



The City of Seattle

Landmarks Preservation Board

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

Name Bush Roed & Hitchings Building /
Community Psychiatric Clinic Year Built 1962
(Common, present or historic)

Street and Number 2009 Minor Avenue E

Assessor's File No. 2902200325

Legal Description (see below)

Plat Name: Greene's Addition Block 5 Lot 1, 2, 3

The north 2 feet of Lot 1 and all of Lots 2 and 3, Block 5, Green's Addition to the City of Seattle, according to the plat thereof recorded in Volume 2 of Plats, page 73, records of King County Washington; less that portion condemned for street; and the north 2 feet of Lot 1 and all of Lots 2 and 3, Block 57 of Lake Union Shorelands, situate in the County of King, State of Washington.

Present Owner: Roed & Hitchings LLC Present Use: Office

Address: 10714 35th Avenue SW, Seattle WA, 98146

Original Owner: Community Psychiatric Clinic

Original Use: Outpatient Psychiatric Clinic

Architect: Paul Hayden Kirk/Kirk, Wallace, McKinley

Builder: G. Rodney Johnson

Photographs

See attached pages

Submitted by: D. Scott Roed, Manager, Roed & Hitchings LLC

Address: 10714 35th Avenue SW, Seattle WA, 98146

Phone: 206-841-9839 Date _____

Reviewed: _____ Date _____
Historic Preservation Officer

Bush, Roed & Hitchings Building/ Community Psychiatric Clinic

City of Seattle Landmark Nomination Report
2009 Minor Avenue E, Seattle, WA 98102
September 2019

Prepared by:
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Bush, Roed & Hitchings Building/Community Psychiatric Clinic Landmark Nomination Report

SEPTEMBER 2019

1. Introduction

This Landmark Nomination Report provides information regarding the architectural design and historical significance of what is currently known as the Bush, Roed & Hitchings Building, a midcentury Modern-style building addressed at 2009 Minor Avenue E, in the Eastlake neighborhood of Seattle. The building was designed by the firm of Kirk, Wallace, McKinley AIA & Associates, and was and completed in 1962. The building was documented on the Seattle Historic Resources survey. The Johnson Partnership prepared this report at the request of Roed & Hitchings LLC.

1.1 Background

The City of Seattle Department of Construction and Inspections (SDCI) through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from SDCI, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property’s status.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

1.2 Methodology

Ellen F. C. Mirro, AIA, Principal, Katherine Jaeger, and Audrey N. Reda of The Johnson Partnership, 1212 NE 65th Street, Seattle, completed research on this report between June and July 2019. Base information on the Eastlake Neighborhood and midcentury Modern-style in Seattle was adapted from research and writing developed by Larry E. Johnson, AIA. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction and Inspections. Research also included review of Internet resources, including the digital collections of the Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library, and HistoryLink.com, and the *Seattle Times* digital archive, available through the Seattle Public Library. Buildings and site were inspected and photographed on June 6, 2019 to document the existing conditions.

2. PROPERTY DATA

Historic Building Names: Community Psychiatric Clinic

Current Building Name: Bush, Roed & Hitchings Building

Address: 2009 Minor Avenue E

Location: Eastlake neighborhood

Assessor's File Number: 2902200325

Legal Description:

The north 2 feet of Lot 1 and all of Lots 2 and 3, Block 5, Green's Addition to the City of Seattle, according to the plat thereof recorded in Volume 2 of Plats, page 73, records of King County Washington; less that portion condemned for street; and the north 2 feet of Lot 1 and all of Lots 2 and 3, Block 57 of Lake Union Shorelands, situate in the County of King, State of Washington.

Date of Construction: 1962

Original Use: Outpatient Psychiatric Clinic

Present Use: Office

Original Owner: Community Psychiatric Clinic

Present Owner: Roed & Hitchings LLC

Original Designer: Kirk, Wallace McKinley, architect

Original Builder: G. Rodney Johnson

Zoning: LR3 (M)

Property Size: 22,600 sq. ft.

Building Size: 7,110 sq. ft.

3. ARCHITECTURAL DESCRIPTION

3.1 Location & Neighborhood Character

The subject building is located in the Eastlake neighborhood, one lot north of the intersection of Minor Avenue E and E Newton Street. The western property line abuts Fairview Avenue E. The Lake Union Dock houseboat community is located immediately west of Fairview Avenue E. Terry Pettus Park is located to the immediate southwest of the subject building. The Interstate 5 corridor lies five blocks to the east. The site lies within the southern end of the Eastlake Residential Urban Village. Eastlake Avenue E is major north-south traffic arterial, and also contains a mixture of uses, primarily commercial and multi-family buildings. Recent redevelopment along Eastlake Avenue E has resulted in higher density commercial and residential buildings that are slowly replacing older one- or two-story buildings. The neighborhood immediately surrounding the subject building is a mixture of single-family homes, offices, restaurants, and industrial/warehouse buildings along the shore of Lake Union. ***See figures 1-10.***

Designated City of Seattle Landmarks in Eastlake include: the Pacific Architect & Builder Building (1945 Yale Place E, A. O. Bumgardner, 1960), M.V. *Malibu* and M.V. *Thea Foss* (both docked at 1111 Fairview Avenue N), the Seward School (2515 Boylston Ave E, James Stephen & Edgar Blair), the Nelson/Steinbrueck House (2622 Franklin Avenue E), the Fisher-Howell House (2819 Franklin Avenue E), L'Amourita Apartments (1909), and the American Food & Beverage Company Street Clock. Nearby landmarks situate in other adjacent neighborhoods include the Lake Union Steam Plant & Hydro House (1179 Eastlake Ave E, Daniel R. Huntington, 1914) in the Cascade neighborhood and the Egan House (1500 Lakeview Blvd E, R. Reichert) in the Capitol Hill neighborhood.

3.2 Site Description

The subject site measures 122'-0" north-south along Minor Avenue E, and tapers along the western property line, making the northern property line longer than the southern, measuring approximately 200'-3", and the southern 166'-4". The western property line along Fairview Avenue E curves on a 200 foot radius, measuring approximately 125'-4" in length. A paved sidewalk with several street trees borders Minor Avenue E. A ramp accesses the main entry of the building on the southern end of the eastern property line. The "L"-shaped ramp is made of exposed aggregate concrete, with minimal, painted metal, vertical supports and a wooden handrailing. The ramp is approximately 5'-0" wide at the lower north-south portion, and approximately 7'-0" wide at the upper east-west portion. An approximately 15-foot-wide patch of ivy planted with small trees borders the sidewalk. The subject building is located on the eastern side of the center portion of the site. The western portion of the site is paved for parking. The site slopes down from east to west approximately 6'-0". ***See figure 11.***

The subject site is located immediately north of the former offices of Kirk, Wallace, McKinley & Associates built in 1961. Kirk, Wallace, McKinley was the firm that designed the subject building, and the two buildings feature similar design elements.

3.3 Building Structure & Exterior Features

Note: See Drawings in Appendix 2 to this document.

The building is a wood-framed, flat-roofed structure, elevated 9'-0" above the ground plane on piers. The building was originally designed as single-story elevated on piers above parking, with only small areas enclosed for storage at the lower level. Some former parking areas have since

been filled in to create occupiable office areas on the lower level. Due to the sloping site, the main level is only approximately 3'-0" above grade at the eastern side of the site, and cars enter at grade to the parking at the lower level below.

The plan consists of two approximately 30-foot-wide wings running approximately 100'-0" north-south, connected by two east-west walkways. These wings create three 30-foot-wide courtyards of varying length. Each wing consists of ten 10-foot bays in the north-south direction and three 10-foot bays in the east-west direction. Each bay is supported on three long glue-laminated (glulam) beams, and 6 x 6 wood columns spaced at 10-foot intervals. The two wings are connected by two elevated walkways supported on free-spanning glulam beams. The southern walkway is approximately five feet wide. The southern walkway's northern beam connects to the third column to the north of both wings, creating an approximately 15-foot-deep southern courtyard. This southern courtyard originally contained a wooden deck at the main floor level. It is unclear when this deck was removed. The northern walkway is located three bays to the south of the northern façade, creating an approximately 25-foot-deep northern courtyard. The central courtyard measures approximately 50'-0" north-south and 30'-0" east-west. *See figures 12-13.*

At the lower level each column sits on a steel support standoff embedded in concrete footing. Columns are connected to the glulam beams by internal steel column-to-beam connectors with through bolts at the column and lag bolts at the beam. On the eastern and western sides of each column, secondary 2 x 3 wooden members run the vertical length of the columns and continue up to the top of the glulam beams. *See figure 14.*

At the main floor the column bases connect to the structure below with through-bolted steel connectors. The column capitals connect to the glulam beams supporting the roof structure with through-bolted beam saddle connectors.

Painted horizontal cedar siding with a 4" exposure clads the main floor of the structure. Portions of the lower level have been enclosed. Those enclosed portions are clad in T-111 plywood siding.

There are four types of fenestration in the building. The original design featured two types: stopped-in plate glass walls alternating with narrower aluminum casement windows. Later alterations removed some of the western plate glass walls, infilled them with wood framing, and installed fixed-sash double-paned windows. Other alterations include enclosing a portion of the lower level where sliding aluminum-sash windows were installed.

Other exterior features include the remaining wood framing of the originally designed light-wood-framed brise soleil. The western brise soleil has been completely removed. On the eastern side of the building, many members of the framing have been replaced, as evidenced by the sticker marks of the pressure treatment of more recent replacement pieces. The remaining light-framing brise soleil is in poor condition.

The flat roof has a minimal metal coping detail at the top of the exterior wall.

Eastern façade

The eastern façade of the eastern wing is clad in typical 4-inch exposure cedar siding, with eight 2-foot-wide aluminum sash windows with a square awning sash over a fixed sash, spanning from interior finish floor level to interior finish ceiling height. The southern bay is a recessed entry, with fixed pane glazing and a single-light entry door. The window in the third bay to the north has been filled in and clad with matching siding. The northernmost window is located four feet

from the northeastern corner of the building, and thereafter the windows are spaced 8'-0" apart. The eastern façade of the enclosed lower level is visible on the eastern façade. The enclosure extends four bays, each of which contains a horizontal sliding aluminum sash window.

A brise soleil extends from the front of the northernmost window to the front of the southernmost window of this façade. The brise soleil is framed with cantilevered 2 x 8 members at the floor level, and 2 x 6 members at the roof level. The cantilevered members align with the openings of the windows and extend out approximately 30". Double 2 x 4 members clamp on the sides of each cantilevered member, and run vertically from floor level to roof level. Single 2x3 members run horizontally at the top of the cantilevered members at roof and floor levels.

See figures 12 & 15-17.

Southern façade

The southern façades of the eastern and western wing are blank walls with two vertical trim pieces approximately 3'-0" apart at the center of the façade. The façades are raised on piers as described above, with the glulam beam ends extending approximately one foot to the south beyond the plane of the façade.

The southern façade of the southern elevated connecting walk contains three equally-spaced, approximately two-foot-wide floor-to-ceiling windows; the center window has a stopped-in pane, the outer two have aluminum sash casements. Typical siding fills in the intermediate walls, which sit on a floor structure that is suspended on free-spanning beams approximately 30'-0" long.

The perpendicular returning walls at the ca. 15'-0" deep southern courtyard—on the eastern wall of the western wing and the western wall of the eastern wing—consist of stopped-in plate glass, with narrow wooden mullions flanking a central two-foot-wide section of glass between the larger, approximately 6'-0" wide sections of floor-to-ceiling glass. ***See figures 13 & 18-19.***

Western façade

The western façade features two areas of floor-to-ceiling glazed walls, and six non-original windows with non-original horizontal stopped-in glazing with sill heights above 36" and head heights at least 9" below that of the finished ceiling at the interior. The original design for this façade featured a wooden brise soleil, similar to that of the eastern façade but with more horizontal wooden members at the floor level, forming a catwalk for maintenance and cleaning. However, this brise soleil was removed more than 20 years ago due to weathering and deterioration. The cut ends of the brise soleil are evident at both the roof and floor level of the façade.

