 112 th Avenue NE, Suite 202 Bellevue WA 98004 SHyatt@mcrtrust.com
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Original & Present Use: Funeral home

Original Designer: Bain & Overturf, architects

Original Builder: E. F. Shuck Construction Company

Plat/Block/Lot: Plat: Nagle's Addition / Block: 30 / Lot: 5-6

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III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property is located at the southeast corner of Broadway and East Howell Street, in the Capitol Hill neighborhood. The block is shallow, with the Nagle Place right of way at the rear of the property functioning as an alley. Across Nagle Place to the east is Cal Anderson Park. Across Broadway to the west and northwest are buildings on the Seattle Central College campus (formerly known as Seattle Central Community College). Sharing a property line to the south is the Seattle Central College Student Center, which was constructed in 1993 and is massed as two buildings. Across East Howell Street to the north is a two-level surface parking lot, owned by Bonney-Watson. *[See Figures 1 - 4 for site maps and aerial photos]*

The site is a 14,080 square foot rectangular parcel, measuring approximately 128 feet by 110 feet, oriented east-west. The building essentially fills the parcel, which slopes approximately 12 feet from northwest to southeast property corners. Under city land use zoning, the site is located in NC3P-40 zone and within the Capitol Hill Urban Center Village, but outside the Pike/Pine Conservation Overlay District.

The immediate surroundings are dominated by Seattle Central College, but the neighborhood is generally a dense mix of commercial, mixed-use, institutional and civic buildings, with many apartment buildings and some single-family houses nearby. Cal Anderson Park, a fixture in the neighborhood since the early 1900s, includes playfields, and a new park over the city water reservoir which was covered and sealed in 2004. While the neighborhood has been continuously developed every decade from the 1880s to the present, the area was heavily developed in the decades between 1900-1930. The blocks along Pike and Pine Streets, connecting downtown to Capitol Hill and First Hill, is an area associated with automobile-related service buildings and showrooms built between about 1905 and 1925, and was known as the city's first "Auto Row." The neighborhood in general is notable throughout the city for a vibrant urban environment, particularly in recent decades, and continues to undergo commercial and residential development.

Seattle historic landmarks within about a four block radius include:

- Cal Anderson Park, Lincoln Reservoir and Bobby Morris Playfield (Olmsted Brothers, 1901, altered), at Nagle Place and 11th Avenue between East Pine Street and Denny Way.
- The Alexander Pantages house (1907), at East Denny Way and Harvard Avenue East.
- White Motor Company Building (Julian Everett, 1918), at East Pine Street and 11th Avenue.
- Kelly-Springfield Motor Truck Company building (Julian Everett, 1917), at 1525 11th Avenue.
- Old Fire Station #25 (Somervell & Cote, 1909), at East Union Street and Harvard Avenue.

Some notable nearby buildings that are not Seattle landmarks include:

- Broadway Performance Hall (Edgar Blair, 1911, altered), at Broadway and East Pine Street.
- Cornish School of Music / Booth Building (Thompson & Thompson, 1906, altered)
- Egyptian Theater (former Masonic Temple, by Saunders & Lawton, 1916), at Harvard Avenue and East Pine Street.
- Odd Fellows Temple (Carl Breitung, 1908-10), at 10th Avenue and East Pine Street.

B. Building description

Exterior

The subject building was constructed in 1961-1962 as the funeral home and crematorium for Bonney-Watson, the oldest mortuary company in Seattle. This site was its seventh location in its

history. Their prior home had been a structure custom-built for them in 1912 at the south end of the same block, which it occupied for fifty years. The building is a Modern style design by the Seattle architecture firm Bain & Overturf. **[See Figures 5 - 31 and 53 - 57 for current exterior photos]**

The subject building is accessed from Broadway, with two stories above sidewalk grade on the front, and a daylight basement or lower level accessed at grade from Nagle Place at the rear. The building is massed as a nearly windowless two-story block above the Broadway sidewalk grade, dropping approximately six feet to a one-and-a-half story mass along the East Howell Street and Nagle Place elevations (the one-and-a-half story mass encloses the higher ceiling of the main chapel inside). The building is organized with primary public spaces and offices on the main floor; service and support spaces at the lower level, and additional offices and a caretaker's apartment on the upper floor.

Structurally, the basement or lower level is cast-in-place reinforced concrete which occupies the rear portion of the 110 by 128 foot parcel, and establishes a podium for the upper two levels of the building, which occupy a smaller footprint above. The main floor measures approximately 80 by 94 feet, and is built of concrete block, while portions of the upper floor are wood frame construction. The concrete at the lower level exterior is exposed and painted, while the upper two levels are finished in a layer of stucco embedded with marble chips (also known as "marblecrete") separated into vertically-oriented sections by flat recessed reveals. Roofs are flat, clad with a contemporary membrane system.

On the roof of the lower level, forming a perimeter around the main level, is a wrap-around driveway which is accessed via an at-grade entrance and exit on the front elevation, on Broadway. The long driveway provides an assembly area for the vehicles in a funeral procession, and also provides direct pedestrian access to the interior of the main floor of the building from a covered area at the rear. The driveway is covered by a one-story flat-roofed portico, which is supported by a colonnade of concrete block posts. The portico is glazed at the rear for weather protection at the driveway drop-off area, then an open covered portico covering the driveway on the north elevation, then wraps the front of the building to cover a garden area and to serve as a projecting front porch at the main entry. There are openings in the portico roof at the garden area along Broadway, to allow sunlight and rain to reach plantings. A non-original metal fence has been added in recent decades enclosing the colonnade on the Broadway and the East Howell Street elevations.

The portico roof and the building's roof parapet both feature brown-colored sheet metal coping and edge flashing, which is a replacement of the green-colored (possibly copper) original coping and flashing that appears in a 2009 Department of Neighborhoods photograph of the building. Also since that time, the previously unpainted marblecrete exterior of the building appears to have been painted a uniform beige color.

Glazing throughout the building appears to be largely original metal sash, and intact. The front elevation features only two glazed openings, both at the main floor—a wide, projecting storefront glazed entry with double doors at right of center, and a single punched-opening stick-built storefront window at left of center.

The rear elevation is visible from Cal Anderson Park, and features garage and service entries at basement level (here at ground floor); glazing at the main level enclosing the perimeter driveway drop-off area (translucent film has been applied to the original clear glazing); and on the upper floor, the caretaker's apartment, which overlooks the park.

Interior

The main entry provides access to the lobby and reception area. Two hallways lead to offices, family rooms, reposing rooms, and the main chapel located along the north side of the building. Across

from the main chapel was originally a room designated as a second, smaller chapel, but the space is generally now used as a family room. Finishes throughout the building are non-original and date to the current decade. No images of original interiors could be located for this report. ***[See Figures 32 - 52 for current interior photos]***

An original rendering of the main chapel space, in the collection of the owner, indicates that the interior remains essentially intact, although with updated finishes. The room features exposed beams on the ceiling, which slope gently to a point. At the front of the chapel is the original wood and metal screen, behind which is the organ room. Side walls consist of panels gently angled in plan, which may not be an original condition. Light fixtures are not original.

All interiors on the upper and lower levels are non-original and have been updated in recent decades. At the lower level are preparation rooms, the garage, the crematorium, and support spaces. The upper level includes offices, a sales and display area for caskets, and the caretaker's apartment.

C. Summary of primary alterations

Three separate building permits were issued between 1961 and 1962 for the construction of the subject funeral home, and afterwards the specialized construction and installation of the crematorium equipment within the building. Besides permits for electrical or mechanical work, no major alterations have occurred.

The following exterior alterations to the building are based on visual inspection and comparison to historic tax assessor photos:

- Addition of a low metal fence along sidewalk at Broadway, including gates at the perimeter driveway, in recent decades.
- Application of translucent film coating on windows at driveway windows facing park.
- Painted exterior walls
- Non-original parapet metal coping and portico flashing, including color.
- Interior: Addition of new crematorium equipment and family area, at the basement level.
- Interior: Update of interior finishes in all public spaces and offices at least twice since construction, in the 1980s and again in the past decade.

III. HISTORICAL CONTEXT

A. The development of the immediate neighborhood

The subject site is just at the southern edge of the Capitol Hill neighborhood and the northern edge of the First Hill neighborhood, at the point where the two neighborhoods meet in a saddle between low hills. Easy access to downtown, and the intersection of residential/commercial/institutional development patterns, has long been an important factor in the growth of this area. The subject property is located near the south end of Cal Anderson Park and the Bobby Morris Playfield. ***[See Figures 58 - 65 for historic maps and photos of the neighborhood]***

Both Capitol Hill and First Hill are two of the oldest neighborhoods in the city (Seattle's founders had settled on Elliott Bay only in 1852, and incorporated in 1869). By about 1880-1900, both were established as fashionable neighborhoods in the expanding city, with numerous mansions crowning their slopes. Both neighborhoods were convenient to downtown, enjoyed water views and fresh air, and were some of the earliest areas served by streetcar lines. A map of 1896 street railways shows two lines serving First Hill via Yesler Way and James Street, while several lines were serving Capitol Hill via Pike, Union, Howell, Stewart, and other streets. Dividing these neighborhoods, two blocks south of the subject property, Madison Street sliced at a southwest to northeast angle, connecting downtown to what is now the Madison Park neighborhood. A cable car installed in 1889-1891 along Madison Street was one of the earliest streetcar lines in the city, and helped develop Madison Street into a major thoroughfare in later years.¹

Cal Anderson Park, across Nagle Place from the subject building, was established in 1901 as "Lincoln Park" and was the first park in Seattle designed by the Olmsted Brothers. The large site was first and foremost the location of Lincoln Reservoir, which was constructed after the Great Fire of 1889, and rapid population growth, prompted the need for establishing a municipal water system. Water from the Cedar River first flowed into Lincoln and Volunteer Park reservoirs in January 1901.² While the reservoir largely dominated the northern portion of Lincoln Park (now located underground since 2005), the southern portion had one of the first children's playgrounds to be developed (1907), with the "playground" concept having been introduced to Seattle by the Olmsteds. The southern portion of the park also included a baseball field. In 1922, the Park Board renamed it "Broadway Playfield" to avoid confusion with a new major park in West Seattle which was to be named Lincoln Park. (Later name changes in 1980 and 2003 resulted in the current nomenclature, Bobby Morris Playfield and Cal Anderson Park).

By 1915, development in the area had attracted a refined class of First Hill residences and institutions within five or six blocks south of the subject site, including prominent late 19th-century First Hill mansions, impressive structures such as St. Mark's Episcopal Church (1897, demolished, the forerunner of St. Mark's Episcopal Cathedral) at Seneca and Harvard; the Academy of the Holy Name near Broadway and Union (c.1900, demolished); Fire House No. 25, at Harvard and Union (1909); Minor Hospital at Harvard and Spring (1910); First Baptist Church (1912); and an imposing Scottish Rite Cathedral at Broadway and Harvard Avenue (c.1912, demolished). The Garrard Building (1894), on the south side of Madison at Broadway, represented the beginnings of Seattle University, an institution which would eventually become a dominant presence in the neighborhood just six blocks south of the subject site.

Closer in, several institutions had built significant structures by the mid-1910s, including the Seattle or Broadway High School at Broadway and Pine (1902, demolished except for the Auditorium

¹ "Seattle Neighborhoods: Madison Park – Thumbnail History," HistoryLink.com Essay #2808, by Junius Rochester, November 16, 2000. Horse-drawn streetcars had been introduced in Seattle in 1884, cable cars in 1887, and electric streetcars in 1889. By 1892, Seattle had 48 miles of streetcar lines and 22 miles of cable car lines.

² "History," Seattle Public Utilities, www.seattle.gov.

portion of 1911, now known as Broadway Performance Hall); First Christian Church at Broadway and East Olive Street (1902, demolished and rebuilt in 1923, then demolished again in 2005); the Odd Fellows Temple (1910) at 10th and Pine; the Masonic Lodge (1916), known in recent decades as the Egyptian Theater; and the original Cornish School at Broadway and Pine (Thompson & Thompson, 1906, altered), now known as the Booth Building. The stately home of the Bonney-Watson Mortuary, prior to moving into the subject building, was located on Broadway at East Olive Street from 1912 to 1962 (demolished in 1970).

On the interior of the hills and on lower slopes of Capitol Hill and First Hill—for example, the areas north and east of the Lincoln Park and playfield—middle-class homes and small apartment buildings had been built, with scattered churches and commercial buildings, by the 1910s. More modest wood-frame homes and duplexes, and grittier commercial uses such as horse liverys and wagon works, were located in the vicinity of 10th, 11th, and 12th Avenues along Pike and Union Streets. The dense neighborhood at that time is apparent in period photographs.

In the 1920s, the Broadway district boomed to become one of the city's premier shopping venues, and apartment and commercial development expanded. However, the economic depression of the 1930s led to general stagnation, and the neighborhood changed significantly after World War II. Broadway High School closed in 1946, replaced by Edison Technical School, a vocational training institution. Its successor, Seattle Central Community College, demolished and replaced most of the old high school buildings and other adjacent commercial buildings along Broadway in the 1970s. The college continued to expand, with the construction of the student activities building just south of the subject site in 1993.

Since 2000, growth of the city has led to increased development in the immediate neighborhood. An underground rapid transit light rail station was completed one block north of the subject site, at East Denny Way and Broadway, and a surface light rail connection to First Hill and Pioneer Square was installed in front of the subject site. Cal Anderson Park was redeveloped in 2005. North of the site, zoning along Broadway was changed to allow taller buildings and higher densities, resulting in increased development.

B. The development of the subject building

The subject site and surrounding blocks on either side of today's Cal Anderson Park were platted in 1880 by David T. Denny, guardian of the estate of J. H. Nagle. Period Sanborn fire insurance maps indicate that by the 1890s, the site—which consisted at that time of two lots along Broadway—was each developed with single-family frame dwellings. Beginning around 1905, the growing neighborhood became increasingly dominated by automobile-related buildings and was known as the city's "Auto Row." By 1912, the corner lot contained three dwellings, while the adjacent lot had been redeveloped with a c.1910 one-story masonry automobile sales and service garage. In 1915, the latter became the first Chevrolet Motor Company dealership in Seattle, headed by W. S. Dulmage.³ Over the decades, that building housed a succession of automobile-related dealers or service companies. From 1949 to about 1960, the building housed a furniture store. ***[See Figures 66 - 73 for historic images of the subject building]***

At the other end of the same block as the subject site, at the southeast corner of Broadway and East Olive Street (the latter right of way has since been closed and built over), was the Bonney-Watson Funeral Home. The structure, by Seattle architects Saunders & Lawton and constructed in 1912, was designed in the Spanish Mission mode—a style popular at the time, like the nearby Booth Building at the corner of Broadway and Pine Street (later known as the Cornish School of Music, today

³ "Chevrolet car now represented here," Seattle Times, August 15, 1915, p. 2.

owned by Seattle Community College), which was constructed in 1906. Prior to 1912, the Bonney-Watson company had been housed over time in five separate downtown Seattle locations, since its establishment in 1868.

Bonney-Watson's 1912 funeral home on Broadway consisted of three wood-frame stories over a full reinforced-concrete basement. The structure measured 98 by 70 feet in plan, totaling approximately 27,400 square feet of building area. Available architectural drawings on file show that the main floor included the main funeral service space at the rear of the building, as well as a large lobby and stair hall, waiting rooms, a family room, and offices. Wrapping around three sides of the main floor was a recessed driveway enclosed by wide arched openings. The drive accessed a large porte-cochere at the rear of the building, which overlooked the park and provided weather protection for a funeral party at arrival and departure. At the basement level, which could be accessed at grade at the rear of the building due to the slope, was the receiving vault, preparation rooms, and a three-stall garage for the funeral home's ceremonial vehicles. The second and third floors of the building consisted of five apartments for the primary staff, and additional office space. Typical of the Mission style, the exterior of the building was clad in textured stucco, and featured red-tile pent-eave roofs with brackets. Building corners were expressed with Mission-style shaped parapets, with the southwest building corner expressed as a four-story clock tower with a pyramidal tile roof—a feature that was not included in the architectural drawings, and was presumably added once construction was underway.

After decades at that location, Bonney-Watson eventually needed more up-to-date facilities. In May 1961, the company announced plans to construct a new building designed by architects Bain & Overturf, at the other end of the same block, on the subject site. Building permit drawings on file, dated February 1961, suggest that Bain & Overturf perhaps began the design phase of the building around middle or latter part of 1960.

An undated but presumably early architectural rendering retained by the Bonney-Watson company gives some indication of preliminary design ideas—the image shows a Modern-style three-story flat-roofed structure with an integral clock tower, all set back from the street to allow for landscaping. The few windows on the main elevation feature projecting wrapped surrounds, which match approximately the profile of the thin parapet coping. The building is clad with stone laid in a random ashlar pattern, but the front elevation is dominated by a two-story-high central gridded façade made of an unknown material—possibly a projecting screen, or a wall cladding of mosaic-like tiles, stones, or even translucent glazing. This proposed design apparently included a wrapping driveway allowing vehicular access to the rear of the building from Broadway, like the 1912 building.

