

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

### Landmark NOMINATION Application

**Name:** **Canterbury Court**

**Year Built:** **1928-29**

**Street and Number:** 4225 Brooklyn Avenue NE

**Assessor's File No.** 114200-0930

**Legal Description:** Lots 6, 7, and 8, Block 10, Brooklyn Addition to Seattle, according to the plat thereof recorded in Volume 7 of Plats, Page 32, in King County, Washington.

**Plat Name:** Brooklyn Addition      **Block:** 10      **Lot:** 6, 7, 8.

**Present Use:** Apartment building (co-op)

**Present Owner:** Canterbury Court Co-operative Association, Inc.  
Jennifer Hanson, Board President  
4225 Brooklyn Avenue NE  
Seattle WA 98105  
Email: jennwhanson@gmail.com

**Original Owner:** Estate of Samuel Fried

**Original Use:** Apartment building

**Architect:** **Henry H. Hodgson**

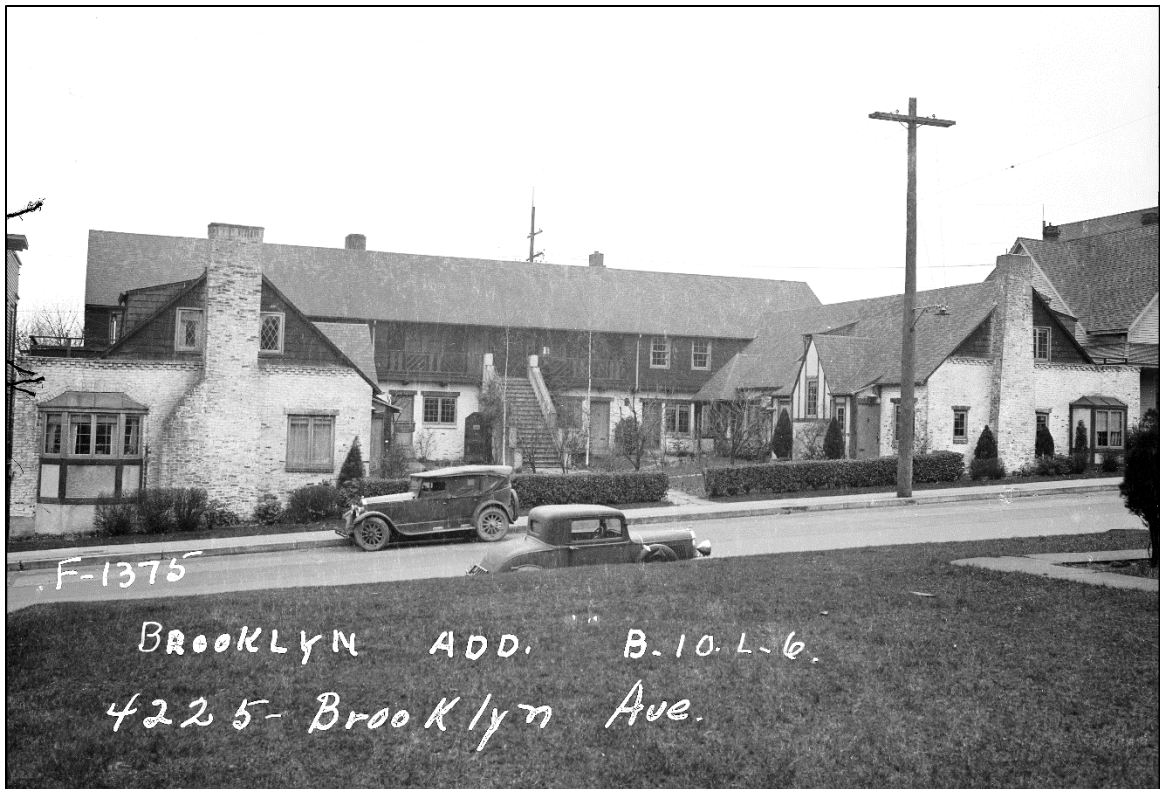
**Builder:** Slawson Construction

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**Submitted by:** David Peterson Historic Resource Consulting      **Date:** June 27, 2019  
301 Union Street #115  
Seattle WA 98111  
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**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Historic Preservation Officer)



## Canterbury Court

4225 Brooklyn Avenue NE

Seattle Landmarks Preservation Board

June 27, 2019

**Canterbury Court – 4225 Brooklyn Avenue NE**  
Seattle Landmark Nomination

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## I. INTRODUCTION

This report was written at the request of The Standard of Seattle LLC, a developer, in cooperation with Canterbury Court Co-operative Association, Inc., the current owners of the subject building, in order to ascertain its historic significance prior to proposed redevelopment of the adjacent properties, and rehabilitation of the subject property.

This report was written and researched by David Peterson. Unless noted otherwise, all images are by the author and date September 2018. Sources used in this report include:

- Material on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library, including copies of original drawings (in poor condition and with limited legibility) and early permits.
- 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, including 1937 tax assessor photographs and images in the Seattle Municipal Archives.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.

## II. BUILDING INFORMATION

Name (historic/current):	Canterbury Court
Year Built:	1928-29
Street & Number:	4225 Brooklyn Avenue NE, Seattle WA 98105
Assessor's File No.:	114200-0930
Original Owner:	Estate of Samuel Fried
Present Owner:	Canterbury Court Co-operative Association, Inc. Jennifer Hanson, Board President 4225 Brooklyn Avenue NE Seattle WA 98105 Email: jennwhanson@gmail.com
Original Use:	Apartment building
Present Use:	Apartment building (co-op)
Original Designer:	Henry H. Hodgson, architect
Original Builder:	Slawson Construction
Plat/Block/Lot:	Plat: Brooklyn Addition / Block: 10 / Lot: 6, 7, 8
Legal Description:	Lots 6, 7, and 8, Block 10, Brooklyn Addition to Seattle, according to the plat thereof recorded in Volume 7 of Plats, Page 32, in King County, Washington.



### III. ARCHITECTURAL DESCRIPTION

#### A. Site and Neighborhood context

The subject property is a midblock parcel located on Brooklyn Avenue NE between NE 42<sup>nd</sup> and 43<sup>rd</sup> Streets in the University District neighborhood. The parcel is rectangular in plan, measuring approximately 120 by 103 feet, oriented north-south. The site is gently sloped, dropping approximately thirteen feet from northeast to southwest property corner. There is an alley along the west (rear) side of the property. ***[See Figs. 1-9 for current images of the site]***

To the north of the subject property, sharing a property line, is a two-and-a-half story 2,000 square foot wood-frame rooming house, originally constructed in 1900 as a single family dwelling. North of that is the Varsity Arms Condominium, a three-story 20-unit unreinforced masonry apartment building constructed in 1928.

To the west, across the alley, are three buildings: A two-story 3,100 square foot wood-frame triplex, originally built in 1926 as a single family house; a three-story 6,000 square foot wood-frame rooming house, originally built in 1909 as a single family dwelling; and the Starlighter Apartments, a three-story 12,500 square foot 22-unit wood frame and veneer masonry apartment building constructed in 1961.

To the east, across the street, is a surface parking lot owned by the University District Parking Association, and the four-story 39-unit mid-block brick-and-terra-cotta Campus Apartments, built in 1923.

To the south, sharing a property line, is the Ranice Apartments, a two-story wood-frame 9-unit apartment building constructed in 1908. It was originally called the Minerva Apartments. The building's front porch was enlarged from one to two stories around 1960.

While the University District has several Seattle-designated landmarks, the following are those within a three or four block radius:

- University Methodist Episcopal Church and parsonage (1907) at the corner of 42<sup>nd</sup> & Brooklyn;
- Neptune Theater (1921, Henderson Ryan), at the corner of 45<sup>th</sup> & Brooklyn;
- Anhalt Hall (1928, Frederick Anhalt), at 711 NE 43<sup>rd</sup> Street;
- Parrington Hall (1902) on the University of Washington campus.

The University of Washington campus lies two blocks to the east of the subject site, on the east side of 15<sup>th</sup> Avenue NE.

At the north end of the subject block is the southernmost part of a block-long excavation on the east side of Brooklyn Avenue between NE 43<sup>rd</sup> and 45<sup>th</sup> Streets, which is to be a new underground light-rail station, opening in 2021. That location is already the site of the two tallest buildings in the University District, the 22-story UW Tower (1973), and the 15-story Hotel Deca (b. 1932), at Brooklyn and NE 45<sup>th</sup> Street.

For city planning purposes, the subject parcel is zoned SM-U/R 75-240[M1] (Seattle Mixed-Urban Residential with an allowed height between 75 and 240 feet), and is located in the University District Northwest Urban Center Village overlay.

In the 1975 building inventory of the University District by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was described as “significant to the community—special quality and character in relation to this neighborhood,” a secondary level of significance in that survey as compared to those selected as “significant to the city.”<sup>1</sup> The 2002 Seattle Department of Neighborhoods Seattle Historical Sites inventory sheet for the subject building states that in the opinion of the survey, the building is likely to meet Seattle landmark criteria and National Register criteria.<sup>2</sup>

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<sup>1</sup> Nyberg and Steinbrueck, 1975, unpaginated.

<sup>2</sup> Summary for 4225 Brooklyn AVE / Parcel ID 1142000930 / Inv # UD015, Seattle Department of Neighborhoods Seattle Historic Sites database, 2002.

## **B. Building description**

The subject building was constructed as a Tudor Revival style “bungalow court” apartment building in 1928-1929, for the Estate of Samuel Fried. Since completion, it has been called Canterbury Court, and today is a “co-op,” that is, owned by a co-operative association of the residents. *[See Figs. 10-73 for current images of the site]*

Canterbury Court has a C-shaped plan, with 16 attached apartments surrounding a landscaped courtyard open to the east, towards Brooklyn Avenue NE. Structure is wood frame with brick and stucco veneer cladding, over a concrete basement. Cladding at the exterior perimeter walls, upper gable ends, and the courtyard upper story is painted cedar shingles. Decorative half-timbering is used at a few locations for effect. The C-shaped mass features a two-story north-south central bar at the rear which contains apartment flats on both levels, flanked by two east-west wings which each consist of one or one-and-a-half story apartments. The second floor of the central bar is reached by a straight wooden stair extending into the center of the courtyard. The original stair shown in the 1937 tax assessor photo appears to have been constructed of masonry; the construction date of the current stair is unknown. A door at the south side base of the stair leads to the basement. At the top of the stair is a recessed balcony with original decorative railing of shaped boards and pickets, which provides access to the four units at that level.

The roof of the central bar and wings is a simple gable form with small dormers or cross gables on the wings, clad in contemporary asphalt composite shingles. Projecting chimneys mark the two gable ends of the wings on the east building elevation, facing Brooklyn Avenue, and the first floor walls here widen beyond the width of the gable above, necessitating a small area of flat roof at the extreme northeast and southeast building corners.

All units in the building are through-units, and feature front and back doors. The overall dimensions of the building’s plan are approximately 190 feet north-south by 83 feet east-west, with the central bar measuring approximately 26 feet in depth, and the side wings 25 feet in depth. The courtyard measures approximately 59 by 57 feet in plan. The average apartment size is 687 square feet, according to current tax assessor data. There are five 2-bedroom units, eight 1-bedroom units, and three small studio units; all units have only one bathroom. The two units at each of the eastern end of the two building wings feature stairs leading to upper floor bedrooms tucked under the roof, lit by dormer windows.

At the basement level of the central bar are north-south oriented storage, mechanical, and service spaces, such as the laundry room, arranged along a ramped corridor. Because of the slope of the site, the basement level can be accessed at grade from the rear part of the north and south elevations. At the southwest building corner basement level, there is a dwelling unit used as a guest suite for the residents, with access directly to the outdoors on the south elevation. At the rear side of the building is a one-story north-south oriented garage structure, original to the building, providing twelve covered stalls in six structural bays accessed directly from the alley. The flat roof of the garage serves as rear outdoor space for the first floor units of the central bar. The basement can also be accessed via a door on the west elevation in the middle of the garage bays.

Canterbury Court was designed in the Tudor Revival style, which often features varied architectural details to create a picturesque ensemble. Elements contributing to the style on the subject building include decorative brickwork (irregularly laid courses, lime-washed brick, brick laid in patterns, or brick corbelling), a wide variety of windows (leaded clear glass, leaded colored glass, steel or wood sash, bay windows, casements, double-hung, timber headers, brick sills), and individualized entries with covered porches or projecting half-timbered vestibules. Windows at the rear and side building elevations are more uniform, and typically consist of 6-over-1 leaded glass single-hung sash occurring in pairs or singly. Some windows have been updated with double-paned glazing, as at the west part of the south elevation (visible from the alley), but these appear to be sympathetic replacements. Original doors throughout typically feature six leaded glass upper panel glazing.

### **Interior**

Three unit interiors were inspected for this report—a small studio flat located on the ground floor, a larger 2-bedroom flat located at the second floor at the southwest building corner, and a one-and-a-half story 1-bedroom unit in the building’s south wing. The basement level was also inspected.

Tax records indicate that ceiling heights at the first and second floors are 7 feet 6 inches, and 9 feet at the basement. Tax records state that original interior finishes included fir and oak (and a small amount of linoleum) floors, tilework in bathrooms, plaster walls throughout, and fireplaces in seven units. Floors at the basement are concrete.

Unit interiors feature individualistic details, including curved and molded plasterwork at interior corners; efficiency kitchens with built-in cabinetry; fireplaces with simple but decorative brickwork; and atypical door hardware such as latches at closets or handles with thumbpieces at main entries. The 2-bedroom unit inspected also features a decorative grid of wood slats on the ceiling, which may be original.

#### Courtyard and landscaping

No information was found regarding the original design or installation of the courtyard landscaping. Available historic drawings do not show any planting plans or hardscape/path designs, although concrete walks lead from the main gate on Brooklyn Avenue to the individual unit entries. Some trees, such as the large birch, appears as one of two saplings flanking the stair in the 1937 tax assessor photo. Planting beds in the center of the courtyard and against the building currently appear to be maintained by residents, and have an informal, picturesque quality.

### **C. Summary of primary alterations**

The 1937 tax assessor photograph, architectural drawings (only partly legible), and a few historic building permits provide information regarding alterations to the building. However, the building is largely intact, particularly on the courtyard side. Below are the permitted alterations to the property:

<b>Permit</b>	<b>Date</b>	<b>Est. Cost</b>	<b>Comments on permit</b>
281176	1928	\$35,000	Build bungalow court
BN13775	1963	\$2,100	Repair & replace ex. porches & siding
B67493	1991	-----	Boiler
B67494	1991	-----	Burner

A visual inspection of the property reveals the current primary alterations to the building:

- Main courtyard stair is not original, having been rebuilt in recent decades (possibly to the permitted 1963 alterations). In the 1937 photo, the stair appears to have been built of masonry.
- Rear decks and stairs as currently configured are not original, and date to recent decades. Original second-story decks as shown in architectural drawings were half as deep, and the handrail was likely different.
- Two small, projecting, windowless additions are visible at the first floor west elevation, at the extreme north and south building edges, are not original, and not indicated in drawings. They may have been related to the original deck stair configuration.
- The garage openings on the alley side presumably had wooden doors originally; these are no longer intact.

### III. HISTORICAL CONTEXT

#### A. The Development of the University District

Following the founding of Seattle in 1851, the area that would become the University District was not incorporated into the city boundaries until 1891. The first settlers in the area received land grants and began farming there in 1867, when the area was relatively rural and far from the city center. By 1887 the Seattle Lake Shore & Eastern Railway—today's Burke-Gilman Trail—had been developed and built by a group of investors, providing an east-west connection between Fremont and the west shore of Lake Washington.<sup>3</sup> **[See Figs. 74-90 for historic images of the neighborhood]**

In 1890, James Moore—a prolific developer in early Seattle who already had success developing the Latona tract to the west, in 1889—purchased property, including part of the original settlers' farm, and began to subdivide it into building parcels. The first of these was the "Brooklyn Addition" (where the subject parcel is located), which corresponds approximately to the thirty-eight blocks between today's Roosevelt Way NE on the west, 15<sup>th</sup> Avenue NE on the east, NE 45<sup>th</sup> Street on the north, and Portage Bay to the south. Accordingly, the new neighborhood was advertised by Moore as "Brooklyn." In 1891, large areas north of the existing city were annexed to Seattle, including today's University District, Green Lake, Wallingford, Phinney Ridge, Montlake, and Magnolia. Many of Moore's street names were changed after annexation, to match Seattle's numbered street system. Seattle's population at this time was about 42,000 people. However, a nationwide financial crash in 1893 slowed development of the new neighborhood for a few initial years.<sup>4</sup>

The most significant event for the young neighborhood of Brooklyn was the decision in 1891 to relocate the University of Washington to this area from downtown Seattle, where physical growth for the institution had been limited. The university regents retained the original campus downtown for future development (today known as the University Tract), and began building in 1895 the new campus on the considerable acreage east of 15<sup>th</sup> Avenue NE and south of NE 45<sup>th</sup> Street, to the waterfront of Union Bay and Lake Union. The university spurred significant growth in the neighborhood. In addition to hundreds of students who attended the university, the non-student population quickly grew, so that by the first decade of the 1900s a complete community had developed, with apartment and single family housing, shops, churches, schools, and civic buildings. By this time, the neighborhood had come to be called the University District rather than Brooklyn. From 1900 to 1910, Seattle continued to grow due to population increase and through major annexations that took place in 1907. In 1900 the population was about 80,700; by 1910 it had nearly tripled to over 237,000.

In 1909, the Alaska-Yukon-Pacific Exposition was held on the University of Washington campus, a significant event which improved the university with permanent buildings and landscaping, and spurred further growth in the area. University Way, which included a trolley route along it as early as 1892, had developed by this time into the primary north-south and commercial spine of the neighborhood. A 1907 trolley line from Wallingford along NE 45<sup>th</sup> Street established that route as the primary east-west spine through the neighborhood.

The construction of the Lake Washington Ship Canal from 1911-1917 was another catalyst for growth in the area, and the period from 1915-1929 can be considered the neighborhood's commercial heyday. In 1919 an improved University Bridge resulted in increased traffic in the area. The opening of the new Montlake Bridge in 1925 furthered this growth.<sup>5</sup>

In the immediate vicinity of the subject building, the most substantial buildings initially were a block to the east, along University Way. Two physically prominent churches anchored the subject block's corners of Brooklyn Avenue—the University Methodist Episcopal Church at southeast corner of 42<sup>nd</sup> Street (1907), today a designated Seattle landmark; and University Congregational Church (1910, demolished) at the northeast corner of 43<sup>rd</sup> Street, which was demolished around 1970, replaced by a bank, and today the site of the future light rail station. In the 1920s, the single family homes in the immediate vicinity were often replaced with three- or more-story masonry apartments built to the property lines, such as the nearby Stanford, Campus,

<sup>3</sup> Information in this section primarily from Tobin, pp. 7-22; and HistoryLink.org, "Seattle Neighborhoods: University District—Thumbnail History," by Paul Dorpat, June 18, 2001, corrected May 2002.

<sup>4</sup> Tobin, p. 10.

<sup>5</sup> Tobin, p. 13.

and Wellesley apartment buildings. The largest of these nearby, the eight-story University Manor Apartments at the southeast corner of Brooklyn and 43<sup>rd</sup>, was constructed in 1926 and features elaborate Collegiate Gothic details, including humorous cast-stone grotesque corbels at sidewalk level.

With department stores, several theaters, and a few high-rise buildings by the late 1920s and early 1930s, the University District had by mid-century the one of the largest commercial cores outside of downtown Seattle. The overall population of Seattle through this period continued to grow but leveled off in the 1940s at approximately 366,000.

After World War II, the university's enrollment almost tripled, as veterans took advantage of the G.I. Bill. Fueled by wartime growth and postwar expansion and more annexations, Seattle's population by 1960 had reached 557,000.

Beginning in the late 1940s, parking congestion was a noticeable problem in the University District, and parking lots began to replace old houses and underperforming commercial buildings. Merchants organized the University District Parking Association to alleviate the problem. The presence of two high-rise buildings, the 9-story Brooklyn Building at 45<sup>th</sup> & Brooklyn (built 1929; home of the General Insurance Company after 1936, and replaced in 1973 by the even larger 22-story Safeco Tower, now called the UW Tower) and the 15-story Edmond Meany Hotel (built 1932, now the Hotel Deca), probably precipitated the increased demand over time for parking in the blocks north of NE 45<sup>th</sup> Street.

In 1947, a new state law enabled the university to acquire property by condemnation. A new campus plan in 1948 proposed expansion westward beyond its traditional boundaries, into the University District neighborhood. In the 1950s the ever-larger university began a controversial, decades-long program of purchasing homes, apartment buildings, and commercial structures west of 15<sup>th</sup> Avenue NE and south of NE 41<sup>st</sup> Street in order to redevelop more university buildings. A new campus approach, dubbed Campus Parkway, was constructed midblock between 41<sup>st</sup> and 40<sup>th</sup> Streets NE through condemned and demolished properties between 1950 and 1953.

Postwar suburban and commercial expansion in the 1950s and 1960s began to take a toll on the businesses of the University District centered around University Way. Shopping areas such as University Village and Northgate Mall—both opening in the late 1950s—were more receptive to a new car-centered culture. The construction of the I-5 interstate highway in the late 1950s accelerated this trend, and also established a powerful western boundary to the neighborhood.<sup>6</sup>

In the late 1950s and early 1960s, 11<sup>th</sup> Avenue NE (northbound) and Roosevelt Way (southbound) were converted to twinned one-way arterials in order to handle the increasingly higher volumes of car traffic between University Bridge and Lake City Way.<sup>7</sup> Roosevelt Way NE between NE 50<sup>th</sup> Street and University Bridge—which had already seen the development of car dealerships as early as the 1920s—was jointly promoted in the mid 1960s as the densest new and used car shopping zone in the state by the six automobile dealers along this strip.<sup>8</sup>

In 1965, the daytime population of the University District was approximately 70,000, and a University Development Plan began that year to address pressing concerns including growth, traffic and rapid transit, parking, zoning between family neighborhoods and denser development, schools, and parks.<sup>9</sup> Enrollment at the University reached a high in 1979 of 37,549 students.<sup>10</sup> Also in the late 1960s through the 1970s, the University District became the center of Seattle's counterculture movement, home to numerous coffee houses, music venues, alternative and fringe social and commercial ventures, and the site of repeated protests during the Vietnam War.

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<sup>6</sup> Tobin, p. 19.

<sup>7</sup> The project was planned in 1954 and was finally completed in 1960. See Seattle city council ordinance No. 86535, passed and authorized in October 1957, and "One Way in Roosevelt Way," *The Seattle Times*, January 12, 1960, editorials.

<sup>8</sup> "Dealers promote 'U-Strip'," *The Seattle Times*, December 12, 1965, p. 12-C. See also Tobin, p. 15.

<sup>9</sup> Nielsen, p. 130.

<sup>10</sup> Tobin, p. 20.

By the 1980s, the demographics of the University District had shifted towards a mostly student population. The closing in 1989 of the University Heights Elementary School (built 1902 with a 1908 addition, and now a designated Seattle landmark) in the heart of the University District due to a failing enrollment, demonstrably reflected this trend.<sup>11</sup> In the 1990s, the neighborhood, like the rest of the city, experienced a building boom during an expansive national economy, with the construction of additional multifamily housing, office and university space, and renovation of older buildings in the area. This development trend is expected to increase in upcoming years, following the construction of a light rail station near NE 45<sup>th</sup> Street and Brooklyn Avenue NE (one block from the subject site), connecting the neighborhood to downtown and beyond. Significant upzoning of surrounding blocks in 2017 is expected to drive building heights and densities to levels not seen outside the downtown commercial core.

Today the boundaries of the University District generally include the area from Interstate 5 on the west; to the Portage Bay shoreline on the south; 25<sup>th</sup> Avenue NE between Ravenna Boulevard and NE 45<sup>th</sup> Street, and the Union Bay Natural Area/east campus, on the east; and to Ravenna Boulevard and NE 45<sup>th</sup> Street on the north. The neighborhood has approximately 35,000 permanent residents, in addition to 50,000 university students and employees.<sup>12</sup> The neighborhood remains dominated by the nearby University of Washington, but is nevertheless a vibrant, walkable "city within a city," with shops, restaurants, entertainment venues, and offices which serve not only the student population, but adjacent neighborhoods and the city as a whole as well.