The southern three bays of the façade contain the remnant of the original glass wall design, with the typical narrow wooden mullions spaced approximately two feet apart punctuating larger expanses of glass. The northern end of the façade also contains a segment of floor-to-ceiling glass, with an approximately 4'-0" section of solid wall; then an approximately 2'-0" section of glass wall; a wider, approximately 8'-0" section of glass wall; and a flanking section of glass approximately 2'-0" wide. ***See figure 13.***

Northern façade

The northern façade of the eastern wing is a blank wall with two vertical trim pieces approximately 3'-0" apart at the center of the façade flanking a recessed entry door. The northern façade of the western wing is similar except that it contains stopped-in, approximately

30'-0" tall glazing with a sill height above 36" with narrow wooden mullions to the east of the recessed doorway. The façades were originally raised on piers as described above, with the glulam beam ends extending to the north approximately 1'-0" beyond the plane of the façade. However, the lower level of both the eastern and western wing have been enclosed and clad with plywood siding. Wooden landings project to the north and stairways lead down to the east from each of the doorways.

The northern façade of the northern elevated walkway contains three approximately 8'-0" wide obscure glass fixed pane windows, approximately 30" high, with head height approximately 9" below finish ceiling level at the interior. Each of these horizontal windows is flanked by a narrow vertical trim piece stretching from floor to ceiling level, and are spaced approximately 2'-0" apart.

In the northern courtyard the eastern and western façades of the eastern and western wings contain remnants of the original brise soleil. On the eastern façade of the western wing, the wall is blank, an original approximately 2'-0" wide floor-to-ceiling window was infilled and sided with typical siding, however a 2'-0" wide section of the brise soleil remains. To the south, at the junction of the walkway, a small 3-foot-by-8-foot addition creates a small projection. A single, approximately 4-foot-wide window, with a sill approximately 30 inches above the floor level and head approximately 9 inches below the ceiling level, is located on the eastern side of the projection, which is clad in the typical siding matching the original design. Vertical trims also match that of the original, defining the sides of the window from floor to ceiling level. The western façade of the eastern contains two 2'-0" wide aluminum sash windows with a square awning sash over a fixed sash, spanning from interior finish floor level to interior finish ceiling height. The brise soleil extends in front of these two windows, and spans the eight feet between them. This portion of the brise soleil retains the extra horizontal members that originally functioned as a type of catwalk, although they are in poor condition, and would no longer be functional today. The lower level is clad in vertical grooved plywood siding and contains two aluminum sash sliding windows. *See figures 20-23.*

Central courtyard façades

The southern façade of the northern walkway contains three equally-spaced windows approximately 2'-0" wide spanning from floor to ceiling with stopped-in glazing.

The eastern façade of the western wing contains five equally-spaced windows approximately 2'-0" wide spanning from floor to ceiling. The northern three windows have stopped-in glazing and the two southernmost windows have aluminum sash and a square operable awning at the top. The central bay of the lower level is enclosed, as originally designed, and is clad in siding matching the original siding of the main floor above.

The northern façade of the southern walkway is glazed with obscure glass above the wood-clad structure of the floor and beams that span the courtyard below. The glazed wall contains narrow painted wooden mullions spaced in pairs approximately 2'-0" apart in three locations. The roof level has a minimal wooden band at the structure and a narrow metal coping.

The western façade of the eastern wing contains two pieces of vertical trim, spaced approximately two feet apart, that mark the pattern of the original windows on the southern end. The next bay to the north contains a single two-foot-wide floor-to-ceiling aluminum sash window with a square operable awning sash at the upper portion. The three northern bays contain three windows with non-original, horizontal, stopped-in glazing with sill heights above 36" and head heights at least 9" below that of the finished ceiling at the interior. The cladding on the spandrels matches the original profile and exposure of the typical siding elsewhere on the

building. Below that, the lower level has been infilled and clad with plywood T-111 siding with vertical grooves. It contains a single solid steel door and two aluminum sash sliding windows. *See figures 24-25.*

3.4 Plan & Interior Features

Originally the building was laid out around double-loaded corridors with consulting rooms on either side. The main entry at the southeastern corner of the building leads to a reception desk of plywood and composite material. Flooring is commercial carpeting, and walls are painted gypsum drywall, except at the southern elevated walkway where the interior southern wall is clad in the original, unpainted cedar siding. Ceilings are of acoustical tile. Lighting fixtures are contemporary surface-mount LED and fluorescent fixtures. Doors are wooden flush panel with minimal trim.

The interior configuration changed in 1984 when many of the interior partition walls were removed to create open drafting space. During this remodel the glass walls were removed, and the windows evident on the western façades were installed. There is evidence of water intrusion and deterioration at the interior sills of some of these western windows. *See figures 26-31.*

3.5 Documented Building Alterations

The subject building was constructed in 1962. Since then there have been numerous evident alterations, the most significant of which occurred in 1984 when Bush, Roed & Hitchings remodeled the building and changed the use for occupancy by a surveying company. The major visible changes include: *See figure 32.*

- The removal of the brise soleil at the western façade and several of the courtyard façades.
- The removal of glass walls and infill with frame walls and smaller windows.
- The infilling of the lower level on the northern end of the eastern and western wings.
- The removal of the deck at the southern courtyard.
- A small addition at the northern courtyard
- The re-configuration of almost all of the interior spaces.

Other maintenance items not necessarily evident visibly, or in the permit record, include the replacement of most of the original siding, and painting the building.

A plan on file at SDCI to infill the central courtyard with interior space was never implemented.

Recorded Permits:

Date	Description	Designer	Contractor	Permit #
1962	Build.	Paul Kirk	A. Rodney Johnson	497801
1984	Alterations to existing clinic STFI		Hunzinger	615045
1985	Change Use Clinic to Office			617461

4. Significance

4.1 Historic Neighborhood Context: Eastlake Neighborhood ¹

The Eastlake neighborhood is bounded on the west by Lake Union and on its eastern side by the I-5 corridor, and stretches in a roughly five-block-wide strip over 1.5 miles (twelve blocks) in length from the intersection of Fairview and Eastlake avenues E on the south, to the University Bridge on the north.

The Eastlake neighborhood was named for its location on the eastern shore of Lake Union, earlier known by the Duwamish people as XáXu7cHoo, or little water.² Before colonization, the area was known by the Duwamish as saxWabábatS (lit. "jump over tree trunk"), due to the felled logs and driftwood that collected at the eastern shore of Lake Union.

The neighborhood was originally platted by white settlers in the 1870s, with settlement beginning in the early 1880s. At that time the neighborhood contained a group of small farmhouses scattered on the hillside at the foot of Capitol Hill, and homes and small businesses along the road that linked the city's downtown to communities along the north end of Lake Union, such as Latona and Portage Bay. In 1893, in anticipation of serving the new university and reaching the commercial area supporting it, David Thomas Denny ran the northern extension of his Rainier Power & Railway Company streetcar line along the road past his son's new Victorian mansion (ca. 1890, 2800 Eastlake Avenue E) and over a trestle he built over the northern end of Lake Union at Latona.³ His line extended through what was then known as Brooklyn northward to William and Louise Beck's private Ravenna Park.⁴ The Latona Bridge was widened in 1902 to accommodate pedestrians and vehicles.⁵ The Alaska-Yukon-Pacific Exposition of 1909 further increased streetcar traffic through the Eastlake neighborhood. ***See figures 33-34.***

As the community grew, the city built the Denny-Fuhrman School (City of Seattle Landmark, renamed Seward Elementary School in 1905) at Boylston Street and Louisa Avenue. The school has remained a focal point of the neighborhood, with additions to the school occurring in 1905 and 1917, and a renovation in 1999.⁶

The Lake Union waterfront was initially an active industrial area with sawmills and boat yards. Readily available industrial jobs and the anticipated construction of the Lake Washington Ship Canal resulted in seasonal workers, such as loggers and fishermen, erecting shanties on floating rafts.⁷ These houseboats initially were tied to any available pier or bulkhead, but clusters soon formed, leading to the establishment of houseboat communities during the 1910s and 1920s.⁸ During the 1930s, they served as a floating "Hooverville" for occupants, many of whom were unemployed during the Great Depression.⁹ In the 1950s and 1960s, the houseboats were gradually transformed into a low-income residential community of bohemians, poets, students, and teachers.¹⁰ Permanent sewer connections were installed in the 1970s, and the dwelling sizes

¹ This text was excerpted from the Landmark Nomination Report for 1920 Eastlake Avenue E, March 2016 by the Johnson Partnership.

² Louis Fiset, "Seattle Neighborhoods: Eastlake—Thumbnail History," HistoryLink.org, posted May 6, 2003, http://www.historylink.org/essays/output.cfm?file_id=3255 (accessed May 22, 2006).

³ Leslie Blanchard, *The Street Railway Era In Seattle: A Chronicle of Six Decades* (Forty Fort, PA: Harold E. Cox, 1968), p. 38.

⁴ Blanchard, p. 38.

⁵ Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 46-47.

⁶ Fiset.

⁷ Howard Droker, *Seattle's Unsinkable Houseboats* (Seattle, WA: Watermark Press, 1977), p. 36.

⁸ *Ibid.*, pp. 55, 70.

⁹ *Ibid.*, p. 70.

¹⁰ *Ibid.*, p. 87.

of houseboats gradually grew to include multi-story houseboats with decks and roof terraces.¹¹ The houseboat community eventually evolved to provide romantic, water-bound residences for middle and high-income residents. *See figure 35.*

The Lake Washington Ship Canal was completed in 1916. Increased traffic, both on the waterway and between Eastlake and what was now known as the University District, led to the replacement of the old Latona Bridge in 1919 with a new bascule drawbridge.¹² The streetcar line running through the neighborhood would continue to stimulate development along its route until the tracks were removed in the mid-1940s.¹³ Buses and rubber-tired trolleys replaced the streetcars. Eastlake remained one of the city's prominent north-south routes, connecting downtown to areas north of the city, such as the University District, Roosevelt, Northgate, and Lake City, as well as nearby towns of Kenmore and Bothell.

In 1911 City Light built its first auxiliary steam hydroelectric facility on Fairview Avenue E, utilizing overflow water from the Volunteer Park Reservoir.¹⁴ In 1918, City Light added a large steam-powered generation plant—with its iconic smokestacks—to the north of the original building.¹⁵ The complex, now a City of Seattle Landmark, was redeveloped by Zymogenetics and is currently part of the Fred Hutchinson Cancer Research Center campus. *See figure 36.*

The World War I period saw industrial growth in the neighborhood. In 1917, William E. Boeing and Conrad Westervelt designed a twin float seaplane, building it on a boathouse on Lake Union moored at the foot of Roanoke Street.¹⁶ Their venture would grow into one of the largest commercial aircraft companies in the world. In 1919 the Lake Union Drydock Company was established on Fairview Avenue E to fulfill federal demand for increased shipping. LUDD, as the company is commonly called, still anchors the southern end of the neighborhood. Sound Propeller Services was established in 1989 just north of LUDD, and operated there until 2005.

During the 1920s and 1930s, several low-density apartment complexes were constructed along Eastlake Avenue E and its street railway. These developments have generally been grouped together as bungalow courts, but include townhouse and garden court apartment complexes and several variants. Multistory apartment buildings were also built in the neighborhood, including the City of Seattle Landmark L'Amourita Apartments on Franklin Avenue E and E Shelby Street. *See figure 37.*

During the late 1950s and early 1960s, the Eastlake neighborhood was physically separated from the western residential areas of Capitol Hill by the construction of Interstate 5. Few of the real impacts of traffic, noise, and physical separation were envisioned at the time. During construction many of the large old homes were removed; some were relocated, but many were demolished. I-5 looms over the northern end of the neighborhood, casting a large shadow and creating a hard eastern edge. *See figure 38.*

The neighborhood has a strong community and published the Eastlake Neighborhood Plan in September 1998.¹⁷ This planning effort stressed the preservation and enhancement of Eastlake's existing and future character as a residential, lakefront community with a mix of elements. The plan's integrated goals included:

¹¹ Ibid., pp. 130-132.

¹² Phelps, pp. 15-21, 29-33.

¹³ Blanchard, p. 131.

¹⁴ Dorpat and McCoy, p. 282-284.

¹⁵ Ibid.

¹⁶ The Boeing Company, *Pedigree of Champions: Boeing Since 1916* (Seattle, WA: The Boeing Company, 1985), p. 7.