However, Bain & Overturf's final design varied considerably from the earlier proposal. As built and as it appears today, the building featured only a two-story front elevation, massed as simple boxy forms rising towards the street, and clad with "marblecrete" over CMU walls at the first floor, and exposed cast-in-place concrete at the lower level. However, the perimeter driveway feature from the 1912 building was retained, as was a clock tower feature, although the latter was a freestanding Modern-style structure marking the corner of an associated parking lot across Broadway to the west. In the final design, a flat-roofed portico supported by attenuated columns over the perimeter drive became a primary element expressed on the exterior of the building—glazed to form a strip of windows at the east or rear elevation, then turning to form an open colonnade on the north elevation, then wrapping around to the front of the building to serve as an openwork garden cover and main entry porch.

While the new building offered less total interior space than the 1912 building—only 19,800 square feet on three levels—the structure included two chapel spaces for ceremonies, modern preparation rooms and a crematorium, and required only one caretaker's apartment (rather than the five apartments that had originally occupied the top two floors of the 1912 building). Interiors appear to

have been designed by Bain's other firm, Naramore Bain Brady & Johanson (NBBJ), according to an undated rendering of the main chapel interior in the collection of the owner. However, no other images of the early interior could be found for this report (interior treatments have been updated at least twice since then, in the 1980s and in the 2000s).

Construction of the subject building began in the summer of 1961 and was completed and opened to the public on March 4, 1962. The old 1912 building was sold to Seattle Central Community College in 1962 as well.

C. Bonney-Watson and the development of funeral homes in Seattle

Bonney-Watson is the oldest mortuary business in Seattle, and purported to be the oldest continually operating business of any kind in Seattle. *[See Figures 74 - 83 for images of funeral homes in Seattle]*

In early nineteenth century America, funeral services and visitations were often managed by family members and held in the home, usually in the front parlor or most formal receiving room in the house. Caskets were commonly built by local furniture- or cabinet-makers. Furniture was often rented to accommodate the funeral guests, and the furniture company that delivered the chairs, tables, and casket by horse and wagon would also carry the body in a funeral procession to the cemetery for burial.

Over the years, hiring an undertaker to make funeral arrangements and to prepare the deceased became more commonplace, and the field became increasingly professionalized. The first national meeting of undertakers was held in 1882, when the term "funeral director" was first used. According to one historian, the bedrock of the emerging profession was embalming, which required specialized knowledge and technical training not available to the average person. Embalming techniques began to be introduced in the 1860s, which allowed more time for the body to be transported (if necessary) and for family and friends to travel to the funeral. Initial public resistance to embalming decreased over time, particularly during the Civil War. The technique allowed large numbers of battlefield dead to be transported to families for burial.⁴

In early Seattle, the first casket-builder was Oliver C. Shorey, a carpenter and cabinet maker who arrived in 1861 with his wife, Mary Emmeline Bonney, when the population of the settlement numbered only about 150 residents. Shorey and his partner, A.P. DeLin, established a cabinet and furniture-making shop, and were hired by the young University of Washington to carve the four Ionic porch columns for the first University building downtown. By 1868, O.C. Shorey & Company had added casket-making and undertaking to their list of services. In 1881, L.W. Bonney, a brother-in-law, joined the firm as a partner. After the 1889 Great Fire destroyed their facilities at Third Avenue and Columbia Street downtown, Shorey retired and sold his shares to G.M. Stewart, and the firm operated as Bonney & Stewart by 1893 in rebuilt facilities at the Third Avenue location. The firm's name changed to Bonney-Watson when the sexton of Lakeview Cemetery, Harry M. Watson, bought out Stewart's shares in the company in 1903. Bonney-Watson occupied the MacIntosh mansion on Third Avenue downtown beginning in 1907, but moved in 1912 to larger, custom-built facilities on Capitol Hill at Broadway Avenue and East Olive Street.⁵

Other early undertakers included E.L. Hall and T.S. Russell, the only two listed under the profession in the 1876 city directory. Russell was a furniture maker who had briefly been in partnership with O.C. Shorey around 1871, but who was instead listed in the city directory exclusively as an undertaker (rather than as a furniture maker) by 1876. Russell's establishment was then located at

⁴ Laderman, pp. 3-6.

⁵ "History/About Us," Bonney-Watson company website, www.bonneywatson.com.

Front Street and Columbia, but moved to Cherry and Third by 1879. Besides Shorey and Russell, a third undertaker was listed in the 1879 city directory, William T. Moore, on Fifth Avenue between Union and University Streets. The 1882 city directory lists only two undertakers, O.C. Shorey & Company, and Ole Schillestad, who was located on Cherry between Front and Second. Schillestad—who had purchased E.L. Hall’s undertaking firm—closed the business by 1886.⁶

Edgar Ray Butterworth was perhaps the most prominent early Seattle undertaker. According to Daniel Bagley, he even introduced the terms “mortician” and “mortuary” to the field. Butterworth, born in Massachusetts in 1847, studied law and was admitted to the bar by age 21. His family moved to St. Louis, then to Kansas, then to Chehalis and Centralia in Washington by 1881, where he dabbled in stock raising, contracting, and furniture sales and repair. From the furniture trade, he entered the undertaking business following a diphtheria epidemic in Centralia, because the nearest casket-maker was in Olympia.⁷

He sold that business, and moved to Seattle in 1889, having been hired by E.L. and D.W. Cross to run their undertaking business, which they had established a few years earlier, at 922 Front Street. Butterworth bought them out three years later, bringing his four sons into the firm, and renaming the company E.R. Butterworth and Sons. In 1903, Butterworth constructed a new funeral home at 1921 First Avenue, designed by John Graham Sr., which was the first modern, custom-built funeral home in the city. The structure, a National Register property which is today part of the Pike Place Market Historic District, included a crematorium, columbarium, an elevator capable of transporting the deceased, a casket showroom, and a 200-person chapel with choir loft and balcony.⁸ The company was the first undertaker in Seattle to own a hearse, and maintained a large livery building at the northwest corner of Western Avenue and Wall Street. By 1916, they were described as having the largest private funeral motor equipment west of the Mississippi (all custom-built), and by far the largest ambulance service in King County.⁹ In 1923, Butterworth moved to a new, custom-built facility, at the northeast corner of Melrose Avenue and E. Pine Street on Capitol Hill.

By 1912, when Bonney-Watson first moved to their Capitol Hill location at Broadway and East Olive Street, the Polk’s Seattle directory listed seventeen funeral companies in Seattle:

- Bleitz-Rafferty at 617 Kilbourne
- R. Butterworth & Sons at 1921 First Avenue
- Fremont Undertaking at 3515 Fremont Avenue
- Globe Casket and Undertaking, in the Central Building downtown
- Home Undertaking at the corner of Ninth and Union
- Johnson & Hamilton at 2127 First Avenue
- Manning & Byrne at 914 Howell
- W. S. Mayfield at 2014 Market Street
- Noice Undertaking at the corner of Broadway and Union
- Pheasant-Wiggen in Ballard
- Rainier Valley Undertaking at 4851 Rainier Avenue
- Seattle Undertaking Company at 1512 Fifth Avenue
- University Undertaking Parlors at 4214 14th Avenue NE

In 1962, when the subject building was constructed, Polk’s Directory lists twenty-eight funeral homes and directors in Seattle, including the following:

- Angelus Funeral Home at 319 12th Avenue
- Arthur A. Wright & Son at 520 West Ray Street

⁶ Shannon, p. 109.

⁷ “Mortician is mourned,” Edgar Ray Butterworth obituary, *The Seattle Times*, January 2, 1921, p. 5.

⁸ Gardner, p. 5.

⁹ Pigott, p. 46.

- Adams-Forkner Funeral Home at 4214 University Way
- Bleitz Funeral Parlors at 316 Florentia
- Booth-Ashmore Mortuary at 1422 Bellevue Avenue
- Broadway Funeral Home at 824 Broadway
- Butterworth at 300 East Pine
- Columbia Undertaking at 4922 Rainier Avenue
- Daniels & Brinton at 4441 California Avenue
- Evans Funeral Home at 1605 Harvard Avenue
- Evans-Cummings Funeral Home at 8760 Greenwood Avenue
- Fisher & Kalfus Funeral Home at 508 North 36th Street in Fremont (now the Harvey Funeral Home)
- Georgetown Undertaking at 1010 Bailey
- Green Lake Funeral Home at 7217 Woodlawn Avenue
- Greenwood Funeral Home at 8740 Greenwood Avenue
- Harpst & Sollman Funeral Home at 6515 24th Avenue NE
- Howden-Kennedy Funeral Home at 3909 SW Alaska Street
- Johnson & Sons Mortuary at 1103 East Madison (today the Lynn Building at Seattle University)
- John Kalin Funeral Home at 828 Broadway
- Joseph R. Manning & Sons at 1634 11th Avenue
- Ploeger's Mortuary at 4908 Rainier Avenue
- Rafferty Undertaking at 3518 Fremont Place (later Clarke, Rafferty & Puttnam)
- Seattle Jewish Chapel at 162 12th Avenue
- Templeton's Mortuary at 4215 West College Street
- Tiffany's Collins Brothers Funeral Home at 1605 Harvard Avenue
- West Home Chapel at 4400 California Avenue
- White Funeral Home at 3909 California Avenue
- Wiggen & Sons, Ballard

In the postwar era, some funeral homes updated their existing facilities, or constructed additions—unlike Bonney-Watson which constructed an entirely new facility. In 1955, Fisher & Kalfus Funeral Home at 508 North 36th Street in Fremont (now the Harvey Funeral Home) expanded their c. 1902 existing facilities with a Modern-style addition designed by James M. Klonz and Associates. In 1958, the Manning Funeral Home, across the park from Bonney-Watson, added a stripped-down Colonial Revival style chapel designed by John W. Maloney & Associates (demolished).

In 1965, Bonney-Watson opened another Modern-style mortuary designed by Bain & Overturf, at 11027 Meridian Avenue North, adjacent to Evergreen Washelli Cemetery. According to a newspaper account at the time, the building “was designed to have a feeling of light and spaciousness,” with interiors featuring artist-designed handcrafted carvings and door pulls, and paintings by local Seattle artists.¹⁰

In 1970, the old 1912 former Bonney-Watson mortuary at Broadway and Olive Street was demolished for the expansion of Seattle Central Community College (today's Seattle Central College). At the same time, the college sold to Bonney-Watson the property across East Howell Street from the subject site, for use as a parking lot, which it retains today.¹¹ The Bonney-Watson clock tower and parking lot across Broadway from the subject site were also demolished.

¹⁰ “Bonney-Watson opens at Northgate,” *Seattle Times*, August 29, 1965, p. 67.

¹¹ “Old makes way for new,” *Seattle Times*, July 15, 1970, p. A3.

In 1978, Bonney-Watson acquired the existing Washington Memorial Park and Mortuary, located near SeaTac Airport. In 1989, the company purchased a funeral home in Federal Way, and in 2000, the Wigger & Sons Funeral Home in Ballard. The latter property was sold in 2014, but Bonney-Watson purchased Southwest Mortuary in Rainier Beach the same year. Today, the company operates four funeral home locations in the Puget Sound region.¹²

D. Bain & Overturf, architects

According to the drawing set on file, the subject building was designed by the Seattle architecture firm of William J. Bain Sr. and Harrison Overturf, which was active from the mid-1940s to the early 1970s. Bain was a founding principal of the large and prominent firm Naramore, Bain, Brady & Johansen (NBBJ), which typically undertook large-scale projects. The firm Bain & Overturf allowed Bain to remain active in smaller, typically custom residential projects throughout his career. **[See Figures 84 - 94 for images of work by Bain and Overturf]**

William J. Bain Sr.

William Bain Sr. was born in New Westminster, British Columbia, on March 27, 1896, and showed an interest in architecture at an early age.¹³ In 1915 at age 19, he apprenticed with several Seattle architects including W. R. B. Willcox (1869-1947) and Arthur L. Loveless (1873-1971). He served in France during World War I. In 1921, Bain graduated with a degree in architecture from the University of Pennsylvania, where the field was taught in the Beaux-Arts tradition, led by Paul Cret.

Upon graduation, Bain returned to Seattle, received his architectural license, and worked again briefly for Willcox and Loveless. He then moved to Los Angeles in 1923 to work for Johnson, Kaufman & Coate. However, Bain returned to Seattle and established his own practice in 1924. He was immediately successful, and in the 1920s and 1930s, designed many Seattle area houses, including the Clarence Shaw house (1929), the Carman house (1928), the Samuel J. Calderhead house (1936-1938), the Herbert Schoenfeld house (1938-1940), the George Vance house (1938-1939), and the James G. Pursley house (1939-1940)—all in the historical revival idioms popular at the time. In his early residential work, he favored French Provincial and Georgian Revival.

From 1928 to 1931, Bain was in a partnership with Lionel Pries, who had been a classmate at the University of Pennsylvania. Their work included sorority and fraternity houses, apartments, and single-family residences. Examples from this period include the Viceroy Apartments (1930-1931) and the Envoy Apartments (1930). Their 1930-1931 Moderne style Bel Roy Apartments was a departure from their usual work; the brick Capitol Hill apartment building is noted for striking brickwork, and for an unconventional zigzagging floor plan expressed in the massing of the building. Bain & Pries dissolved their partnership in 1931, at the depths of the Great Depression.

During the 1930s, Bain's residential work was slow, and by the end of the decade, he was involved in several large public projects. Bain was invited to work on the design of Seattle's first housing project, Yesler Terrace (1939-1943), which included a team of other prominent local architects, and led by J. Lister Holmes. Bain worked again with Holmes on Rainier Vista Elementary School (1942-43).

From 1941 to 1943, Bain served as president of the Seattle American Institute of Architects (AIA). In 1942, the State of Washington named Bain camouflage director to protect commercial

¹² "History/About Us," Bonney-Watson company website, www.bonneywatson.com.

¹³ Dietz, Duane, "William J. Bain, Sr." in Ochsner, pp. 260-265; and Mackintosh, Heather M., "Bain, William James Sr. (1896-1985)," HistoryLink.com Essay #117, November 2, 1998, www.historylink.org.

assets related to the World War II effort. His best-known project was to hide Boeing's Seattle assembly plant. To do so, Bain fabricated a complete rooftop townscape that included small versions of houses, streets, car and trees, as extensively detailed as a movie set.

Large-scale federal commissions required large business partnerships in order to complete the work. In 1943, Bain formed a partnership with Floyd Naramore (1879-1970), Clifton Brady (1894-1963) and Perry Johanson (1910-1981). They worked well together, and remained a firm after the war. As Naramore Brady Bain & Johansson (NBBJ), Bain served as client contact or supervisor for a number of works including the Boeing Pre-Flight facilities in Renton and Moses Lake (1956-1958), Seattle Scottish Rite Temple (1958-1962, with Arthur Herrman, demolished), and Seattle First Presbyterian Church (1965-1970).

Bain continued to work at NBBJ until his semi-retirement in 1975, and his death in 1985.

Harrison J. Overturf

Overturf was born in Omaha, Nebraska in 1908, and raised in Tacoma.¹⁴ There he graduated from Stadium High School, and later studied architecture at University of Oregon and University of Washington but never received a formal diploma. Instead, he gained skills on the job. In 1924, at age 16, he served as a junior draftsman for the prominent Tacoma architectural firm of Heath, Gove & Bell for two years, then worked for other firms for less than a year before returning to Heath, Gove & Bell as a chief draftsman from 1927 to 1928.

Around 1929, Overturf moved to Seattle and became the chief draftsman and designer for the prolific office of George W. Stoddard, serving in that capacity until 1941, eventually rising to the level of associate. He was frequently noted as the co-designer on many of Stoddard's projects, particularly residential commissions. Known designs by Overturf while at Stoddard's office include several model homes for builder Albert Balch in his View Ridge subdivision (1937); the E.A. Uehling House (1938); the Dr. Bernard Jankelson House (1940); and the Dr. Kenneth Cole house (1940), a model home.

During World War II, Overturf served as Lieutenant Colonel for the U.S. Army Air Corps, from 1942 to 1946.

Overturf was a frequent guest lecturer at the University of Washington in the Interior Design program (1954) and served as the Seattle AIA President (1958-59). While there he was involved in the Century 21 State Beautification Committee (1959) and designed their award signs.

Overturf died in Seattle in 1972, at age 63.

Bain & Overturf

In 1946, William Bain began another partnership known as Bain, Overturf & Turner with Harrison Overturf, who had just finished wartime military service, and Edwin Turner. In 1949, Turner left, and the firm was known as Bain & Overturf. The partnership designed mainly residential projects for almost thirty years until Overturf's death in 1972.¹⁵

¹⁴ Derived from Houser, Michael, "Harrison J. Overturf," Architect Biographies, Washington State Department of Archaeology and Historic Preservation, www.DAHP.gov, May 2012.

¹⁵ Ibid; and Dietz, Duane, "William J. Bain, Sr." in Ochsner, p. 265.