## **B. The development of the subject building, and original owners**

Canterbury Court was constructed in 1928-1929 as a garden court apartment building, on a parcel originally consisting of three equally sized lots. Prior to that time, the southern lot was occupied by a c.1910 single family dwelling and the other two lots were largely vacant, according to the 1919 Sanborn Fire Insurance map. In 1919, title abstracts indicate that the house and adjacent lot were purchased by local real estate investor Samuel Fried, who bought them from Hanna McKeon of Los Angeles, California, who had herself purchased them only the year before. A 1925 building permit to alter the interior of that existing house suggests that it may have been rented to tenants. The third lot was owned in the early 1900s by William L. Breecey, then Leontine C. Briggs, who sold it in 1917 to Seattle attorney Eugene W. Bell. The latter presumably made the purchase as an investment, as his family did not live there. In 1928, Bell sold his lot to the Samuel Fried Estate, which with that transaction owned all three lots, creating the subject parcel.

### Samuel Fried and family, the original owners

Samuel Fried was an early University District resident who was reportedly well-known to his contemporaries as a real estate investor in the neighborhood. Census records indicate that he was born into a Mennonite family in August 1863 in Ontario, Canada, to Absalom and Hannah Fried. He was the middle child of nine siblings, and the oldest son. Samuel's mother was born in England, and his father, a miller and a farmer, was born in Ontario. Samuel spent his entire childhood and young adulthood in the rural farming community of Hay, near the town of Exeter, Ontario, ten miles east of the Lake Huron shoreline and thirty miles north of the city of London, Ontario.<sup>13</sup>

Samuel's wife, Mary Elizabeth Balsdon, was born in May 1861 in Ontario to English parents. In 1882 Samuel and Mary both emigrated to the United States, possibly to North Dakota—he age 19 and she 21. They met (or more likely already knew each other from Ontario), and were married in 1884. The 1900 federal census lists the family living in the rural community of Loam, in northeastern North Dakota, ten miles south of the Canadian border, where Samuel was a farmer. Samuel and Mary had two sons, Percy and Earl, and two daughters, Nettie and Bertha.<sup>14</sup>

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<sup>11</sup> HistoryLink.org, "Seattle Neighborhoods: University District—Thumbnail History," by Paul Dorpat, June 18, 2001, corrected May 2002. Accessed March 2, 2011.

<sup>12</sup> Tobin, p. 22.

<sup>13</sup> Canadian census of 1871 and 1881; United States federal census of 1900, 1910, 1920; all accessed via Ancestry.com.

<sup>14</sup> "Mrs. Samuel Fried," obituary, Seattle Times, August 24, 1948, p. 16.

The Fries moved to Seattle from North Dakota in 1906, when Samuel was age 44, and that year they were listed in city directories residing at 4217 15<sup>th</sup> Avenue NE in the University District.<sup>15</sup> No occupation was listed in city directories for Fried, however, as he may have spent his time in real estate purchases and managing his portfolio. In 1910, the Fries and all four children are listed in the census of that year living in a one-and-a-half story house at 4342 Brooklyn (the site of the current Neptune Theater); the Fries remained there for about a decade. In the early 1920s, they lived a few doors away at 4323 Brooklyn Avenue NE (demolished; now a parking lot), and in the mid-1920s at the University Apartments at 4510 Brooklyn Avenue NE (demolished).<sup>16</sup> Over the years, son Earl became a dentist, and with his wife Myrtle lived nearby at 5006 8<sup>th</sup> Avenue NE; Samuel and Mary's daughters Bertha and Nettie respectively married J. Edward Foot in Seattle and Emil B. Fries in Vancouver, Washington; son Percy had died in 1914.<sup>17</sup>

The first newspaper piece found regarding Samuel Fried was in early 1921, concerning his proposed development of the corner of 45<sup>th</sup> Street and Brooklyn Avenue in the University District, part of which included the site of his home at 4342 Brooklyn. The proposed structure, designed by Seattle architect Henderson Ryan and constructed in 1921, was 103 by 111 feet in plan, three stories in height, and included ground floor retail, offices on the second floor, and apartments on the third. The brick building featured a 1,000-seat theater ornamented with a decorative plaster interior. The structure was initially called the Samuel Fried Building, and was leased to August B. L. Gellerman and Edward L. Blaine of the Puritan Theater Company. Financing would be through a mortgage bond issued by the Seattle Title Trust Company for subscription by investors.<sup>18</sup> However, after more than a year, Seattle Title Trust Company foreclosed on the property, winning its suit against Fried and the Puritan Theater Company. The judge in the case ruled that the property was to be sold by the sheriff to satisfy the mortgage lien, which was done in 1923.<sup>19</sup> In the end, Samuel's son Dr. Earl Fried occupied one of the second floor offices, which were all leased to other dentists or medical professionals, and may have retained an ownership share in the property after the foreclosure.<sup>20</sup> Shortly after construction, the building came to be called the Neptune Building or the Neptune Theater building. Today it is a designated Seattle landmark. **[Fig. 91]**

In 1925, Samuel Fried died at home at age 63. He was survived by his wife Mary, son Dr. Earl R. Fried and daughters Mrs. J. Edward Foot and Mrs. Emil B. Fries, with his properties apparently remaining in a community estate.<sup>21</sup>

By 1928, the Fried Estate had purchased the three adjacent building lots on Brooklyn Avenue to create the subject parcel, and hired Seattle architect Henry H. Hodgson to design the subject building. No obvious reason could be found why Hodgson was selected for the project. The building permit states that the construction cost was estimated at \$35,000. According to building inspector notes on the permit, construction of the foundation was begun in late 1928 and the building was completed in the spring of 1929.<sup>22</sup> The building featured sixteen apartments arranged in a U-shape around a central courtyard, with garages at the back along the alley. **[See Figs. 92-96 for historic images of the subject building]**

Unusually for this kind of project, there appear to have been no Seattle Times news accounts or publicity regarding the development, construction, or opening of the building. However, a brief mention of the subject property in newspaper accounts appears in late December 1928, when the Seattle Title Trust Company offered securities for investment in the "Fried Estate Bungalow Court."<sup>23</sup> Then in April 1929, classified advertisements

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<sup>15</sup> "Samuel Fried dies here—University District investor passes away in home," Seattle Times, October 2, 1925, p. 7; Polk's Seattle Directory, 1906.

<sup>16</sup> Polk's Seattle Directories; "Samuel Fried dies here—University District investor passes away in home," Seattle Times, October 2, 1925, p. 7.

<sup>17</sup> "Rites set for Dr. E. R. Fried, retired dentist," Seattle Times, February 23, 1953, p. 31.

<sup>18</sup> "Plan brick building—University District gets \$150,000 structure," Seattle Times, April 17, 1921, p. 12; Johnson, Larry E., Neptune Building, Seattle Landmark nomination, December 2010, p. 23.

<sup>19</sup> "Foreclosure suit filed," Seattle Times, December 27, 1922, p. 17; "Trust Company wins suit," Seattle Times, April 26, 1923, p. 2.

<sup>20</sup> Johnson, Larry E., Neptune Building, Seattle Landmark nomination, December 2010, p. 23.

<sup>21</sup> "Samuel Fried dies here—University District investor passes away in home," Seattle Times, October 2, 1925, p. 7; "Rites set for Dr. E. R. Fried, retired dentist," Seattle Times, February 23, 1953, p. 31.

<sup>22</sup> "Report of inspector," notes on City of Seattle building permit #281176, issued November 15, 1928.

<sup>23</sup> "For January investment," advertisement, Seattle Times, December 28, 1928, p. 28.

for the just-completed “Canterbury Court” apartments appear, describing it as the “most individual English court in the city – Every home attraction – Near University center.”<sup>24</sup>

According to city directories, Samuel’s widow Mary Fried moved into Canterbury Court in 1930 and lived there until her death in 1948.<sup>25</sup>

#### Later owners

Title abstracts present a confusing ownership history of the property beginning in the 1940s, since the Fried Estate was a community estate and the property transferred to descendants over time. Tax records indicate that the Fried Estate sold it to Violet T. Habershon in 1944, or a portion of the ownership; alternatively, she may have been an inheritor. In any event, numerous property transfers were recorded in the title abstracts during the 1950s, either related to inheritances, or possibly related to the individual sale of apartment units. Tax records state that the property was purchased in 1960 by Mairee S. Flynn, who at that time was listed in city directories as a realtor. Under her ownership, a building permit was issued in January 1963 to repair and replace the existing porches and siding.

In 1964, the property became organized as a co-operative apartment, and today is owned by Canterbury Court Co-operative Association, Inc.<sup>26</sup> The building is presently fully occupied by its owner-residents.

### **C. The architect, Henry H. Hodgson**

Henry Harold Hodgson was a Seattle architect who was active from the mid-1920s to the mid-1930s, but not well known today—very little previous research was found for this report. He primarily designed single family houses, and a few institutional buildings, typically in a Tudor Revival or English Cottage style, or occasionally in a simplified Mediterranean Revival style. His projects appear to have been largely located in the Laurelhurst and University District neighborhoods. The subject building is his only known multifamily structure that could be identified for this report. ***[See Figs. 97-119 for images related to Henry Hodgson]***

Hodgson was born on December 20, 1897, in Pinner, England, a picturesque and historic town established in the 13<sup>th</sup> century near Harrow in the far northwestern suburbs of London.<sup>27</sup> No information could be found about his parents, Henry Hodgson and Mary Ghost Hodgson, who were from London.<sup>28</sup> No information could be found about Hodgson’s early years or education. Although one source stated that Hodgson studied at Oxford, the archives there report that no one by that name was admitted to the university in the years between 1891 and 1932.<sup>29</sup>

In 1921, Hodgson arrived in the United States via upstate New York, having lived for an unknown length of time before that in Shawinigan Falls, Quebec, and possibly Montreal.<sup>30</sup>

In 1923, on August 31, Henry married Eva Chase in Cambridge, Massachusetts.<sup>31</sup> Eva’s background is equally unknown. She was born in the small town of Fairfield, New Brunswick, Canada, on November 26, 1898. No

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<sup>24</sup> “Canterbury Court,” classified advertisement, Seattle Times, April 23, 1929, p. 28.

<sup>25</sup> “Mrs. Samuel Fried,” obituary, Seattle Times, August 24, 1948, p. 16.

<sup>26</sup> Tax records indicate the co-op transfer occurred in 1964; Washington State Secretary of State corporation records for the entity state that it was created in 1961.

<sup>27</sup> Hodgson, Henry Harold, Declaration of Intention (November 3, 1932), naturalization file number 35783, Western District of Washington; Records of U.S. District Courts, Seattle, Washington. Accessed via Ancestry.com; however, Hodgson’s “Record of Funeral” states his birth year as 1899. “About Pinner,” Pinner Local History Society, [www.pinnerlhs.org.uk](http://www.pinnerlhs.org.uk).

<sup>28</sup> Hodgson, Henry Harold, Record of Funeral (February 10, 1938).

<sup>29</sup> “Ex-Oxford student hangs himself in S.F.,” Oakland Tribune, February 10, 1938, p. 29; and author email correspondence regarding matriculation index with Oxford University Archives, Bodleian Library, Oxford UK, [www.bodleian.ox.ac.uk/oua](http://www.bodleian.ox.ac.uk/oua), June 13, 2019.

<sup>30</sup> Hodgson, Henry Harold, Declaration of Intention (November 3, 1932). In the 1913 Polk’s Seattle directory, a Henry H. Hodgson is listed as living at 1600 1st Avenue for that single year, but this was presumably someone else.

<sup>31</sup> Hodgson, Henry Harold, Declaration of Intention (November 3, 1932).



information about her family, early life, or education could be found. She lived for a time in Sackville, New Brunswick, then emigrated to the United States through Vanceboro, Maine, in March 1923, and arrived in Boston in April 1923.<sup>32</sup> It is not clear if Eva or Henry resided in the Boston area, or where they worked during the next few years.

The Hodgsons first appear in Seattle in the 1925 Polk's directory, residing at 1408 E. 42<sup>nd</sup> Street in the heart of the University District.<sup>33</sup> Henry's profession was listed as a draftsman.<sup>34</sup> By 1926, the directory indicates that Eva was employed by the University of Washington as a secretary, a job that she would maintain during her entire stay in Seattle.

Hodgson joined the local chapter of the American Institute of Architects (AIA) as an associate member, and began to involve himself in local activities. In 1925, he collaborated with a fellow AIA member Herbert Ainsworth Blogg to design a temporary structure in the form of a fanciful castle for a major conclave of the Knights Templar, subgroup of the Masonic fraternal order (Blogg was also a member). Tens of thousands of visitors used the building as the event headquarters, which was built over several months, filling the Dilling Way park space on the east side of the King County courthouse. The wood-frame multi-story structure featured ramps, a drawbridge and portcullis, and a central courtyard. Henry Bittman, also a member of the Knights Templar, served as engineer.<sup>35</sup> The design of the structure was intended to appear partly unfinished, in order to represent an older building that had been ruined and added onto over time, as might be found in the Middle Ages.<sup>36</sup> Blogg and Hodgson also designed an enormous ceremonial arch which spanned Second Avenue at Marion Street, which they said was inspired by an ancient ruined church in Asia Minor. Measuring 54 feet wide and 90 feet high, the temporary, wood-construction arch featured Romanesque columns, friezes, painted panels of allegorical figures, and sculpture.<sup>37</sup>

By at least March 1926, Hodgson was working for Blogg at his office in the Northern Life Building downtown, designing single family houses.<sup>38</sup> In the 1927 Polk's directory, Henry is listed as an architect with his own office at 4510-1/2 University Way. He moved the following year to 4534-1/2 University Way, where he remained for two years. In 1930, he finally settled his office in a picturesque, c.1916 half-timbered studio building on a large lot at 2930 Harvard Avenue N. in the North Capitol Hill neighborhood.

During the late 1920s, Hodgson apparently participated in competitions, including designs for the University District and Queen Anne branches of the YMCA, although these were not built.<sup>39</sup> He also worked on the design of his own house, which was built in 1927 at 3922 NE Belvoir Place in the Laurelhurst neighborhood. He and Eva resided there for the rest of their time in Seattle. The Tudor Revival cottage as originally built was just under 1,200 square feet, one-and-a-half stories, with wood-framed structure clad in shingle and irregularly-laid lime-washed brick. Other picturesque details included a steeply pitched shingle roof, simple brick corbelling at the roofline, leaded glass windows, and carved porch lintels and window headers. On the interior, the L-shaped multi-level plan was organized around a high-ceilinged living room with a brick and tile fireplace.<sup>40</sup>

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<sup>32</sup> Hodgson, Eva Chase, Petition for Naturalization (December 22, 1936); Hodgson, Henry Harold, Declaration of Intention (November 3, 1932). Petition says March 24, 1923.

<sup>33</sup> Confusingly, city directories list another Henry Hodgson—Henry G. Hodgson—living in Seattle at about the same time as Henry H. Hodgson, in the 1930s. He was a candy maker, and his wife Thelma was a housekeeper.

<sup>34</sup> As this address was also the location of the University District Post Office at that time, the Hodgsons may simply have had a mailbox at this location, in which case their residence is unknown. Alternatively, there may have been upstairs apartments in the building occupied by the post office.

<sup>35</sup> "Feudal castle pleases," *Seattle Times*, July 26, 1925, p. 50.

<sup>36</sup> "Templars build feudal castle—impressive structure in park," *Seattle Times*, May 30, 1925, p. 45.

<sup>37</sup> "Great welcome arch towers ninety feet above Second Avenue," *Seattle Times*, July 26, 1925, p. 47.

<sup>38</sup> "Sketch of house for Mr. H. Dagg, Seattle Washington / The office of Herbert A. Blogg AIA," signed HHH, dated 3/3/26, Henry H. Hodgson Collection, (19XX-5), Environmental Design Archives. College of Environmental Design. University of California, Berkeley. Berkeley, California.

<sup>39</sup> Competitions for YMCA branches in Seattle, as evidenced by drawings at the Environmental Design Archives at the University of California Berkeley. He also won a cash award for an international bathroom design competition, sponsored by the Standard Sanitary Manufacturing Company. The jury consisted of architects from across the US. ("Trade announcement/Standard Sanitary awards made," *Seattle Times*, December 22, 1930, p. 14).

<sup>40</sup> Interior details according to the c.1937 King County Tax Assessor records. The house received a major addition in 1940, under another owner and an unknown architect.

Hodgson also designed homes for several of his immediate neighbors, in a romantic English Cottage or French Provincial style. The Belvoir subdivision where many were located was an 80-acre tract of land at the west end of the Laurelhurst neighborhood, consisting of approximately 100 building lots convenient to the UW, and had been platted only in June 1926.<sup>41</sup> Along the unusually narrow, winding, block-long NE Belvoir Place, Hodgson designed half a dozen homes near his own.<sup>42</sup> Hodgson's clients included three UW psychologists and their families. Designs were for the Dr. and Mrs. Stevenson Smith house (1926) at 3833 NE Belvoir Place (now 3929 NE Belvoir Place), the Dr. and Mrs. E. R. Guthrie house (1929) at 3914 NE Belvoir Place, and the Professor and Mrs. William R. Wilson house (1933) at 3938 NE Belvoir Place. Other homes designed were for the head of the UW French Department, Professor Pierre J. Frein (address unknown, perhaps unbuilt), and for Judge and Mrs. Ben Moore (1928) at 3952 NE Belvoir Place.<sup>43</sup> Others were a house for realtor George Coplen at 4000 NE Belvoir Place (1930), and a residence for an unknown client at 4211 43rd Avenue NE (1928), a few blocks away in the Laurelhurst neighborhood.<sup>44</sup> All of the houses are finely and individualistically detailed. Hodgson also designed a Mediterranean Revival cottage in 1930 for attorney James Crehan at 320 W. Prospect Street on Queen Anne Hill.<sup>45</sup>

In early late 1927 or early 1928, Hodgson received a commission for the design of the new clubhouse for the Sand Point Golf Club, located three miles north of Laurelhurst. The quickly-growing club had been established only a few months earlier, in July 1927. The two-and-a-half story stucco-clad structure was a hybrid of Tudor Revival and French Provincial styles, and featured a prominent gabled roof which curved outward at a second story half-timbered corbeled overhang, a low roofed stair tower, heavy timber open and covered balconies at the gable ends, and large leaded glass windows. The primary interior space was an immense lounge measuring 33 by 64 feet in plan, with a 26-foot high ceiling, fireplace, and exposed heavy timber trusses. Other features included men's and women's locker rooms, a smoking room and grill, kitchen and dining room, card rooms, and a 60-foot-long veranda overlooking the 18-hole golf course. Construction cost was estimated at \$75,000, with construction by the J. S. Ward Company beginning in June 1928 and completed in November that year.<sup>46</sup>

The Sand Point Golf Club was part of the larger Sand Point Country Club, a private planned community which included home sites for sale, a 12-acre private woodland park, and a horse riding club site. In 1930, Hodgson also designed the clubhouse for the Sand Point Riding Club, but it is unclear if it was ever constructed (possibly impacted by the economic downturn of the early 1930s).<sup>47</sup>

At about this time, Hodgson received the commission for the subject property, presumably in early 1928. Construction for it began in late 1928 and was completed in the spring of 1929.<sup>48</sup> No newspaper coverage could be found regarding its planning, construction, or opening.

Hodgson in the late 1920s and early 1930s became involved in scouting and camping, and served on the advisory board of the new Camp Discovery located at a remote site on Hood Canal near Dabob Bay. Development of the camp was led by two directors of the Seattle Boy Scouts, and other members of the board included the president of the Washington Athletic Club, several UW-related professors or administrators, and

<sup>41</sup> "Belvoir, an addition to the City of Seattle," plat map #2199890 recorded June 16, 1926, Seattle Municipal Archives.

<sup>42</sup> Johnston, Norman. "Streets need delicious contrast," Seattle Times, January 10, 1982, p. 97.

<sup>43</sup> "Walk a little faster," Seattle Times, November 12, 1933, p. 12. Addresses confirmed in 1933-1934 Polk's Seattle Directories.

<sup>44</sup> "A cottage for George Coplen at Laurelhurst," architectural presentation drawing, dated April 1929, Henry H. Hodgson Collection, (19XX-5), Environmental Design Archives. College of Environmental Design. University of California, Berkeley. Berkeley, California. Address confirmed in Polk's Seattle Directory. Also, "New old English," classified advertisement, Seattle Times, September 21, 1929, p. 14, which described the interior as having "paneled cedar walls with high beamed ceilings in the living room, a winding stairway, and leaded glass throughout."

<sup>45</sup> Later known as the Albert & Dorothy Guy house. "Summary for 320 W Prospect St W / Parcel ID 173280-0005," Seattle Historical Sites database, Seattle Department of Neighborhoods (2004?).

<sup>46</sup> "Sand Point Club House contract up," Seattle Times, May 6, 1928, p. 28; "\$70,000 clubhouse contract is given to Sand Pointers," Seattle Times, May 20, 1928, p. 25; "Sand Point Club passes first year," Seattle Times, Jul 1, 1928, p. 25; "Sand Point Club is celebrating today," Seattle Times, November 11, 1928, p. 31; "Sand Pointers move into new home on lake," Seattle Times, November 12, 1928, p. 15. The building has been significantly altered since original construction.

<sup>47</sup> "New riding club at Sand Point is being projected," Seattle Times, May 14, 1930, p. 38; "New Sand Point riding club to be reality soon," Seattle Times, May 18, 1930, p. 11.

<sup>48</sup> "Report of inspector," notes on City of Seattle building permit #281176, issued November 15, 1928.

Seattle business executives. Hodgson reportedly prepared site plans and architectural drawings for the camp, which included a main lodge, dining hall, staff headquarters building, Red Cross cabin, councilor's quarters, boys cabins, and other recreational features, although no images could be found of these buildings.<sup>49</sup> Beginning in 1932, Hodgson shared his studio at 2930 Harvard Avenue with Frank C. Henderson, a field executive (salaried administrator) for the Boy Scouts of America, who continued to live there after Hodgson left in the mid-1930s.<sup>50</sup>

With the onset of the Great Depression in late 1929 and early 1930, the Hodgsons may have begun to experience financial difficulties. According to the 1930 federal census, recorded in April of that year, Eva was at that time unemployed and Henry's occupation was listed not as an architect but as the proprietor of a grocery. However, Henry continued to retain his office space on Harvard Avenue for several more years (presumably for occasional jobs) and Eva by 1931 was again listed in city directories as a secretary at the UW. Perhaps for additional income, the Hodgsons in at least 1930 (and possibly other years) housed a boarder in their home, a UW student from Minnesota, according to the census of that year.

Despite these possible difficulties, in early 1932, Eva and Henry were able to travel in Europe for eight months "primarily for business and study," visiting England, Wales, France, Italy, Portugal, North Africa, and the Azores.<sup>51</sup> Henry produced numerous sketches from the trip.<sup>52</sup> When they returned in late October or early November 1932, Henry immediately submitted paperwork to begin the process of naturalization for United States citizenship.<sup>53</sup>

In the early 1930s but particularly after their return from Europe, the Hodgsons were active in music and art organizations, including the Music and Art Foundation, Pro Musica, and groups associated with the University of Washington.<sup>54</sup> For 1934-35, Eva Hodgson served as the membership chairman for Pro Musica.<sup>55</sup> Through these circles, the Hodgsons appear to have been friends and acquaintances with some of Seattle's upper echelons of society, including particularly Philip G. Johnson, the president of the Boeing Airplane Company, and his wife; Commander George Gillespie, the head of the Naval Air Station in Seattle, and his wife; and Colin O. Radford, a prominent local realtor, developer, and yachtsman in the 1920s and 1930s.<sup>56</sup>

Between 1930 and 1935, Henry Hodgson was invited by several organizations to give lectures. Groups included the Women's University Club, the Music and Art Foundation, the Plymouth Girls Club of Plymouth Church, the Faculty Wives Club at the UW Faculty Club, the Classic Culture Club, and the Friends of Cornish College. Topics were wide-ranging, such as "Ancient Churches of Gothland, Sweden," "The Relation of Chinese Architecture to That of Other Countries," "Rejuvenating Old Interiors," "Contemporary Art," and "Modern American Architecture."<sup>57</sup> For the Friends of Cornish, he presented a series of fourteen lectures held at the Cornish Theater in spring 1935 titled "The Relation of Interior Decoration to Architecture." The weekly

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<sup>49</sup> "Building begins for scout show," *Seattle Times*, November 6, 1929, p. 19; "Boy's camp to be ready by summer," *Seattle Times*, March 22, 1931, p. 10; "Camp Discovery will offer boys splendid outing," *Seattle Times*, May 13, 1931, p. 14; "Cub leaders meet Tuesday at conference," *Seattle Times*, September 30, 1934, p. 42.