¹⁷ City of Seattle, "Eastlake Neighborhood Plan," September 1998, <http://www.cityofseattle.net/neighborhoods/np/plans/elake> (accessed May 23, 2006).

- 1) Increased density in the complex, mixed-use urban neighborhood, with a diversity of incomes, ethnicity and residential/commercial use.
- 2) Development of Eastlake Avenue as a "Main Street."
- 3) A focus on the Fairview Avenue shoreline.
- 4) Traffic strategies for safety, pedestrian and bicycle connections, and noise reduction.

Today, the Eastlake Neighborhood is a vital urban community with diverse housing types, including a few remaining Victorian farmhouses, Craftsman-style bungalows, small-scale courtyard housing, and Mission Revival and Art Deco apartment buildings. Eastlake Avenue E is a commercial artery with cafes, offices, neighborhood commercial buildings, and newer mixed-use buildings. The Lake Union shoreline includes houseboats, marinas and boat repair yards, a few houses and apartments, and commercial buildings.

4.2 2009 Minor Avenue E: Building History

Before the subject building was built, the site contained a one-and-a-half story building housing a woodworking factory, owned by the Northwestern Imp. Co, that had been built around 1938. A permit to "construct clinic building" was issued on July 24, 1962.¹⁸ The fee owner was the Community Psychiatric Clinic, whose offices had heretofore been located approximately two miles south in the Cascade neighborhood. The 1938 building was demolished in January 1963.

The subject building, 2009 Minor Ave E, was designed specifically to be a psychiatric clinic. One wing was designed to treat adults, and the other to treat children. There were originally 21 therapy rooms in all. A Seattle Times article profiling the clinic in its new office described the building thus:

It offers airy vistas of trees, hills and water...near the east shore of Lake Union. It has one wing for children and one for adults, having 21 therapy rooms in all. These and the conference room, waiting rooms and others express, through homelike contemporary décor, the relaxed friendliness of the personnel... typical of the functionalism that was built into the new building is that included in the two play-therapy rooms.¹⁹

Community Psychiatric Clinic remained in the building until 1974, when the business moved to offices at 1408 NE 45th Street in the University District.²⁰ By April of that year, the building housed the regional office of the Washington State Department of Social and Health Services.^{21,22} DSHS remained in the building until the end of 1978, when their offices moved due to lack of space.²³

In 1979 the land surveying firm Bush, Roed & Hitchings occupied the building.²⁴ By 1984, the building was owned by the Seattle Mental Health Institute, although the tenancy did not change.²⁵ In 1985 Art Hitchings was issued a permit to change the building's use from clinic to office.²⁶ In 1992, Robert M. Roed and Arthur L. Hitchings formed a partnership and purchased

¹⁸ Seattle Department of Construction & Inspections, permit no. 497801.

¹⁹ Gladys Nelson, "A New Approach to Psychiatry," *Seattle Times*, May 5, 1963, p. 124.

²⁰ *Seattle Times*, classified advertisement, September 8, 1974, p. 65.

²¹ *Seattle Times*, *passim*, 1974-1978.

²² *Seattle Times*, "Comment asked on how to spend funds," January 8, 1976, p. 52.

²³ *Seattle Times*, "State social-services office will be moved to Southcenter," December 7, 1978, p. F8.

²⁴ Washington Secretary of State, Corporations filing, <https://ccfs.sos.wa.gov/#/BusinessSearch/BusinessFilings> (accessed July 2019).

²⁵

²⁶ Seattle Department of Construction & Inspections, permit no. 8401123.

the building.²⁷ It is not clear whether they purchased the building from Seattle Mental Health Institute, or whether there was a previous change in ownership between 1984 and 1992. In 1999 Roed and Hitchings filed articles of incorporation as Roed & Hitchings, LLC, the entity that owns the building today. The firm of Bush, Roed & Hitchings Land Surveying & Civil Engineering is a separate concern from the building ownership. (***For more on the firm of Bush, Roed & Hitchings, see section 4.4.***) Robert M. Roed and Arthur L. Hitchings no longer manage the surveying and engineering firm, which continues to lease and occupy the building. ***See figures 39-46.***

4.3 Original Building Owner: Community Psychiatric Clinic

The Community Psychiatric Clinic commissioned the design and construction of the subject building, and was its first occupant.

The Community Psychiatric Clinic began to take shape in the early 1950s, in order to fill a gap in available mental health care: affordable psychiatric care for individuals who were neither veterans nor on welfare, nor so unwell they required admittance to a hospital. Mrs. Alvin Block identified this lack and spearheaded the establishment of a committee to fill it. Block got the support of the Seattle branch of the National Council of Jewish Women, the Washington State Mental Hygiene Society, and the Health and Welfare Council of the Community Chest. The committee held its first meeting on June 25, 1951. In November 1952 the group incorporated as the Community Psychiatric Clinic for Adults. The first president of the clinic was businessman and philanthropist Philip Padelford, son of former University of Washington Dean Frederick Padelford. The clinic was accepted as a beneficiary of Community Chest, a charitable giving organization and precursor to United Way. The clinic's first offices, located at 411 Fairview Avenue N in the Cascade neighborhood of what is now called South Lake Union, opened in June 1954.²⁸ 50 people applied for treatment the day the clinic opened. After three weeks the clinic had 66 patients, and for years maintained a waiting list of patients seeking care.²⁹

In 1957 staff was added and the Fairview facilities were expanded to treat children in addition to adults, and the name was shortened to Community Psychiatric Clinic. As of 1958 the clinic had three psychiatrists, two clinical psychologists, and five psychiatric social workers.³⁰

The clinic took up occupancy in its new home, the subject building, in January 1963. By May of that year the clinic was seeing 270 patients per month, or approximately 14,000 individual sessions per year. The clinic was a United Good Neighbor agency, and offered sliding-scale services. It was the largest private/non-governmental clinic of its kind in the Pacific Northwest.³¹ ***See figure 43.***

In January 1966 the clinic began offering walk-in services, to meet the gap in services between their ongoing services and acute health crises.³²

In 1974 the Community Psychiatric Clinic moved to offices at 1408 NE 45th Street in the University District.³³ By 1977 the clinic was offering 24-hour crisis care and had four locations: in the University District, Wallingford, and Ballard. Services included a 24-hour crisis care,

²⁷ Scott Roed, personal email communication with Ellen Mirro of the Johnson Partnership, July 14, 2019.

²⁸ Nelson.

²⁹ *Seattle Times*, "Psychiatric Clinic Has Waiting List," May 4, 1955, p. 21.

³⁰ Nelson.

³¹ Nelson.

³² *Seattle Times*, "Psychiatric Clinic Offers 'Walk In' Aid," January 28, 1966, p. 11.

³³ *Seattle Times*, classified advertisement, September 8, 1974, p. 65.

lecture series on subjects such as "Coping with Mental Illness in the Family," a drug abuse program, vocational skills training, a jail diversion program, and residential facilities for recovering patients. In December 1987, the clinic opened the 60-unit El Rey Apartments in Belltown, transforming a run-down building to a residential treatment center for homeless people with mental health problems.³⁴

Today the Community Psychiatric Clinic maintains four clinics and five residential treatment facilities. Services provided include assistance finding housing, individual therapy, substance abuse programs, and specific therapy programs for families, children, and military veterans.³⁵

4.4 Subsequent Building Tenant: Bush, Roed & Hitchings

In 1979 the building was occupied by the land surveying and civil engineering firm of Bush, Roed & Hitchings, which remains the tenant today.³⁶ *See figure 47.*

Bush, Roed, and Hitchings was founded in 1966 by Robert M. Roed, Arthur L. Hitchings, and Yeager A. Bush. The firm filed articles of incorporation in 1969. Before moving to the subject building, the firm's offices were located in the Fremont neighborhood at 3910 Leary Way NW.

Both Arthur Hitchings and Robert Roed were active in professional organizations during their careers. In 1969 Arthur Hitchings was elected vice president of the Washington Council of Civil Engineers and Land Surveyors.³⁷ In the early 1970s Hitchings served on the land-use committee of the King County Environmental Development Commission.³⁸ In 1972 he was named president of the Engineers Club of Seattle.³⁹ Roed was a member of the Washington Council of Consulting Engineers, Washington Land Surveyors Council and Industrial Board of Real Estate Developers.⁴⁰

Civil Engineering projects include the Boeing campus at Paine Field, the Camlin Hotel, Lakeside School, Bush School, Edmonds Center for the Arts, Fisher Plaza, Seattle Tennis Club, and Sperry Point on Lopez Island.⁴¹ Land surveying projects include the Space Needle, Benaroya Hall, the Museum of Pop Culture, Pioneer Square Pergola, Harborview Medical Center, Seattle Children's Hospital, Boeing, Starbucks World Headquarters, University Village, Pike Place Market, Lake Sammamish State Park, and Sea-Tac Airport.⁴²

All three founding principals of the firm have retired. Both Robert M. Roed and Arthur L. Hitchings live in the Puget Sound region. Yeager A. Bush lives in Colorado.

³⁴ Jim Simon, "Homeless Mentally Ill to Get Haven in City," *Seattle Times*, December 14, 1987, p. B3.

³⁵ Community Psychiatric Clinic, <http://www.cpcwa.org> (accessed July 2019).

³⁶ Washington Secretary of State, Corporations & Trademarks Division.

³⁷ *Seattle Times*, "Tacoman Heads Engineer Group," March 30, 1969, p. 11.

³⁸ *Seattle Times*, "Spellman names 2 to commission," December 6, 1972, p. 69.

³⁹ *Seattle Times*, "Engineers elect Hitchings," July 2, 1972, p. 82.

⁴⁰ Scott Roed, email correspondence with Ellen Mirro of the Johnson Partnership, July 14, 2019.

⁴¹ Bush, Roed & Hitchings, "Civil Engineering," <https://www.brhinc.com/seattle-civil-engineering-services/#civilprojects> (accessed July 2019).

⁴² Bush, Roed & Hitchings, "Land Surveying Services," <https://www.brhinc.com/seattle-civil-engineering-services/#civilprojects> (accessed July 2019).

4.5 Subsequent Building Owner: Roed & Hitchings, LLC

Arthur Hitchings and Robert Roed purchased the subject building in 1992. In 1999 the two filed articles of incorporation to form Roed & Hitchings, LLC, which entity owns the building today.⁴³ Arthur Hitchings and Robert Roed are no longer involved in the operations of Bush, Roed & Hitchings, Surveyors, nor are any members of the Roed & Hitchings LLC. ***See section 4.2 for more about the history of the building.***

4.6 Historic Architectural Context: Mid-Century Modern Style⁴⁴

The design of the 1962 subject building reflects the influence of Modernism in the Pacific Northwest, and is an example of one of the many clinic buildings designed by Paul Hayden Kirk.

Historical Architectural Context: the International Style and Modernism in the Pacific Northwest

The subject building can be considered an example of the International Modern Style with a Pacific Northwest influence. Consistent with the International style are the use of concrete, glass, and steel materials with horizontal planes emphasized by the brise soleil, and narrow steel columns. The siting of the building—taking advantage of the slope and views to the west—is a local response.

The Modern movement originated in Europe after World War I with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by European architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these experiments produced two distinct branches of Modern architecture: the steel and glass classicism of the Bauhaus architects Walter Gropius and Mies van der Rohe, known as International Style, and the béton brut of Charles Edouard Jeanneret (Le Corbusier) and New Brutalism.⁴⁵

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After immigrating to the United States, Mies created a number of buildings that became icons of the International Style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the “frame rectangle.”⁴⁶ Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism “Less is more.” ***See figures 48-49.***

As the International Style gained worldwide attention in the late 1920s and 1930s, Pacific Northwest architects such as Pietro Belluschi, J. Lister Holmes, Lionel Pries, and Paul Thiry were implementing the ideas of the Modern Movement in their designs while developing their own regional approach. Architectural design in Seattle, quickly following the lead of architects on the East Coast, went through a radical transformation during the 1950s. The progressive enthusiasm of the war years had essentially overtaken eclecticism, and traditionalist architects

⁴³ Scott Roed.

⁴⁴ Larry E. Johnson, AIA, The Johnson Partnership, May 2013. Additional input was received from Susan Boyle, AIA, of BOLA Architecture + Planning.