Their first project, accredited to Overturf, was the design of a model home for the American Legion at 8801 20th Ave NE in Seattle (1947). Other early projects include the T. D. Davies House (1949); Overturf's own home (1951); and the W. E. Boeing House (1953) in Fall City. The Bernard C. Sevenser House (1952) was published in national magazines and brought the firm publicity.¹⁶

While Bain & Overturf was primarily known for single-family residential design, the firm did occasionally receive commissions for other types of projects, including renovations, commercial interiors, commercial buildings, and multi-unit residential buildings. Examples include the John Doyle Bishop clothing stores (1954, 1968) in downtown Seattle and at Southgate Mall; renovations to the Washington Athletic Club (1955); an addition to the University of Washington Kappa Delta Sorority House (1956); the Loomis Armored Car Service Building (1955); and a warehouse/office building in the Georgetown neighborhood for a chemical wholesaler, the L.H. Butcher Company (1958). Bain & Overturf designed the subject building, the Bonney-Watson Funeral Home (1962); and three years later, another Bonney-Watson Funeral Home (1965) in north Seattle adjacent to the Evergreen Washelli Cemetery. Bain & Overturf worked with the E. F. Shuck Construction Company at least twice; they were the contractor for both the L.H. Butcher Company building and the subject building.

Perhaps the largest non-single-family project designed by Bain & Overturf was the Wesley Gardens Methodist Retirement Home (1956-1961) in Des Moines, Washington. The thirty-three acre site was developed in phases, with Bain & Overturf designing multiple buildings and additions over a six year period.¹⁷

Overturf & Bain's early work tended towards midcentury simplified revival styles, including the John L. Scott house in Bellevue (1948-49), and Bain's own house (1950-51), but the firm quickly embraced the tenets of modernism. A significant project was the Louis T. Dulien house (1956-57, altered), which is an example of Northwest regional modernism. Other notable Modern style projects include the Elizabeth Smithson House (1968); and several homes in the Canterbury neighborhood (1960-65). The known commercial projects by Bain & Overturf, such as the subject building, were Modern style designs.

E. The E. F. Shuck Construction Company, builder

According to a contemporary newspaper article, the building was constructed by the E. F. Shuck Construction Company.¹⁸ According to the 1961 Seattle city directory, at the time of the subject building's construction the president of the company was Eugene F. Shuck, Jr., with Eugene F. Shuck Sr. as the vice president. The firm was located in the Cobb Building at 1305 4th Avenue downtown, with a branch office at 535 Pontius Avenue North in today's South Lake Union area.

The firm was incorporated in 1949.¹⁹ Their earliest project found for this report was the construction of a grocery store and other improvements to the Mercer Island Shopping Center, in 1950.²⁰ In 1955, the Shuck company served as the general contractor for a project designed by

¹⁶ The home was featured in *House & Garden Magazine* (October 1955) and *House & Home Magazine* (Sept 1955).

¹⁷ "Ground to be broken for infirmary," *Seattle Times*, February 18, 1956, p. 4; "Expansion under way at Wesley Gardens," *Seattle Times*, April 12, 1956, p. 25; "Retirement home to be built," *Seattle Times*, April 8, 1959, p. 2; "Wesley Home ceremonies to be held today," *Seattle Times*, May 12, 1960, p. 36; "Retirement home completed," *Seattle Times*, December 24, 1961, p. 16.

¹⁸ "New mortuary for Bonney-Watson," *Seattle Times*, May 14, 1961, p. 26. The firm name was often misspelled as "Schuck" or "Schuch" or "Shuch."

¹⁹ "Incorporations," *Seattle Times*, July 5, 1949, p. 28.

²⁰ "New store," *Seattle Times*, August 27, 1950, p. 49.

architects Bain & Overturf, the Kappa Delta Sorority House at 4524 17th Avenue NE, which may have been the first time that they worked with the architect of the subject building.

Other projects in the later 1950s included site improvements to Nathan Eckstein Junior High School; a 15,000 square foot medical clinic at Spring Street and Summit Avenue (George Bolotin, 1956); the Alpha Chi Omega sorority house at 4545 17th Avenue NE (John Graham, 1956), a project valued at \$235,000; a National Bank of Commerce branch at University Village (Young, Richardson, Carleton & Detlie, 1956); and the Joshua Green-Dwight Merrill Maritime Wing addition to the Museum of History and Industry (Naramore, Bain, Brady & Johanson, designed 1958, constructed 1962)—it is not clear if Bain was the primary architect on this project.²¹

In late 1958, Shuck built a tilt-up concrete and heavy timber warehouse/office building designed by Bain & Overturf, at 5601 First Avenue South, for the L. H. Butcher Company.²²

According to news accounts, Shuck constructed buildings by other significant architects, including a warehouse by Arnold Gangnes, a drug store by Bittman & Sanders, a recreation center and bowling alley in north Seattle by Alfred Croonquist, and others.²³ Newspaper accounts of the firm cease after about 1961; no additional information could be found for this report.

²¹ “7 schools,” Seattle Times, November 21, 1953; “Construction of clinic begins,” Seattle Times, July 22, 1956; “Sorority buys site,” Seattle Times, August 12, 1956; “Bank to open,” Seattle Times, October 14, 1956; “Contract awarded,” Seattle Times, July 31, 1958.

²² “Contract let,” Seattle Times, November 2, 1958, p. 43.

²³ “Under construction,” Seattle Times, September 20, 1959; “June opening planned,” Seattle Times, April 10, 1960; and “Recreation center,” April 23, 1961, p. 32.

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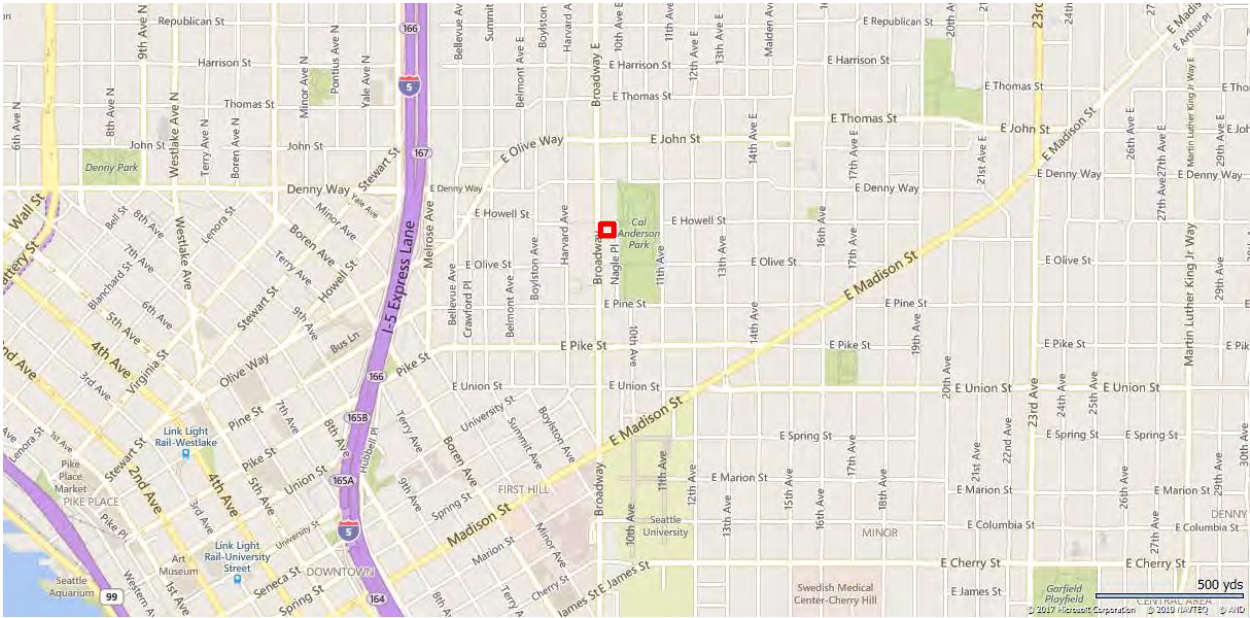
Bain & Overturf, architects

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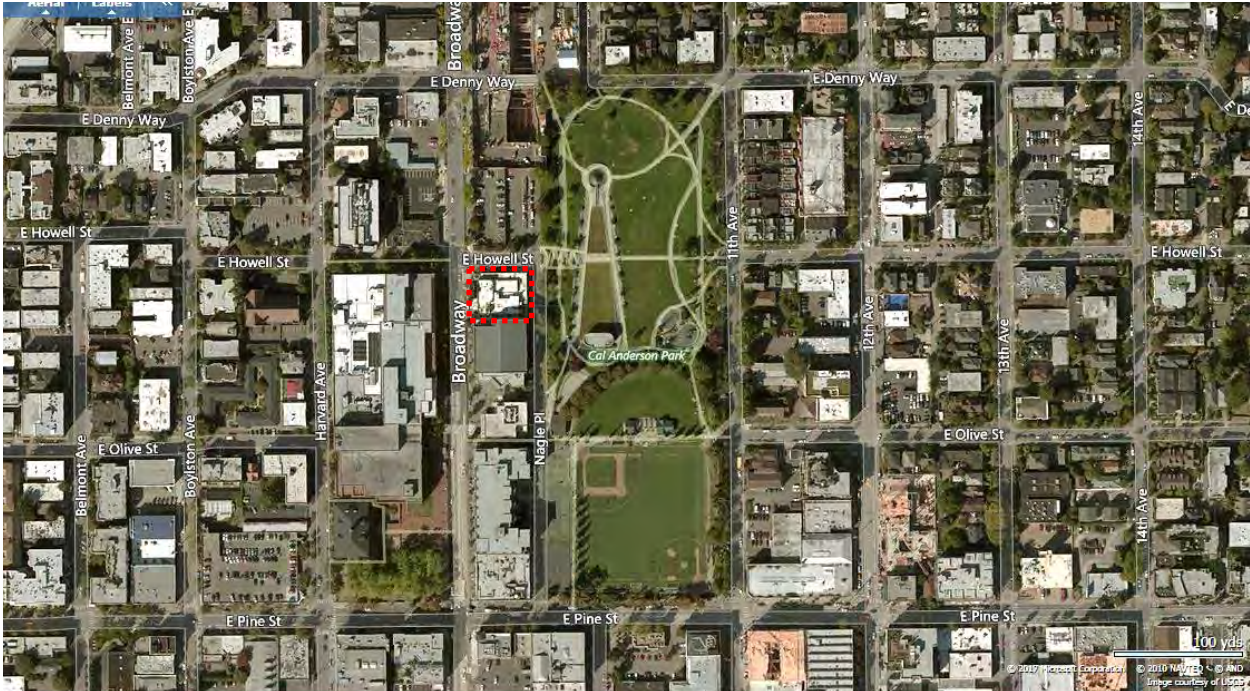
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Note: The abbreviations below are used in source citations for the following figures and images:

DAHP	Washington State Department of Archaeology and Historic Preservation
DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Museum of History and Industry
SMA	Seattle Municipal Archives
UWSC	University of Washington Special Collections



**Fig. 1 – Map of the neighborhood in 2016.
North is up. Subject site indicated by red box. (Google Maps)**



**Fig. 2 – Aerial photo showing subject site. Parcel indicated by red dotted line. North is up.
(Google Maps)**



Fig. 3 – Aerial photo showing subject site. Subject building indicated by arrow. North is up. (Seattle Dept. of Construction and Inspections GIS)



Fig. 4 – Aerial view westward of the large main building of Seattle Central College in 2017. Subject building indicated by arrow. (Seattle Central College)



Fig. 5 – East or front elevation, facing Broadway.



Fig. 6 – East or front elevation, facing Broadway.



Fig. 7 – View southeastward towards the site, along Broadway.



Fig. 8 – North or side elevation, facing East Howell Street.



Fig. 9 – North or side elevation, detail.



Fig. 10 – View southwestward towards site, from Cal Anderson Park.



Fig. 11 – North or side elevation, facing East Howell Street.



Fig. 12 – East or rear elevation, facing Nagle Place and Cal Anderson Park.



Fig. 13 – Context: View eastward on East Howell Street; subject building indicated by arrow.



Fig. 14 – View northward on Nagle Place; subject building indicated by arrow. Cal Anderson Park visible at right.



Fig. 15 – View northward towards site in Cal Anderson Park; subject building indicated by arrow.



Fig. 16 – View westward towards site in Cal Anderson Park; note top floor apartment.



Fig. 17 – East or rear elevation, detail.



Fig. 18 – East or rear elevation.



Fig. 19 – Context: View eastward towards site from East Howell Street right of way pedestrian mall, on Seattle Central College. Subject building indicated by arrow.



Fig. 20 – Context: View southward on Broadway; subject building indicated by arrow.



**Fig. 21 – View southward on Broadway in front of subject building.
Black metal fencing is non-original.**



Fig. 22 – View northward on Broadway in front of subject building.



Fig. 23 – West or front elevation, detail of covered garden area.



Fig. 24 – West or front elevation, detail of covered garden area, marblecrete wall, window.



Fig. 25 – West or front elevation, detail of main entry.



Fig. 26 – West or front elevation, detail of perimeter driveway entrance.



Fig. 27 – West or front elevation, detail of front door.



Fig. 28 – Perimeter driveway at north side of building, view westward towards Broadway.



Fig. 29 – Perimeter driveway at east side or rear of building, view northward.



Fig. 30 – Perimeter driveway at south side of building, view westward towards Broadway.



Fig. 31 – Perimeter driveway at east side or rear of building, detail of glazing.



Fig. 32 – Interior, front lobby.



Fig. 33 – Interior, front lobby.



Fig. 34 – Interior, front lobby, view towards exterior covered garden along Broadway.



Fig. 35 – Interior, main floor hallway; main chapel on right at end of hall.



Fig. 36 – Interior, railing on hallway side of main chapel glazing.



Fig. 37 – Interior, main chapel, view to front.



Fig. 38 – Interior, main chapel, view to rear.



Fig. 39 – Interior, main chapel, detail of side wall showing angled panels (left); and wall screen at front (right).



Fig. 40 – Interior, main chapel, showing adjacent family sitting room.



Fig. 41 – Interior, reception room across from main chapel (originally designated the small chapel).



Fig. 42 – Interior, flower room.



Fig. 43 – Interior, typical main floor viewing room.



Fig. 44 – Interior, main floor typical hallway.



Fig. 45 – Interior, main floor typical office.



Fig. 46 – Interior, typical stair.



Fig. 47 – Interior, lower level hallway.



Fig. 48 – Interior, lower level, original crematorium equipment (no longer in use).



Fig. 49 – Interior, lower level garage.



Fig. 50 – Interior, upstairs hallway and offices.



Fig. 51 – Interior, upstairs apartment, exterior space and view eastward towards Cal Anderson Park.



Fig. 52 – Interior, upstairs apartment.



Fig. 53 – Roof, east edge, view southward.
Tall wall in distance is part of adjacent Seattle Central College structure. Wood fence is part of subject building's upstairs apartment exterior space.



Fig. 54 – Roof, north edge, view westward towards Broadway. Perimeter driveway is below.



Fig. 55 – Roof, south edge, view westward towards Broadway. Perimeter driveway is below.



Fig. 56 – Roof, center part of building, view towards interior of parcel.



Fig. 57 – Roof, west edge, view northward along Broadway. Street-facing covered garden area is below.



Fig. 58 – Map of the neighborhood in 1912. Future site of the subject building, not yet built, indicated by arrow. (Baist map)



Fig. 59 – Circa 1912 view northwest across Lincoln Park (today’s Cal Anderson Park) towards Nagle Place. Arrow indicates the subject site; the arcaded building at left of center is the back of the c.1912 Bonney Watson Funeral Home. (www.vintageseattle.org)



Fig. 60 – Circa 1911 view southward in Lincoln Park (today’s Cal Anderson Park) (Paul Dorpat)



Fig. 61 – 1909 view northeast of the Lincoln Park (today's Cal Anderson Park) baseball diamond. (SMA 76255)



Fig. 62 – Broadway High School, around 1910. (Paul Dorpat)
The building was largely demolished with the expansion of Seattle Central College in the 1970s.



Fig. 63 – Broadway Christian Church, around 1960.

The building was located about one block south of the subject site. After earthquake damage in the 1990s, the building was demolished for the expansion of Seattle Central College. (Paul Dorpat)

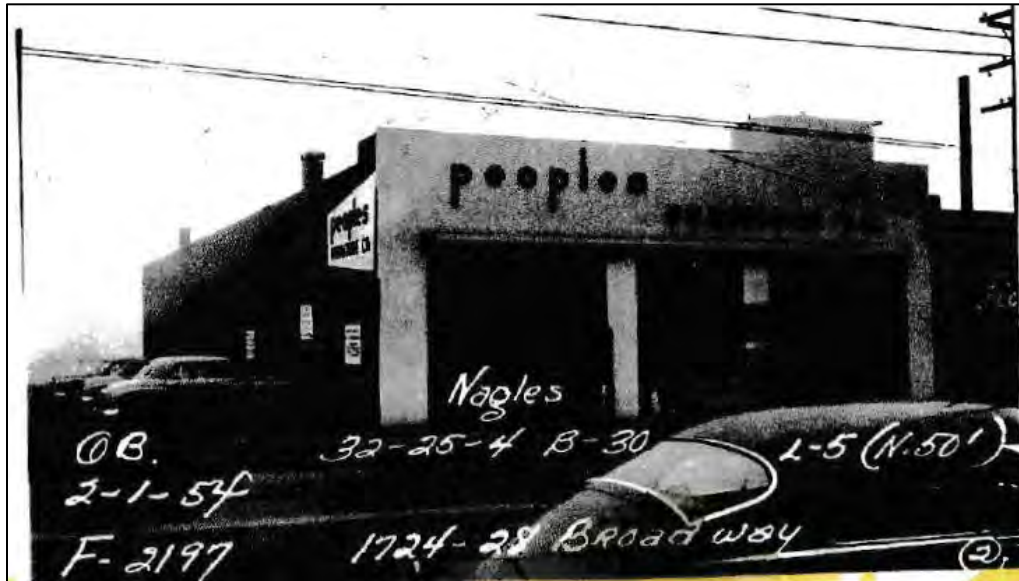


Fig. 64 – The building on the subject site in 1954, which was built in 1910.