<sup>50</sup> "Frank C. Henderson, camp founder, dies," *Seattle Times*, April 26, 1986, p. C20. Henderson in 1935 established the San Juan International Camps in the San Juan Islands, Washington, which was later renamed Camp Nor'wester.

<sup>51</sup> "Eight months abroad," *The Architect & Engineer*, Vol. 110-111, August 1932, p. 72.

<sup>52</sup> Now held at the Environmental Design Archives, College of Environmental Design at the University of California, Berkeley.

<sup>53</sup> Hodgson, Henry Harold, Declaration of Intention (November 3, 1932).

<sup>54</sup> Numerous citations in the *Seattle Times*, such as "Rhythms are themes for dance drama," *Seattle Times*, February 21, 1932, p. 10; "Pro Musica members enjoy Goss concert," *Seattle Times*, October 30, 1934, p. 8; "Soloist given huge ovation at symphony," *Seattle Times*, December 18, 1934, p. 17; Boren, Virginia, "With Virginia Boren/At the English-Speaking Union and Pro Musica dinner-concert," *Seattle Times*, February 22, 1935, p. 14.

<sup>55</sup> "Local chapter of Pro Musica long active," *Seattle Times*, November 27, 1934, p. 16.

<sup>56</sup> "Entre Nous," *Seattle Times*, December 24, 1935, p. 5; Boren, Virginia, "With Virginia Boren/At the Longacres Races," *Seattle Times*, August 21, 1933, p. 8; "George Gillespie, 85, dies," *New York Times*, April 25, 1975, p. 33; "Colin O. Radford, long-time realtor, dies," *Seattle Times*, December 20, 1957, p. 40. Radford developed the Gainsborough (1930, Earl Morrison) and Marlborough (1927, Stuart & Wheatley) apartment buildings in Seattle, among others.

<sup>57</sup> "Lecture at Women's University Club," *Seattle Times*, November 30, 1930, p. 44; "Architect to speak," *Seattle Times*, November 28, 1932, p. 3; "Study groups meet," *Seattle Times*, April 9, 1933, p. 13; "Classic Culture Club reveals year's plans," *Seattle Times*, August 27, 1934, p. 9; "Plymouth Girls Club to sponsor Sandall Players," *Seattle Times*, October 30, 1934, p. 9.

lectures, illustrated with regional examples, were intended to “give Mr. Hodgson an opportunity to present his own point of view toward architecture of whatever period...as the functional expression of housing...expressed through the materials at hand.” The first two were on early English and early French architecture, and later talks covered architecture and interior design during Romanesque and Renaissance periods in England, Spain and Italy.<sup>58</sup>

However, Hodgson appears to have had few architectural projects in the early 1930s. In 1935, he was employed as a “negotiator” for the Home Owners Loan Corporation, according to the Polk’s Seattle directory of that year. This New Deal-era entity was a branch of the Home Loan Bank, designed to give relief to distressed home owners in cities by refinancing mortgages and providing small loans for improvements and tax assistance. The headquarters for Washington State had been established in Seattle in 1933.<sup>59</sup>

By mid-1935, the Hodgsons had moved to San Francisco, California, likely to pursue better employment prospects for Henry. In late December 1935, they returned briefly to Seattle to complete Henry’s naturalization at the US District Court in Seattle, and to visit friends such as the Johnsons, with whom they stayed as guests in their palatial Tudor Revival home (1930, David Myers) in Woodway, north of Seattle.<sup>60</sup> In April 1936, the Hodgson’s house at 3922 NE Belvoir Place in Seattle was listed for sale in classified advertisements.<sup>61</sup>

In 1936, the Hodgsons lived in San Francisco in an apartment at 1051 Broadway, between Russian Hill and Nob Hill.<sup>62</sup> Eva worked as a department secretary at San Francisco State College according to the Polk’s San Francisco city directory, and also that year she applied for naturalization for United States citizenship. Henry’s profession was not listed in the 1936 directory, but in the 1937 volume his occupation was listed as a painter.

In 1938, at age 40, Henry Hodgson hanged himself at home, “because of despondency over failure to find work,” according to a brief news article.<sup>63</sup> He was buried two days later at Cypress Lawn Cemetery in Colma, California, outside San Francisco.<sup>64</sup> A collection of Hodgson’s papers and drawings were donated to the University of California-Berkeley archives, where they are held today. Eva remained in San Francisco another three decades, living in an apartment at 50 Laguna Street and working as a secretary, until her death in 1969.<sup>65</sup>

#### **D. The builder, Slawson Construction**

The original building permit identifies the Slawson Construction Company as the contractor. Very little information could be found about the firm or its owner, Ellwel Gardner Slawson.

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<sup>58</sup> “Hodgson to give lecture series on architecture,” *Seattle Times*, March 19, 1935, p. 14; “Architect H. Hodgson talks on charm homes,” *Seattle Times*, March 29, 1935, p. 21; “Architecture will be topic of Mr. Hodgson,” *Seattle Times*, April 20, 1935, p. 5. Homes cited by Hodgson as good local examples of “English architecture” included the Chester Thorne mansion in American Lake, Washington, and the Lloyd Frank home in Portland, Oregon.

<sup>59</sup> “Seattle will be headquarters for Home Loan Bank,” *Seattle Times*, June 23, 1933, p. 2. The HOLC also infamously produced the color-coded city maps showing the creditworthiness of individual neighborhoods to help assess the risk of loans to certain areas—a practice referred to as “red-lining.”

<sup>60</sup> Hodgson, Eva Chase, *Petition for Naturalization* (December 22, 1936); “Entre Nous,” *Seattle Times*, December 24, 1935, p. 5.

<sup>61</sup> *Seattle Times*, April 26, 1936, p. 39. The real estate agent listed was Mr. Coplen, possibly for whom Hodgson had designed a home in the late 1920s (according to drawings at UC Berkeley archives).

<sup>62</sup> 1936 Polk’s San Francisco Directory.

<sup>63</sup> “Ex-Oxford student hangs himself in S.F.,” *Oakland Tribune*, February 10, 1938, p. 29.

<sup>64</sup> Hodgson, Henry Harold, *Record of Funeral* (February 10, 1938).

<sup>65</sup> Social Security Death Index, accessed via Ancestry.com; and “Hodgson, Eva Chase,” *Funeral Notices*, *San Francisco Chronicle*, July 24, 1969, p. 39. The funeral notice describes Eva as “a member of the distinguished New England family,” but no additional information could be found about this statement.

Ellwel Slawson was born in Muskegon County, Michigan, in 1904, to mother Luella Cynthia Slawson, a Michigan native, and father Wade Alexis Slawson, who was from New York.<sup>66</sup> According to census records, in 1920 Ellwel lived with his parents and two older siblings in Billings, Montana, where his father appears to have been a traveling drugs salesman and mother was a stenographer at a loan company.<sup>67</sup> Ellwel attended Billings High School. In 1926, he was living in Eugene, Oregon, and that year married Charlotte Platt in Great Falls, Montana. Charlotte, from Idaho Falls, Idaho, was the same age as Ellwel. In 1927, they had their first of two children, the second two years later.<sup>68</sup>

Around 1928, the Slawson family moved to Seattle, with Ellwel appearing in the Polk's city directory as a building contractor operating out of 1208 NE 45<sup>th</sup> Street, less than two blocks north of the subject site. His residence was located at 29<sup>th</sup> Avenue NE near NE 78<sup>th</sup> Street. In late 1928 to early 1929, his firm built the subject building. No other projects could be identified for this report.

By 1930, they were still living at the same address, and Slawson's occupation was listed as a salesman, but by the following year they had left Seattle. By the mid-1930s, the Slawsons had moved back to Billings and Ellwel was working as a carpenter/contractor for almost a decade. During World War II, Slawson served in the US Navy at the Puget Sound Navy Yard in Bremerton, and resided in Port Orchard, Washington.<sup>69</sup> Later activities or work are unknown. By the 1970s, the Slawsons had moved to Alaska; Ellwel died in Anchorage in 1973, and Charlotte in Kasilof in 1977.<sup>70</sup>

## **E. The Tudor Revival style**

The Tudor Revival is one name for an architectural "period revival" style popular from about 1890 into the 1930s in the United States, which referenced an eclectic mix of medieval and post-medieval English building traditions in order to create a picturesque appearance. **[See Figs. 120-128]**

The name is misleading, as it does not necessarily closely follow the architectural traditions of the circa 16<sup>th</sup> century Tudor/Elizabethan/Jacobean period in England, which was a time marked by the introduction and reinterpretation of Italian Renaissance ideas and architectural forms into that country. In fact, the term "Jacobean" is more properly used for high-style or more ornate buildings evoking that period.

Instead, the Tudor Revival style draws on vernacular and regional building traditions in England, often broadly and flexibly, evoking the picturesque small town, village, or even rural architecture found there. For that reason, the Tudor Revival style is also sometimes known by more general-sounding names such as English Cottage Style, Tudor Composite Style, or even by the portmanteau "Tudorbethan." Additionally, the style shares some characteristics with the French Provincial style, the English Arts and Crafts style, Collegiate Gothic style, and others.<sup>71</sup>

Tudor Revival was most commonly used for single-family home design, but also small apartments or commercial buildings, and sometimes small institutional or religious structures. The style was very frequently found in garden court apartments, where the picturesque features could be enhanced and offset by a landscaped court. The style is closely associated with the 1920s garden court apartment buildings in Seattle by builder Frederick Anhalt, architect William Whiteley, and others.

Identifiable features of the style may include some combination of the following: Asymmetrical compositions; steeply pitched roofs, often with clipped gables or curved to appear as thatch; cross gables or prominent gables; decorative half-timbering, sometimes carved or ornamented; prominent chimneys; multi-pane windows, often narrow and vertically oriented, and frequently with leaded glass; entry porches or gabled

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<sup>66</sup> Information from 1920, 1930, and 1940 federal census; and marriage license record #31-12662, State of Montana, County of Cascade, dated February 1, 1926.

<sup>67</sup> Census only partly legible—"Commercial Traveler-Drugs" (?).

<sup>68</sup> 1930 federal census.

<sup>69</sup> "Ellwel Gardner Slawson," World War II draft card, accessed via Ancestry.com.

<sup>70</sup> FindAGrave.com, accessed via Ancestry.com.

<sup>71</sup> Gowans, Alan. *Styles and Types of North American Architecture: Social Education and Cultural Expression*. New York: HarperCollins, 1992, p. 223.

entries; patterned stonework or brickwork; jetties (slightly overhanging gables or second stories); and more rarely, parapeted or “Flemish” gables.

Examples of the style in Seattle are numerous, but include:

- Hainsworth/Gordon House in West Seattle (Graham & Myers, 1907), a designated Seattle landmark.
- College Inn (1909) at 4000 University Way NE in the University District.
- Many of the apartment buildings by Seattle builder Frederick Anhalt, such as 417 Harvard Avenue E. (1929) or Tudor Court (1929) at 111 14<sup>th</sup> Avenue E.
- Loveless Studio Building on Capitol Hill (Arthur Loveless, 1930-33), a contributing property within the Harvard-Belmont Historic District.
- Montlake Community Center and Fieldhouse (1935), a Seattle landmark.

As originally designed and constructed, the subject building features many of the identifying characteristics of the Tudor Revival style, including a somewhat asymmetrical composition emphasized with secondary building elements such as unit entries, gables, windows, and dormers; pitched roofs; prominent chimneys; decorative brickwork (purposely irregular brick courses for scenic effect); half-timbering; leaded glass windows; and a jettied second story on the front elevation.

## **F. Bungalow court apartments in Seattle**

The subject structure was described on its 1928 building permit as a “bungalow court,” a type of low-scale apartment construction that was popular in Seattle in the 1920s. A distinguishing feature of a bungalow court is a central semi-private/semi-public common landscaped space through which the building’s units are accessed from the street. **[See Figs. 124-128]**

Bungalow courts originated in southern California as a development of the Arts and Crafts movement—which emphasized a way of living that was closely connected to nature—and the popularity of bungalow houses at the turn of the 20<sup>th</sup> century. In 1907, architect Sylvanus Marston designed in Pasadena, California a cluster of eleven small bungalow houses around a common landscaped court. Called the St. Francis Court, the project shared a common drive and landscaping features, and probably developed from summer rental cottage configurations developed earlier in resorts in the eastern United States. A similar development by Arthur Heineman also in Pasadena was Bowen Court, built in 1911, which had twenty-three bungalows on an L-shaped lot, but allowed only pedestrian traffic on the site. Thousands of bungalow courts came to be built in the Los Angeles area, and had some popularity in other parts of the West.<sup>72</sup>

There are a few examples of this type in Seattle, developed in the early 20<sup>th</sup> century. Local examples of the form were extensively reviewed and analyzed in an earlier Seattle landmark nomination for the Reid Court apartments, by The Johnson Partnership Architects.<sup>73</sup> In urban conditions, bungalow courts typically featured small ground-related units intended to be affordable, arranged on its city lot around a common pedestrian-oriented entry terrace or courtyard space, open on one side to the street, and accessed from the street through some form of gateway or grade change. Individualized entrances (stoops, porches, gardens) provided a unique sense to each unit. Many of these projects were detailed with Craftsman style elements, referencing the Arts & Crafts origins of the typology. (In recent years, the form has become popular again in Seattle, with such developments referred to as “cottage housing”).<sup>74</sup>

Over time, bungalow courts began to be constructed of small attached apartments, rather than small detached houses. The attached apartments were typically in the form of one-story townhouses, with a front and rear exposure and common side walls, again with one side open to the street. The resulting U-shaped buildings retain most of the elements that define the bungalow court genre, including a landscaped open entry space and individualized entrances. Many incorporate perimeter garages to accommodate automobiles. In the

<sup>72</sup> Winter, *The California Bungalow*, pp. 58-67; and Lancaster, *The American Bungalow*, pp.146-149.

<sup>73</sup> The Johnson Partnership (architects). “Reid Court Apartments, Landmark Nomination Supplemental Report,” December 2004. City of Seattle Department of Neighborhoods, Historic Preservation Office.

<sup>74</sup> Ibid.

1920s, these buildings were architecturally styled in modes popular at the time, such as the Tudor Revival, Mediterranean Revival, or Colonial Revival, rather than Craftsman. Examples include Montrose Court (1927) at 205 W. Lee Street, and Villa Franca (1929) at 1108 9<sup>th</sup> Avenue W., both on Queen Anne Hill and both designed by Seattle architect William Whiteley. Villa Franca was built by Frederick Anhalt.

According to the Reid Court analysis, there are similar building types which should not be classified as bungalow courts. These include attached townhouse courtyard apartments with the shared space at the rear of the buildings—thus accessed as private space, rather than a semi-public entry space. An example of this type is 1701 N. 48<sup>th</sup> Street apartments (1930) in the Wallingford neighborhood, where the building is massed along the street and individual units are directly entered from the sidewalk. Another type of project cited which is not a bungalow court would be two-story townhouses grouped around an auto court, since the emphasis is on vehicular traffic, rather than the pedestrian, and the townhouses are two-story; this type of project is more appropriately referred to as garden court townhouses, and are derived from English precedents.<sup>75</sup> An example of this type would be Hawthorne Square (1924, Lawton & Moldenhour) at 4800 Fremont Avenue N. near Woodland Park.

Although the Canterbury Court's original 1928 building permit refers to the project as a bungalow court, it represents a hybrid design based on the aforementioned criteria, since not all of the units are ground based. Canterbury Court mixes one and one-and-a-half story townhouse apartments in the north and south building wings, with two stories of apartment flats at the central core (the second story reached by the courtyard stairs), allowing more, and roomier, apartments in the project.

In the 1920s, the term “bungalow court” appears to have been used loosely to refer to any one-to-two-story U-shaped group of attached apartments around a landscaped entry courtyard open to the street, whether the individual units had entries directly off the courtyard, or whether they were accessed from common entries and interior corridors. Many courtyard apartment buildings by 1920s builder Frederick Anhalt appear to be hybrids as well, and were referred to as bungalow courts, bungalow apartments, or apartment courts, such as Twin Gables (1929) at 1516 E. Republican Street, or Tudor Court (1929) at 111 14<sup>th</sup> Avenue E., both of which consist of flats and townhouses. The term was also sometimes used for extremely derivative and reductive projects, where the entry court was reduced from a gracious garden to a narrow and simple sidewalk between bars of one-story attached apartment units.

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<sup>75</sup> Ibid.

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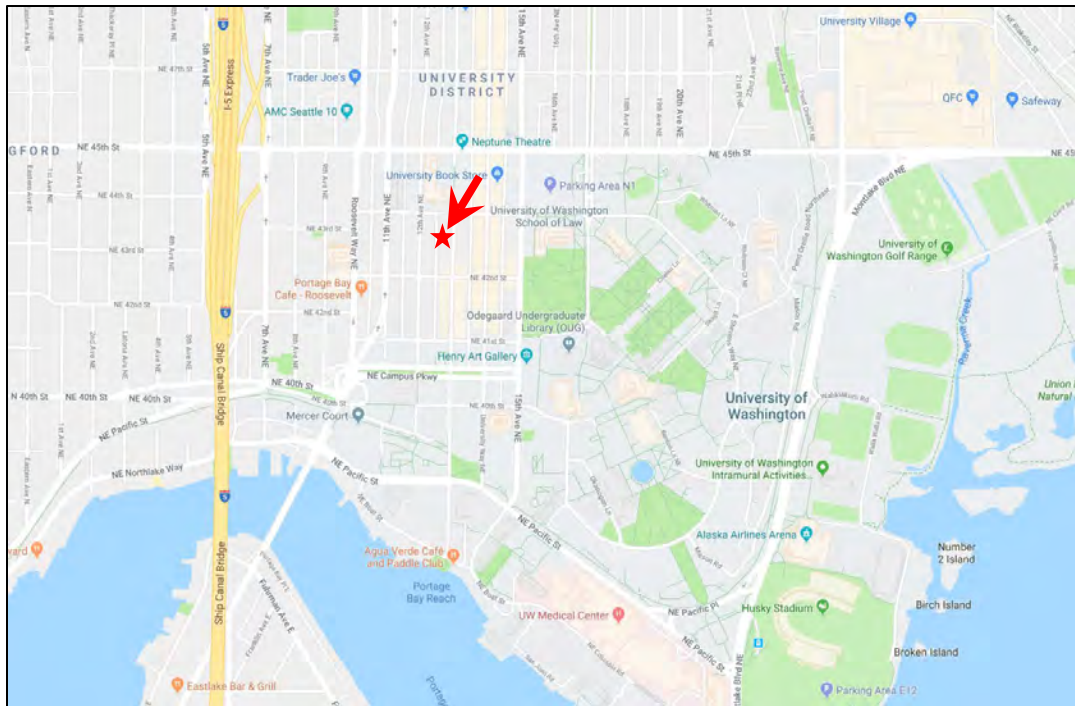
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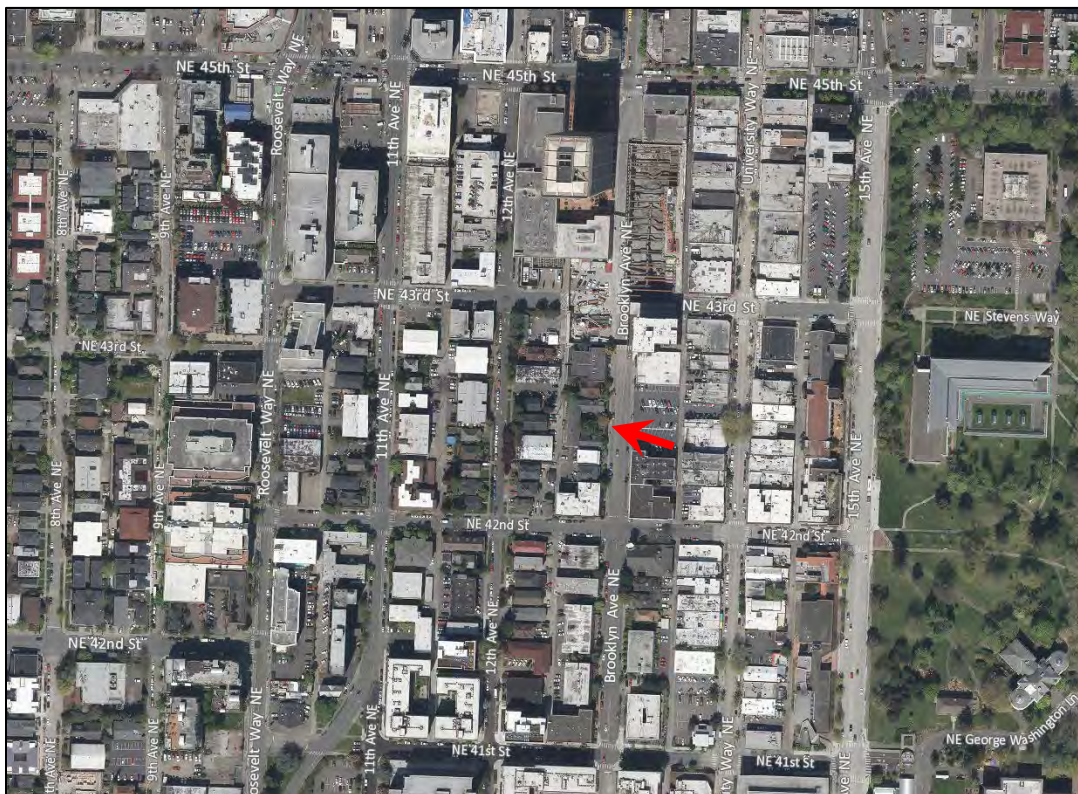
### Note:

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

DON	Department of Neighborhoods, Seattle Historic Building Inventory
KCTA	King County Tax Assessor
MOHAI	Museum of History and Industry
PSRA	Puget Sound Regional Archives, historic tax assessor records
SDCI	Seattle Department of Construction and Inspections
SMA	Seattle Municipal Archives
SPL	Seattle Public Library
UWSC	University of Washington Special Collections
UCB	Henry H. Hodgson Collection, Environmental Design Archives, University of California, Berkeley



**Fig. 1 – Map of the immediate neighborhood in 2018.**  
North is up. Subject site indicated by red star and arrow. (Google Maps)



**Fig. 2 – Neighborhood aerial photo; subject site indicated by arrow. North is up.**  
The University of Washington campus is visible at right. The series of horizontal bracing bars for the lightrail tunnel station excavation are visible one block north of the arrow. (Google Maps 2018)





Fig. 3 – Aerial photo of the subject site. Subject parcel indicated by red dotted line.  
(SDCI GIS, 2018)



Fig. 4 – Context: View north on Brooklyn Avenue NE, subject building partly visible, indicated by arrow.