⁴⁵ R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold and Sons, 1969), p. 320.

⁴⁶ *Ibid.*, p. 331.

were either retiring or reluctantly adapting to Modernism and the International style. This style was used extensively in the many institutional buildings constructed to accommodate an expanding post-war population in Seattle and nearby suburbs. J. Lister Holmes, William Bain and Paul Thiry, were among the local architects who successfully made that mid-career leap and were rewarded with major Modern commissions during the immediate post-war period. Holmes's Rainier Vista School, completed in 1943, and the Catharine Blaine Junior High School (now Catharine Blaine Elementary School) completed in 1952, were prototypes of the new style adapted to school use, using low horizontal compositions of brick and horizontally grouped windows. This same vocabulary was used in George W. Stoddard's 1946 Renton Hospital. William Bain, working within the structure of the firm Naramore, Bain, Brady, and Johanson, used the thin piloti of the International Style to support the interconnecting breezeways of Bellevue's Ashwood Elementary School in 1957. The Washington State Library that Thiry designed for the Washington State Capitol in 1954, with a hovering horizontal roof supported by a colonnade of simple columns framing glass walls, is a hallmark of Northwest Modernism. **See figures 50-52.**

A new generation of younger architects was also emerging from architectural schools, including the University of Washington, where traditionalist professors were being challenged by early Modernist adaptors. These new practitioners—including Lionel "Spike" Pries (1897-1968), Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006)—emerged from their apprenticeships immediately embracing a new Northwest Modernism. Steinbrueck's and Kirk's University of Washington Faculty Center (National Historic Register) was widely admired and published at the time as an example of a Northwest interpretation of the work of Mies van der Rohe, and is one of the best examples of what came to be known as the Northwest School.⁴⁷ Kirk would expand his practice designing several clinics throughout the Northwest, including the Goiney/Roedel Clinic in Lake City (1952), the Blakeley Clinic completed (1957), and the Group Health Cooperative Northgate Clinic (1958), all studies of Miesian principles interpreted through the lens of Northwest Modernism. **See figure 53.**

By the 1950s, Paul Kirk was considered the leader of the Northwest School, promoting regional identity and formal responses to the unique environmental conditions found in the Pacific Northwest. Other architects associated with the Northwest School included Arthur Erickson, Fred Bassetti, Victor Steinbrueck, Roland Terry and Gene Zema. The Northwest School emphasized wood-frame post-and-beam architecture with expanses of glass, and used local material in the construction. Their theories emphasized "honesty" and "simplicity." The style is evident in the design of the office of Kirk Wallace McKinley, completed in 1961, and Ibsen Nelsen's design for the Boy Scouts of America Chief Seattle Council Building at 3120 Rainier Avenue S (1961). At this time Seattle's boom-and-bust economy was once again booming, driven by the prosperity of Boeing's emerging jet-powered commercial aircraft division. As Seattle's population grew, the outlying suburban areas required a new infrastructure, and there was sufficient economic confidence to invest in new buildings designed in a new style. Seattle architects were busy designing schools, libraries, churches, branch banks, and many fine residences in the surrounding suburban areas. The older core of the city was largely ignored. **See figure 54.**

⁴⁷ David E. Miller, *Toward a New Regionalism: Environmental Architecture in the Pacific Northwest* (Seattle, WA: University of Washington Press, 2005), pp. 22-30.

4.7 Mid-Century Clinics

Kirk designed more than 50 medical clinics in the 1950s and 1960s. In 1955 he co-authored, with Eugene D. Sternberg, a book on medical clinic design titled *Doctors' Offices and Clinics*, published by the Reinhold Publishing Corporation in New York as part of the Progressive Architecture Library collection. This publication illustrates the earliest of Kirk's clinic designs and philosophy of architectural design. The book has seven chapters, starting with "Health, City Planning and Architecture," examining the historical conditions arising in the mid-twentieth century that required a specialized building type for doctors' offices and clinics. Chapter 2, "Architecture as Essential Part of Medicine," explores the philosophy of medical practice design and the selection criteria for the architect. Chapter 3, "Organization of Medical Practice," discusses the programmatic requirements typical for clinics of both individuals and groups of practitioners. Chapter 4, "To Build or to Rent," deals with the financial practicalities of construction, maintenance, and operations. Chapters 5 through 7 examine the practical aspects of design for medical clinics, and are called, respectively: "What Makes a Good Clinic Site," "Planning the Medical Clinic," and "Planning the Dental Clinic." Included in chapters 6 and 7 are case studies of clinics from around the country, featuring examples by the authors. These examples show clinics with mid-century Modern designs, featuring flat roofs, expanses of glass, planar walls, large overhangs, slender columns, and similar corridor and consulting room floor plans.

Clinics featured in the book that are located in the Pacific Northwest, and are similar to and either predate or are contemporary to Kirk's designs are as follows. (The present-day status of these buildings are unknown.)

- R.T. Jenkins Dental Clinic, Bellevue, WA, J. L. Follett, 1946 *See figure 55.*
- Humphrey Meier Clinic, Salem, OR, Pietro Belluschi, 1947 *See figure 56.*
- Wiener Dental Medical Clinic, Seattle, WA, J. Lister Holmes, 1949 *See figure 57.*
- Silver Medical Dental Clinic, Seattle, WA, Smith, Carrol, & Johanson, 1949 *See figure 58.*
- Stephan & Stephan Dental Clinic, Spokane, WA, McClure & Adkison, 1950 *See figure 59.*
- W.E. Rowland, C. D. Mueller Clinic, Bremerton, WA, Decker & Christiansen, 1952 *See figure 60.*

Clinics designed by Chiarelli & Kirk featured in the book include the following. (The present-day status of the clinic building is indicated if known. All others are unknown.)

- Leo Rosellini Clinic, 1422 NW 85th Street, Seattle, 1947 (extant) *See figure 61.*
- W. S. Brown Clinic, Seattle WA, 1949 *See figure 62.*

Clinics designed by Kirk alone featured in the book are as follows. (The present day-status of the clinic building is indicated if known, all others are unknown.)

- A rental Dental Clinic for Barney Brush, Seattle, 1952 *See figure 63.*
- Kintner, Marble & Miller Medical Dental Clinic, Seattle, 1952 *See figure 64.*
- Olsen & Pitts Dental Clinic, Marysville, WA, 1953 *See figure 65.*

- Goiney Roedel Clinic, aka Lake City Clinic, 3202 E 125th Street, Seattle, 1953 (National AIA Merit Award, extant)⁴⁸ *See figure 66.*
- Olsen Medical Dental Clinic, 18532 Firlands Way, Seattle, 1954 (extant). This clinic features a similar fenestration pattern to the subject building. *See figure 67.*
- Two unbuilt clinics: one for Group Health in Renton, WA and one for B. E. Eldred, DDS in Olympia. *See figure 68.*

Other clinics designed by Kirk include (The present-day status of the clinic building is indicated if known, all others are unknown. All are located in Seattle unless otherwise specified.)

- Doctors Medical Clinic, Bellevue, WA, 1953 (AIA National Honor Award)⁴⁹
- Blakeley Psychiatric Clinic, 2271 NE 51st Street, 1956⁵⁰ (extant) *See figure 69.*
- Smith Clinic, 9431 17th Avenue SW, 1956⁵¹ (AIA Honor Award, extant) *See figure 70.*
- Group Health Northgate Clinic, 10120 First Avenue NE, 1958 (AIA Honor Award, demolished)⁵² *See figure 71.*
- Pero Medical Center, 3125 Colby Ave, Everett, WA, 1957 (National AIA Merit Award, altered)⁵³ *See figure 72.*
- Northwest Clinic, 4033 E Madison Street, 1958⁵⁴
- Medford Clinic, Medford, OR 1959 *See figure 73.*
- Northeast Veterinary Hospital, 9505 35th Avenue NE, 1968⁵⁵ (extant) *See figure 74.*

Architects who were influenced by Kirk's published work and his designs included Gene Zema, another Seattle architect with offices in Seattle's Eastlake neighborhood. Zema designed eight clinics, including:

- Jefferson Park Medical Clinic (1957), Beacon Hill⁵⁶
- Overlake Park Clinic (1963-65), Bellevue⁵⁷
- Rice Dental Clinic, 6850 35th Ave NE, Gene Zema, 1961, (extant).⁵⁸ This clinic design shares stylistic features with the subject building, including having the main floor raised

⁴⁸ Kathryn Rogers Merlino, "National Register of Historic Places Registration Form: University of Washington Faculty Club," 2016, <https://www.nps.gov/nr/feature/places/pdfs/16000464.pdf>

⁴⁹ Ibid.

⁵⁰ Seattle Department of Neighborhoods, "Summary for 2271 NE 51st ST NE," Seattle Historical Sites Survey, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=14> (accessed July 2019).

⁵¹ Merlino.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Seattle Department of Neighborhoods, "Summary for 4033 E Madison ST E," Seattle Historical Sites Survey, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2144121032> (accessed July 2019)

⁵⁵ Valarie Bunn, "Northwest Modern Architecture in Wedgwood," Wedgwood in Seattle History, April 30, 2012, <https://wedgwoodinseattlehistory.com/2012/04/30/northwest-modern-architecture-in-wedgwood/> (accessed July 2019)

⁵⁶ Beth Dodrill, "Zema, Gene (1926-)," docomomo WEWA, https://www.docomomo-wewa.org/architects_detail.php?id=20 (accessed July 2019)

⁵⁷ Dodrill.

⁵⁸ Bunn.

on piloti, protruding beam ends, vertical trim, and glass walls. *See figure 75.*

Another clinic building adhering to the Kirk style of clinic design is the 1957 Olympia Medical-Dental Building, 108 22nd Avenue SW, Olympia (architect unknown). Both this clinic and the subject building feature organization around a central courtyard, and elevated walkways to connect the two wings of the building.⁵⁹ *See figure 76.*

4.8 Building Architect: Paul Hayden Kirk and Kirk, Wallace, McKinley & Associates.

The architect for the subject building was Kirk, Wallace, McKinley & Associates. Paul Hayden Kirk signed the architectural drawings.

Paul Hayden Kirk (1914-1995)

Paul Hayden Kirk was born on November 18, 1914, in Salt Lake City, Utah. He was the second son of Spencer B. (1888-1941) and Malvina M. (a.k.a. Vine, nee. Blair, 1886-1967) Kirk. Spencer Kirk—of English parentage, but also born in Utah—was an interior decorator.⁶⁰ The family moved to Seattle in 1922.⁶¹ By 1930 Malvina Kirk was also working as an interior decorator for a dry goods store in Seattle, as was her eldest son, Blair. Paul, then 16, was attending Roosevelt High School.⁶² As a child Kirk contracted polio, which left him permanently disabled, particularly affecting his right arm and his ability to walk without crutches. His illness would later stimulate an interest in medical clinic design.⁶³

In the 1930s the Kirk family lived in a bungalow in the Ravenna neighborhood (6321 21st Avenue NE). Kirk attended University Heights Elementary School in the University District and later Roosevelt High School, graduating in 1932. After graduation, Kirk attended the University of Washington and received a Bachelor of Architecture degree in 1937.

Prior to starting his own firm in 1939, Kirk worked for a variety of architects including Ivan Nayer, B. Dudley Stuart (1939), Fred Stephens, A. M. Young, Floyd A. Naramore (1939), William Bain, and Henry Bittman (1940-41). Kirk's early practice was mostly residential, a mix of traditional and modern homes. Many of his early homes were designed for his older brother, Blair Kirk, a building contractor.

Kirk married Hellen C. Richardson in 1939.⁶⁴ The Kirks would eventually have two children, Chris and Hannah.

Since Kirk's physical impairment prevented him from military service during World War II, he partnered with his former employer, B. Dudley Stuart, and Robert Durham, fulfilling war-related government design contracts.

⁵⁹ Michael Houser, "Olympia Modernism: a self-guided tour of mid-century buildings," Department of Archaeology & Historic Preservation, http://www.dahp.wa.gov/sites/default/files/mid_century_tour_guide_OLYMPIA.pdf (accessed July 2019).

⁶⁰ United States Department of Commerce, "Fourteenth Census of the United States, 1920—Population, Salt Lake City, Second Precinct," January 3, 1920.