It was originally built as an automotive service garage and dealership, and was demolished in 1961 or 1962 for the construction of the subject building. (King County Assessor)

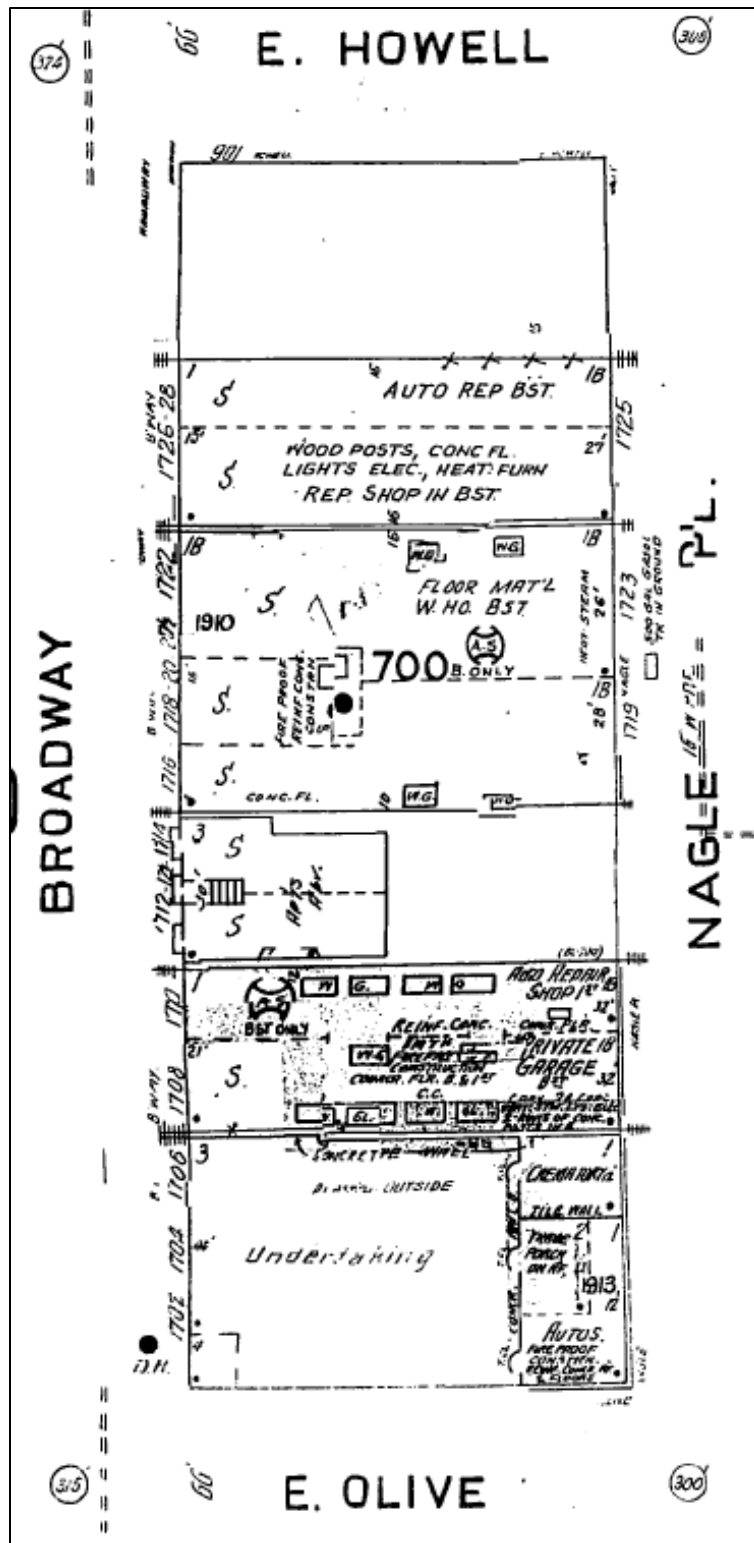


Fig. 65 – Sanborn fire insurance map showing the subject block in 1951; north is up. The subject site at the north end at this time was still occupied by an automotive-related building. The Bonney Watson Funeral Home building at this time was located at the south end of the block, in a c.1912 building identified on the map by the note “Undertaking.”

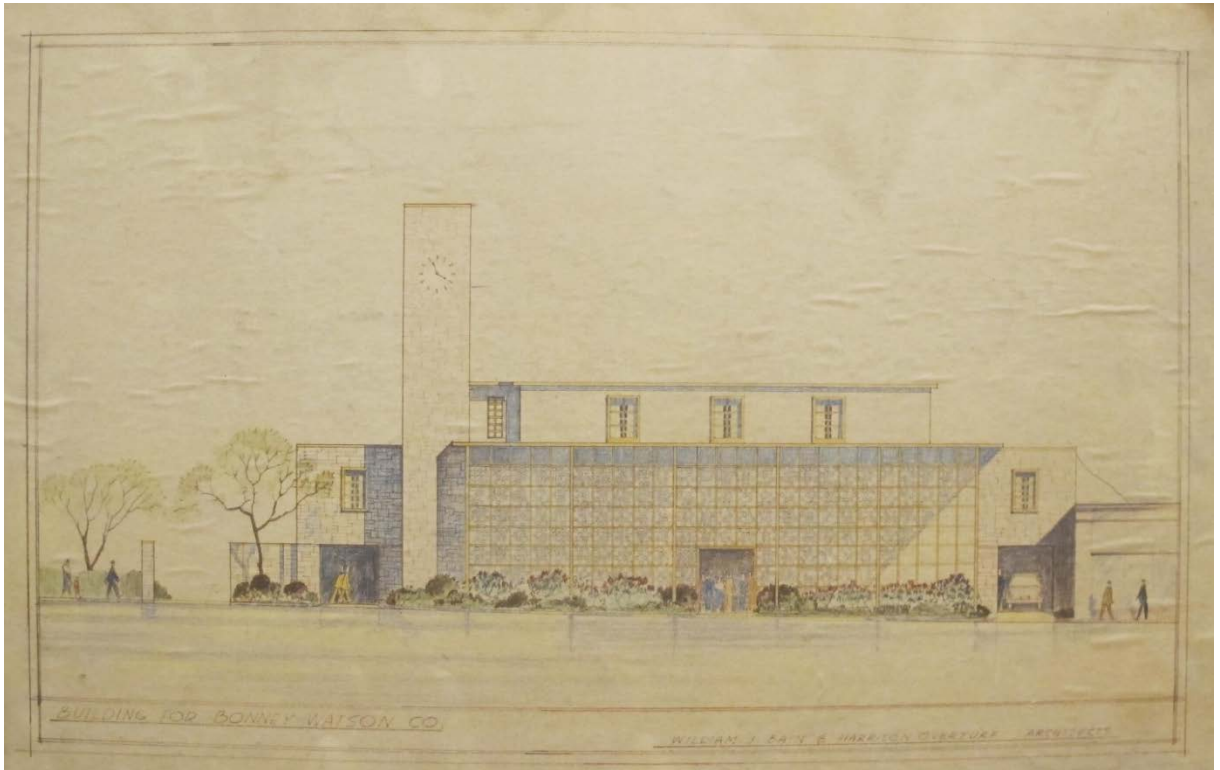


Fig. 66 – Preliminary design for Bonney-Watson Funeral Home (c. 1961) by Bain & Overturf. (Collection of Bonney-Watson)



Fig. 67 – Final design for Bonney-Watson Funeral Home (c. 1961) by Bain & Overturf. (Collection of Bonney-Watson)

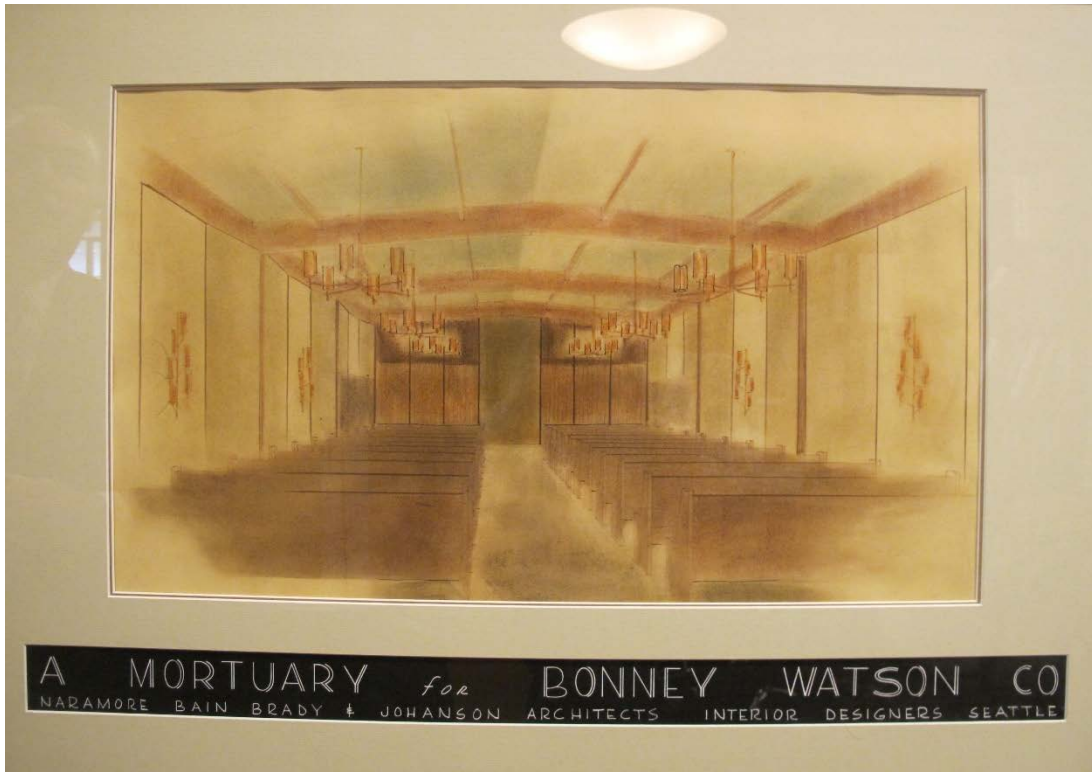


Fig. 68 – Rendering of main chapel interior design, undated but c.1961.
(Collection of Bonney-Watson)



Fig. 69 – Image of subject building at opening.
(Seattle Times, March 4, 1962)



Fig. 70 – The subject building c.2005. (King County Assessor)

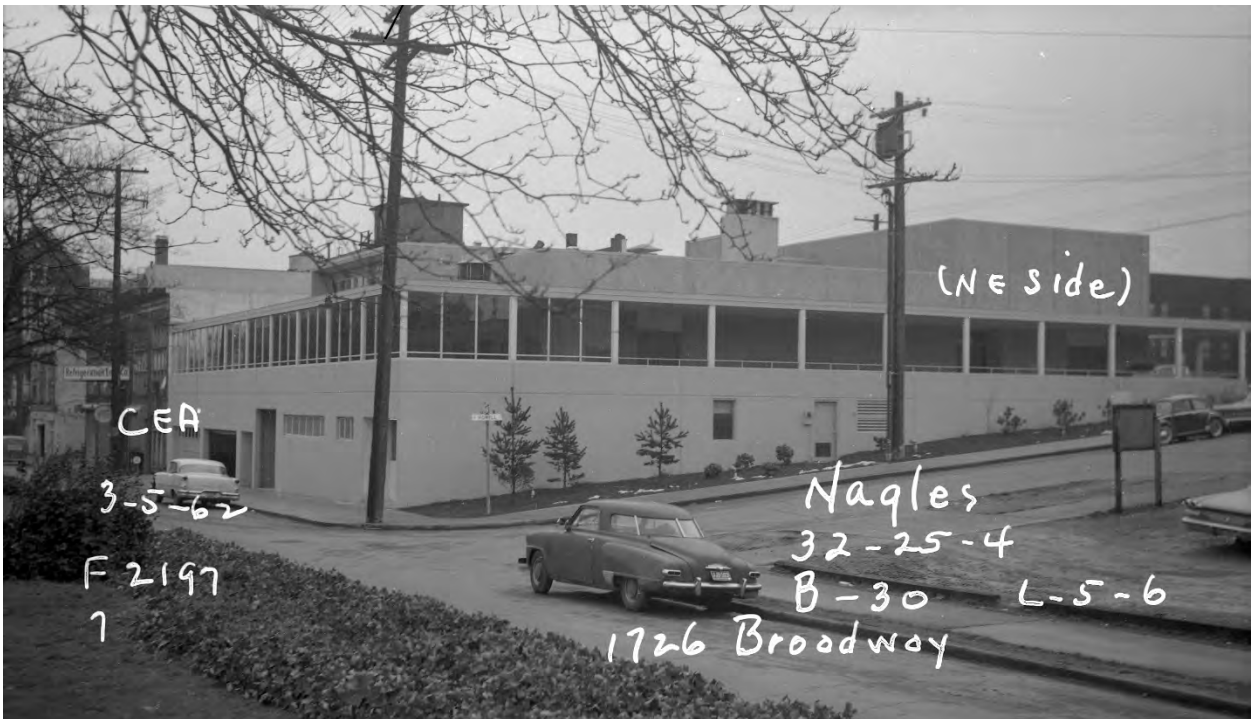


Fig. 71 – 1962 tax assessor photo of subject building. (King County Assessor)



Fig. 72 – 1962 tax assessor photo of subject building. (King County Assessor)



Fig. 73 – 1962 tax assessor photo of clock tower for subject building, located across Broadway at corner of parking lot (demolished). (King County Assessor)



**Fig. 74 – This page: Other Bonney-Watson Funeral Home locations.
(Top) Located in the MacIntosh mansion on Third Avenue downtown, c.1907-12 (demolished);
(Middle and bottom) Broadway and E. Olive location, c. 1912-1961 (demolished).
(Bonney-Watson and King County Assessor)**

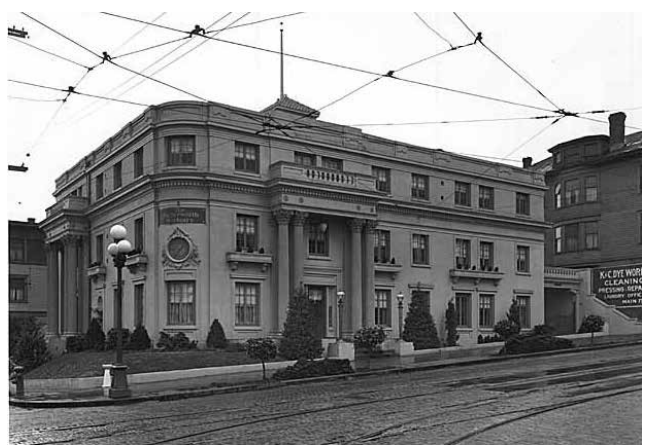


Fig. 75 – Four photos above: Butterworth Funeral Home.
 (Top, both photos) Third Avenue downtown, and chapel interior, c.1890s (demolished); (Bottom left) 1921 First Avenue (John Graham Sr., 1903); (Bottom right) Melrose Avenue and East Pine Street (Charles Haynes, 1922). (Wikipedia, Joe Mabel; lower right from MOHAI)



Fig. 76 – Home Undertaking Company at Ninth Avenue and Union Street (b.1890s, demolished).