Fig. 5 – c.2019 aerial photo of site, view north. Subject building indicated by arrow. (Bing Maps)

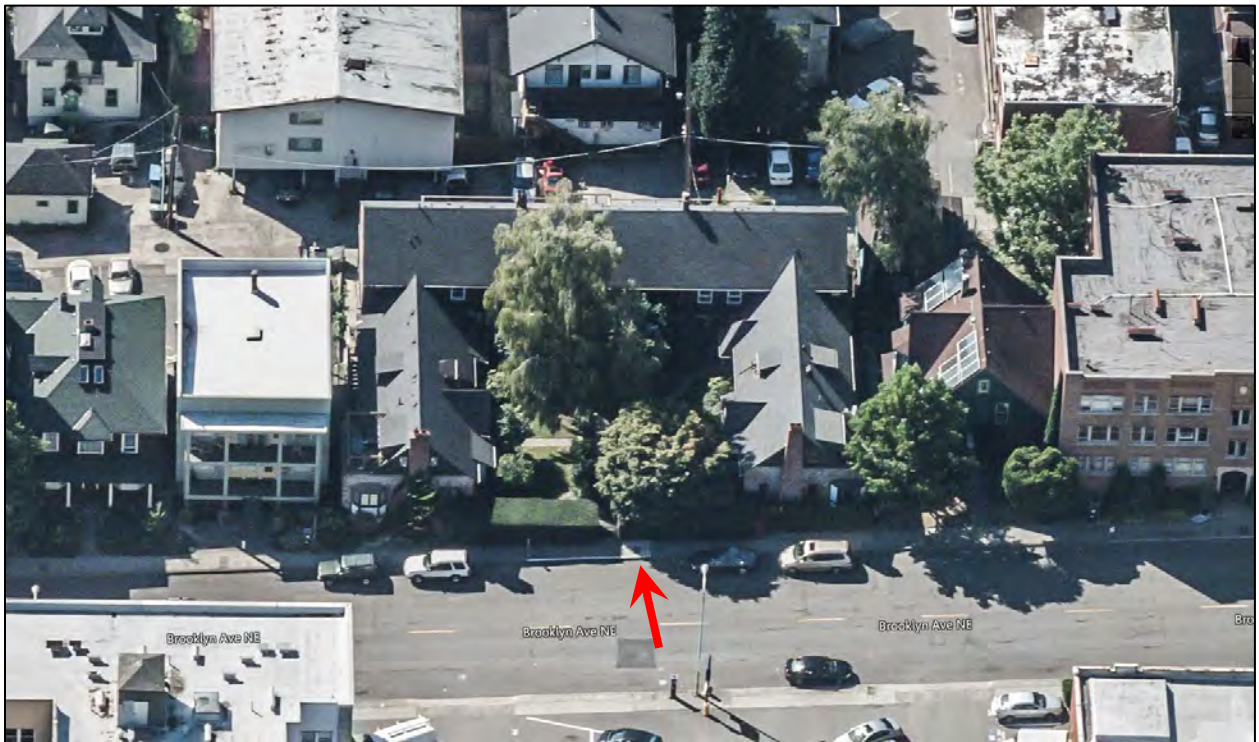


Fig. 6 – c.2019 aerial photo of site, view west. Subject building indicated by arrow. (Bing Maps)





Fig. 7 – Context: View southwest towards site across Brooklyn Avenue NE.



Fig. 8 – Context: View west towards site across Brooklyn Avenue NE, showing south part.





Fig. 9 – Context: View west towards site across Brooklyn Avenue NE, showing north part.



Fig. 10 – East building elevation, south part (southeast property corner).





Fig. 11 – East building elevation, north part (northeast property corner).

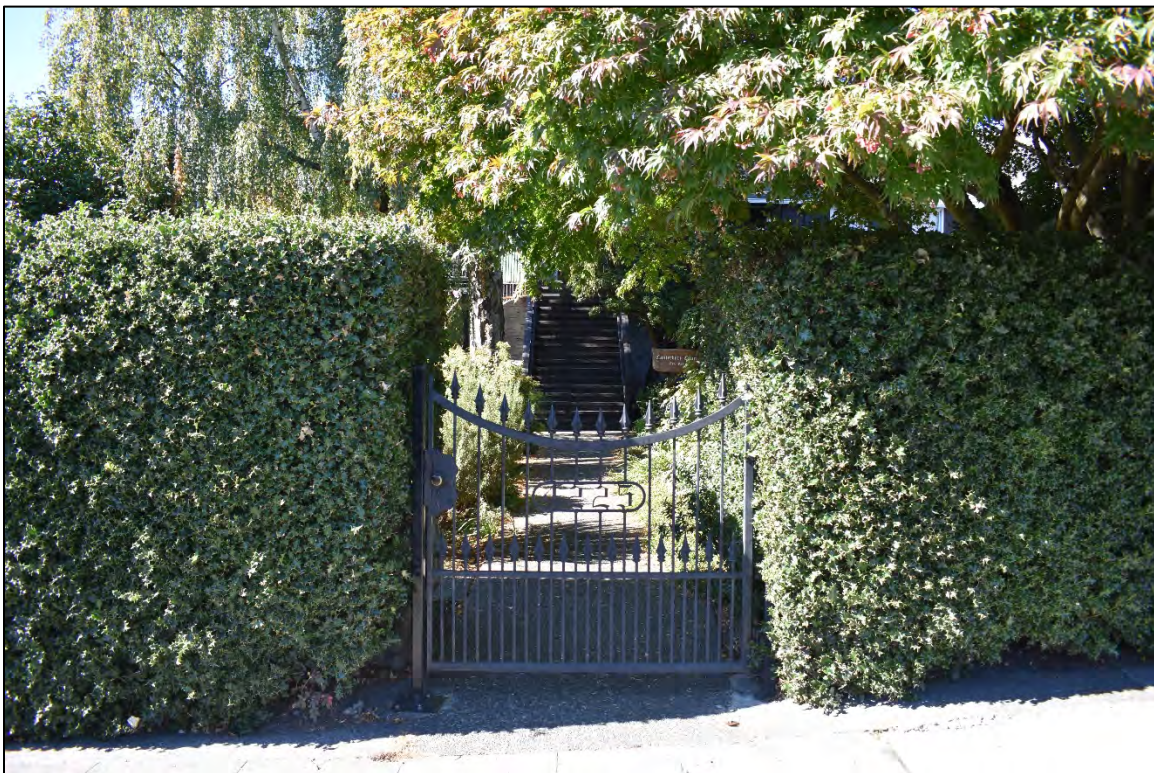


Fig. 12 – Hedge and main entry gate on Brooklyn Avenue NE.





Fig. 13 – Courtyard panorama from entry gate (1 of 5), view far left (south).



Fig. 14 – Courtyard panorama from entry gate (2 of 5), view mid-left (southwest).





Fig. 15 – Courtyard panorama from entry gate (3 of 5), view center (west).



Fig. 16 – Courtyard panorama from entry gate (4 of 5), view mid-right (northwest).





Fig. 17 – Courtyard panorama from entry gate (5 of 5), view far right (north).



Fig. 18 – Courtyard, north elevation of south wing.





Fig. 19 – Courtyard, north elevation of south wing.



Fig. 20 – Courtyard, north elevation of south wing, showing first floor covered entry for units 5 and 7.





Fig. 21 – Courtyard, east elevation of central building mass.



Fig. 22 – Courtyard, east elevation of central building mass, detail of stair.





Fig. 23 – Courtyard, east elevation of central building mass, detail of stair.



Fig. 24 – Courtyard, east elevation of central building mass, detail of stair, showing upper level.





Fig. 25 – Courtyard, east elevation of central building mass, detail of upper level railing.



Fig. 26 – Courtyard, east elevation of central building mass, upper level balcony, view north.





Fig. 27 – Courtyard, east elevation of central building mass, detail of north part.



Fig. 28 – Courtyard, east elevation of central building mass and south elevation of north wing, at corner.





Fig. 29 – Courtyard, south elevation of north wing, west part.



Fig. 30 – Courtyard, south elevation of north wing, east part.





Fig. 31 – Courtyard, south elevation of north wing, detail of covered porch entry for two units.

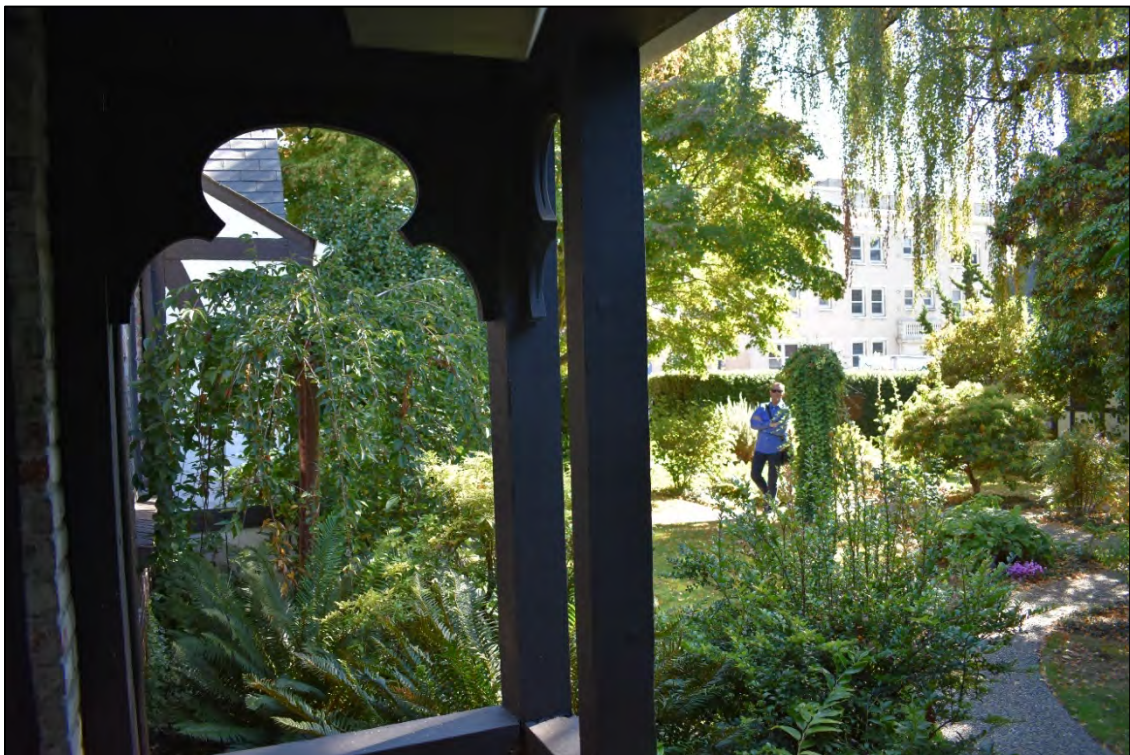


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Fig. 33 – Courtyard, view from northwest corner of courtyard to the east.



Fig. 34 – Courtyard, south elevation of north wing, east part, detail of unit entry at northeastern building corner.



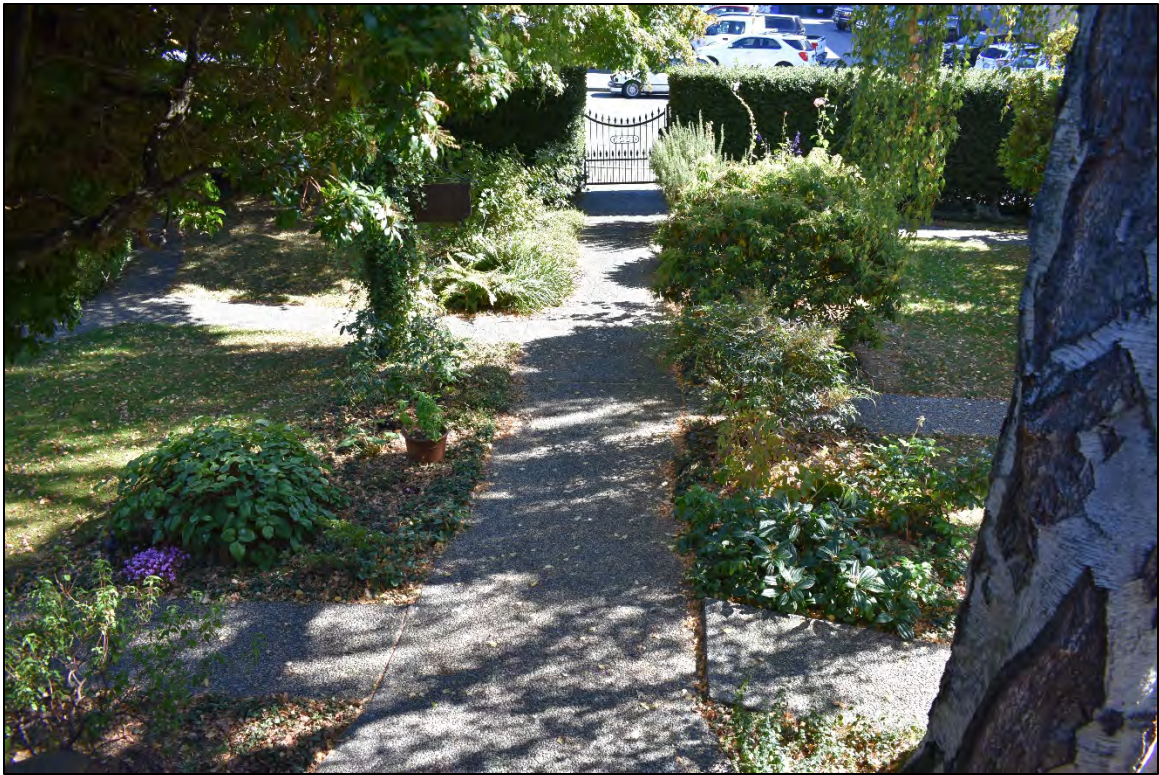


Fig. 35 – Courtyard, view east from stairs, showing paths and landscaping.



Fig. 36 – Courtyard, view northeast from stairs, showing paths and landscaping.





Fig. 37 – Courtyard, view south across landscaping.



Fig. 38 – Detail showing window types.





Fig. 39 – Detail showing window types and wall materials.



Fig. 40 – Detail showing window types and wall materials.





Fig. 41 – Detail showing decorative brickwork.



Fig. 42 – Detail showing unit entries.



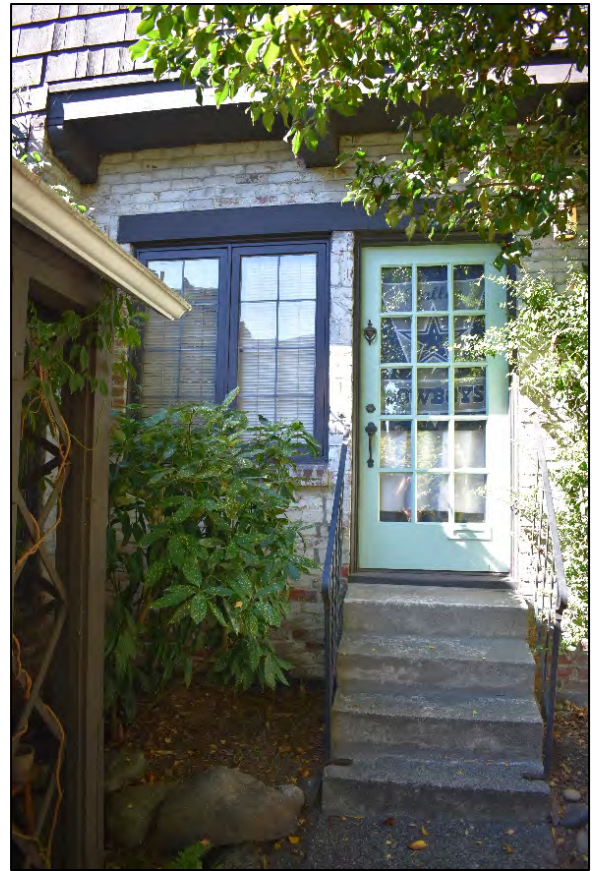


Fig. 43 – Detail showing unit entries.



Fig. 44 – Detail showing unit entries.





Fig. 45 – West building elevation, view south at alley.



Fig. 46 – West and south building elevations, view north at alley.





Fig. 47 – West building elevation, north part.



Fig. 48 – West building elevation, south part.





Fig. 49 – West building elevation, upper floor, view north along deck.



Fig. 50 – South elevation, west part.





Fig. 51 – South elevation, partial view of middle part.



Fig. 52 – (Two images) North elevation, view to west.



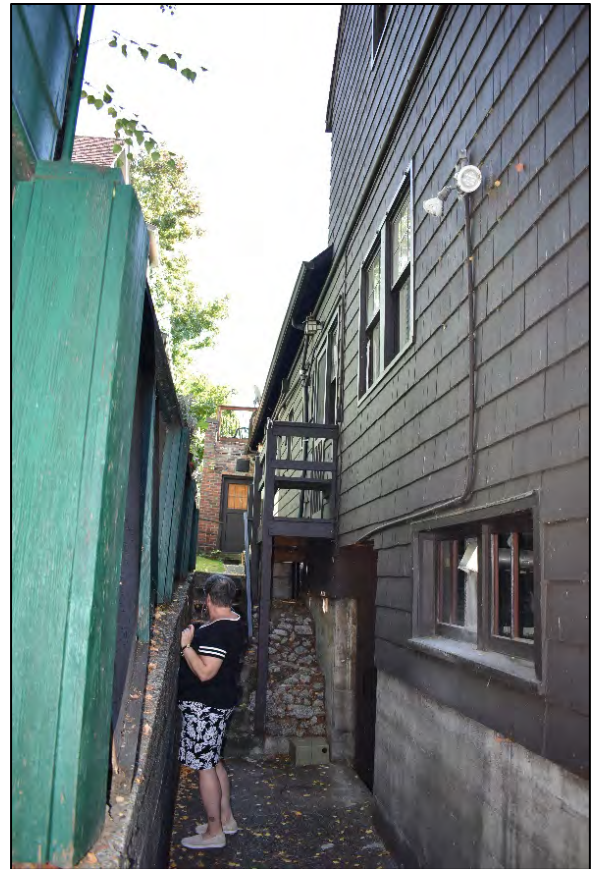


Fig. 53 – (Two images) North elevation, view to east.



Fig. 54 – Interior, Unit #5 (studio).



Fig. 55 – Interior, Unit #5 (studio).



Fig. 56 – Interior, Unit #5 (studio).





Fig. 57 – Interior, Unit #5 (studio), detail showing flooring and trim.



Fig. 58 – Interior, Unit #21 (2 bedroom flat).



Fig. 59 – Interior, Unit #21 (2 bedroom flat), detail of fireplace.



Fig. 60 – Interior, Unit #21 (2 bedroom flat).





Fig. 61 – Interior, Unit #21 (2 bedroom flat).



Fig. 62 – Interior, Unit #21 (2 bedroom flat), showing updated kitchen.



Fig. 63 – Interior, Unit #21 (2 bedroom flat); windows here are modern double paned replacements of the original sash.



Fig. 64 – Interior, Unit #3 (1 bedroom, two stories).





Fig. 65 – Interior, Unit #3 (1 bedroom, two stories).



Fig. 66 – Interior, Unit #3 (1 bedroom, two stories), showing kitchen and back door.

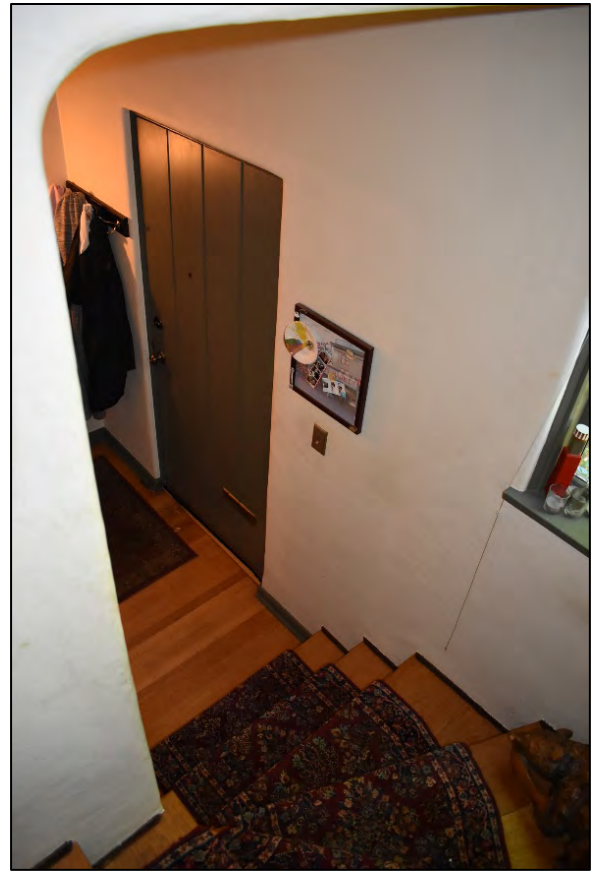
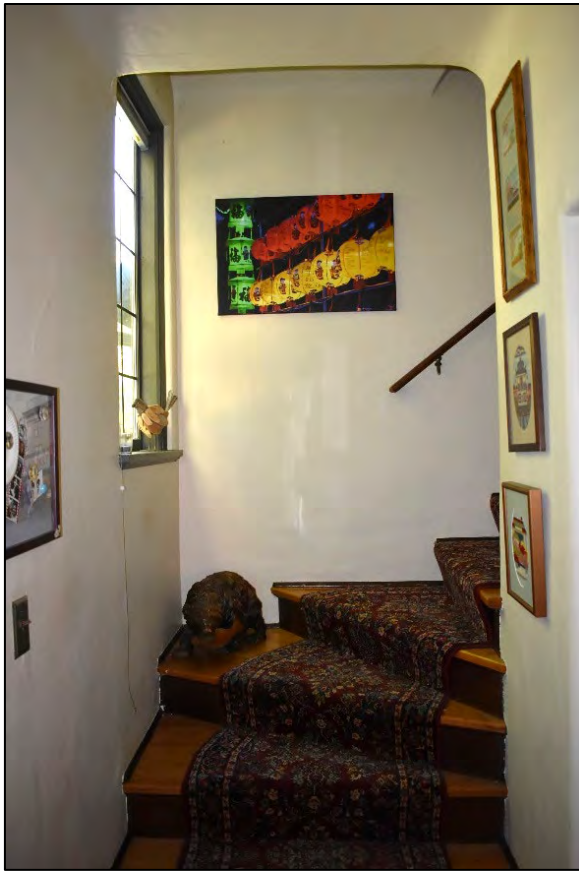


Fig. 67 – Interior, Unit #3 (1 bedroom, two stories), showing internal stair and unit entry alcove.



Fig. 68 – Interior, Unit #3 (1 bedroom, two stories), upper floor.





Fig. 69 – Interior, basement north-south ramped corridor.



Fig. 70 – Interior, basement laundry room.



Fig. 71 – Interior, basement storage room.



Fig. 72 – Interior, basement, additional guest unit.





Fig. 73 – Interior, basement, additional guest unit.