⁶¹ *Seattle Sunday Times*, "Mrs. Spencer Kirk," April 9, 1967, p. 58.

⁶² United States Department of Commerce, "Fifteenth Census of the United States, 1930—Population, Seattle Washington City, Block 46," April 2, 1920.

⁶³ David A. Rash, "Paul Hayden Kirk," *Shaping Seattle Architecture*, Second Edition, ed. Jeffrey Carl Ochsner (Seattle: University of Washington Press, 2014), p. 296-301.

⁶⁴ *Seattle Daily Times*, "Marriage Licenses," February 15, 1939.

In 1944, Kirk established a partnership with fellow architect James J. Chiarelli. The firm of Chiarelli & Kirk produced a variety of Modern-style structures such as the Crown Hill Medical-Dental Clinic (1947, 1422 NW 85th Street) in Seattle, the Walter S. Brown Clinic (1947-49, now Medic One Foundation, altered, Seattle AIA Honor Award), the Dr. Schueler House (1947) in Port Angeles, the George A. Lundberg House in Seattle, a variety of buildings at Camp Nor'wester (1946-62, demolished) on Lopez Island, the William W. Corley house (1947), the C & K Apartments (1947-49, now Lakeview Apartments, altered), the Church of the Brethren (1949, 9411 Fifth Avenue NE) in Seattle's Maple Leaf neighborhood, the Lakewood Community Church (1949, 5005 S Ferdinand Street) in Seattle, and 100 homes comprising Norwood Village (1951, with Fred Bassetti) in Bellevue.⁶⁵

Between 1950 and 1957 Kirk practiced independently, primarily designing homes inspired by the International movement. These tended to be built from wood native to the Pacific Northwest and joined using complex structural detailing, exposing layers of wood framing. The houses generally featured flat roofs, floor-to-ceiling window walls integrating the interiors and exteriors, and almost modular rectangular plans using Modern rectilinear geometry that created simple, volumetric masses, and forms that seemed to float above the landscape.⁶⁶ Kirk was at that time clearly influenced by European Modernists including Ludwig Mies van der Rohe but would later eschew this design ethic as "an architecture which has been imposed on the land by Man."⁶⁷ Kirk, however, would never completely abandon the European Modernist vocabulary, but would adapt this to regional sensibility by using local materials including home-grown Douglas fir and red cedar, rough-cut stone, and walls of glass to carry out the Modern aesthetic. He admired both Scandinavian and Japanese traditions. Of the Scandinavian, he admired the simple clean lines and the warmth and humanity of buildings. In Japanese buildings, he appreciated screening, modular systems, large, movable simple windows and doors, and the integration of inside and outside living spaces.⁶⁸

Kirk's design aesthetics are evident most evident in his residential designs of this period including the George Tavernites (1949), Blair Kirk (1950, altered), and Lewis Dowell (1957) houses in Seattle, the Frank Gilbert house (1957) in the Highlands north of Seattle, Bowman house (1958) in Kirkland, Donald D. Fleming house (1951) in Bellevue, and the Evans house (1956) on Mercer Island. All were widely published.

During this period Kirk also designed at least 12 other medical and dental clinics: the Lake City Clinic (1951-52, 3212 NE 125th Street, now Seattle Mennonite Church); the Group Health Cooperative Northgate Clinic (1910120 First Avenue NE, Seattle); the Holland Dental Clinic; the Lowell Olson Dental Clinic; the Kinter, Marble and Miller Medical Clinic (1951-52, Progressive Architecture Merit Award 1952); Smith Clinic (9431 17th Avenue SW, Seattle); and the Blakeley Clinic (1957, 2271 NE 51st Street), all in Seattle; the Group Health Cooperative Renton Clinic; the Olson/Pitts Dental Clinic in Marysville; the Eldred Dental Clinic in Olympia; and McNair-Price Clinic (1957-58) in Medford, Oregon. Kirk's interest and expertise in clinic design would lead him to co-author, with Eugene D. Sternberg, *Doctors' Offices & Clinic*, a book illustrating modern clinic design in 1953.⁶⁹

In 1957, Kirk established Paul Hayden Kirk & Associates. Kirk designed the University Unitarian Church (1955-59, 6556 35th Ave NE, slightly altered) with a shed roof with projecting

⁶⁵ BOLA Architecture + Planning.

⁶⁶ Rash, "Paul Hayden Kirk."

⁶⁷ Ibid.

⁶⁸ Ibid.

⁶⁹ Paul Hayden Kirk and Eugene D. Sternberg, *Doctors' Offices & Clinic*, (New York, NY: Rheinhold Publishing, 1953).

roof rafters supported on paired wooden columns. The voluminous interior contains a suspended organ loft.

In 1960, Kirk collaborated with fellow architect Victor Steinbrueck to design the University of Washington Faculty Center (National Register of Historic Places, later known as the UW Faculty Club, now the University of Washington Club). The project, one of the finest local examples of mid-century Modern architectural design, was honored with design awards from AIA Washington and the American Institute of Steel Construction, and was published in *Progressive Architecture* and *Steel Construction Digest*.⁷⁰

Kirk, Wallace & McKinley Associates

That same year Kirk formed the architectural firm of Kirk, Wallace, McKinley & Associates, partnering with his former associates Donald S. Wallace and David A. McKinley, Jr.

Donald S. Wallace (1915-2004) was born in Spokane in 1915. Attended Eastern Washington College of Education (now Eastern Washington University) and University of Washington, from which he received a BA in 1952. From 1951 to 1954 he worked for Harold A. Hovind & Associates. In 1954 he joined Kirk's firm as a junior partner, then became an associate at Paul Hayden Kirk & Associates in 1958. He served as the treasurer for AIA Seattle in 1970. Wallace died in Bellevue in 2004.⁷¹

David Alexander McKinley Jr. was born in Spokane in 1930. He received a BArch from University of Washington in 1953. He worked for Paul Thiry from 1953 to 1954, and served as a first lieutenant in the Army Corps of Engineers from 1954 to 1956. He went to work for Kirk as a designer in 1956, and in 1958 became an associate at Paul Hayden Kirk & Associates. After Kirk's retirement in 1979, McKinley was the principal of McKinley Architects until 1982. From 1982 to 1984 he was principal of McKinley Gerron Architects, then principal of McKinley Gordon Architects from 1987 to 1990. He was a partner Mahlum & Nordfors McKinley Gordon from 1993 to 1998. He served as the president of AIA Seattle in 1966, and from 1966 to 1970 served on the AIA National Committee on Future of the Profession. He became an AIA fellow in 1974, and received the Seattle AIA Medal in 1999. McKinley retired in 1998 and moved to Hawaii.⁷²

Kirk, Wallace, McKinley & Associates existed from 1960 to 1979. As the firm grew, it took on much larger and more complicated projects such as the Japanese Presbyterian Church (1962-63, 1801 24th Ave S); the Magnolia Branch Library (1962-64, 2801 34th Ave W, City of Seattle Landmark, altered); the Intiman Playhouse (1959-62, 201 Mercer Street, altered); Seattle Center Parking Garage (1959-62); Jefferson Terrace Elderly Housing (1963-67, 800 Jefferson Street); and the C. Clement French Administration Building (1965-67, altered) at Washington State University, Pullman; and the Physio-Control Corporation Headquarters building (1973-74) in Redmond.

The firm also completed a number of projects on the University of Washington Seattle campus, including the Edmund S. Meany Hall for the Performing Arts (1966-74, altered), Odegaard Undergraduate Library (1972), Red Square and its underground parking facility (1969),

⁷⁰ Ibid.

⁷¹ David A. Rash, "Wallace, Donald Sheridan," *Shaping Seattle Architecture*, Second Edition, ed. Jeffrey Carl Ochsner (Seattle: University of Washington Press, 2014), p. 483.

⁷² Rash, "McKinley, David Alexander Jr.," *Shaping Seattle Architecture*, Second Edition, ed. Jeffrey Carl Ochsner (Seattle: University of Washington Press, 2014), pp. 459-460.

MacKenzie Hall (1958-60, w/ Decker & Christenson, slated for demolition), and Balmer Hall (1961-62, demolished 2010).

Kirk's Legacy & Awards

Kirk was deeply involved in Seattle's civic affairs. He served as an appointee to the City of Seattle Housing Board; as president of the Seattle Art Museum's Contemporary Arts Council; and as a trustee on the boards of the Arboretum Foundation and the Bloedel Reserve. With architect John Morse, in 1969 he authored a plan to purchase and rehabilitate buildings in the Pike Place Market as a city facility in 1969, which led to the Market's eventual preservation.

Kirk was elected to the AIA College of Fellows in 1959. In 1984 Kirk, along with Paul Thiry, received the first Seattle AIA Medal in Architecture. Kirk retired in 1979, although continued his association with the successor firm, the McKinley Architects, as a consulting architect. He passed away in Kirkland in 1995.⁷³

The highly regarded and widely published work of Paul Hayden Kirk helped establish the image and reputation of Pacific Northwest architecture. Kirk's work was illustrated in some sixty articles in national architectural journals between 1945 and 1970.⁷⁴

Paul Hayden Kirk Design Awards⁷⁵

VIII Pan-American Congress of Architects Gold Medal

1948: Crown Hill Medical Clinic: Chiarelli and Kirk

Seattle AIA Honor Awards:

(all are located in Seattle unless otherwise noted)

- Blair Kirk Residence (3204 E Lexington Way, Mercer Island), Kirk, 1952
- Donald D. Fleming Residence (2101 102nd Place SE, Bellevue), Kirk, 1953
- Larry Svare Residence (Juanita Heights, Juanita), Kirk, 1954
- Law Offices (Anacortes): Paul Hayden Kirk, 1955
- Smith Clinic (9431 17th Avenue SW), Kirk, 1956
- Dowell Residence (5756 Wilson Avenue), Kirk, 1957
- John Putnam House (1956, 1315 94th Street NE, Bellevue), Kirk, 1957
- Group Health Northgate Clinic (10120 First Ave NE), Kirk & Associates, 1958
- UW Faculty Center Building: Kirk & Associates (w/ Victor Steinbrueck), 1960
- University Unitarian Church (6556 35th Ave NE), Kirk & Associates, 1960
- Offices of Kirk, Wallace, McKinley (2000 Fairview Ave E), Kirk, Wallace, McKinley, 1961
- Seattle Center Complex Exhibition Hall, Playhouse & Arena Exterior Parking Facility (Seattle Center), Kirk, Wallace, McKinley (w/ Norman G. Jacobson & Assoc., Structural Engineers), 1962
- Dafoe Residence (Longbranch), Kirk, Wallace, McKinley, 1963
- Arthur & Winnifred Haggett Hall (UW Campus), Kirk, Wallace, McKinley, 1964
- Japanese Presbyterian Church (1801 24th Avenue S), Kirk, Wallace, McKinley, 1964

⁷³ Rash, "Paul Hayden Kirk."

⁷⁴ Ibid.

⁷⁵ Originally compiled by BOLA Architects, new additions by the Johnson Partnership.