Fig. 77 – (Left) Former Johnson & Hamilton Mortuary, at Broadway and Union (Daniel Huntington, 1911); (Right) Johnson & Hamilton Mortuary, at Madison and 11th (John Creutzer, 1926). (King County Assessor)



Fig. 78 – Green Lake Funeral Home at 7217 Woodlawn Avenue (demolished; image from 1938 Polk's Directory)



Fig. 79 – Columbia Funeral Home at 4922 Rainier Avenue. (Columbia Funeral Home)



Fig. 80 – Two images above: Bleitz Funeral Home and chapel interior, at 319 Florentia Street. (Bleitz)



Fig. 81 – Howden-Kennedy Funeral Home (b.1941, demolished) (Tax assessor, Howden-Kennedy)



Fig. 82 – Two photos above: Manning's Funeral Home at 1644 11th Avenue, showing chapel addition (chapel addition by John Maloney, 1958; demolished). (Joe Mabel, King County Assessor)

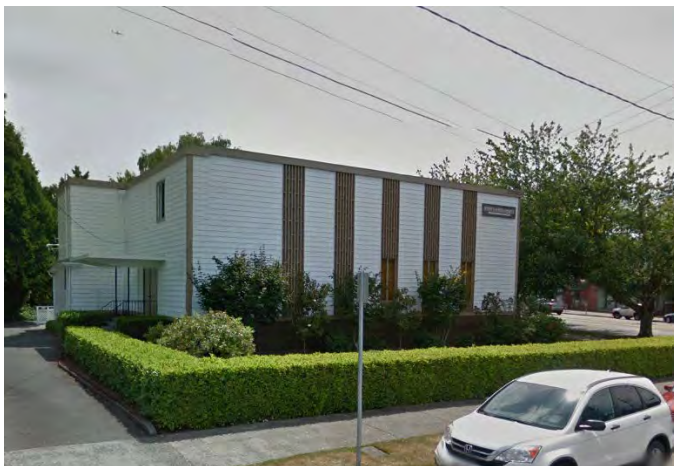


Fig. 83 – Two photos above: Harvey Funeral Home at 508 N. 36th Street (addition by James Klonz, 1955). (King County Assessor)



**Fig. 84 – William J. Bain, Sr. (left) and Harrison J. Overturf (right).
(NBBJ and DAHP)**



**Fig. 85 – King County Blood Bank (William Bain, NBBJ, 1945-46, demolished),
typifies Bain's work with Naramore Bain Brady & Johanson.
(UWSC Dearborn Massar DMA1451)**



Fig. 86 – Veterans Hospital (William Bain, NBBJ, 1952), typifies Bain’s work with Naramore Bain Brady & Johanson. (UWSC Dearborn Massar DMA0948)



Fig. 87 – Seattle Public Library, Susan Henry Branch (William Bain, NBBJ, 1953-54, demolished), typifies Bain’s work with Naramore Bain Brady & Johanson. (UWSC Dearborn Massar DMA0960)



**Fig. 88 – Harrison J. Overturf residence (Harrison Overturf, 1951)
(UWSC Dearborn Massar DMA0948)**



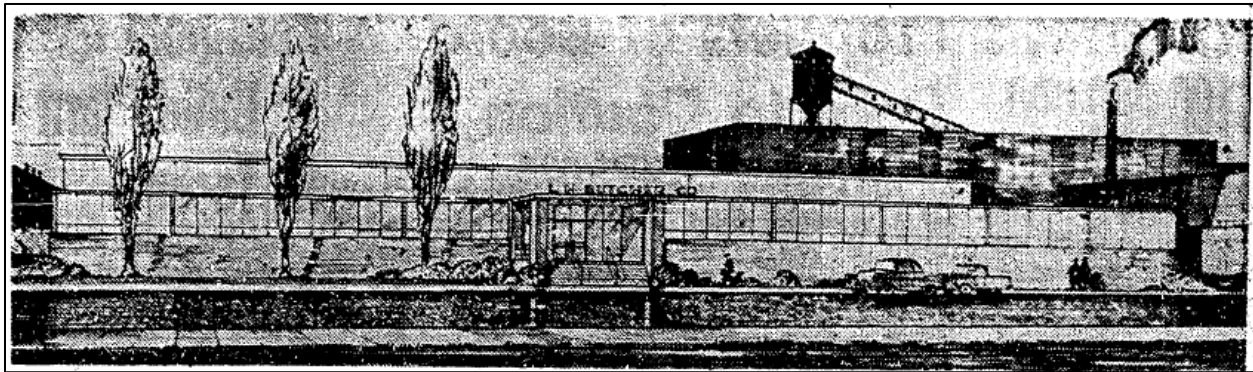
**Fig. 89 – John Doyle Bishop clothing store, interior (Bain & Overturf, 1954)
(UWSC Dearborn Massar DMA0030)**



**Fig. 90 – Addition to Wesley Gardens Retirement Home, Des Moines WA (Bain & Overturf, 1956)
(Seattle Times, April 12, 1956)**



**Fig. 91 – Louis T. Dulien house, exterior and interior (Bain & Overturf, 1956-57, altered)
(UWSC Dearborn Massar DMA0096, DMA0009)**



**Fig. 92 – L. H. Butcher Company building, 5601 First Avenue South (Bain & Overturf, 1958).
This was constructed by the E. F. Shuck Company, as was the subject building. Originally a chemical wholesaler, it is now occupied by the Essential Bread Company. (Seattle Times, Nov. 2, 1958)**



Fig. 93 – Wesley Terrace, addition to Wesley Gardens Retirement Home (Bain & Overturf, 1961)
(Seattle Times, December 24, 1961)

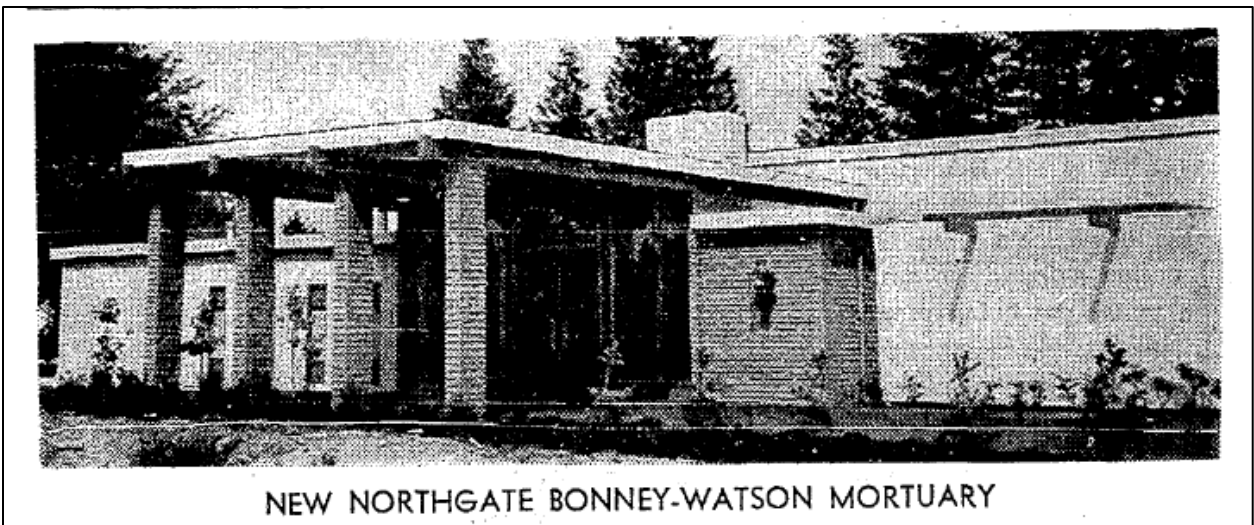
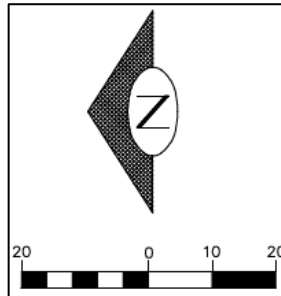
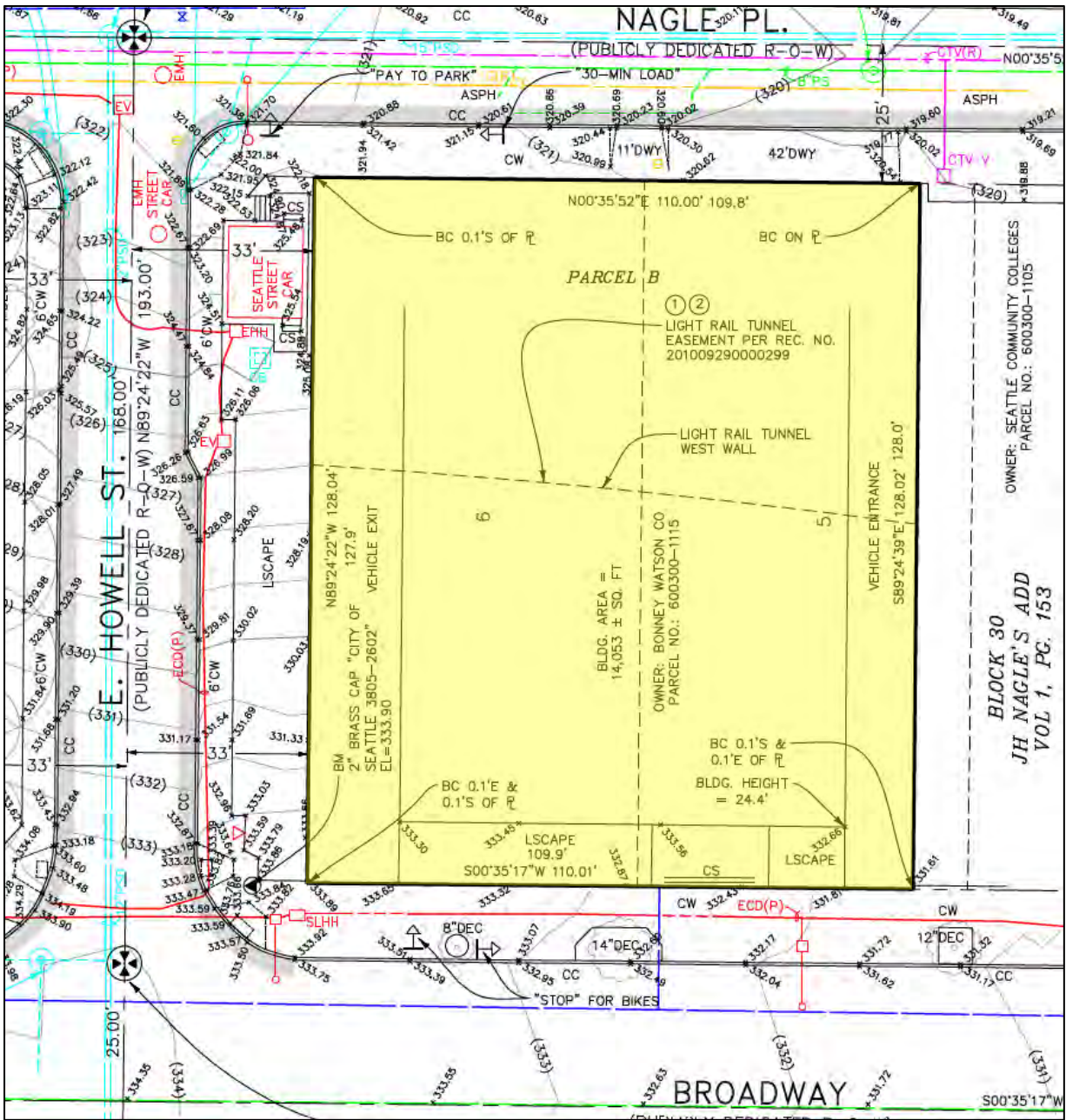
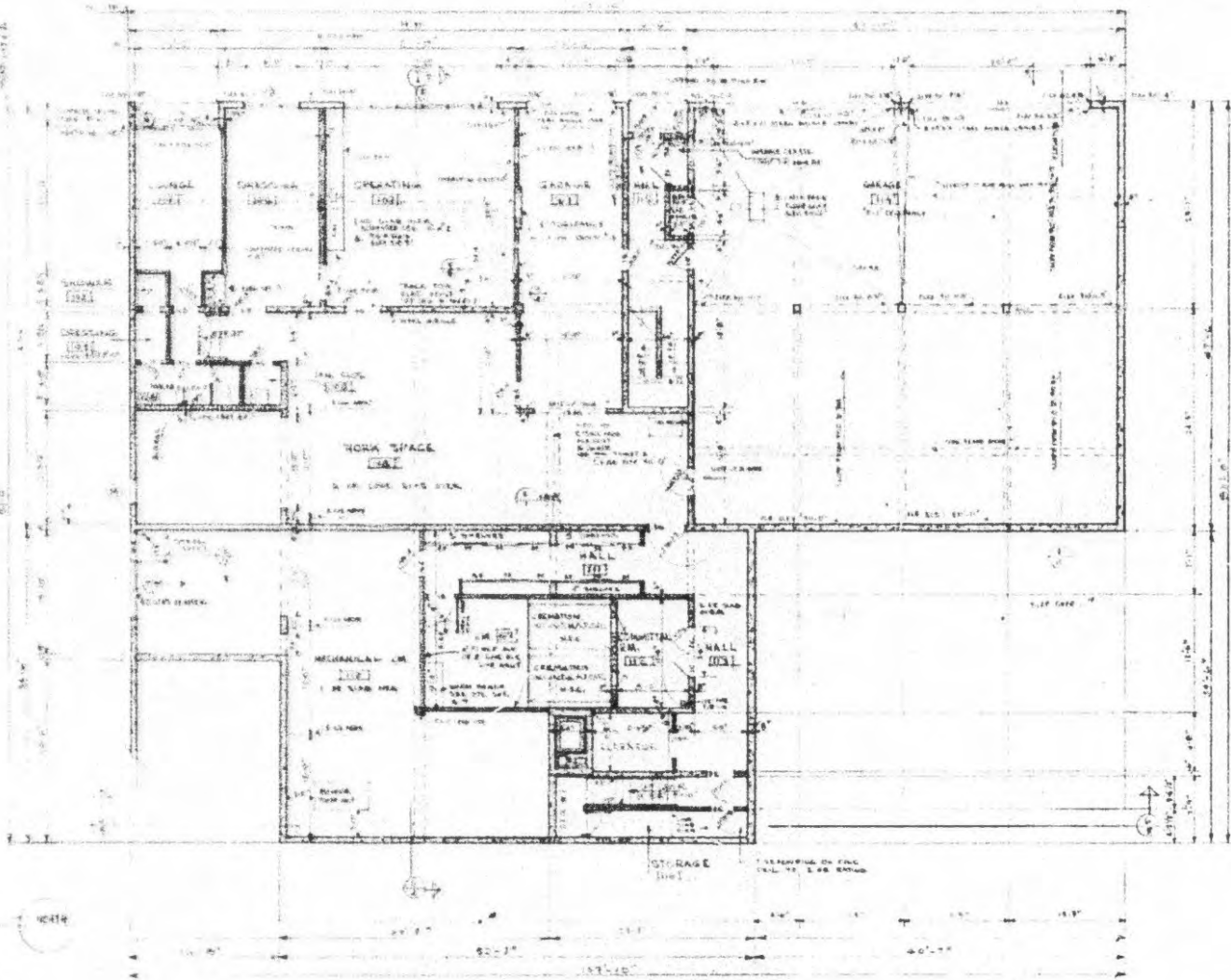


Fig. 94 – Bonney-Watson Mortuary at Evergreen-Washelli Cemetery (Bain & Overturf, 1965).
The E. F. Shuck Company was the builder of this and the subject building. This structure was later
the Evergreen Washelli Funeral Home, and was demolished in recent years.
(Seattle Times, August 29, 1965)



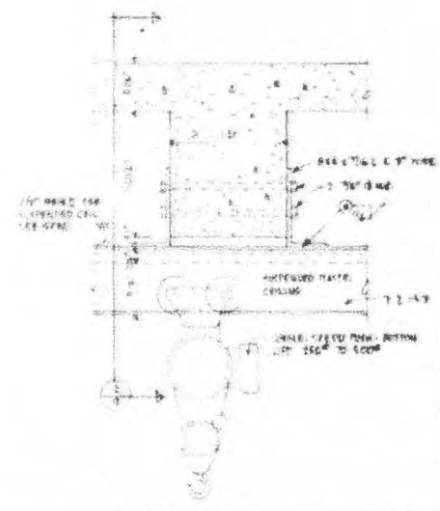
SITE PLAN

North is to the left, matching architectural drawings. Color shaded area indicates building footprint, which fills the parcel. (Detail from ALTA survey, Bush Roed & Hitchings Inc. Land Surveyors & Civil Engineers, Seattle, dated July 12, 2017.)

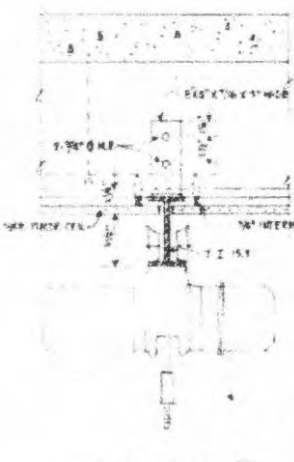


FIRST FLOOR PLAN
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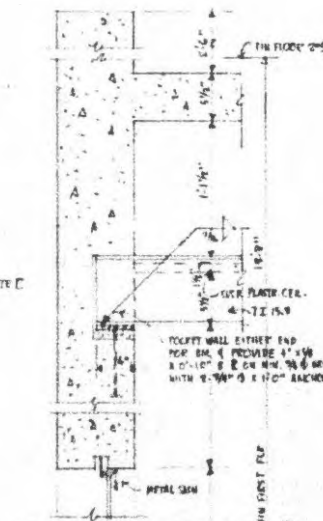
NOTE: ALL CMU WALLS THIS FLOOR
SHALL BE COMMON WALL.