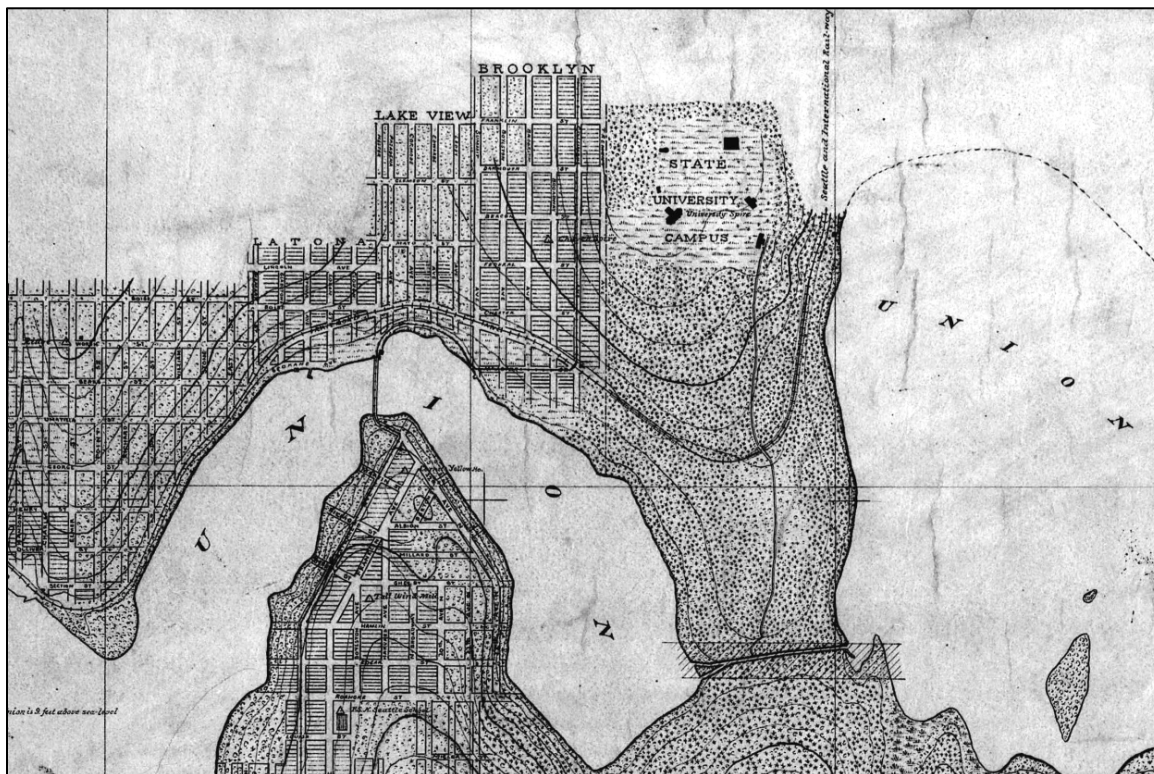


Fig. 74 – 1899 map detail, showing the Brooklyn neighborhood platted in 1890. To the west are the Latona and Lakeview plats; visible at right is the new University of Washington campus. Note the Latona Bridge visible at left center, spanning the juncture between Lake Union and Portage Bay. The Montlake Cut has not yet been built. (J. J. Gilbert, "Seattle Bay and City, Washington, topographic resurvey," Treasury Department US Coast and Geodetic Survey, 1899)



Fig. 75 – c.1907 view of the Brooklyn neighborhood (now part of the University District), Portage Bay in foreground. Parrington Hall and Denny Hall visible at upper right, on the University of Washington campus. (UWSC SEA1889).





Fig. 76 – 1909 Alaska-Yukon-Pacific Exposition at the UW campus, view northward; some buildings were temporary, others permanent. The University District neighborhood is visible at upper left. (Wikimedia)



Fig. 77 – (Left) 1909 Alaska-Yukon-Pacific Exposition arched main gate at 15<sup>th</sup> Avenue & 40<sup>th</sup> Street; (Right) 1928 view of the College Inn, built 1909 for the AYP Exposition, visible in left photo also. By 1928, the eight-story Commodore Apartments had been built to the right of the College Inn. (Left: Paul Dorpat; Right: SMA #2888)

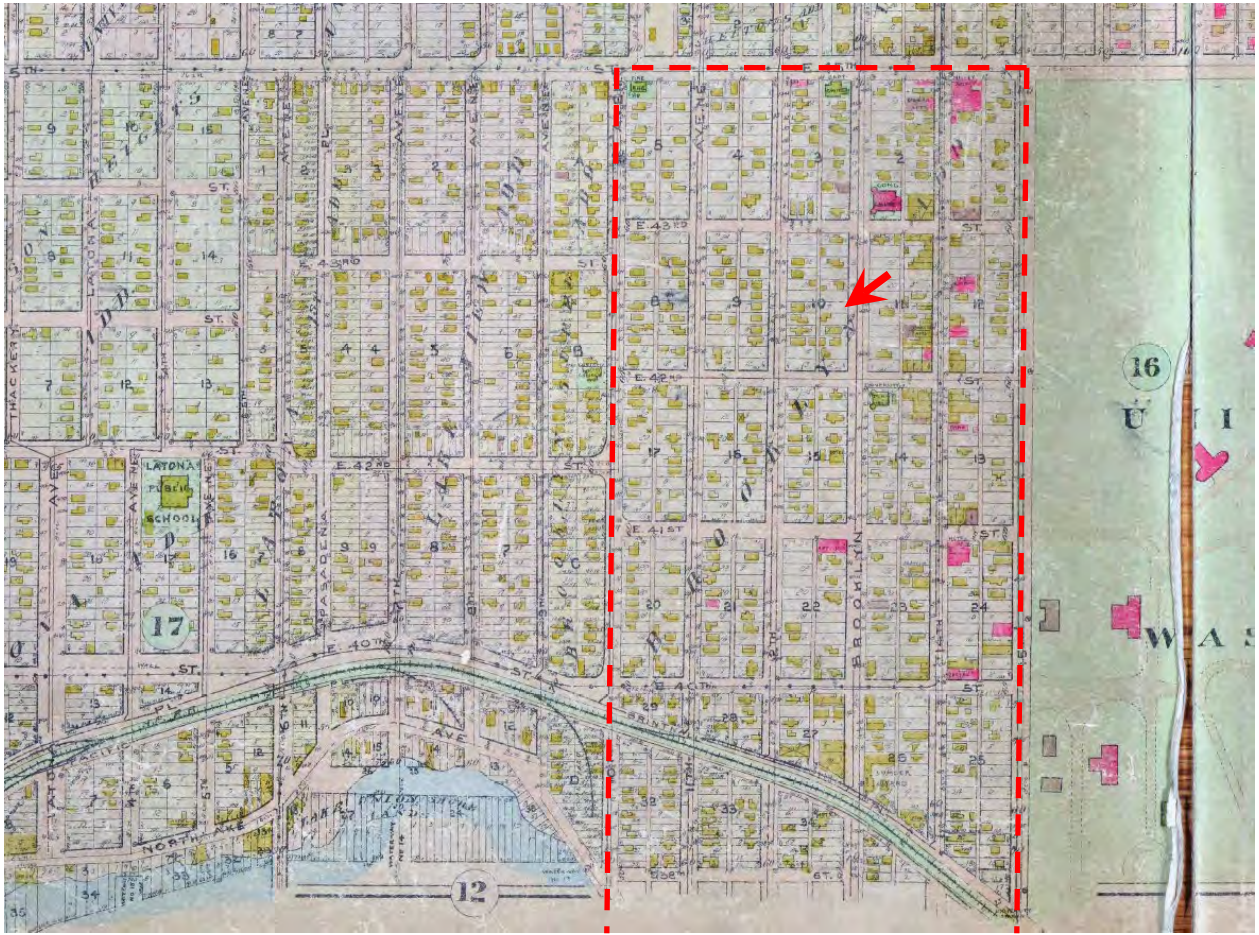


Fig. 78 – 1912 Baist map of the original Brooklyn neighborhood plat (later University District) indicated by red dashed lines; west of that is the Latona neighborhood, anchored by the Latona Public School. Future building site of the subject building indicated by arrow, which would be constructed 1928-29. North is up. Red buildings represent masonry structures. The UW campus is the green area at far right, east of 15<sup>th</sup> Avenue NE. The uppermost east-west street shown is NE 45<sup>th</sup> Street.





Fig. 79 – Circa 1912 view of the Latona neighborhood waterfront, one half mile southeast of the subject site, near today's Interstate 5 bridge. Parrington Hall on the UW campus is visible at upper right. (Paul Dorpat)



Fig. 80 – 1918 view of University Way NE at NE 42<sup>nd</sup> Street, one block east of the subject site. (Paul Dorpat, Dan Kerlee)



Fig. 81 – University Methodist Episcopal Church (built 1907) at Brooklyn Avenue & 42<sup>rd</sup> Street, a half block from the subject site. The building is a designated Seattle landmark. (Joe Mabel)



Fig. 82 – University Congregational Church (built 1910) at Brooklyn & 43<sup>rd</sup> Street, a half-block from the subject site. The church was demolished around 1970. (Paul Dorpat)





Fig. 83 – 1927 view northward on University Way at 45<sup>th</sup> Street, three blocks northeast of the subject site, one year before its construction would begin. (SMA #2844)



Fig. 84 – Circa 1930 view of the corner of University Way & 43<sup>rd</sup> Street, two blocks from the subject site. (Paul Dorpat)



**Fig. 85 – Circa 1930s southeasterly view of the University District near the subject site.**  
The subject building is not visible. The tower of the University Methodist Episcopal Church at 42<sup>nd</sup> & Brooklyn, a half block from the subject building, is visible in the distance at middle right. (Paul Dorpat)



**Fig. 86 – 1948 view of 42<sup>nd</sup> Street from the UW campus; 15<sup>th</sup> Avenue NE crossing in foreground.**  
The tower of the University Methodist Episcopal Church at Brooklyn & 42<sup>nd</sup> is visible at far left, one half block from the subject site. (Paul Dorpat)





Fig. 87 – 1933 northeastward view of the University District, showing University Bridge in foreground under construction. UW campus at upper right. (SMA 7989)



Fig. 88 – Circa 1940 northward view of the University of Washington. University District visible at left. Arrow indicates approximate location of subject building. (Paul Dorpat)





**Fig. 89 – 1949 view eastward from the University District towards the UW campus, with annotation showing a proposed path for the new Campus Parkway, which was constructed 1950-1953. Subject property is not visible, approximately two blocks to the left of the street visible at left, NE 41<sup>st</sup> Street.  
(Paul Dorpat, Ron Edge)**



**Fig. 90 – 2017 University of Washington campus map, showing post-1950 expansion into the University District neighborhood and Portage Bay waterfront (left or west of the pale green portion, which represents the original campus). Subject building's approximate location indicated by arrow. North is up. (University of Washington)**



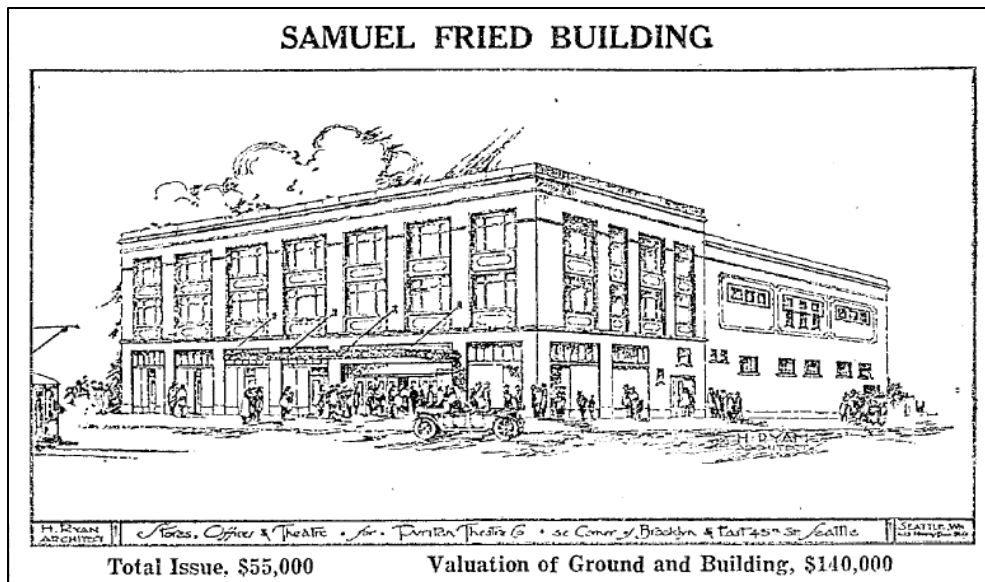


Fig. 91 – The Samuel Fried Building, constructed in 1921 as the Neptune Building and Theater, today a Seattle landmark. (Advertisement for Seattle Title Trust Company, Seattle Times, May 11, 1921, p. 17).

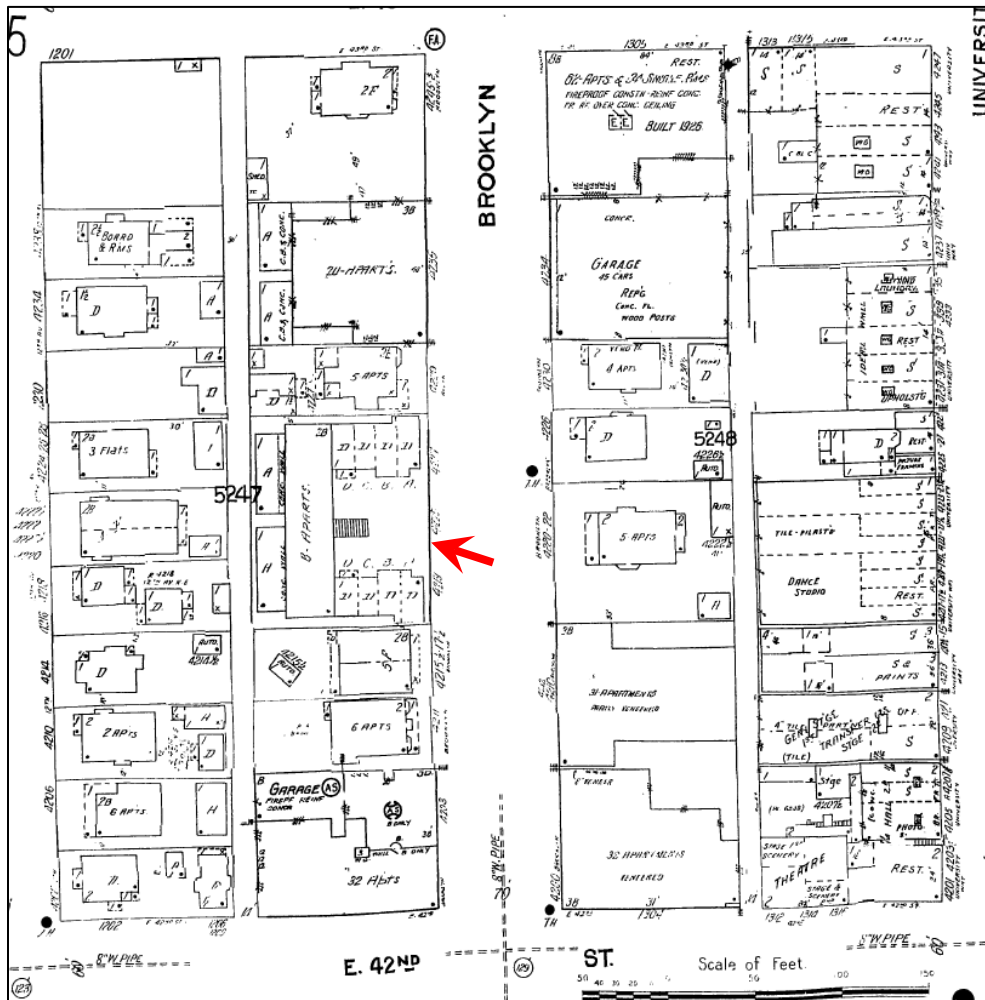


Fig. 92 – 1950 Sanborn Fire Insurance map. Subject building indicated by arrow. University Way visible at right, with its dense concentration of shops and stores. (SPL)

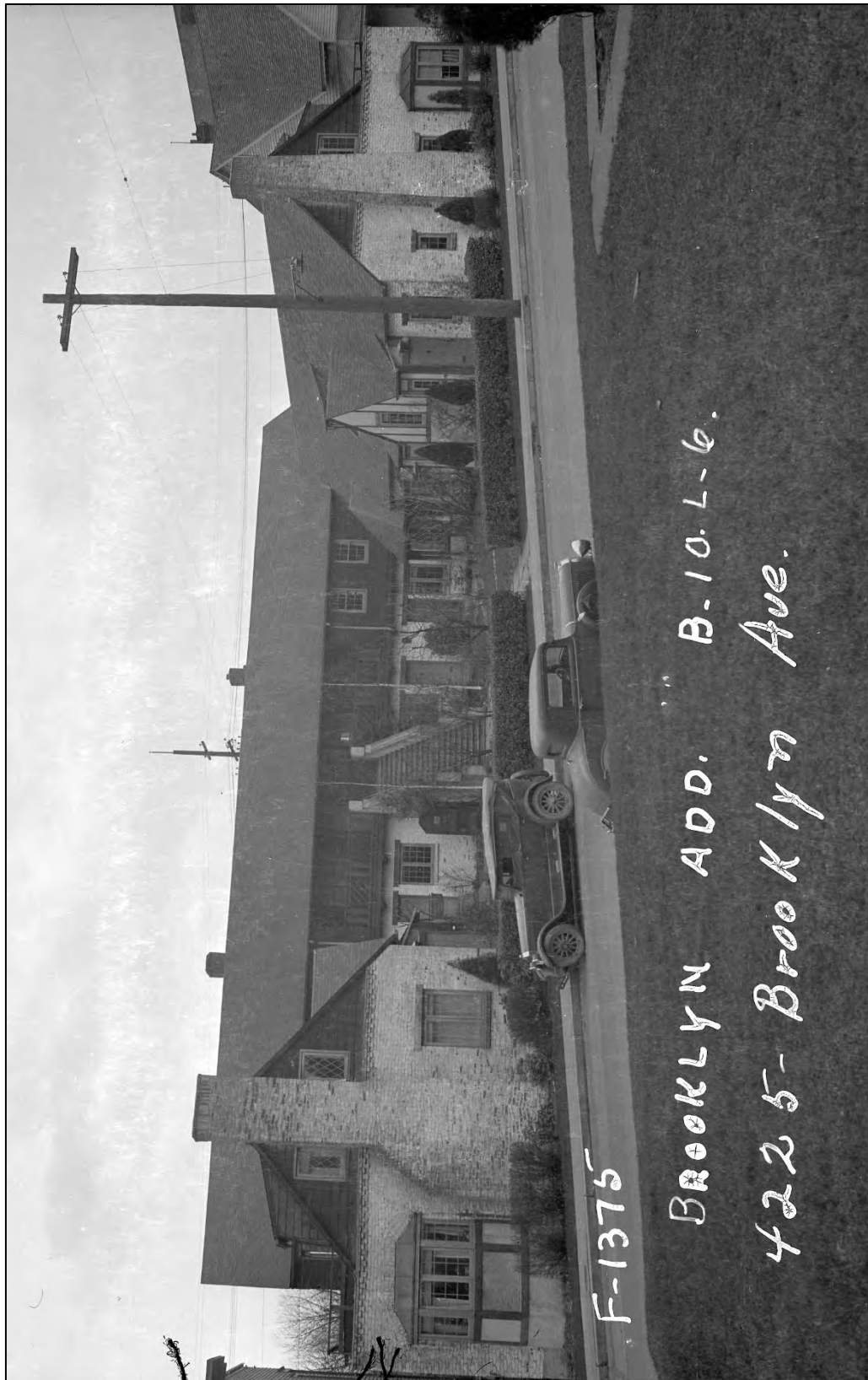


Fig. 93 – 1937 view of the subject building. (PSRA)





Fig. 94 – 1975 view of the subject building, visible at left. (SMA 180232; original poor)



Fig. 95 – 1975 view of the subject building. (SMA 180233)



Fig. 96 – 1975 view of the subject building, showing courtyard detail. (SMA 180234)



Fig. 97 – Henry Harold Hodgson c.1920s, and in 1932. (UCB, and Declaration of Intention, November 3, 1932).



Fig. 98 – Pinner, Middlesex, England, circa 1920, birthplace of Henry Hodgson. (Source unknown)



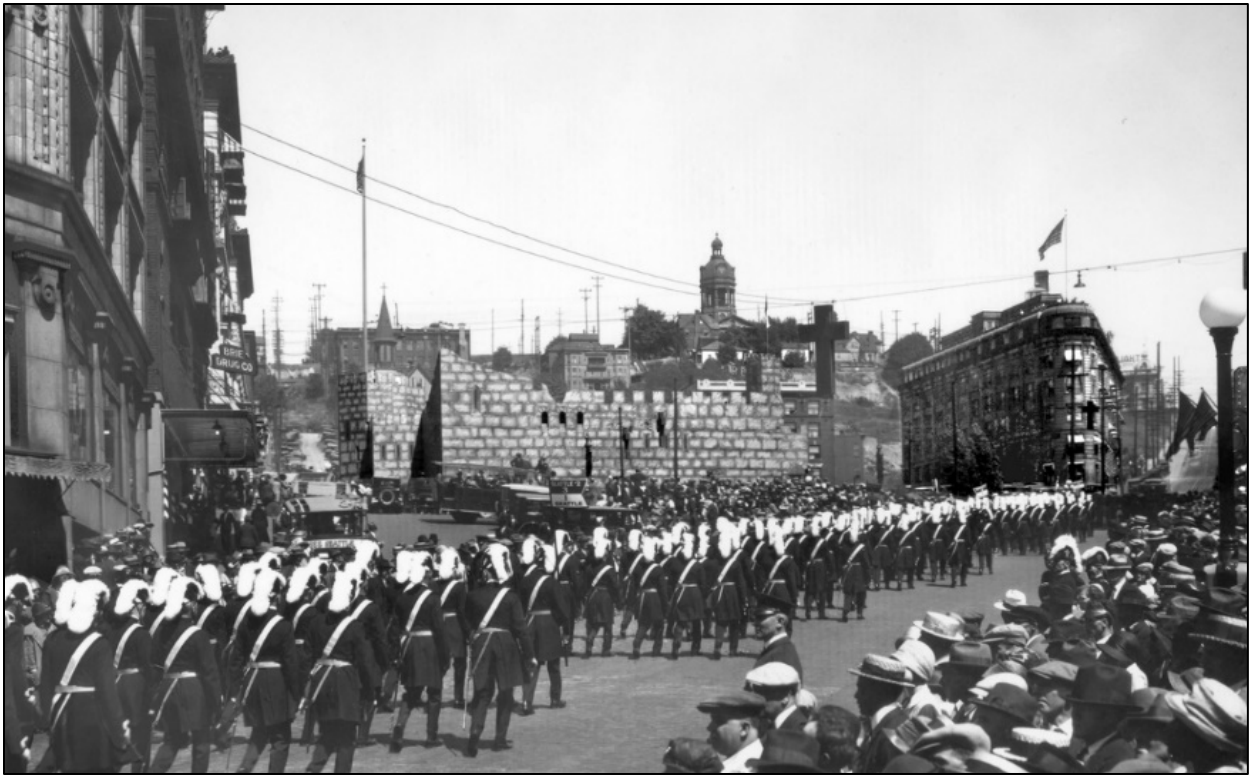


Fig. 99 – Headquarters for Knights Templar conclave (1925, Herbert Blogg and Henry Hodgson). The temporary construction “castle” filled the park east of the county courthouse. (MOHAI, Paul Dorpat)



Fig. 100 – Ceremonial Arch for Knights Templar conclave (1925, Herbert Blogg and Henry Hodgson). The temporary construction arch spanned Second Avenue at Marion Street downtown (the building at right remains intact today). (MOHAI, Paul Dorpat)



Fig. 101 – (Two images) Henry Hodgson's studio workspace for 1930-1935, at 2930 Harvard Avenue N. (now addressed as 2914 Harvard Avenue E.) Built in 1916, the architect is unknown, but the building is still largely intact. (Sketch by Hodgson from UCB; PSRA image below)



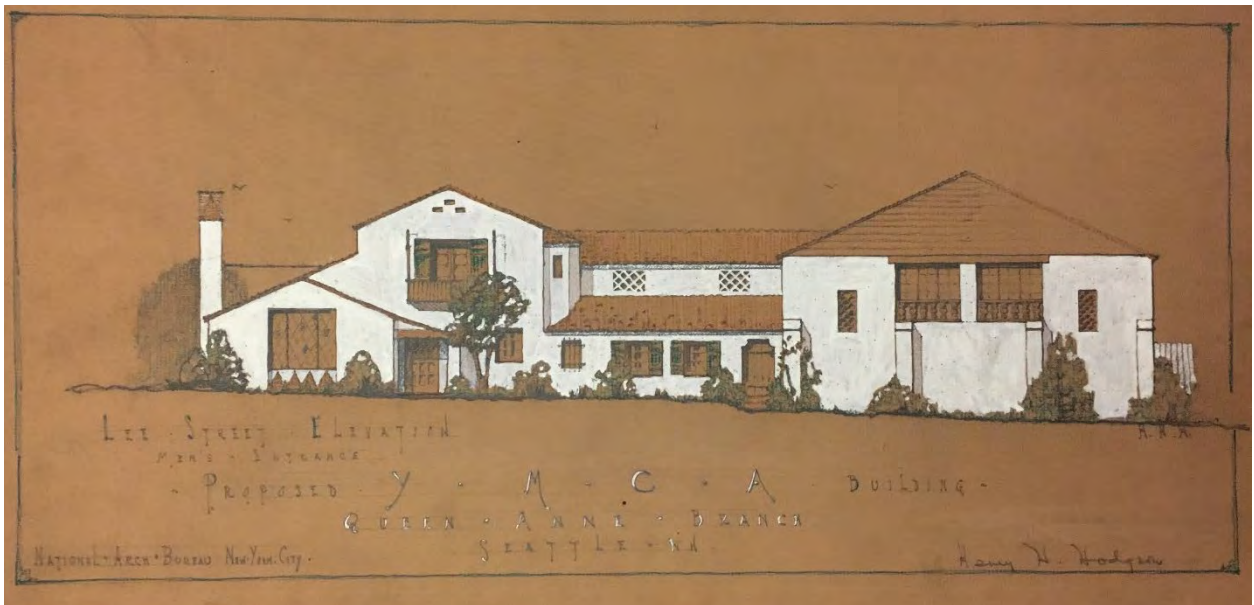


Fig. 102 – Seattle-Queen Anne branch YMCA competition rendering (c.1927, Henry Hodgson, unbuilt). (UCB)