- IBM Office Building for the Hutton Settlement, Inc. (S 800 Stevens Street, Spokane), Kirk, Wallace, McKinley, 1965
- Edward & Theresa McMahon Hall (UW Campus), Kirk, Wallace, McKinley, 1966
- Skilling Residence (300 Webster Point Road NE, Seattle), Kirk, Wallace, McKinley, 1966
- Jefferson Terrace Apartments for the Elderly (800 Jefferson Street), Kirk, Wallace & McKinley, 1967
- C. Clement French Administration Building (Washington State University, Pullman), Kirk, Wallace & McKinley, 1968
- Fine and Applied Arts Complex (Central Washington State College, Ellensburg), Kirk, Wallace & McKinley, 1969

Progressive Architecture Merit Award

- Bellevue Medical Center (1422 West 85th Street, Bellevue), Kirk, 1954

Living for Young Homemakers Editors Award, AIA/ *Sunset Magazine*

- Honor Award: Electric Living House (107 Overlake Drive, Medina), Kirk, 1957

House & Garden Awards

- John Putnam Residence (1315 94th Ave NE, Bellevue), Kirk, 1956
- John Bowman Residence (10161 NE 113th Street, Kirkland), Kirk, 1956
- John Cecil Evan Residence (8085 W Mercer Way, Mercer Island), Kirk, 1957
- John Russell Residence (107 Overlake Drive, Medina), Kirk, 1958

National AIA Merit Awards:

- Lake City Clinic (3202 East 125th Street): Paul Hayden Kirk, 1953
- Doctors Medical Clinic (National Honor Award), Bellevue, Kirk, 1953
- Pero Medical Center, Everett, Paul Hayden Kirk, 1958
- Magnolia Branch, Seattle Public Library (2801 34th Ave W, City of Seattle Landmark), Kirk, Wallace, McKinley, 1965

4.9 Building Contractor: G. Rodney Johnson (1928-2009)

George Rodney Johnson was born in Washington State in 1928 to parents of Swedish ancestry. He grew up in Seattle, attending Laurelhurst Elementary School, and Roosevelt High School. He went on to the University of Washington, where he was a member of Theta Chi Fraternity, rowed for varsity crew, and graduated in 1950. After graduation, Johnson continued rowing for the Ancient Mariners Rowing Club, joined the Master Rowing Association, and was inducted into the UW hall of fame for rowing in the year 2000. He married Joyce Berglund in 1950, and the couple had three children. They eventually moved to Bellevue where they joined the First Presbyterian Church.⁷⁶

The subject building is one of the earliest known works constructed by G. Rodney Johnson as a general contractor, although it is evident he had been in business for several years before the date of construction of the subject building. The firm name of G. Rodney Johnson, Inc. is still in business as a general contractor, with Stuart Dane Johnson serving as president. Other known

⁷⁶ Seattle Times, "G. Rodney Johnson," obituary, December 27, 2009, <https://www.legacy.com/obituaries/seattletimes/obituary.aspx?n=g-rodney-johnson&pid=137829641> (accessed July 2019).

works constructed by G. Rodney Johnson include:

- Lowe residence, 2241 Killarney Way, Bellevue, architect Barden G. Erickson, 1963 (*Seattle Times* Home of the Month, October 1963)
- Professional building at Eastlake Avenue E and E Galer Street, architects Erikson-Hobble & Associates, 1967
- Elder Corp. Realty office, 14401 Issaquah-Hobart Road, Issaquah, architect J. Donald Bowman, 1971
- Alterations to the Guilfoil Animal Hospital building, 2042 15th Avenue W, Seattle, architects Kirk, Wallace, McKinley & Associates, 1972
- A commercial building at Northup Way and 127th Ave NE, Bellevue, architect Reid Morgan, 1973

Prepared by:

Katherine V. Jaeger, MFA

Larry E. Johnson, AIA

Ellen F. C. Mirro, AIA

Audrey N. Reda

The Johnson Partnership

1212 NE 65th Street

Seattle, WA 98115

www.tjp.us

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Appendix 1

Figures

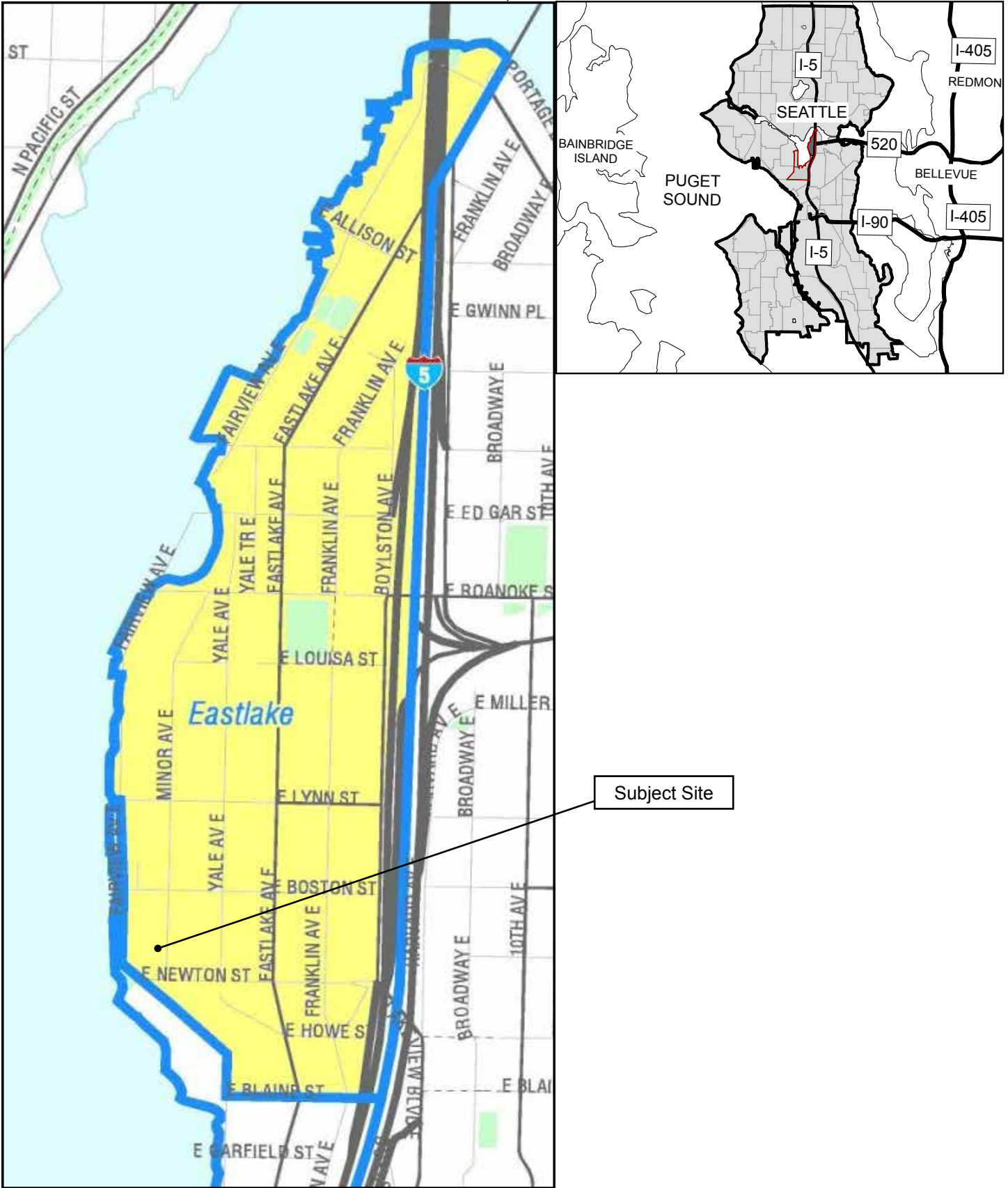
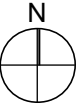


Figure 1 • Location Maps

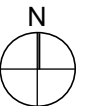


Bush, Roed & Hitchings Building Landmark Nomination Report

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Figure 2 • Aerial View



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September 2019



Figure 3 • View A - Viewing south on Fairview Avenue E



Figure 4 • View B - Viewing southeast across Fairview Avenue E towards subject building



Figure 5 • View C - Viewing east across Fairview Avenue E



Figure 6 • View D - Viewing west from Fairview Avenue E



Figure 7 • View E - Viewing northwest on Minor Avenue E



Figure 8 • View F - 2000 Fairview Avenue E, former offices of Kirk, Wallace, McKinley & Associates

Bush, Roed & Hitchings Building Landmark Nomination Report

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Figure 9 • View G - Viewing north on Minor Avenue E



Figure 10 • View H - Viewing south on Minor Avenue E

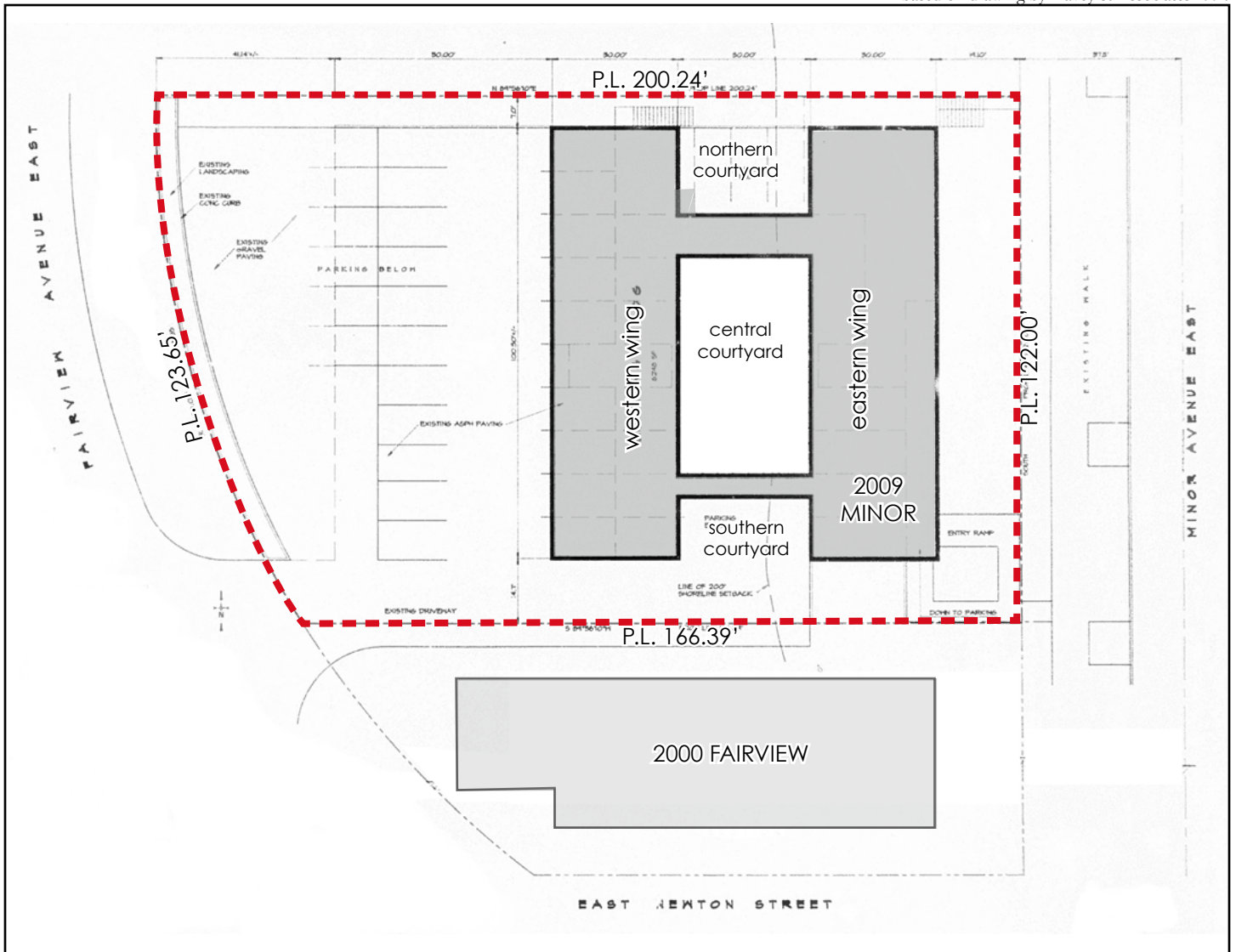


Figure 11 • Site Plan



Figure 12 • 2009 Minor Avenue E, eastern façade



Figure 13 • 2009 Minor Avenue E, southern and western façades



Figure 14 • 2009 Minor Avenue E, detail of column and beam end



Figure 15 • 2009 Minor Avenue E, entry ramp at eastern façade



Figure 16 • 2009 Minor Avenue E, entry at eastern façade



Figure 17 • 2009 Minor Avenue E, detail of brise soleil at eastern façade



Figure 18 • 2009 Minor Avenue E, partial southern façade



Figure 19 • 2009 Minor Avenue E, southern façade of southern elevated walkway



Figure 20 • 2009 Minor Avenue E, viewing west along northern façade at eastern wing