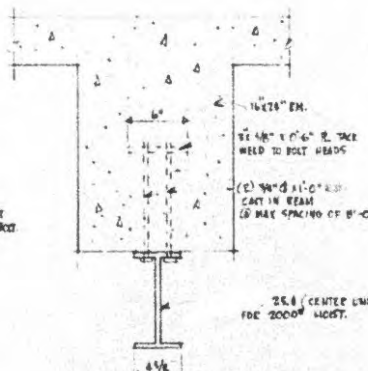
SECTION THRU 14x18" CONC BEAM
OPERATING ROOM (RM 107)
SCALE 1/2" = 1'-0"



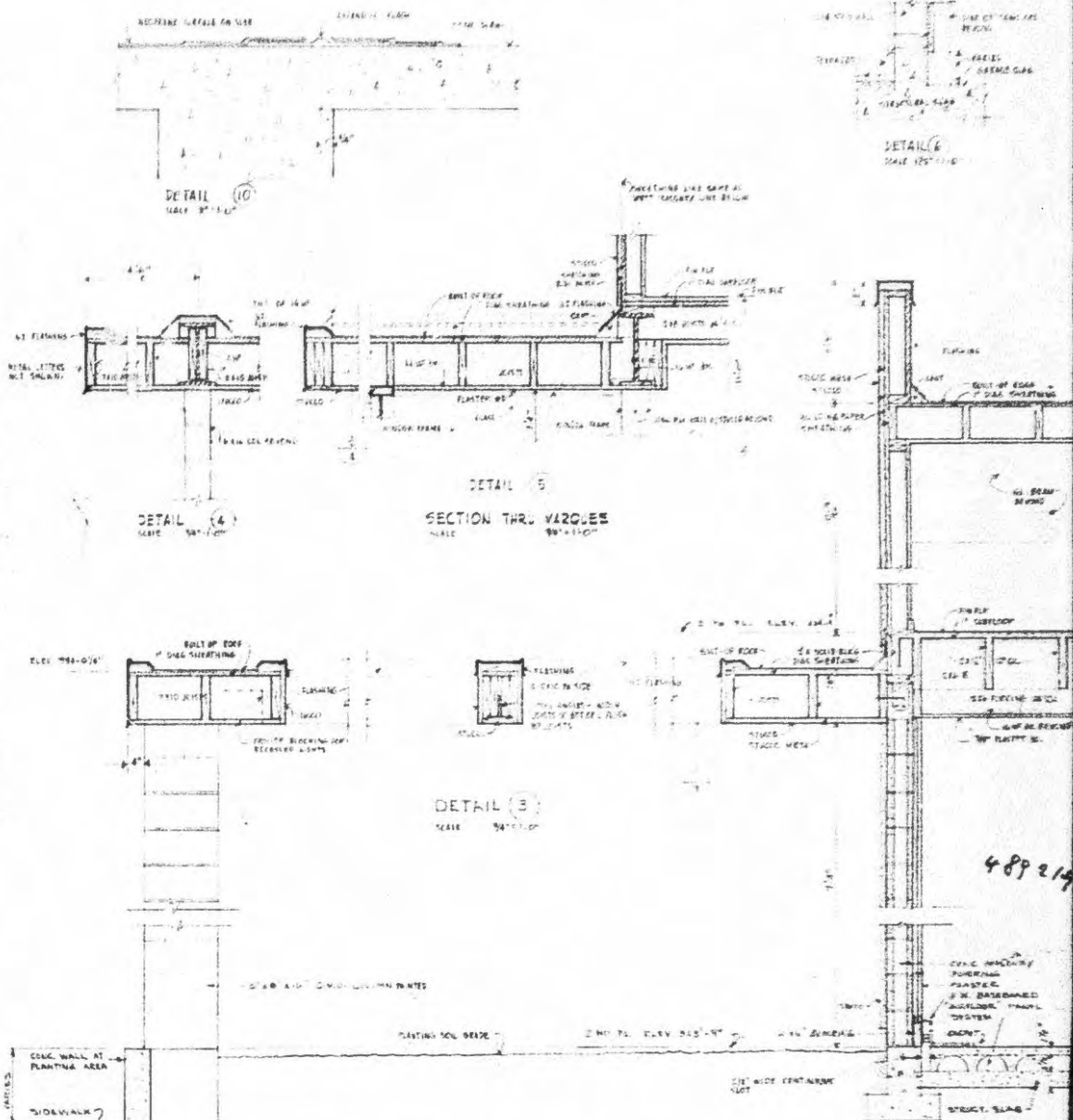
SECTION - DETAIL (9)
OPERATING ROOM (RM 107)
SCALE 1/2" = 1'-0"



SECTION AT WALL CONN. 1ST & 2ND
OPERATING ROOM RM 107
SCALE 1/2" = 1'-0"



SECTION THRU 10x12.5" FOR HOIST
WORK SPACE (RM. 108)
SCALE 1/2" = 1'-0"

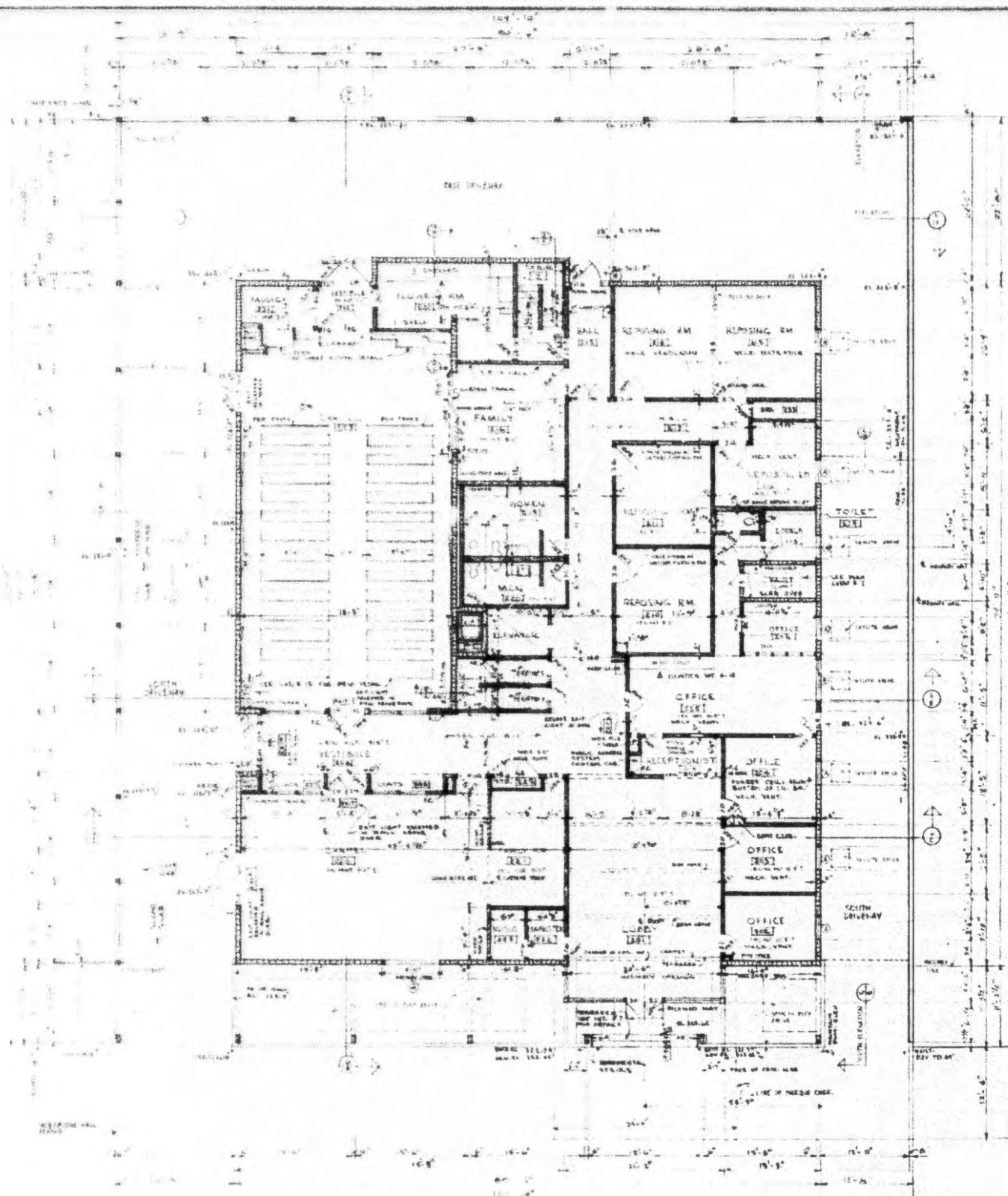


SECTION THRU WEST WALL
SCALE 3/4" = 1'-0"

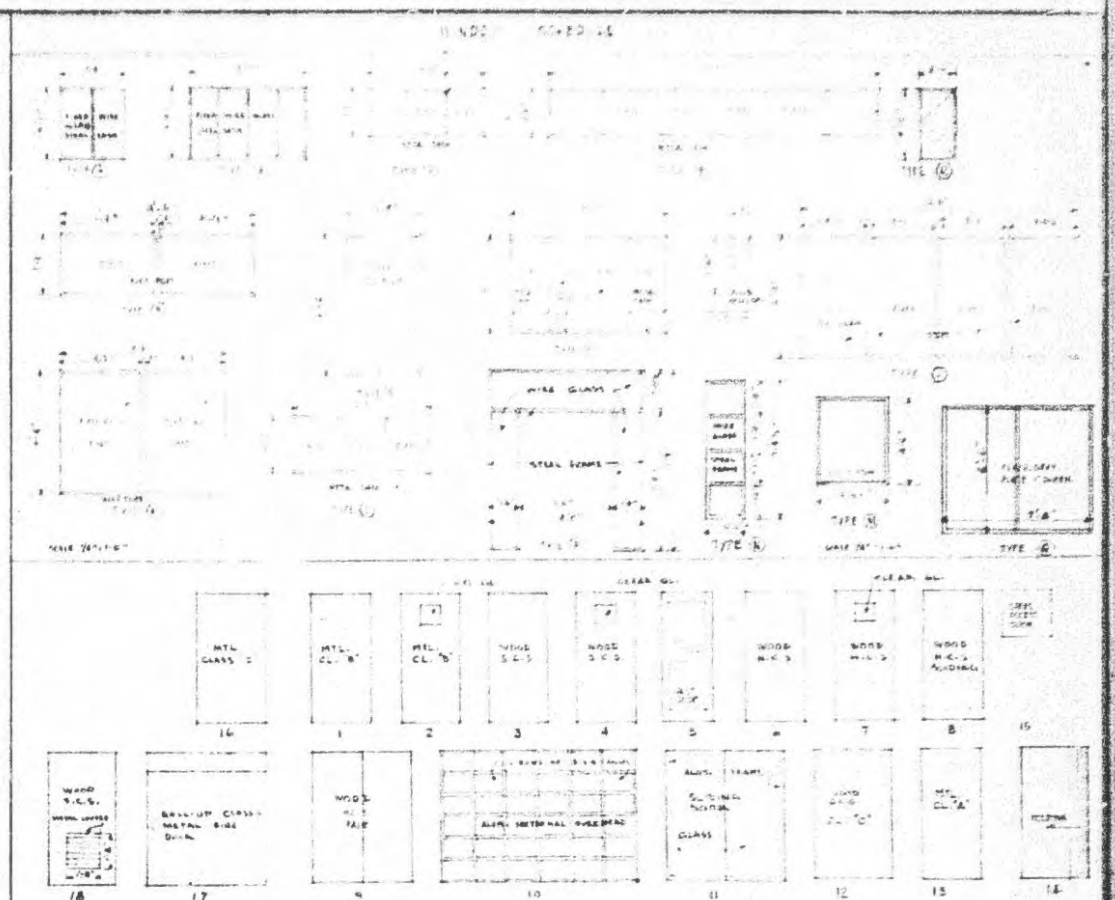
NO.	DATE	DESCRIPTION	BY
1	11-15-51	PREP. FLOOR PLAN, WALL & WINDOW SECTIONS	W. HARRISON
2	11-15-51	2 VERTICALS FOR THE	W. HARRISON
3	11-15-51	BOUNCE-WATSON CO.	W. HARRISON
4	11-15-51	17TH BROADWAY, SEATTLE, WASH.	W. HARRISON

W. HARRISON ARCHITECTS
1718 BROADWAY, SEATTLE, WASH.

NOTE: If the microfilm document is less clear than this notice, it is due to



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



DOOR SCHEDULE TYPES

WINDOW NOTES:	DOOR SIZES	REMARKS	DIAGRAM-DOOR & HARDWARE SYMBOLS
<p>NO WINDOW SCHEDULES ARE SHOWN FOR THIS FLOOR.</p> <p>TYPE "A" - 1/2" X 6" STEEL</p> <p>TYPE "B" - 1/2" X 6" ALUM.</p> <p>TYPE "C" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "D" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "E" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "F" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "G" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "H" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "I" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "J" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "K" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "L" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "M" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "N" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "O" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "P" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "Q" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "R" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "S" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "T" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "U" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "V" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "W" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "X" - 1/2" X 6" ALUM. ALN.</p>	<p>MINOR</p> <p>A 2'-0" X 6'-0"</p> <p>B 2'-4" X 6'-0"</p> <p>C 2'-6" X 6'-0"</p> <p>D 2'-8" X 6'-0"</p> <p>E 3'-0" X 6'-0"</p> <p>F 3'-6" X 6'-0"</p> <p>G 4'-0" X 6'-0"</p> <p>H 4'-6" X 6'-0"</p> <p>I 5'-0" X 6'-0"</p> <p>J 5'-6" X 6'-0"</p> <p>K 6'-0" X 6'-0"</p> <p>L 6'-6" X 6'-0"</p> <p>M 7'-0" X 6'-0"</p> <p>N 7'-6" X 6'-0"</p> <p>O 8'-0" X 6'-0"</p> <p>P 8'-6" X 6'-0"</p> <p>Q 9'-0" X 6'-0"</p> <p>R 9'-6" X 6'-0"</p> <p>S 10'-0" X 6'-0"</p> <p>T 10'-6" X 6'-0"</p> <p>U 11'-0" X 6'-0"</p> <p>V 11'-6" X 6'-0"</p> <p>W 12'-0" X 6'-0"</p> <p>X 12'-6" X 6'-0"</p>	<p>ALL WINDOW SCHEDULES ARE SHOWN FOR THIS FLOOR.</p> <p>ESTIMATING PURPOSES ONLY</p> <p>TYPE "A" - 1/2" X 6" STEEL</p> <p>TYPE "B" - 1/2" X 6" ALUM.</p> <p>TYPE "C" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "D" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "E" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "F" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "G" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "H" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "I" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "J" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "K" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "L" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "M" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "N" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "O" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "P" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "Q" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "R" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "S" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "T" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "U" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "V" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "W" - 1/2" X 6" ALUM. ALN.</p> <p>TYPE "X" - 1/2" X 6" ALUM. ALN.</p>	<p>NUMBER WITH BARRA INDICATES HARDWARE SET</p> <p>LETTER SHOWS DOOR USE OR WINDOW TYPE</p> <p>DIAGRAM-DOOR & HARDWARE SYMBOLS</p> <p>DOOR NOTES:</p> <p>1. ALL DOORS TO BE 1 1/2" THICK.</p> <p>2. DOOR HEIGHT IS FROM FLOOR TO TOP OF DOOR.</p> <p>3. ALL DOORS CLEAR OF OBSTACLE BY 1/2" MIN. UNLESS OTHERWISE INDICATED.</p> <p>4. ALL DOORS TO BE SELF-CLOSING.</p> <p>5. ALL TOILET DOORS TO BE SELF-CLOSING.</p> <p>6. DOOR HARDWARE INCLUDES ASTRAGALS, THRESHOLDS, SILENERS.</p> <p>7. ALL DOORS NOT INDICATED AS BIRCH SHALL BE V.G. FIR OR BUNNY GRADE OR BETTER.</p> <p>8. ALL DOORS TO BE 1 1/2" THICK.</p> <p>9. ALL DOORS TO BE 1 1/2" THICK.</p> <p>10. ALL DOORS TO BE 1 1/2" THICK.</p> <p>11. ALL DOORS TO BE 1 1/2" THICK.</p> <p>12. ALL DOORS TO BE 1 1/2" THICK.</p> <p>13. ALL DOORS TO BE 1 1/2" THICK.</p> <p>14. ALL DOORS TO BE 1 1/2" THICK.</p> <p>15. ALL DOORS TO BE 1 1/2" THICK.</p> <p>16. ALL DOORS TO BE 1 1/2" THICK.</p> <p>17. ALL DOORS TO BE 1 1/2" THICK.</p> <p>18. ALL DOORS TO BE 1 1/2" THICK.</p> <p>19. ALL DOORS TO BE 1 1/2" THICK.</p> <p>20. ALL DOORS TO BE 1 1/2" THICK.</p>