Fig. 103 – 1937 view of Henry and Eva Hodgson's own house (1927, Henry Hodgson, altered) at 3922 NE Belvoir Place in the Laurelhurst neighborhood. (KCTA)

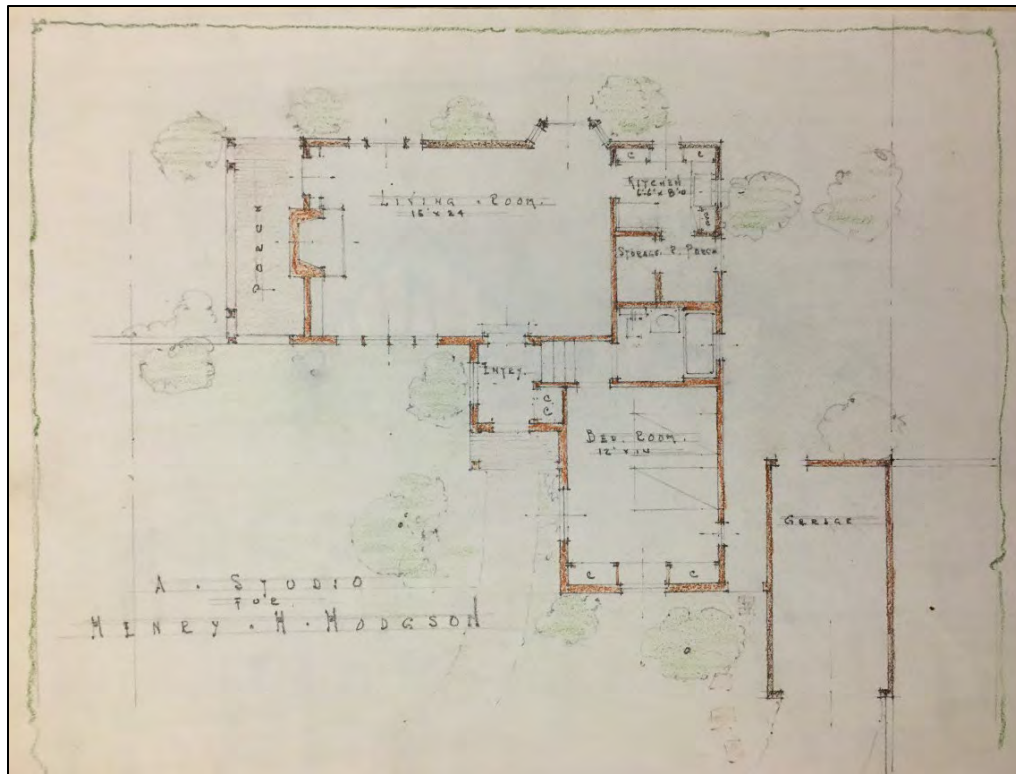


Fig. 104 – Plan of Henry and Eva Hodgson's house at 3922 NE Belvoir Place (c.1927, Henry Hodgson). (UCB)



Fig. 105 – Elevation rendering of Henry and Eva Hodgson's house at 3922 NE Belvoir Place (c.1927, Henry Hodgson). (UCB)





Fig. 106 – 1937 view of Dr. and Mrs. Stevenson Smith house (1926, Henry Hodgson), 3833 NE Belvoir Place (now 3929). (PSRA)



Fig. 107 – 1937 view of Dr. and Mrs. Stevenson Smith garage (1926, Henry Hodgson), 3833 NE Belvoir Place (now 3929). (PSRA)





Fig. 108 – 1937 view of Judge and Mrs. Ben Moore house (1928, Henry Hodgson), 3952 NE Belvoir Place.  
(PSRA)



Fig. 109 – 1937 view of Dr. and Mrs. E. R. Guthrie house (1929, Henry Hodgson), 3914 NE Belvoir Place.  
(PSRA)





Fig. 110 – c.2018 view of George Coplen house (1930, Henry Hodgson) at 4000 NE Belvoir Place. (Realtor.com)

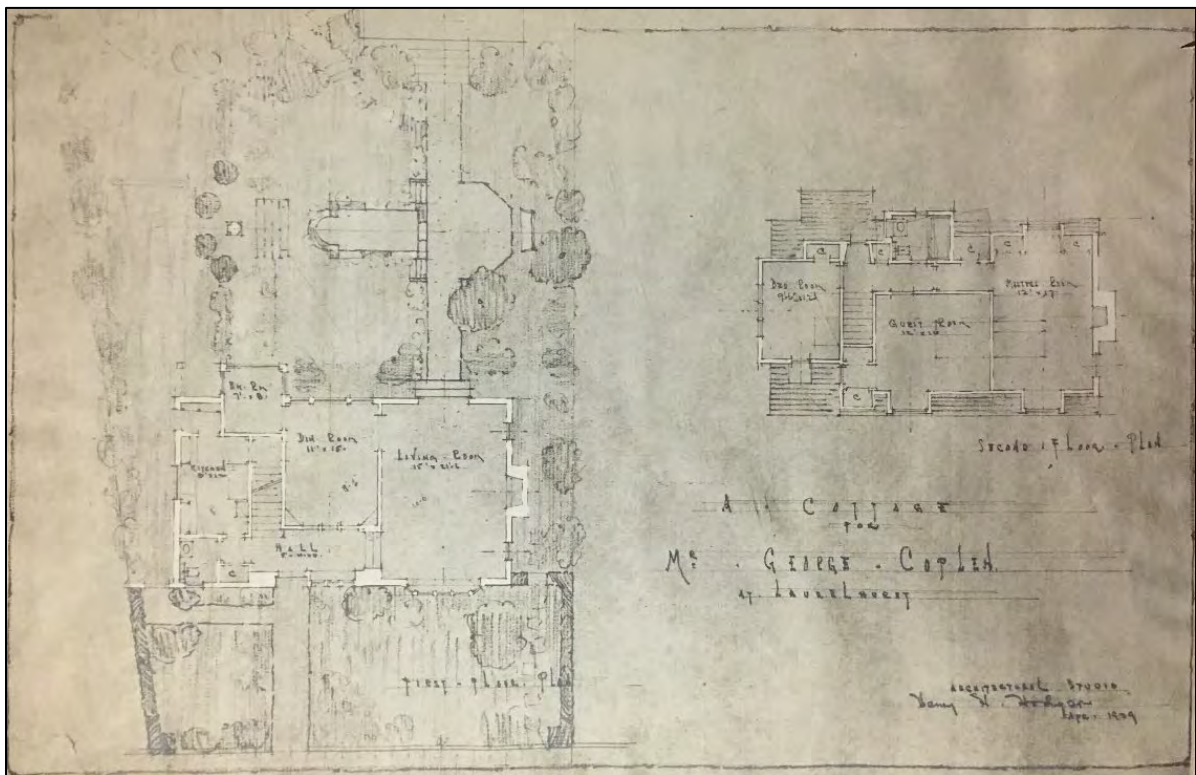


Fig. 111 – Plan, George Coplen house (1929, Henry Hodgson) at 4000 NE Belvoir Place. (UCB)



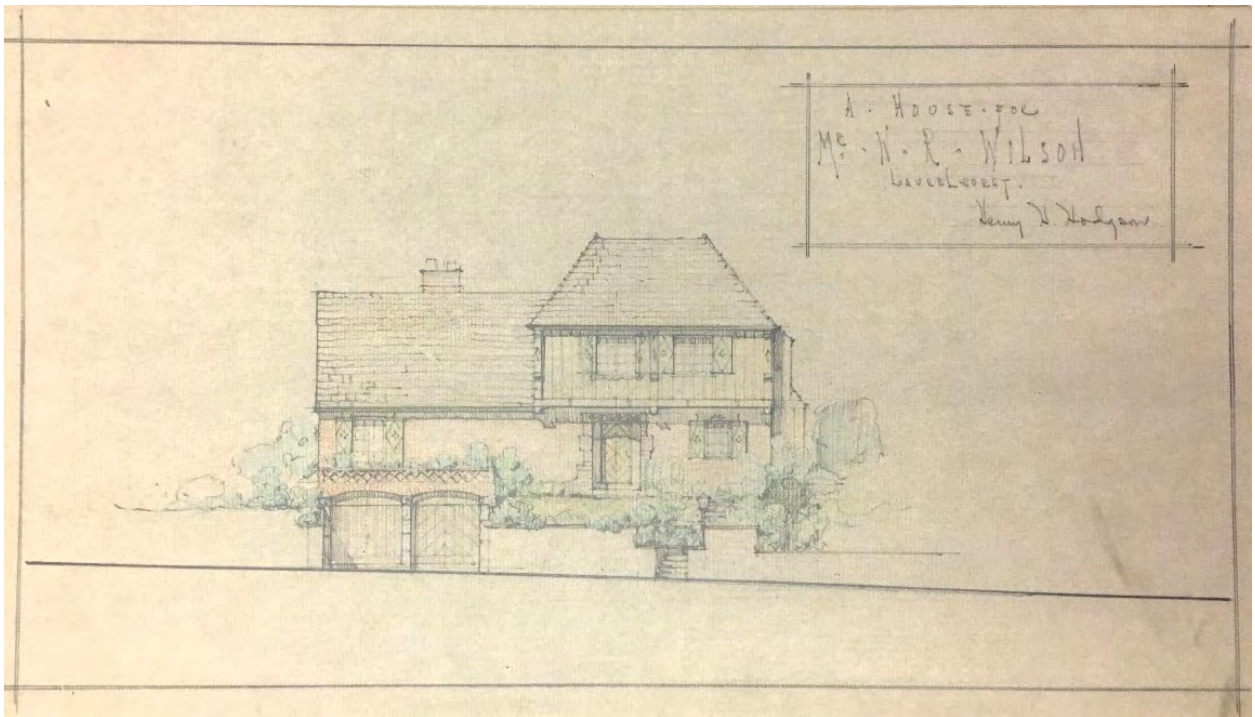


Fig. 112 – Elevation, Prof. and Mrs. William R. Wilson house (c.1933, Henry Hodgson), 3938 NE Belvoir Place. (UCB)

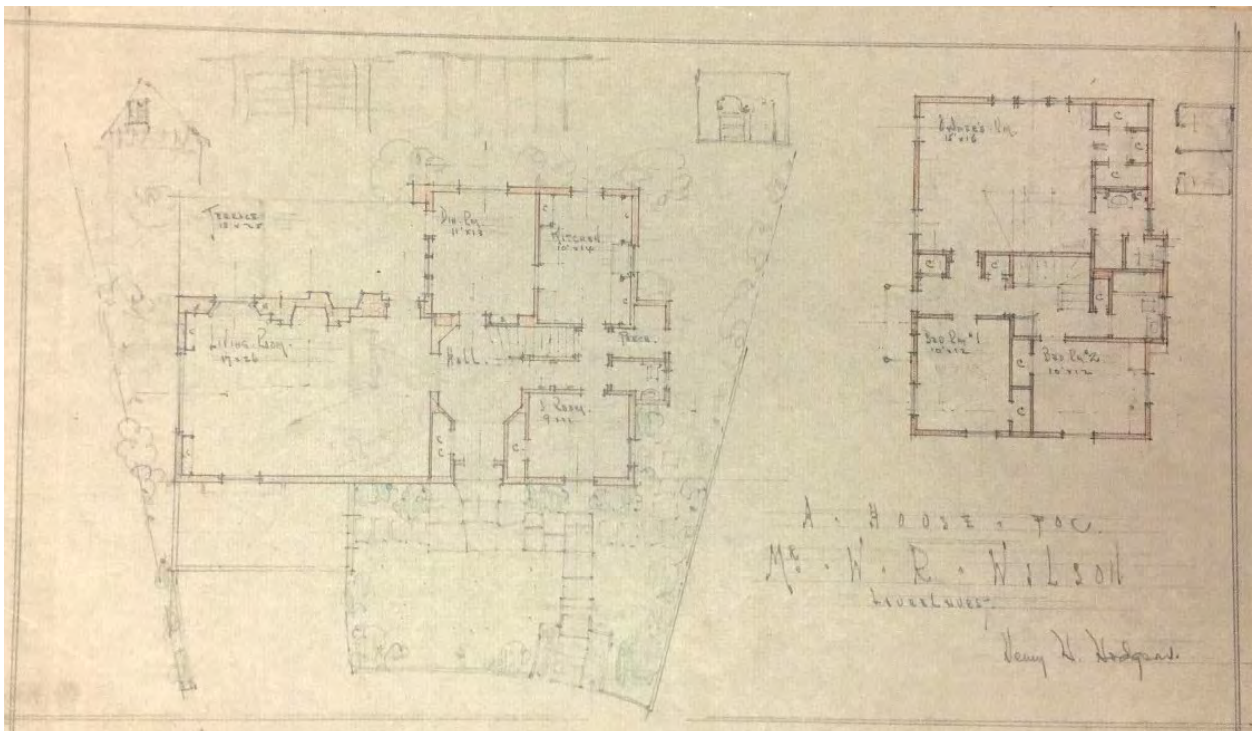


Fig. 113 – Plan, Prof. and Mrs. William R. Wilson house (c.1933, Henry Hodgson) at 3938 NE Belvoir Place. (UCB)





Fig. 114 – 1937 view of Prof. and Mrs. William R. Wilson house (1933, Henry Hodgson), 3938 NE Belvoir Place. (PSRA)



Fig. 115 – 1937 view of house at 4211 43<sup>rd</sup> Avenue NE (1928, Henry Hodgson). (PSRA)



Fig. 116 – James Crehan house (1930, Henry Hodgson, altered) at 320 W. Prospect Street. (DON)



Fig. 117 – Sand Point Golf Club clubhouse (1928, Henry Hodgson, altered), view in 1937. (PSRA)





Fig. 118 – (Two images) “Proposed Riding Club for Sand Point Country Club” (c. 1930, Henry Hodgson), showing north and west elevations. This was likely a preliminary design. (UCB)

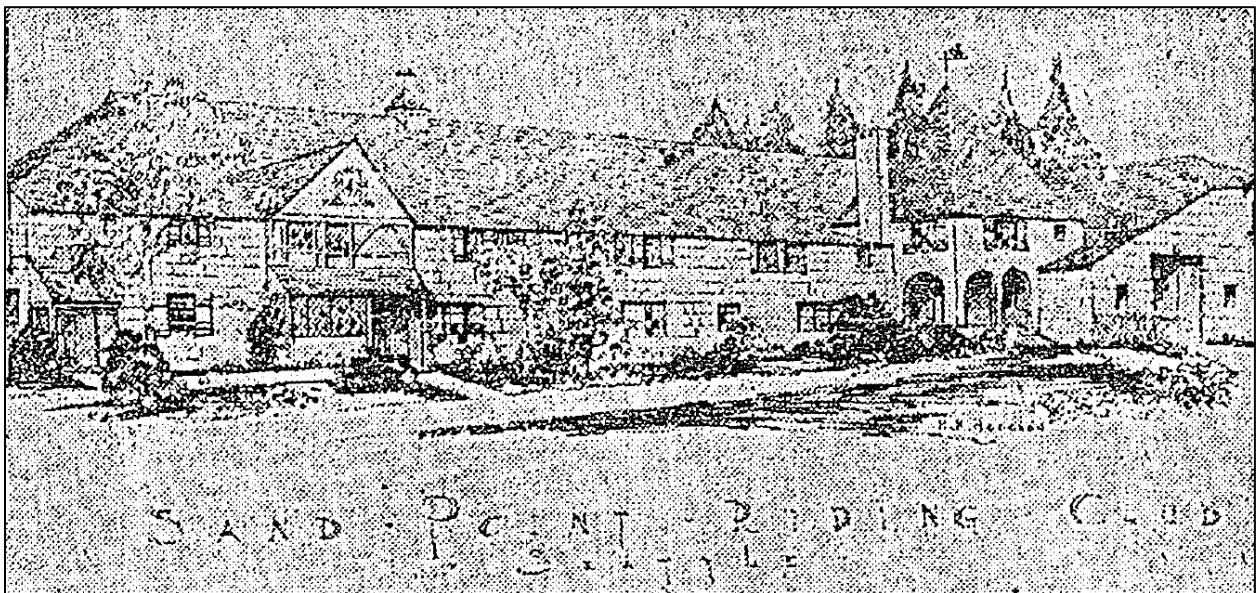


Fig. 119 – Rendering of the proposed Sand Point Riding Club (1930, Henry Hodgson, unbuilt?). This was likely the final proposed design. (Seattle Times, May 15, 1930)



Fig. 120 – Hainsworth/Gordon House (Graham & Myers, 1907, altered), 2657 37th Avenue SW. Now a Seattle landmark, and an example of the Tudor Revival style. (West Seattle Log House Museum)



Fig. 121 – College Inn (1909), 4000 University Way NE. An example of the Tudor Revival style. (Joe Mabel)





**Fig. 122 – Loveless Studio Building (1930-33, Arthur Loveless).  
An example of the Tudor Revival style. (Joe Mabel)**



**Fig. 123 – Montlake Community Center/Fieldhouse (1935).  
An example of the Tudor Revival style. The building is a Seattle landmark. (Joe Mabel)**





**Fig. 124 – Bowen Court (1911), Pasadena, California.**

One of the first bungalow courts built, the site consisted of twenty-three detached bungalows facing a common pedestrian space. (City of Pasadena)



**Fig. 125 – Villa Franca (1929, William Whiteley), 1108 9<sup>th</sup> Avenue W.,**

a Mediterranean Revival style bungalow court built by Frederick Anhalt. (VillaFrancaSeattle.com)





**Fig. 126 – Montrose Court (1927, William Whiteley), 205 W. Lee Street,  
a bungalow court and also an example of the Tudor Revival style. (David Peterson)**



**Fig. 127 – Tudor Court (1929, Frederick Anhalt), 111 14<sup>th</sup> Avenue E.  
A bungalow court hybrid with flats and townhouses, and also an example of the Tudor Revival style. (Google Streetview)**





**Fig. 128 – Tudor Court (1929, Frederick Anhalt), 111 14<sup>th</sup> Avenue E.**  
 A bungalow court hybrid with flats and townhouses, and also an example of the Tudor Revival style.  
 (Realtor.com)



**Fig. 129 – 417 Harvard Avenue E. apartments (1929, Frederick Anhalt).**  
 A bungalow court hybrid with flats and townhouses, and also an example of the Tudor Revival style.  
 (Wikimedia Commons/JT Morgan)





**Fig. 130 – Hawthorne Square (1924, Lawton & Moldenhour), 4800 Fremont Avenue NE.**  
 An example of the Tudor Revival style, with three buildings forming a U-shaped courtyard. It is not a bungalow court, because the common area is automobile-oriented, rather than pedestrian-oriented, and is more properly described as garden court townhouses. (DON)



**Fig. 131 – 1701 N. 48<sup>th</sup> Street apartments (1930).**  
 An example of the Tudor Revival style, but not a bungalow court, because the common open space is at the rear of the units. (DON)



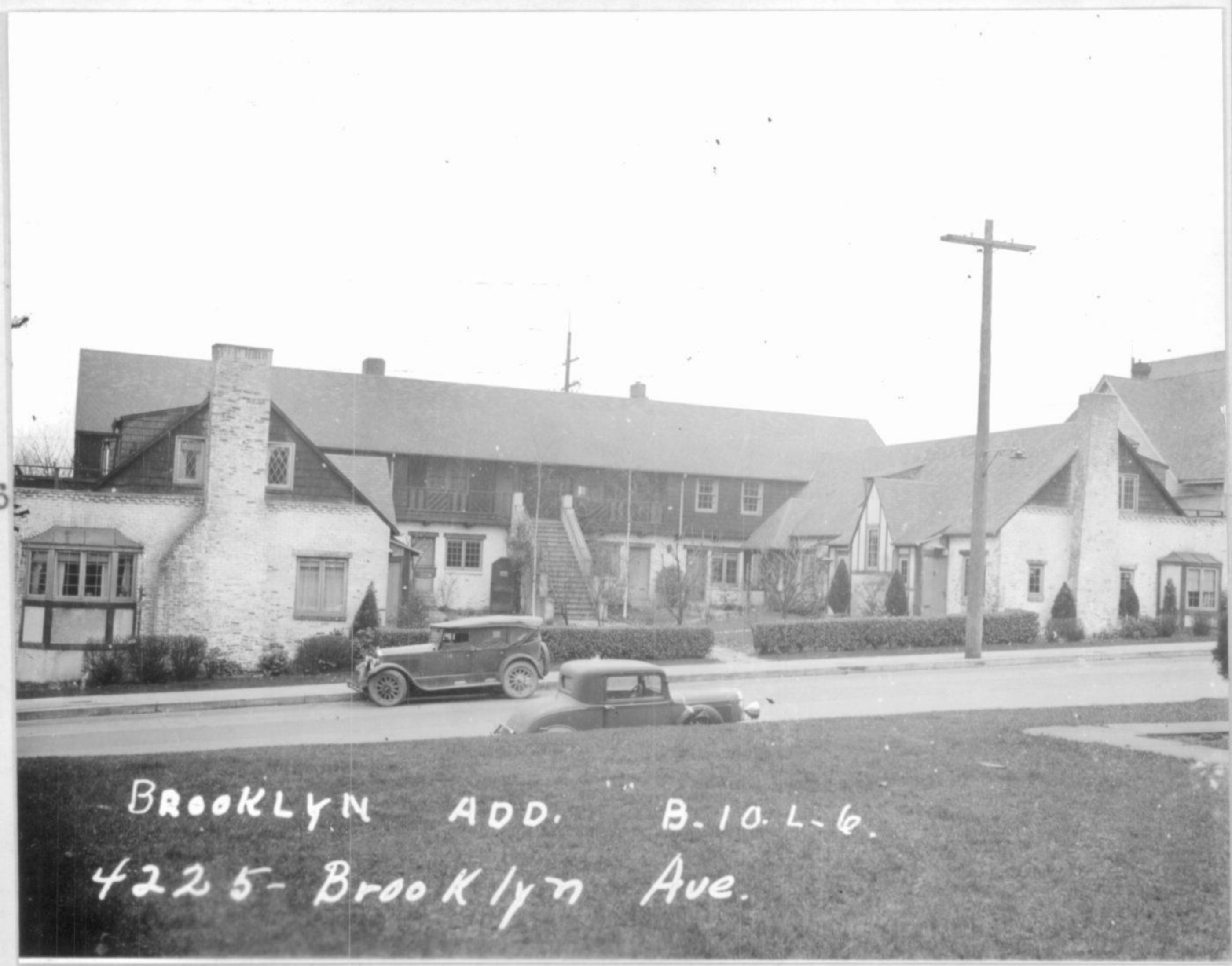
1 DISTRICT 7  
2 ADDITION  
SECTION TWP. N. RANGE EWM: BLOCK 10 TRACT OR LOT No. 6-7-8  
DESCRIPTION  
114200-0930 12350 15300 0010  
3 ADDRESS-PROPERTY 4225 Brooklyn  
4 FEE OWNER FRIED ESTATE CO. <8-9-28>  
5 ARCHITECT CONTRACTOR

ORIG. COST \$  
6 BUILDING Masonry Frame  
2 Stories  
53 Rms.  
16 Apts.  
2 1-Rm. 1 2-Rm.  
8 3-Rm.  
5 5-Rm.  
INTERIOR  
53 Pl.  
53 Kal.  
53 Fir.  
FLOORS  
37 Fir 60% 16 H.W. 35% oak 5% Lin  
FIRE PLACE  
7 Brick  
PLUMBING 2-16 Show. Tub  
67 Fixtures 2 Ldy. Trays  
14-16 Tubs Pem. 16 Toilets  
16 Basins 16 Sinks (Good)  
TILE WORK 1 H.W. Tank  
Flr--Bath Comp. Ktchn Dr. Bd (16)  
WIRING  
Conduit  
HEATING HW 100% + 300#  
Steam. Oil Burner  
Ideal Auto.  
ELEVATORS  
None  
LOBBY  
None  
CEILING-HEIGHT  
Basement 9' 1st Flr. 7 1/2'  
2nd Flr. 7 1/2'

BASEMENT 50%  
Conc. Flr. 100%  
Pl.  
Laundry REM UNE  
24x109  
20  
FOUNDATION  
Conc.  
ROOF  
Shingle  
Comp.