Figure 21 • 2009 Minor Avenue E, northern façade, western wing



Figure 22 • 2009 Minor Avenue E, northern courtyard viewing east



Figure 23 • 2009 Minor Avenue E, northern courtyard viewing east



Figure 24 • 2009 Minor Avenue E, central courtyard viewing north



Figure 25 • 2009 Minor Avenue E, central courtyard viewing south



Figure 26 • 2009 Minor Avenue E, interior at reception area



Figure 27 • 2009 Minor Avenue E, interior at southern walkway



Figure 28 • 2009 Minor Avenue E, interior at drafting area, western wing



Figure 29 • 2009 Minor Avenue E, interior at northern walkway



Figure 30 • 2009 Minor Avenue E, corridor at eastern wing



Figure 31 • 2009 Minor Avenue E, typical office, eastern wing

ORIGINAL
 RECEIPT NUMBER AMOUNT
 60568-50446
 41536-120.00
 RECEIPT NUMBER AMOUNT
 43344-96.00

CITY OF SEATTLE
 DEPARTMENT OF BUILDINGS
BUILDING—USE PERMIT
 NOT VALID UNLESS SIGNED BY
 SUPERINTENDENT OF BUILDINGS

30w.
 KROLL PAGE NO.
 197801
 PERMIT NUMBER
 \$216.00
 PERMIT FEE

At 2007-17 MINOR AVE. E. on Lot BELOW Block
 of Addition Lot Is BELOW Alley NO

CG RM Zoning	Height Limit	3	126,600 Owner's Value	1 YEAR Life of Permit	Yes No Plans Filed	Yes No Final
G-CLINIC F1 PARKING ACCESSORY GARAGE Occupancy and Group	68	2	NO	NO	Occupancy Certificate Required	Yes No
V-N Type Constr.	Bltg. Size New 17026 Add Alter SEP PLAN	6236 # Total Area		95 100 20 Width of Streets	Lot has Reached Maximum Coverage Yes No	

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

CONSTRUCT A BUILDING PER PLAN (PSYCHIA-
 TRIC CLINIC FOR OUT PATIENTS ONLY)
 CONDITIONAL USE FROM SEC 12.22 (E) PER SEC 26.25
 ZONING ORD. (TO ALLOW CLINIC IN RM ZONE)
 REQUIRED OFF ST. PARKING FOR 31 CARS
 STARTING CONSTRUCTION WITHOUT A BUILDING PERMIT IS PUNISHABLE BY FINE AND IMPRISONMENT

Owner THE COMMUNITY PSYCHIATRIC CLINIC Address 90 ARCH Ph.
 Contractor G. RODNEY JOHNSON Ph.
 Struct. Engineer
 Architect ALICE WALLACE-MCKINLEY Ph. EA-42364
 Address 2000 FAIRMOUNT EAST Signed: Paul F. Johnson (Owner)
 Application made 3-26-62 1962 By: Morris R. Johnson (Owner's Agent)
 Plans IN-6-21-62
 Permit issued 7-24-62 SUPERINTENDENT OF BUILDINGS. By: [Signature]

Additional Permits
 Are Required for:
 Electrical
 Boiler
 Furnace
 Elevator
 Sign or Billboard
 Other
 APPROVED
 JUN 23 1962

APR 20 1962 APPROVAL OF OTHER CITY DEPTS.
 12.22
 PURSUANT TO SECTION OF THE ZONING ORDINANCE
 AND AFTER PUBLIC HEARING ON 6.23.62 THE CITY
 BOARD OF ADJUSTMENT DIRECTS THAT THE APPLICATION
 BE GRANTED

N 2' OF LOT 1 AND ALL
 OF LOTS 2 & 3 BLK 5
 GREENS ADD'N. AND
 N 2' OF LOT 1 & ALL OF
 LOTS 2 & 3 LARK UNION
 S. HIGHLAND, BLOCK 57

THIS AUTHORIZATION AUTOMATICALLY CANCELS
 ANY OTHER BUILDING PERMIT HAS NOT BEEN ISSUED IN
 CONFORMANCE WITH PLANS OR HAS BEEN AUTHORIZED WITH

Figure 32 • City of Seattle Building Permit no. 497801



Figure 33 • Lake Union from western Capitol Hill, ca. 1895



Figure 34 • Eastlake neighborhood from Queen Anne Hill, 1910



Figure 35 • Lake Union Dock and houseboats (north and west of subject building), 1963

University of Washington Digital Collections

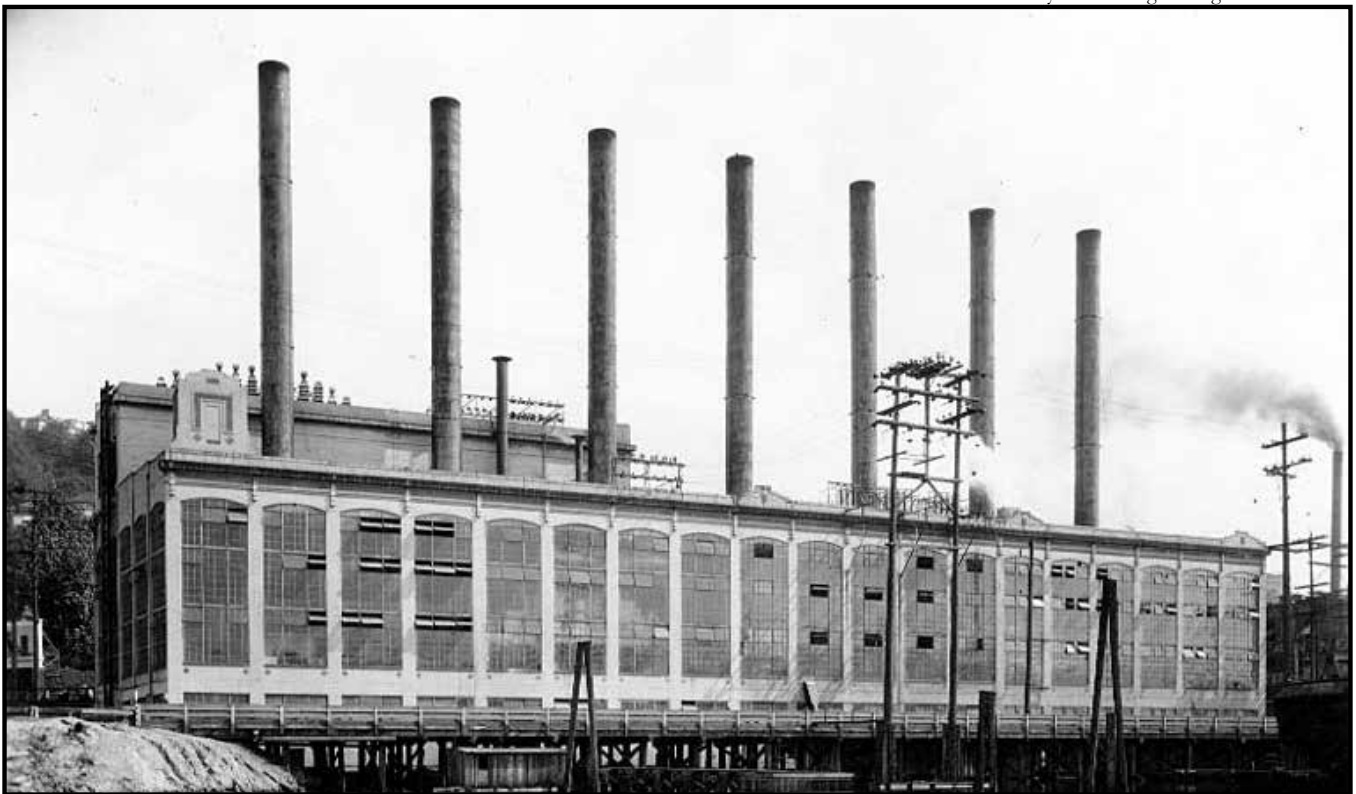


Figure 36 • City Light Auxiliary Steam Plant (City of Seattle Landmark), ca. 1920



Figure 37 • L'Amourita Apartments (City of Seattle Landmark), ca. 1930



Figure 38 • Construction of Interstate 5, viewing from Eastlake Avenue E and Lakeview Avenue N

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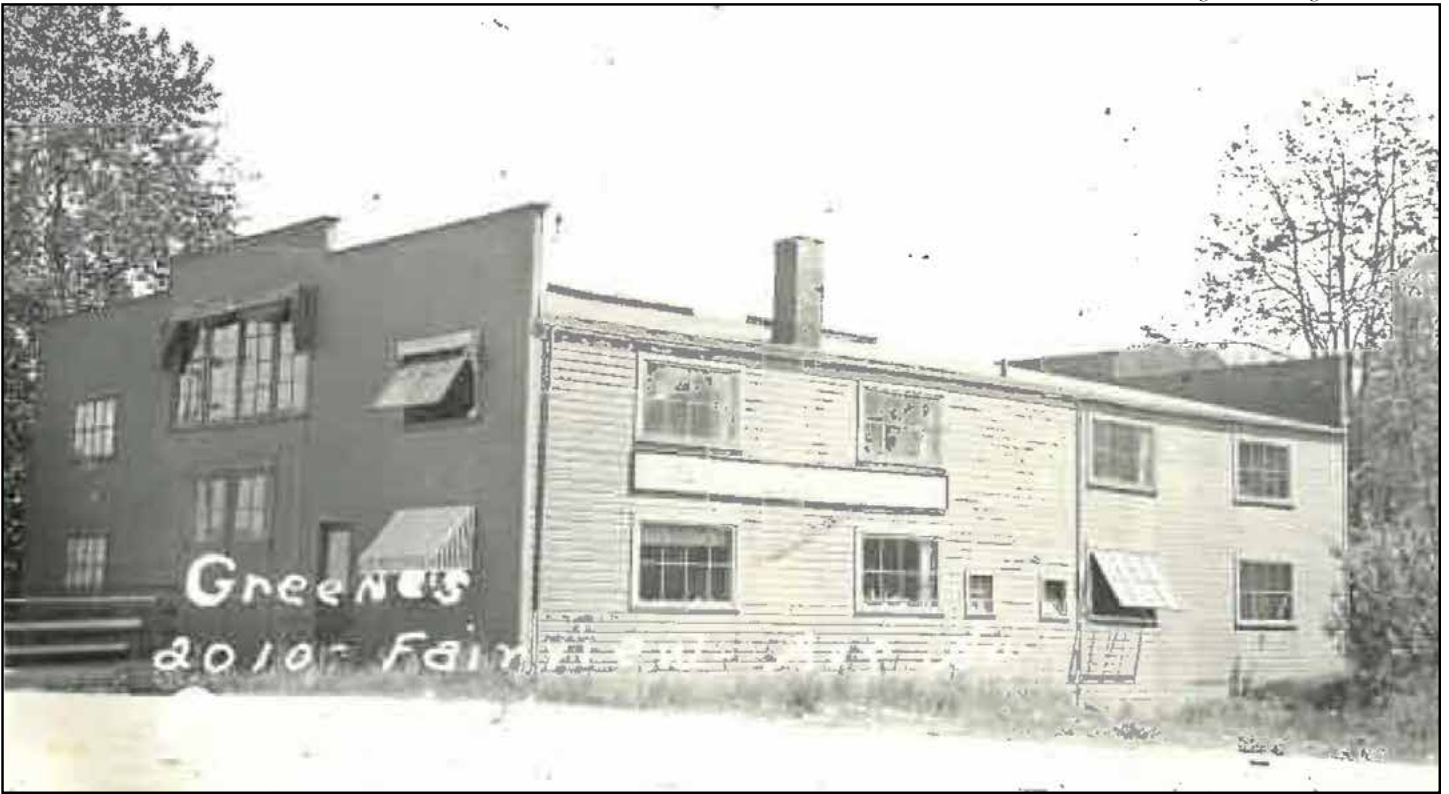


Figure 39 • 2010 Fairview Avenue E, future site of subject building, ca. 1937



Figure 40 • Offices of Kirk, Wallace, McKinley & Associates, 2001 Minor Avenue E, 1961. Future site of subject building to left.