GENERAL NOTES

1. SEE STAIR DETAILS SHEET A-B

2. PURRED DOWN CEILING ARE INDICATED BY CEILING HATCH AND DIMENSIONS.

489219

PRINTED TO ORDER BY BOUNEY-WATSON CO. 1941

REVISION DATE DESCRIPTION

SECOND FLOOR PLAN, DOOR & WINDOW SCHEDULES

1. WORTLIARY FOR THE BOUNEY-WATSON CO. 1941

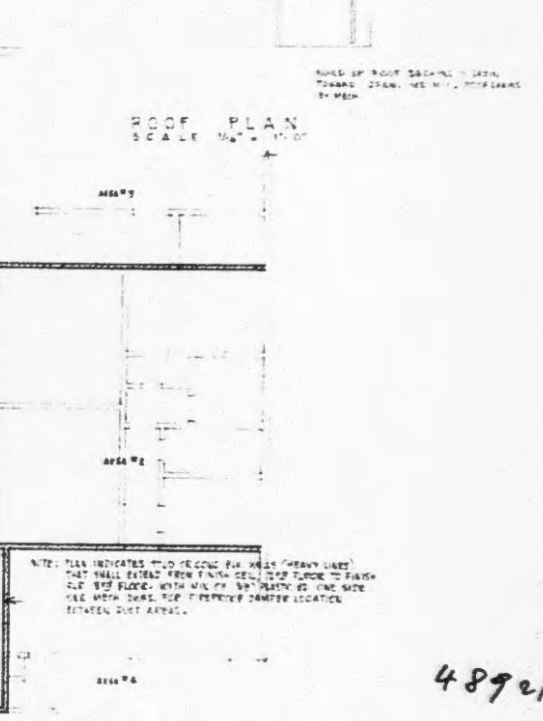
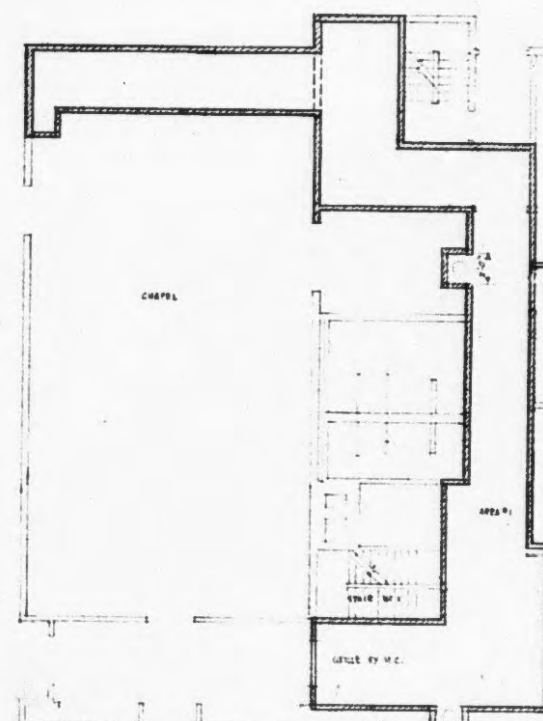
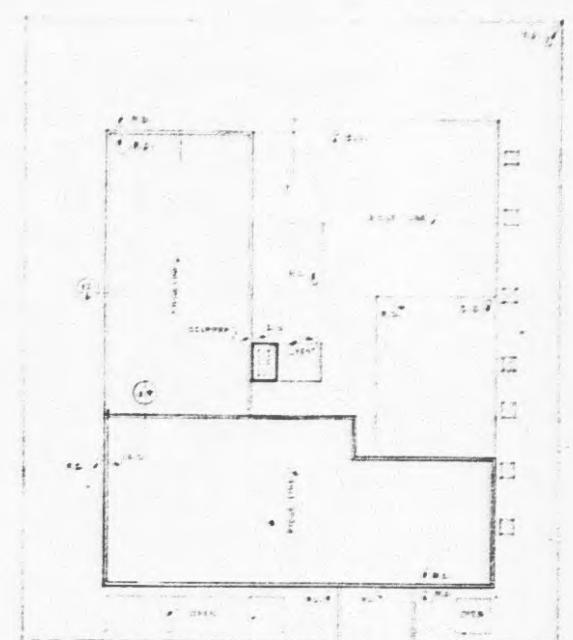
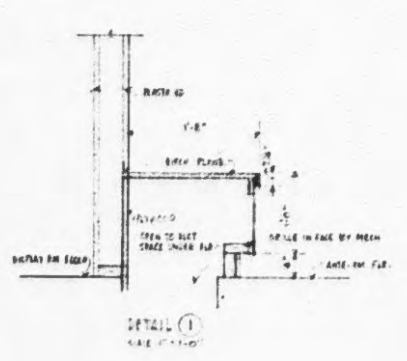
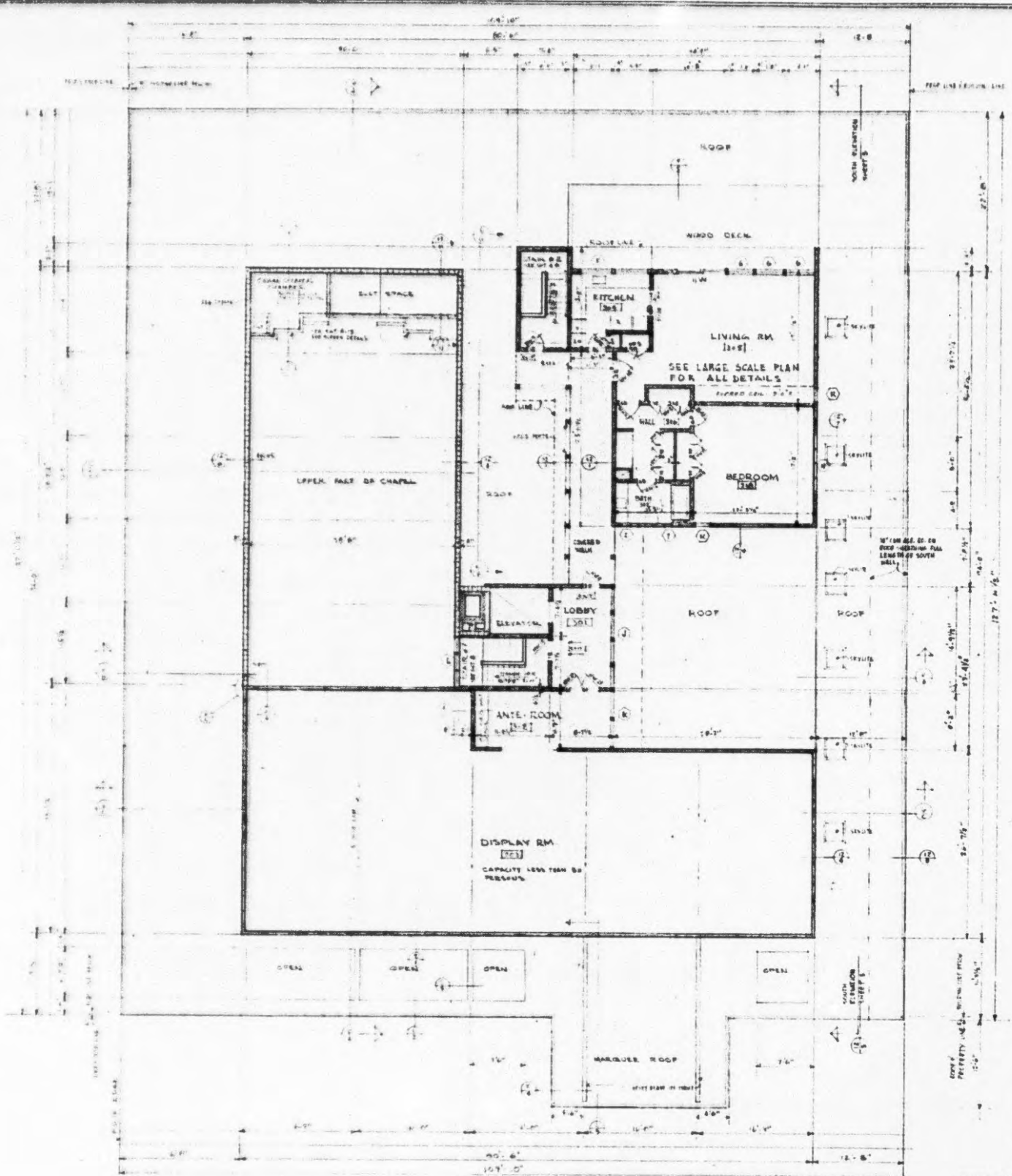
W. B. BOUNEY-WATSON CO. 1941

1801

A-3

NOTE: If the microfilmed document is less clear than this notice, it is due to the quality of the original document.

24x



REVISION	DATE	DESCRIPTION
1	3-25-57	ADD WINDOWS TYPE 'B' - ADDENDUM # 2.
2		
3		
4		

NO. 20 FLOOR PLAN, ROOF PLAN

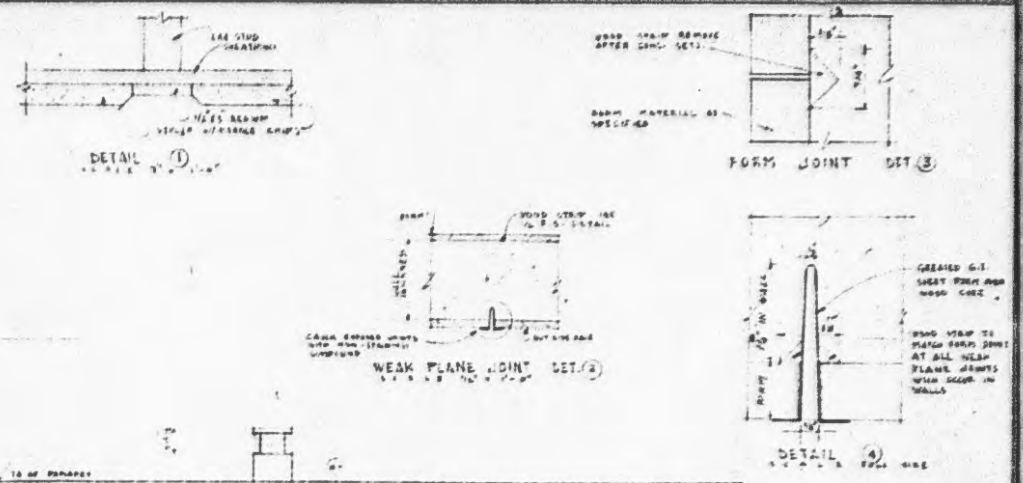
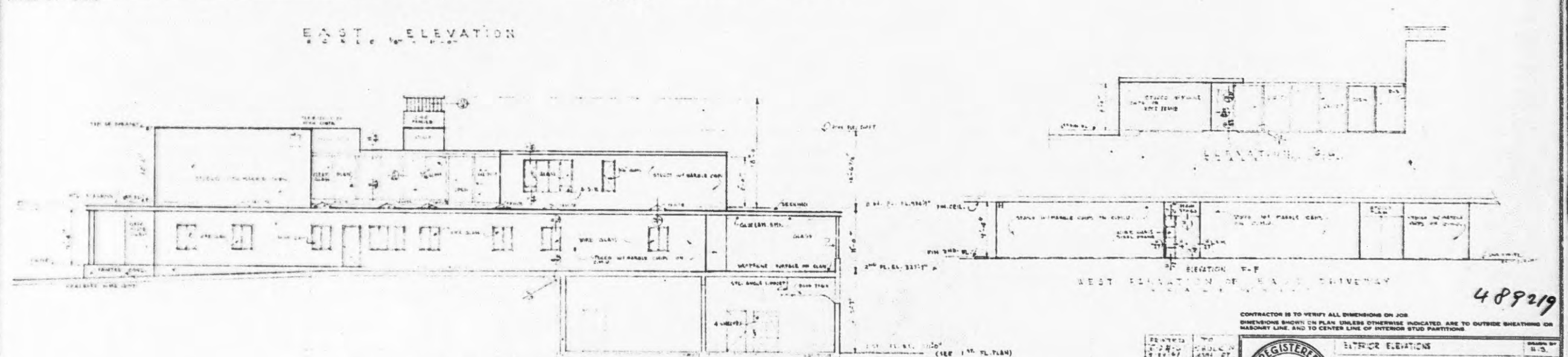
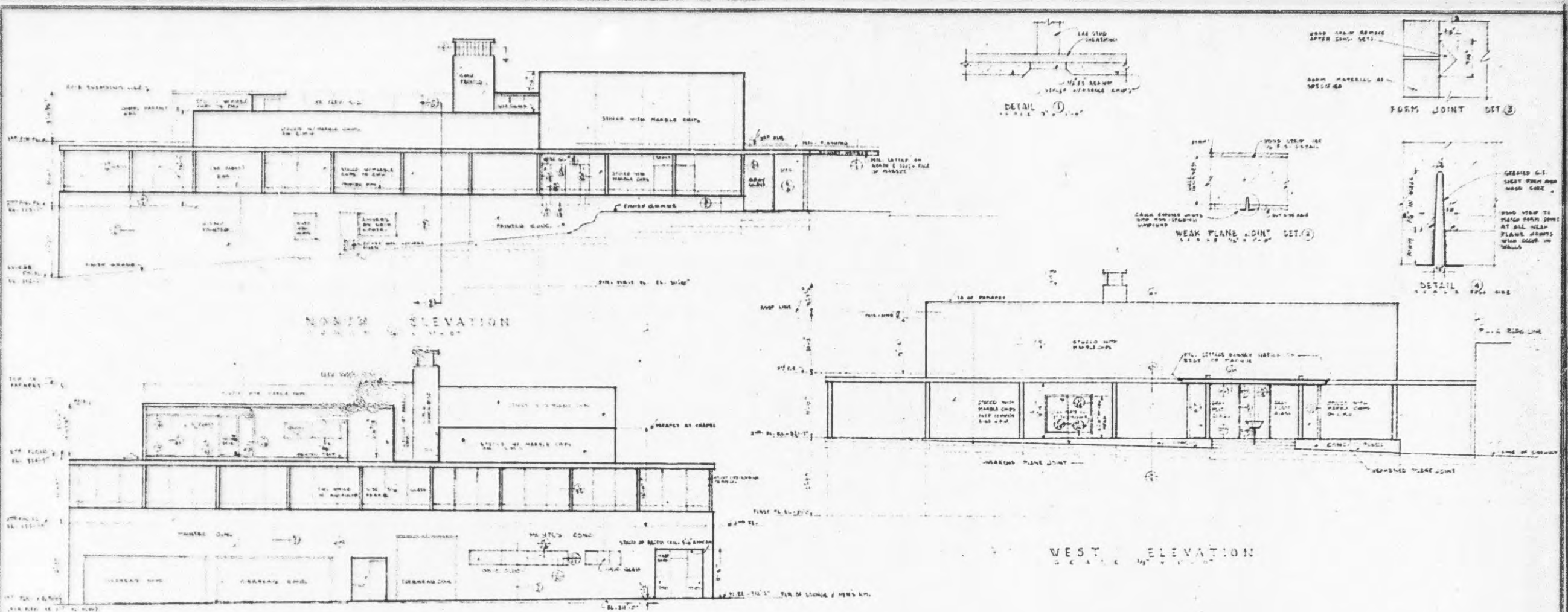
A MORTUARY FOR THE
BOANEY-WITSON CO.
1725 BROADWAY, SEATTLE, WA.

Walter P. Booney
Architects
A. I. A.

489219

A-4

NOTE: If the microfilm document is less clear than this notice, it is due to



REVISION	DATE	DESCRIPTION
1	2-14-61	REVISED WINDOW SCHEDULE AND SCHEDULES
2	4-25-61	WINDOW TYPE 'N' WKS CONC. STEEL FRAME FOR QUARTER LANDING
3	7-21-61	CHIT. CHANGES IN NDH TYPE 'A' - ADD ADD. R. & W.

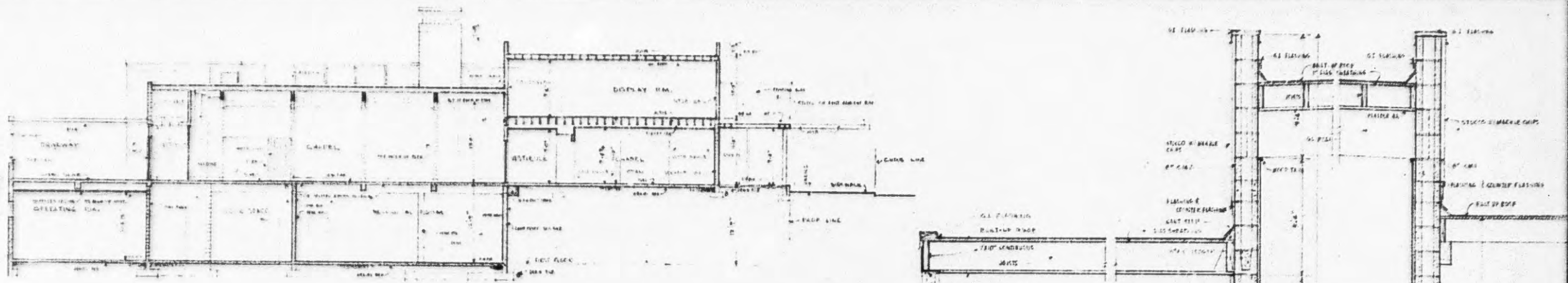
CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON JOB. DIMENSIONS SHOWN ON PLAN UNLESS OTHERWISE INDICATED ARE TO OUTSIDE SHEATHING OR MASONRY LINE, AND TO CENTER LINE OF INTERIOR STUD PARTITIONS.