STORE FRONTS  
Ordinary Glass  
Wood Sash  
Wood & Brick Bulk Hd  
EXTERIOR  
Frame Shingle  
1/2" Brick, Solid Veneer  
Common  
2 1/8" x 1 1/2" BR VENEER  
3 3/4" x 1 1/4" STUCCO

EXTRA FEATURES  
CONSTRUCTION Medium Type - Frame - 1/2" H.T.  
REFRIGERATION Yes Central  
7 CONDITION: EXTERIOR Fair INTERIOR Good F FOUND. Good F  
8 MAIN SUPPORT COLUMN X FOOTING Conc. SPAN FT.  
9 FIRST FLOOR JOIST 2x12 16 INCH CENTERS BRIDGED Yes  
10 BUILDING Finished  
11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$  
12 DEPRECIATION: COND. 20% OBSLSE. % ECON. SUIT. % TOTAL 20%  
YEAR BUILT 1929 REMODELED  
EFFECTIVE AGE 8-11 YEARS FUTURE LIFE 32-49 YEARS  
DIMENSIONS See Below X SQUARE FT. 6006 AREA CUBIC FT.



IMPROVEMENT VALUE

BUILDING	\$22,600
LESS DEPRECIATION	\$7,280
DEPRECIATED VALUE	\$15,320
ASSESSED VALUE 50%	\$7,660
DATE 6-25-37	15,300

LAND INFORMATION

1. SIZE	40x103 30600
2. STREET-ROAD	Graded 53590 Paved, Alley paved '72 Roll
3. SIDEWALK	Conc.
	Sewer
4. LANDSCAPING	Lawn & Shrubs Fair
5. TREND	Static VALUE \$
6. USE	Res.
7. DISTRICT	Med. Old

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
@	Violet Habersham	10-14-44	3425227	45000	38%	
PR	MORRIS FRYMAN	5-5-60	E405840	7113.00		
RC	Continental Comb Co-op.	3-24-64	E554920	NONE		
	" " "	9-64	E571129			

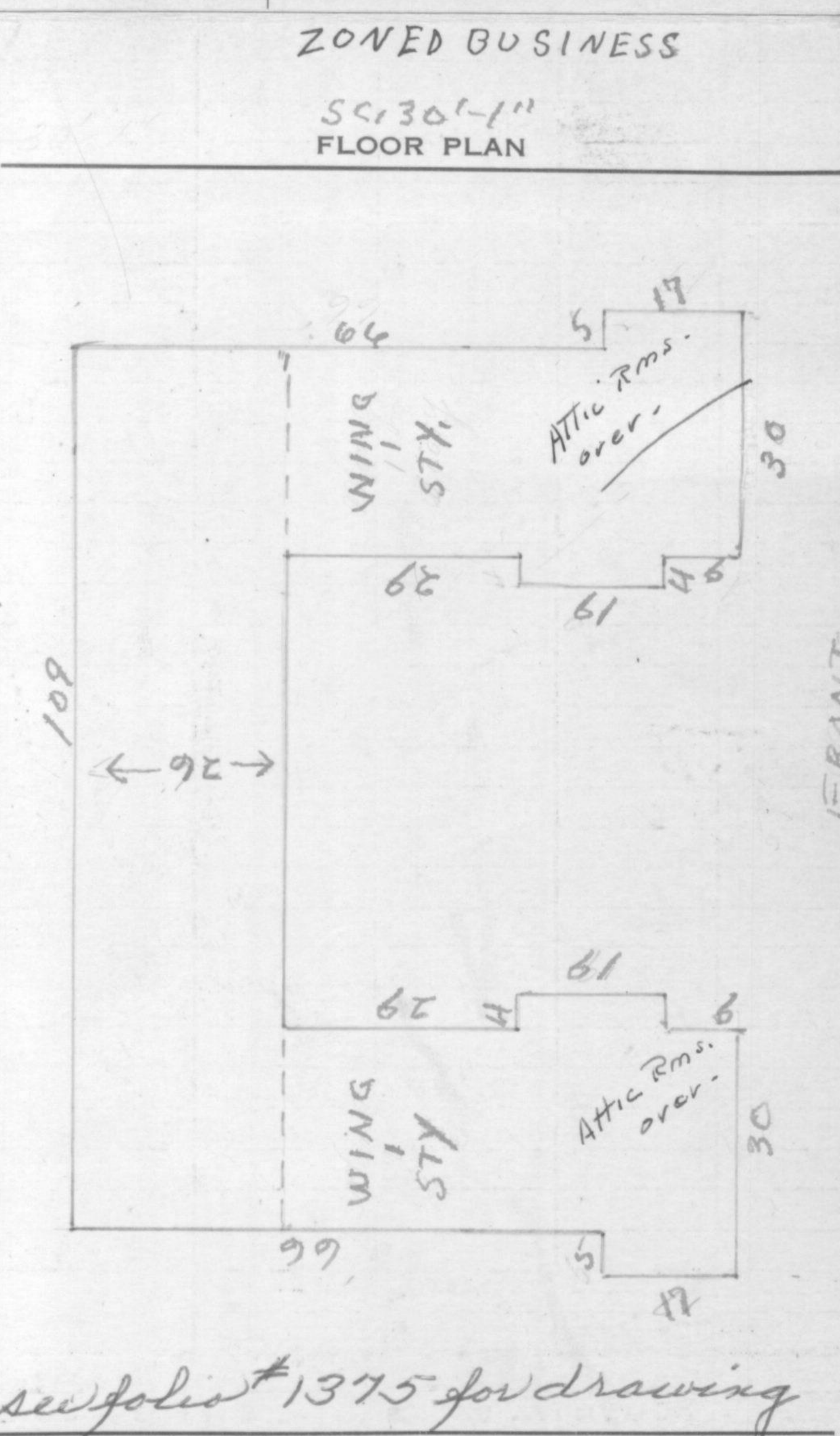
REMARKS 26x109 25x57 25x57 5x17 5x17 4x19 4x19

2 Garages 50x16 each 1600%

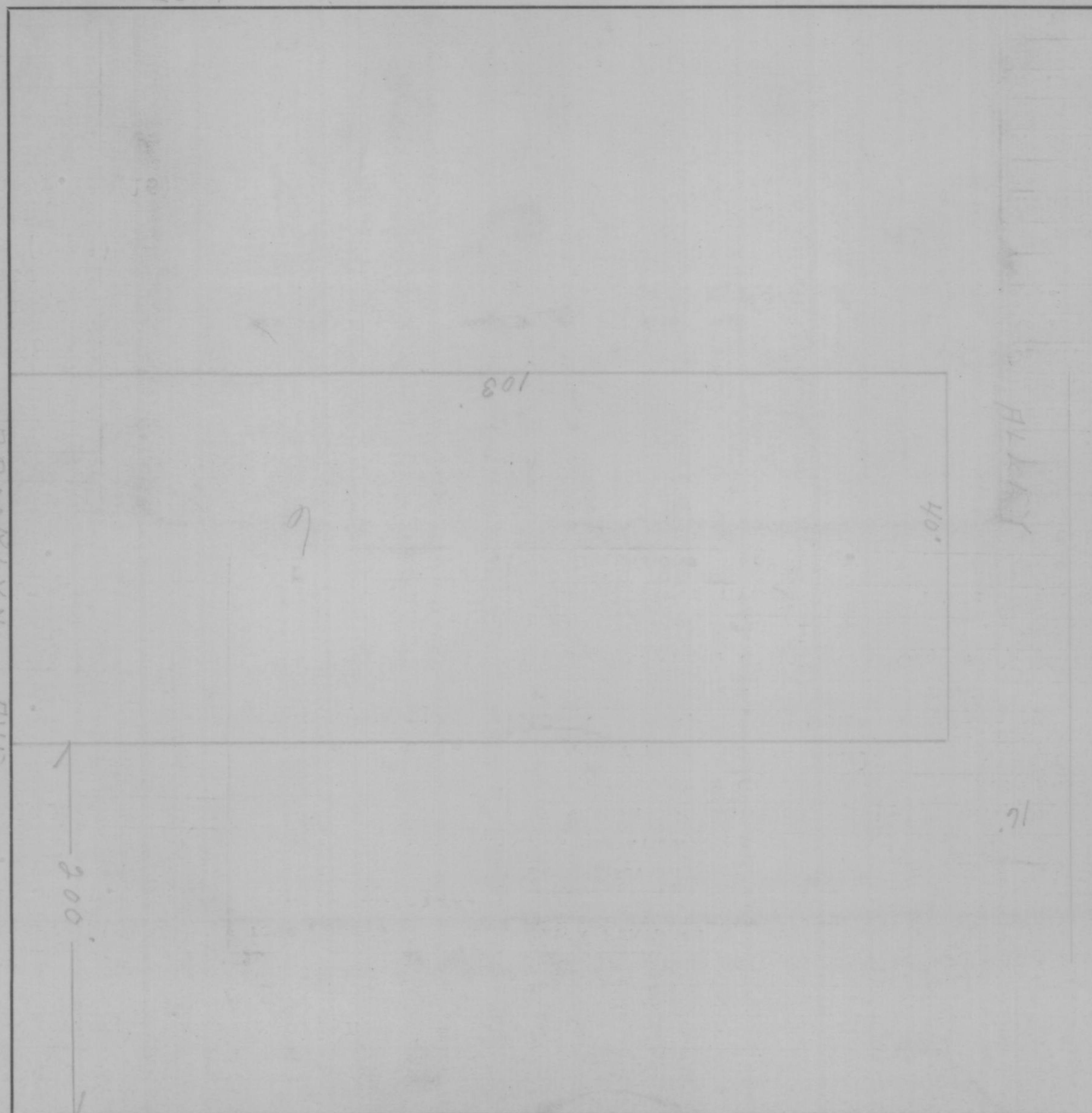
8X79 WD BALC B-2

4X37 7/8" 8" COV B-2

Also 10/10 Brooklyn





[illegible]

LAND CLASSIFICATION OR SEGREGATION

AERIAL PHOTO

## QUARTER MAP

PLAT MAP

LOT NO.

BLOCK NO.

SECTION

TWP.

RANGE

TAX LOT NO.

PARCEL NO.



FOLIO 619170 1375A ADDITION BROOKLYN A1-4H FOR REFERENCE ONLY 100% 430  
Section Twp. Range Ewm Block 10 Tract or Lot 6-7-8  
PERMIT No.  
DATE also 7-8-10 Brooklyn 64-185100 Co-OP - No income  
Fee Owner FRIED ESTATES CO 8-9-28 Address of Property 4225-BROOKLYN Architect  
Condition of Exterior Interior Foundation Floor Plan: Good Accept Poor

USE Contemporary  
2 No. Stories Court  
53 No. Stores  
No. Rooms  
Basement  
No. Offices  
16 No. Apartments  
2  
1 rm. 1 2 rm. 8 3 rm.  
4 rm. 5 5 rm. 6 rm.

ROOF CONSTRUCTION  
2 Frame Lam ☐  
Mill Construction  
Rein. Concrete  
No. Trusses  
Wood ☐ Steel

FLOOR FINISHES  
37 Fir 60% ☐ Maple  
Oak 35% ☐ 2" x 6" T&G  
Lino. 3% ☐ 3" x 6" T&G  
Cement  
Terrazzo  
Racolith  
Tile HW  
16

Tile ☐ Lino.  
Baths ☒ Fl. ☐ Walls  
Sq. Ft. Floors  
Sq. Ft. Walls  
Lin. Ft. Kit Dr. Bds.  
Sq. Ft. Floors  
Sq. Ft. Walls  
Lin. Ft. Dr. Bds.  
Kit's. ☐ Fl. ☐ Walls

PLUMBING  
67 No. Fixtures  
16 Toilets  
16 Tubs, Leg. or Pem.  
16 Basins, Fed.  
16 Sinks 600K  
Urinals  
2 Showers (Tub) (Stall)  
1 Laundry Trays  
1 H.W. Tank Fl. Drains ☐  
Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION  
☒ Frame 1-2-3-4-5  
☐ Single ☐ Double  
☒ Ordinary Masonry  
Mill Construction  
Class A Rein. Con.  
Stru. Steel and Con.  
Tile ☐ Brick  
Con. ☐ Rein. Con.  
Good Med. Cheap

ROOFING MATERIAL  
Or. Shingle - Cedar  
Tar and Gravel

Or. HW  
Date Built 1929 ☒ Finished ☐ Unfinished ☐ Remodeled  
Effective Age 30 8 11 Years Future Life 32 44 Years  
Dep. for Cond. 21 Dep. for Ob. Dep. for Es. Total 22 42

HEATING  
Stove  
Pipeless Furnace  
Gravity H. A.  
Air Cond., Fan 1-2-3  
Area Fire 1-2-3  
1-Pipe Steam 1-0-1  
2-Pipe St. or Vapor 1-0-1  
Hot Water  
Oil Burner Steam  
Coal Stoker IDEAL Auto

WIRING  
Knobe & Tube  
Flex Cable 15,300  
Conduit 17,000  
Power Wiring  
Range Wiring  
No. Outlets  
ELEVATORS  
Pass. ☐ Freight  
Auto. ☐ Elec.  
Man. ☐ Hyd.  
Man. ☐ Man.

FOUNDATION  
Mud Sills  
Post and Pier  
Brick  
Concrete  
Pile

BASEMENT 3000 sq. ft.  
Full 50 PORT  
Sub-Basement  
Size 26 x 169  
Garage ☐ No. Cars  
1000 CONC Floors  
Plastered REMU  
Living Rooms  
Service Rooms



EXTERIOR WALL CONSTR.  
100% 1  
Single ☐ Double  
2" x 4" Stud Walls  
2" x 6" Stud Walls  
Brick Walls 2000  
Brick With Pilasters  
Concrete Walls  
Con. With Pilasters  
Tile Walls  
Rein. Con. Skel.  
Filler Walls  
Laminated Walls

INTERIOR WALLS  
53 Stud and Plaster  
Lam. ☐ Plastered  
Ply Wood  
Ceiled  
Plaster Board  
Painted  
53 Stain ☐ Varnish  
Kalsomine  
Whitewashed  
Unfinished

GAS STATIONS  
Frame  
Metal  
Masonry  
Plastered or Ceil  
Floors  
SERVICE BUILDING  
Frame  
Metal  
Masonry  
Plastered or Ceil  
Floors

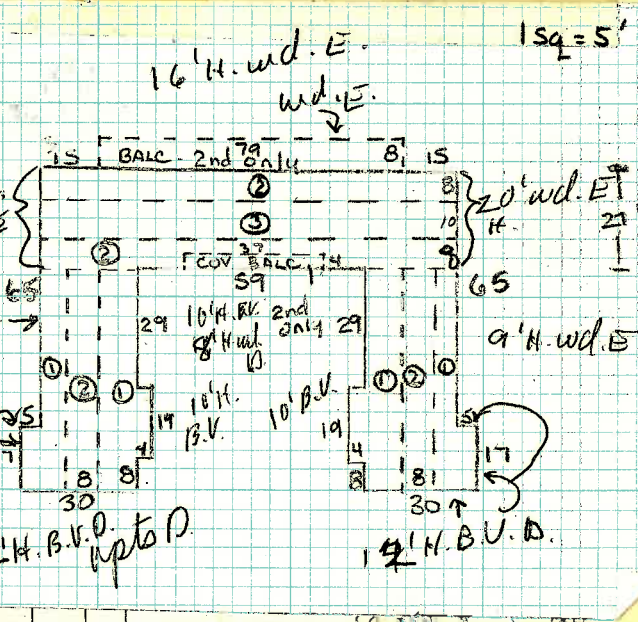
C. H. S. B.  
GROUND FLOOR AREA 5656  
TOTAL FLOOR AREA 689-13535, NBA-11001

EXTERIOR FACING  
REM 18  
Siding ☐ Shingles  
Shakes ☒ Stucco  
Brick Veneer  
Kind  
Stone ☐ Cast S.  
Terra Cotta  
Struct. Glass  
Trim

INTERIOR TRIM  
53 Fir  
Mah. ☐ Oak  
Metal  
Doors  
Windows  
Stained  
Varnished  
Painted  
Unfinished

TANKS, ETC., LIST  
8x79 WD BALC  
4x37 WD BALC

DOCKS AND PIERS  
Treated Piles and Timbers  
Untreated  
Treated Piles only  
Average Length  
Paved



FLOOR CONSTRUCTION  
Joist Con. Size 2 x 12  
O. C. 16 In Bridg ☐  
Mill Construction  
Rein. Con.

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
2 Garage	50 x 16	1600.00	CONC	2	26 x 169	4394	1.15	EFF 25			
	2M				16 x 50	800	1.15				
					25 x 51	1275					
					5 x 17	85					
					4 x 15	60					
					4 x 19	76					



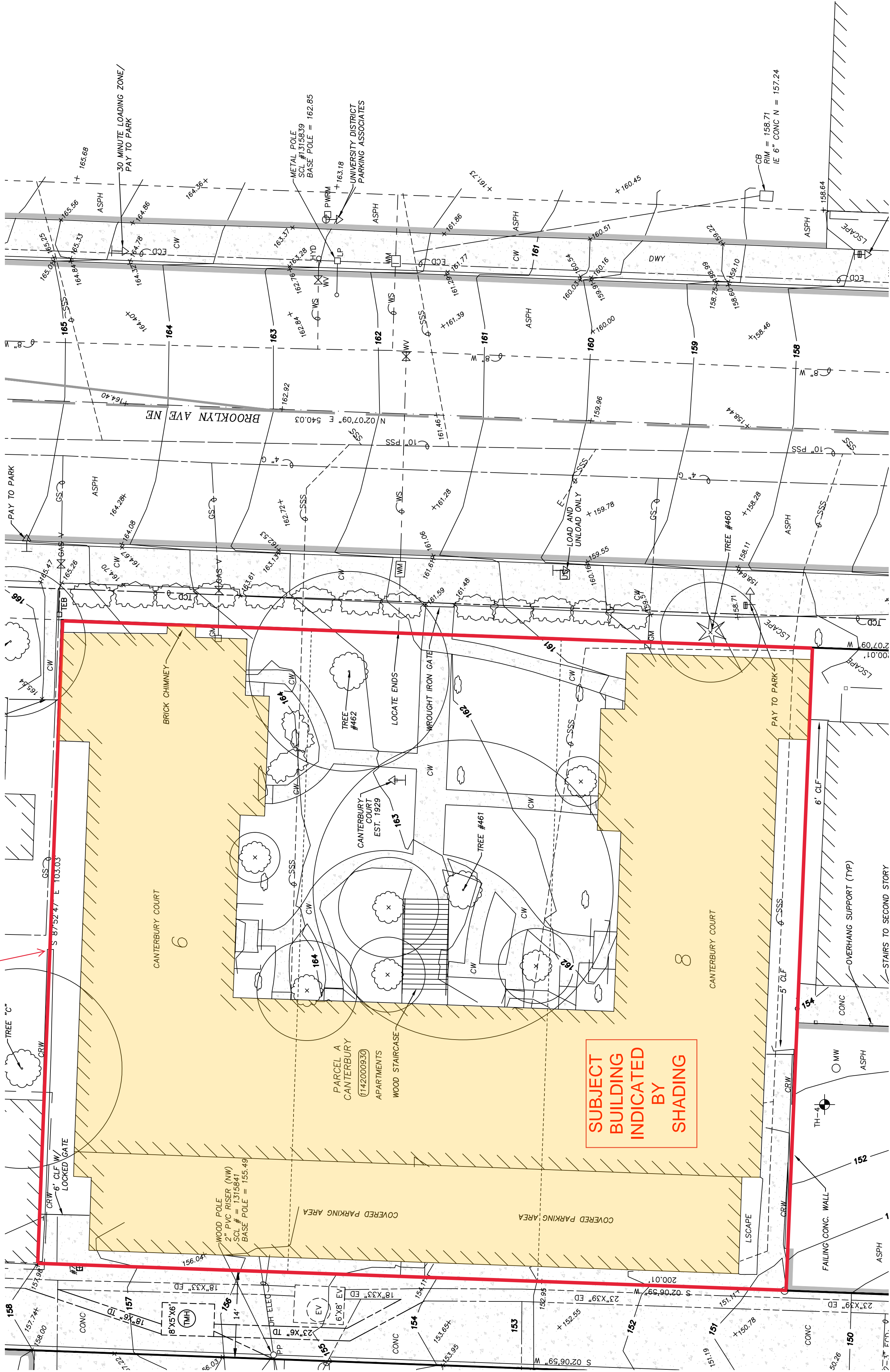




TOPOGRAPHIC SURVEY

NE 1/4 SECTION 17, TOWNSHIP 25N, RANGE 4E, W.M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON  
STANDARD AT SEATTLE

SUBJECT  
PARCEL  
103 FEET x  
120 FEET



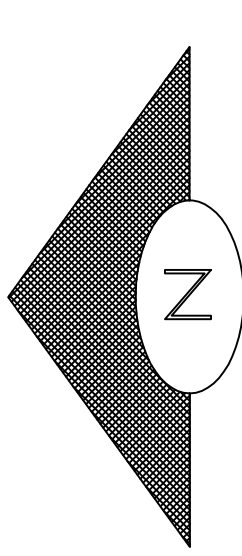
SUBJECT  
BUILDING  
INDICATED  
BY  
SHADING

LEGEND

- FOUND MONUMENT
- CALCULATED POSITION
- CONTROL POINT
- TEST HOLE
- ELECTRIC VAULT
- POWER TRANSFORMER
- WOOD POWER POLE
- WOOD GUY POLE
- METAL POLE WITH LIGHT
- METAL STRAIN POLE
- POWER METER
- ANCHOR
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE ENCLOSURE BOX
- CABLE TV ENCLOSURE BOX
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- TRAFFIC SIGNAL
- PARKING METER
- ROAD SIGN AS NOTED
- STREET SIGN AS NOTED
- POST
- BOLLARD
- MAILBOX
- BICYCLE RACK
- HEDGE
- BUSH
- STUMP
- SMALL DECIDUOUS < 12" WITH DRIPLINE
- LARGE DECIDUOUS >= 12" WITH DRIPLINE
- SMALL CONIFER < 12" WITH DRIPLINE
- LARGE CONIFER >= 12" WITH DRIPLINE
- PLATLINE
- EASEMENT
- TIGHT OF WAY
- PROPERTY LINE
- LOT LINE
- MONUMENT LINE
- WATER LINE
- SANITARY SEWER
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND TELECOMMUNICATIONS
- BUILDING OVERHANG
- FENCE AS NOTED
- CONCRETE HATCH
- BUILDING HATCH
- TRUNCATED DOME HATCH
- BRICK HATCH

CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	244094.876	1275161.997	157.10	FIND MAGNAIL
2	243986.314	1275158.722	150.84	FIND MAGNAIL
3	243863.676	1275157.820	143.44	SET MAGNAIL
4	243639.273	1275145.603	131.86	SET MAGNAIL
5	243628.724	1275324.277	140.50	SET MAGNAIL
6	243765.948	1275307.582	145.66	SET MAGNAIL
7	243955.353	1275328.413	157.58	SET MAGNAIL
8	244080.262	1275332.744	165.00	FIND MAGNAIL
9	244086.357	1275206.832	156.86	SET MAGNAIL
10	243671.302	1275420.692	147.58	SET MAGNAIL
11	243819.746	1275436.746	157.46	SET MAGNAIL
12	243807.608	1275468.711	166.50	FIND MAGNAIL
13	243990.988	1275493.583	167.29	FIND MAGNAIL



TOPOGRAPHIC SURVEY  
OF A PORTION OF  
SEC. 17 TWP 25 N, R 4 E, W.M.,  
AT THE REQUEST OF  
W & A ENGINEERING

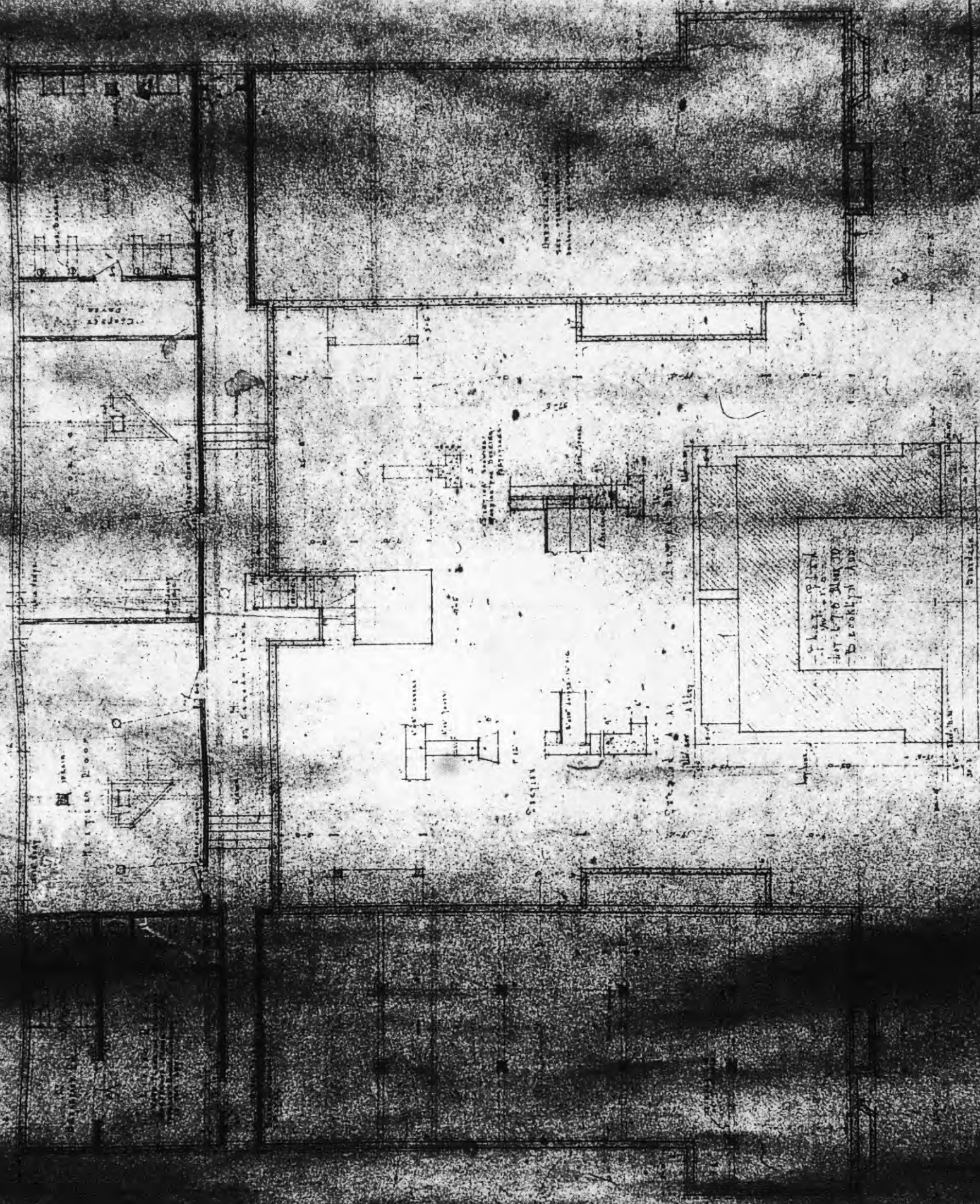
SCALE: 1" = 10'  
JOB: 81800106  
DATE: 12/06/2018  
SHEET 7 OF 8

SURVEYORS CERTIFICATE  
I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE  
REPRESENTATION MADE BY ME OR UNDER MY  
DIRECTION.  
JEROME F. CHAPMAN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 45779  
12/06/2018  
DATE



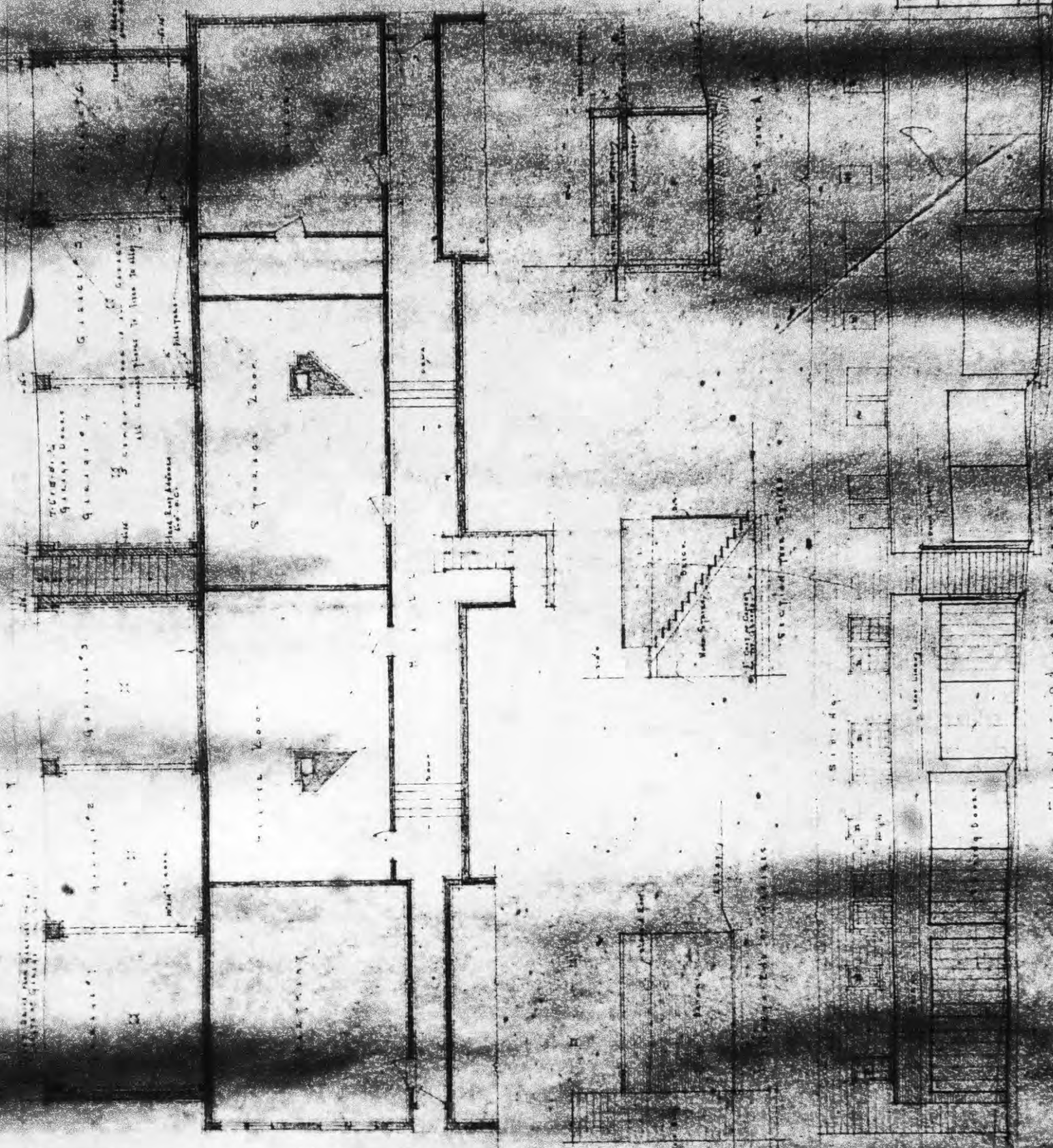
kpff  
612 Woodland Square Loop SE,  
Suite 100  
Lacey, WA 98503  
360.292.7230  
www.kpff.com







PLAN	41.8	34.2
DATE	1918	
BY	W. E. H.	
CHECKED		
APPROVED		



WEST CURVATION OF GALLERY



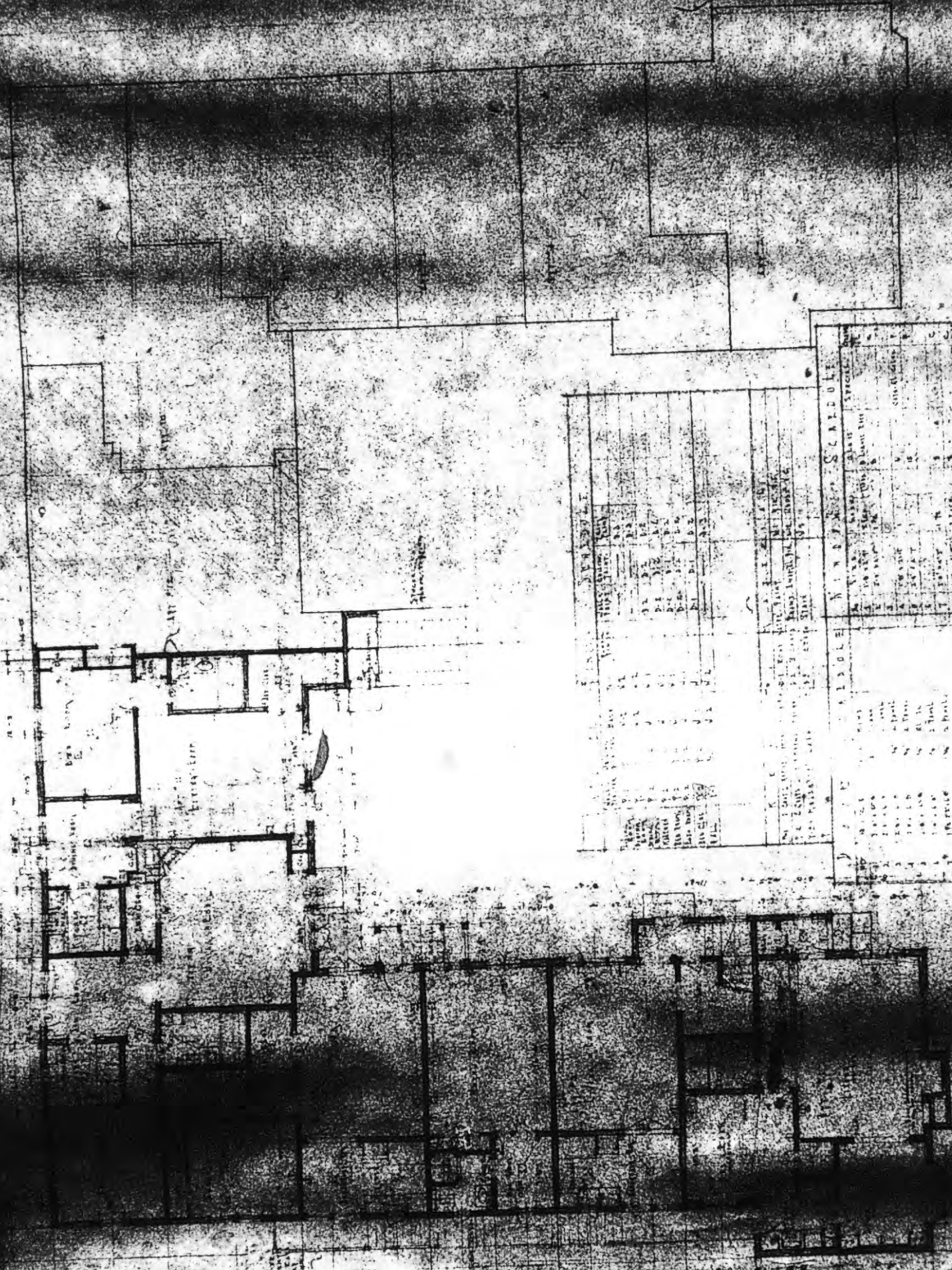
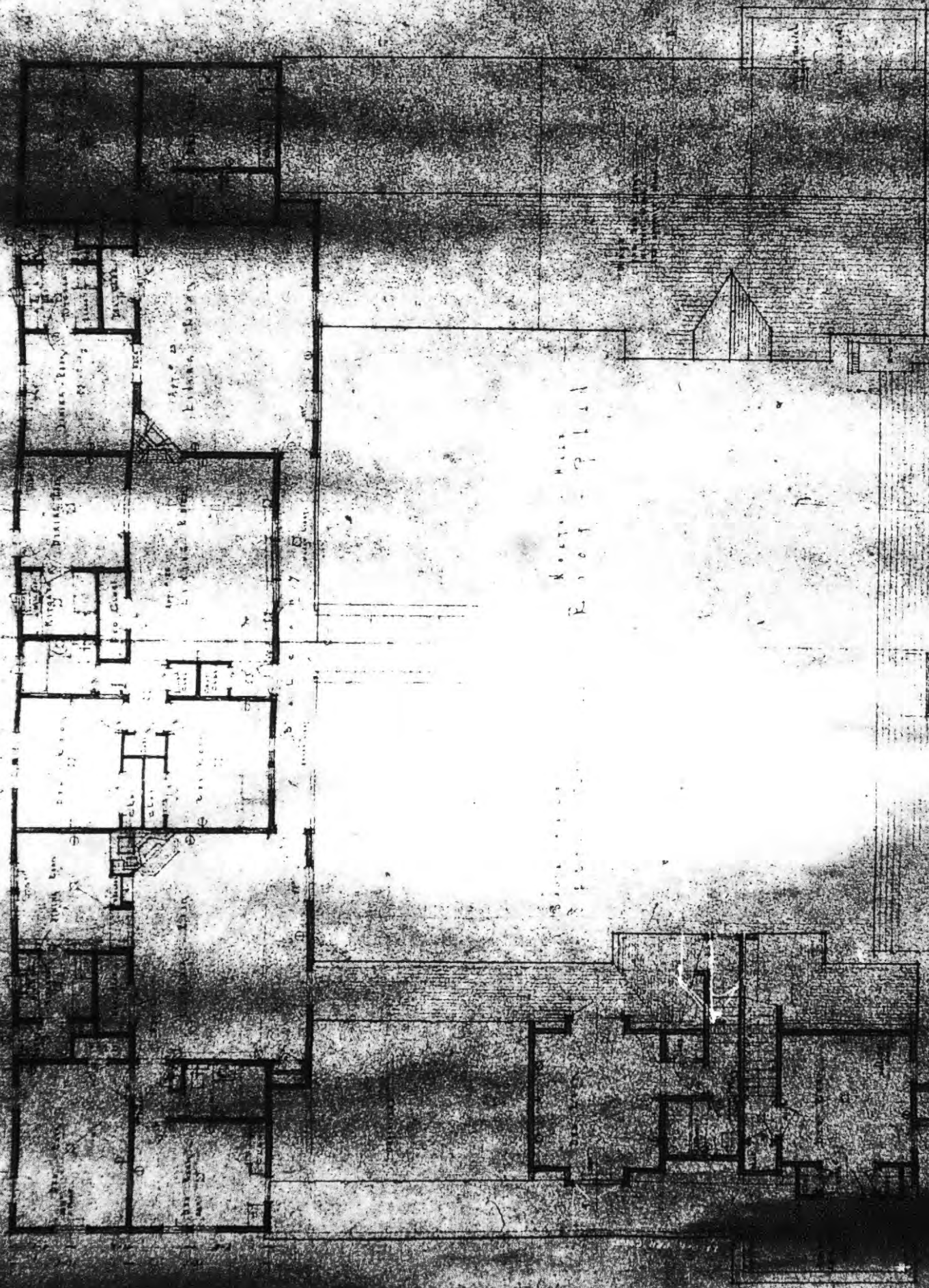
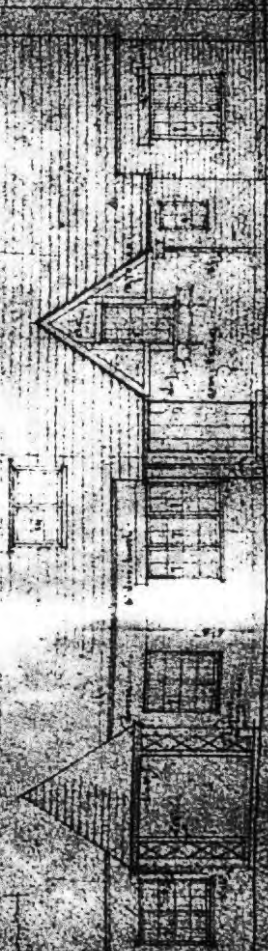


TABLE 1		TABLE 2		TABLE 3	
Room No.	Area (sq. ft.)	Room No.	Area (sq. ft.)	Room No.	Area (sq. ft.)
101	100	201	100	301	100
102	100	202	100	302	100
103	100	203	100	303	100
104	100	204	100	304	100
105	100	205	100	305	100
106	100	206	100	306	100
107	100	207	100	307	100
108	100	208	100	308	100
109	100	209	100	309	100
110	100	210	100	310	100
111	100	211	100	311	100
112	100	212	100	312	100
113	100	213	100	313	100
114	100	214	100	314	100
115	100	215	100	315	100
116	100	216	100	316	100
117	100	217	100	317	100
118	100	218	100	318	100
119	100	219	100	319	100
120	100	220	100	320	100



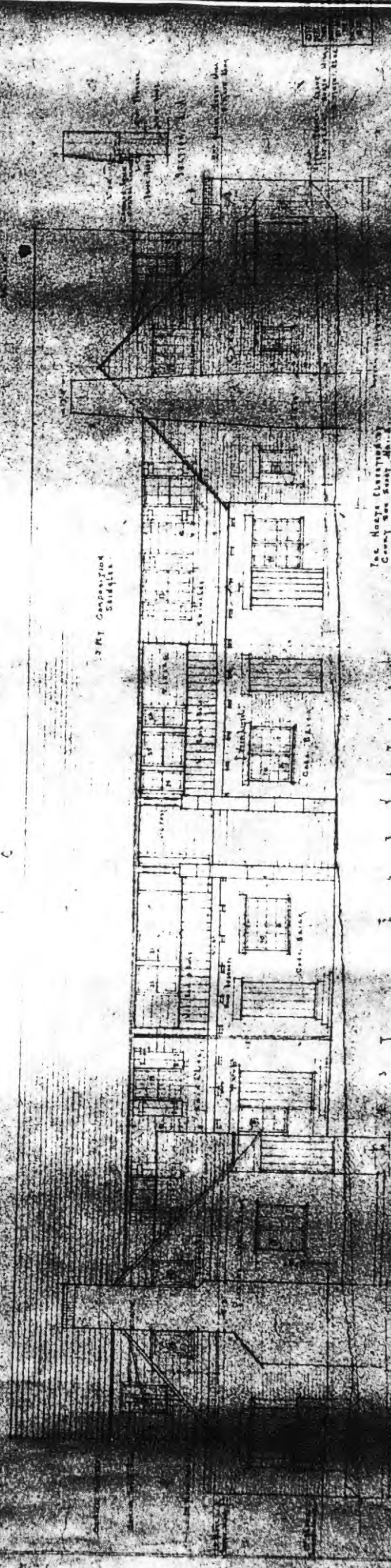


Room 101 - 2111



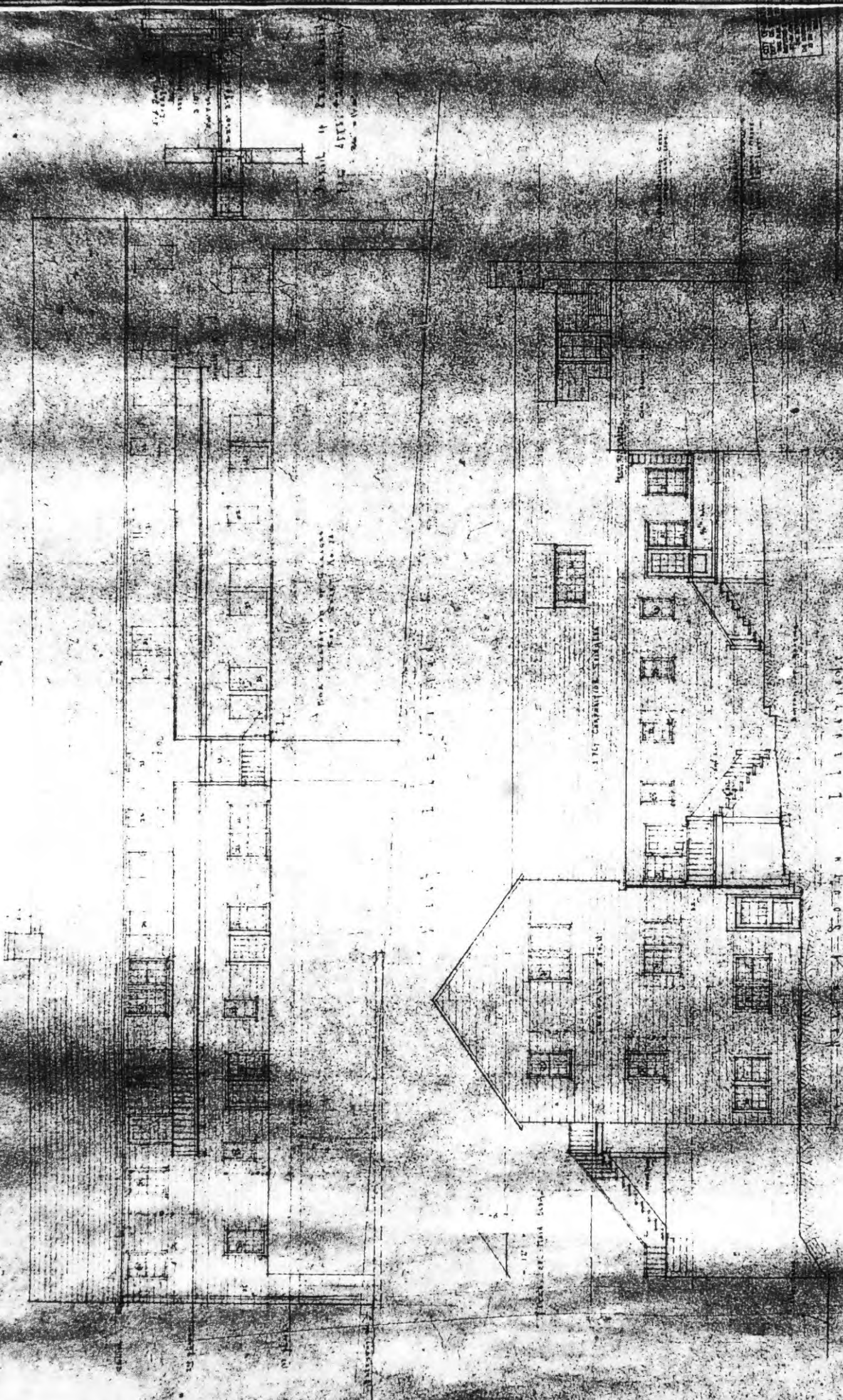
East View of Court





PLAN  
SECTION  
ELEVATION





PLAN OF THE BUILDING  
1870

FOR THE CLERICAL DEPARTMENT  
OF THE UNIVERSITY OF CALIFORNIA

1870

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