489219

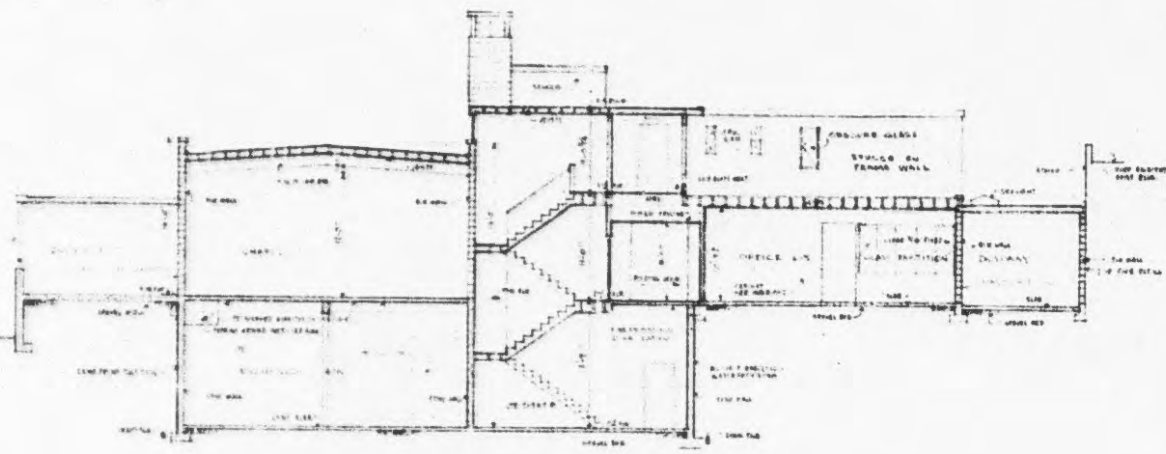
	<p>REGISTERED ARCHITECTS</p> <p>WILLIAM J. BAIN AND HARRISON OVERTURE ARCHITECTS A.I.A.</p> <p>1700 MARION SEATTLE WASH.</p>
--	------------------------------------------------------------------------------------------------------------------------------

NOTE: If the microfilmed document is less clear than this notice, it is due to the quality of the original document.

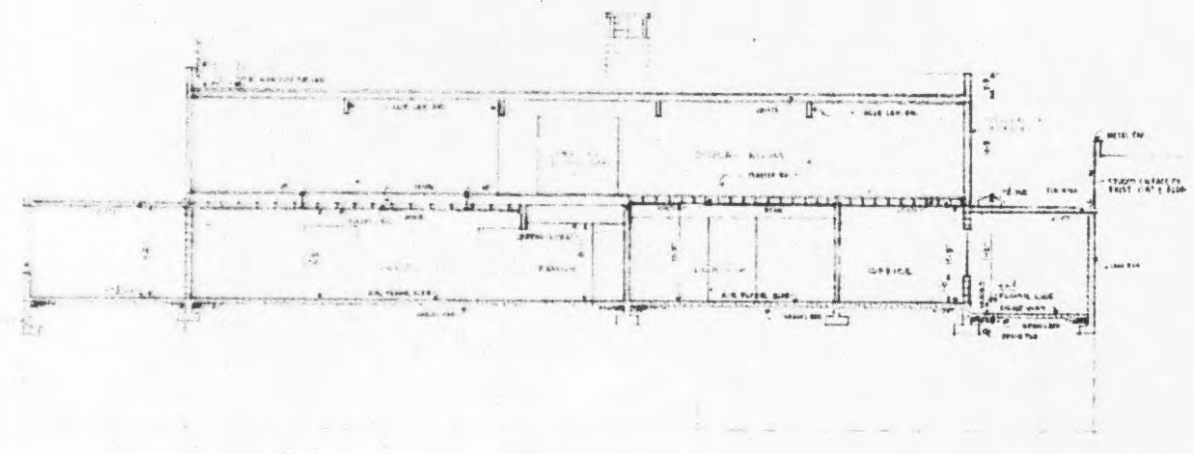




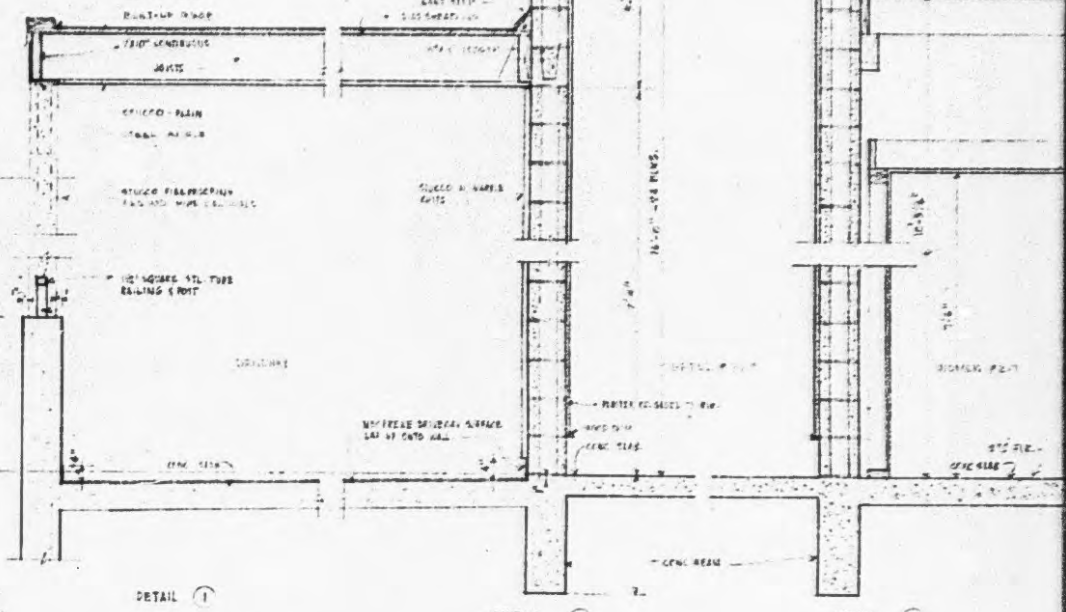
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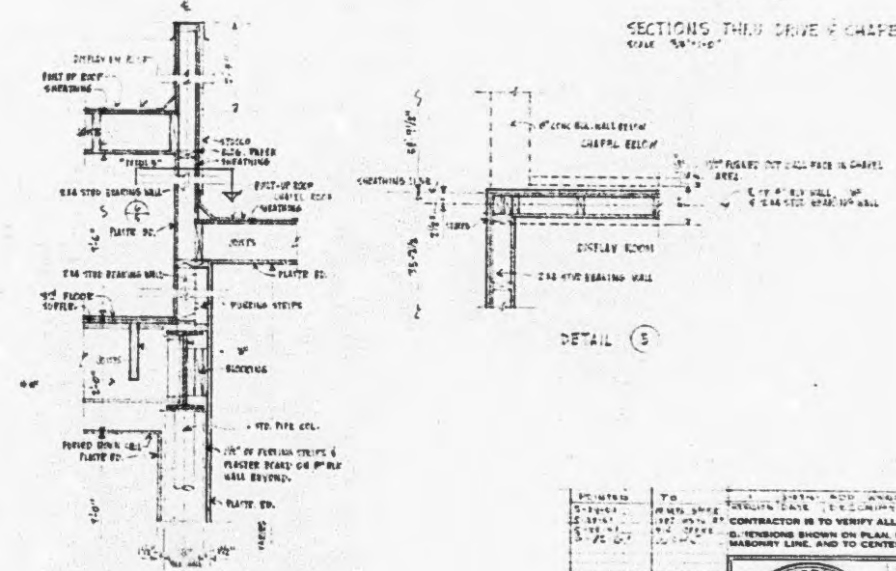
SECTION B-B
SCALE 3/8" = 1'-0"



SECTION C-C
SCALE 3/8" = 1'-0"



SECTIONS THIRD DRIVE & CHAPEL D-D
SCALE 3/8" = 1'-0"



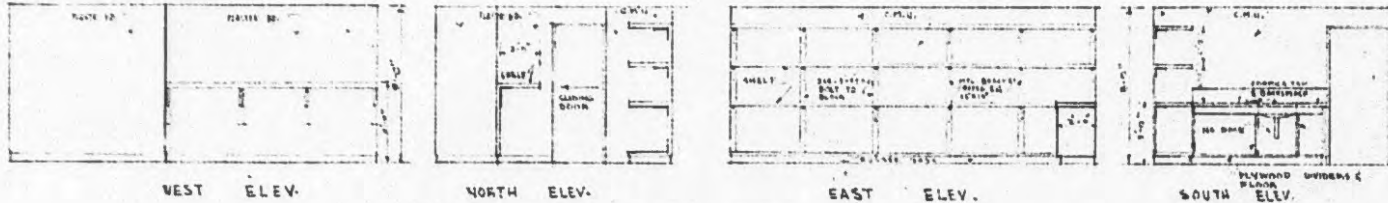
SECTION - DETAIL 6
SCALE 3/8" = 1'-0"

489219

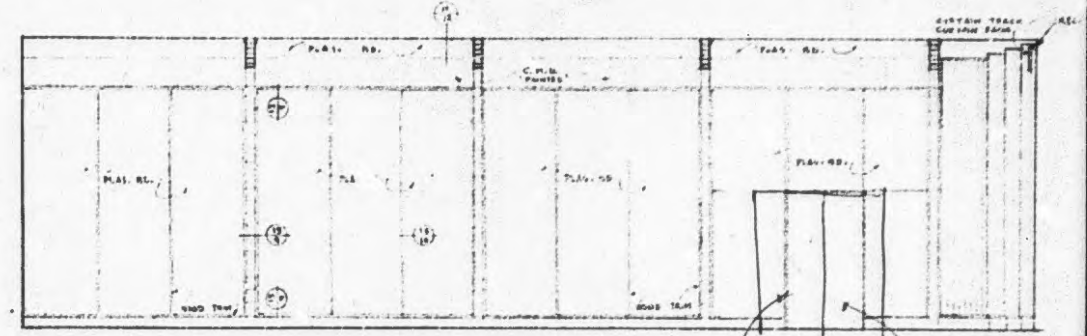
PRINTED 5-19-24	TO BY DATE	BY DATE	BY DATE
<p>CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON JOB DIMENSIONS SHOWN ON PLAN UNLESS OTHERWISE INDICATED ARE TO OUTSIDE SHEATHING OR MASONRY LINE, AND TO CENTER LINE OF INTERIOR STUD PARTITIONS.</p>			
<p>REGISTERED STATE OF WASHINGTON ARCHITECTS 1924</p>		<p>B. J. & S. SECTIONS, WALL SECTIONS A MORTUARY FOR THE BONNEY-WATSON CO. 1708 BRIDGE AVE. SEATTLE WASH.</p>	
<p>WILLIAM J. BAIN AND HARRISON OVERTURE ARCHITECTS A.I.A.</p>		<p>1700 MARION SEATTLE WASH.</p>	

NOTE: If the microfilmed document is less clear than this notice, it is due to the quality of the original document.

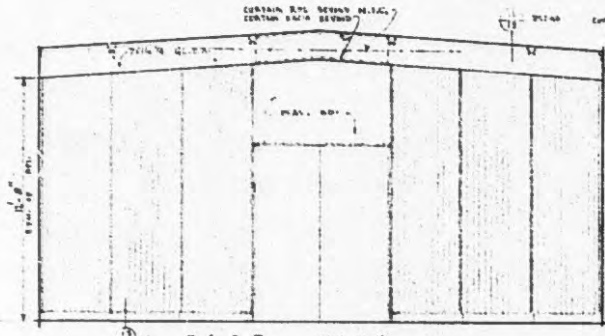




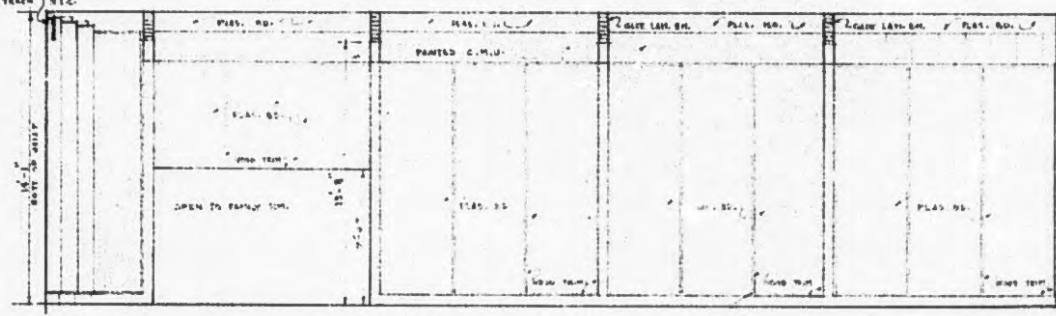
WEST ELEV. NORTH ELEV. EAST ELEV. SOUTH ELEV.
FLOWER RM. # 230



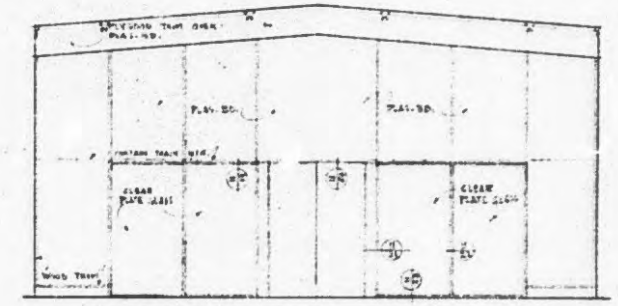
NORTH ELEV.
CHAPEL RM. 229
 SCALE 1/8" = 1'-0"



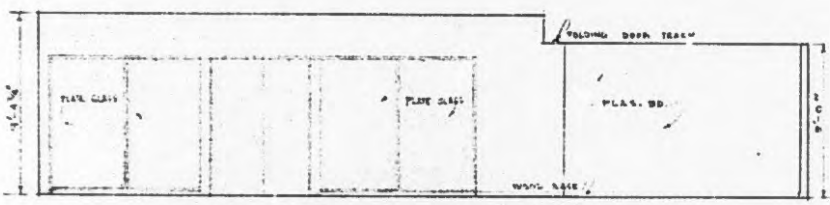
EAST ELEV.
CHAPEL RM. 229



SOUTH ELEV.
CHAPEL RM. 229



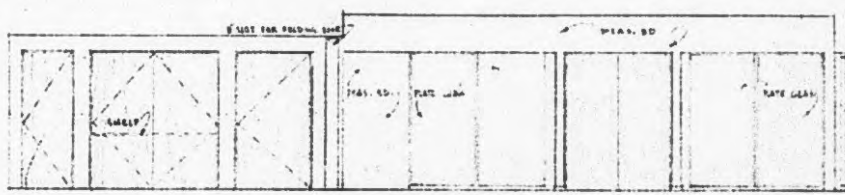
WEST ELEV.
CHAPEL RM. 229



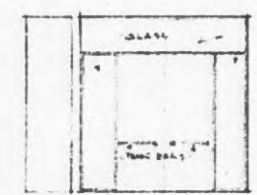
EAST ELEV.



SOUTH ELEV.

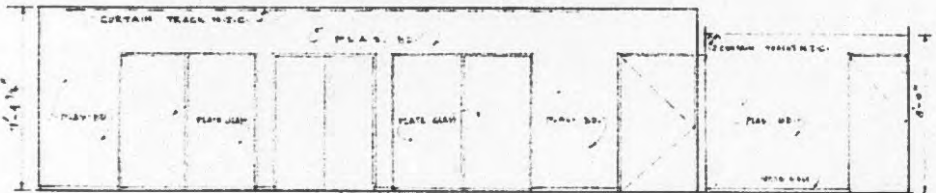


WEST ELEV.

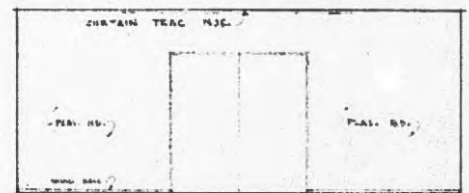


NORTH ELEV.

V E S T I B U L E RM. # 228



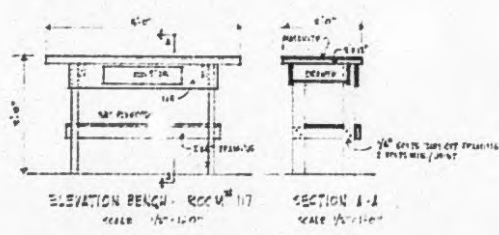
EAST ELEV.
CHAPEL RM. 224



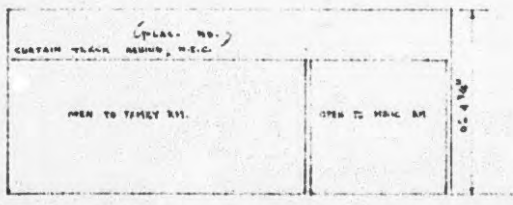
NORTH ELEV.
CHAPEL RM. 224
 SCALE 1/8" = 1'-0"



WEST ELEV.
CHAPEL RM. 224



ELEVATION BENCH - ROOM # 117
 SECTION A-A



CHAPEL RM. # 224
 SOUTH ELEVATION

CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON JOB. DIMENSIONS SHOWN ON PLAN UNLESS OTHERWISE INDICATED, ARE TO OUTSIDE BREASTING OF MASONRY LINE, AND TO CENTER LINE OF INTERIOR STUD PARTITIONS.

	REGISTERED ELEVATIONS A MORTUARY FOR THE BONNEY-WATSON CO. 1722 BROADWAY, SEATTLE WASH.	DRAWN BY CHECKED BY DATE JOB NO. SHEET NO.	
	WILLIAM J. BAIN AND HARRISON OVERTURF ARCHITECTS A.I.A. VIRGINIA H. BONE 700 MARION ST. SEATTLE WASH.	CHARLES H. HEADRICK 1441 1441 A-5	MADE IN U.S.A. 1961
	489219		

NOTE: If the microfilmed document is less clear than this notice, it is due to the quality of the original document.