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Figure 41 • 2009 Minor Avenue E, 1963

Roy Scully for *Seattle Times*

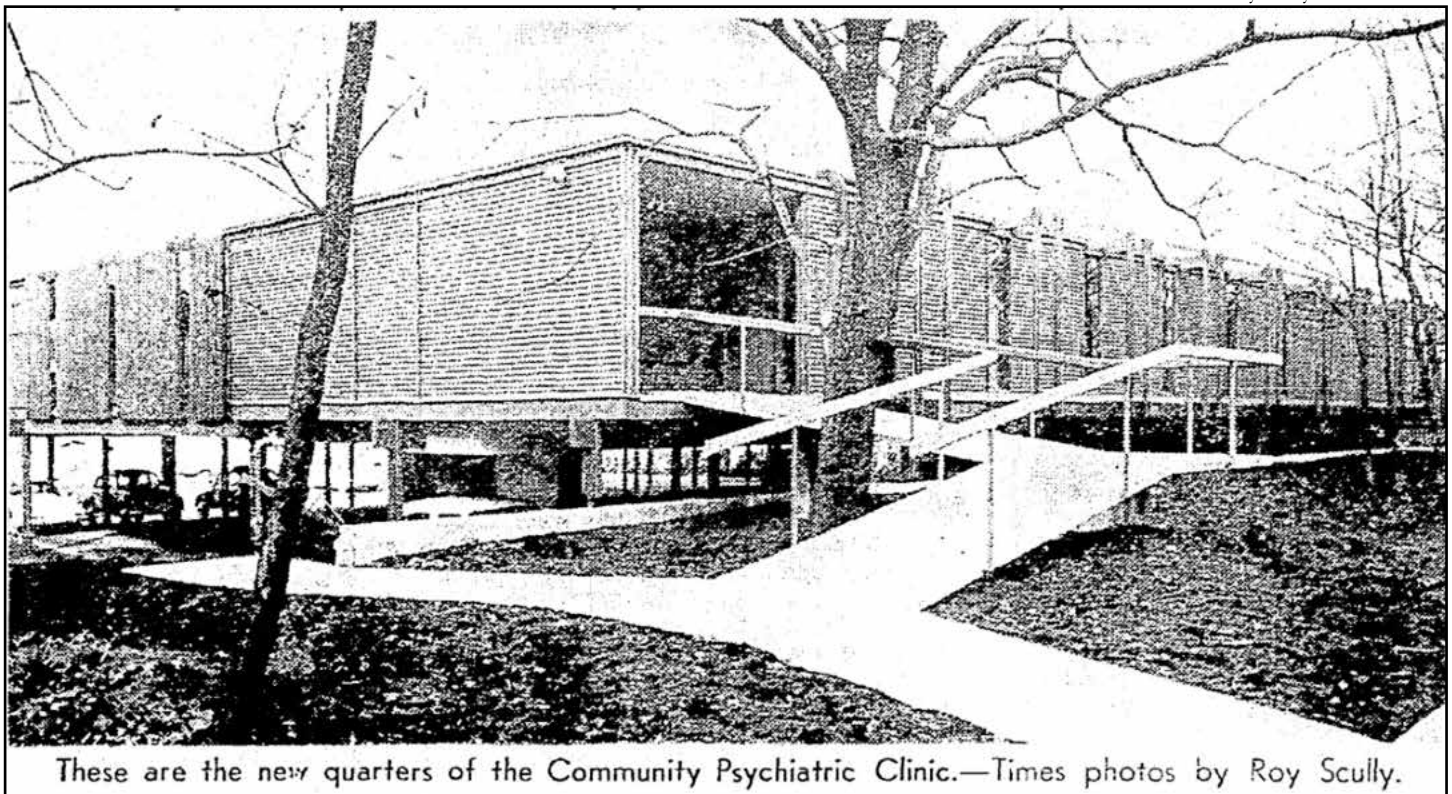


Figure 42 • Community Psychiatric Clinic, *Seattle Times*, May 5, 1963



Figure 43 • Dr. John W. Meadows (right), director of Community Psychiatric Clinic, *Seattle Times*, May 5, 1963

Seattle Municipal Archives, no. 179569



Figure 44 • 2009 Minor Avenue E, 1975



Figure 45 • 2009 Minor Avenue E, 1975



Figure 46 • 2009 Minor Avenue E, 1975

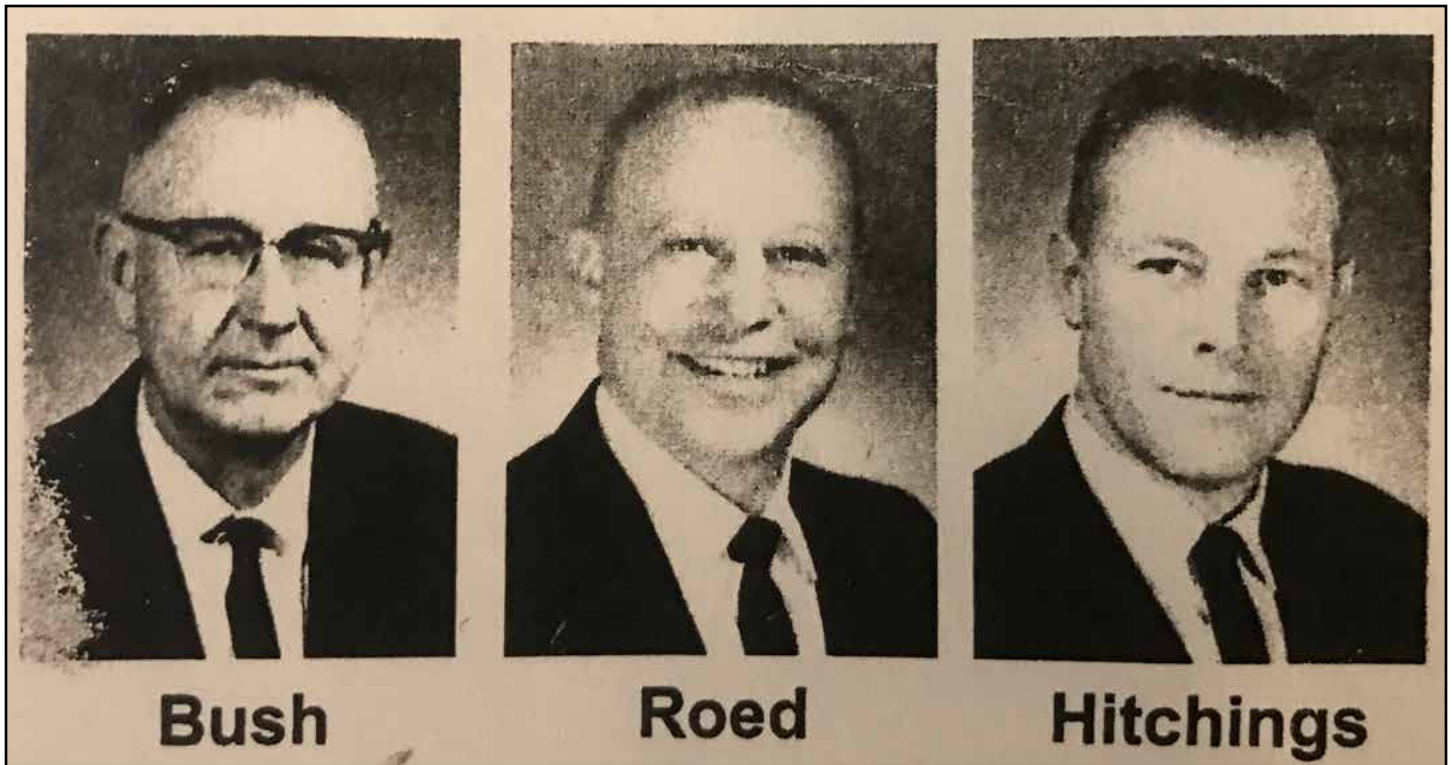


Figure 47 • Principals of Bush, Roed & Hitchings

Albert Lam



Figure 48 • Barcelona Pavilion, Barcelona, Spain (1929, Mies van der Rohe)



Figure 49 • Farnsworth House, Illinois (1950, Mies van der Rohe)



Figure 50 • Renton Hospital, Renton, WA (1946, George W. Stoddard)



Figure 51 • Catharine Blaine Junior High School (1952, J. Lister Holmes)



Figure 52 • Washington State Library, Olympia, WA (1954-59, Paul Thiry)



Figure 53 • University of Washington Faculty Center (1960, Steinbrueck and Kirk)

The Johnson Partnership 2019



Figure 54 • Boy Scouts of America Chief Seattle Council Building, 3120 Rainier Avenue S (1960, Ibsen Nelson & Russel Sabin)

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Figure 55 • R.T. Jenkins Dental Clinic, Bellevue, WA, J.L. Follett, 1946 (present-day status unknown)

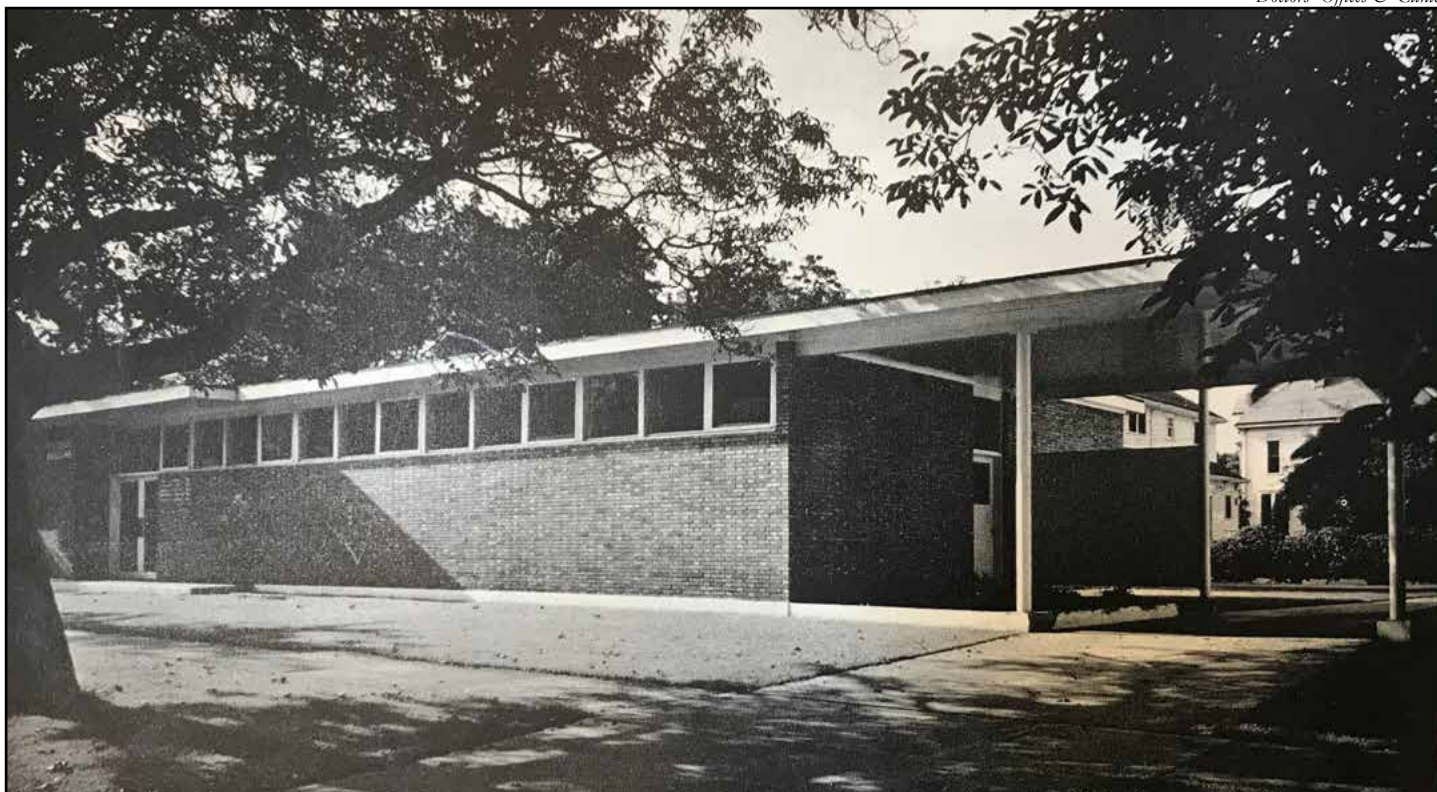


Figure 56 • Humphrey Meier Clinic, Salem, OR, Pietro Belluschi, 1947 (present-day status unknown)



Figure 57 • Wiener Dental Medical Clinic, Seattle, J. Lister Holmes, 1949 (present-day status unknown)

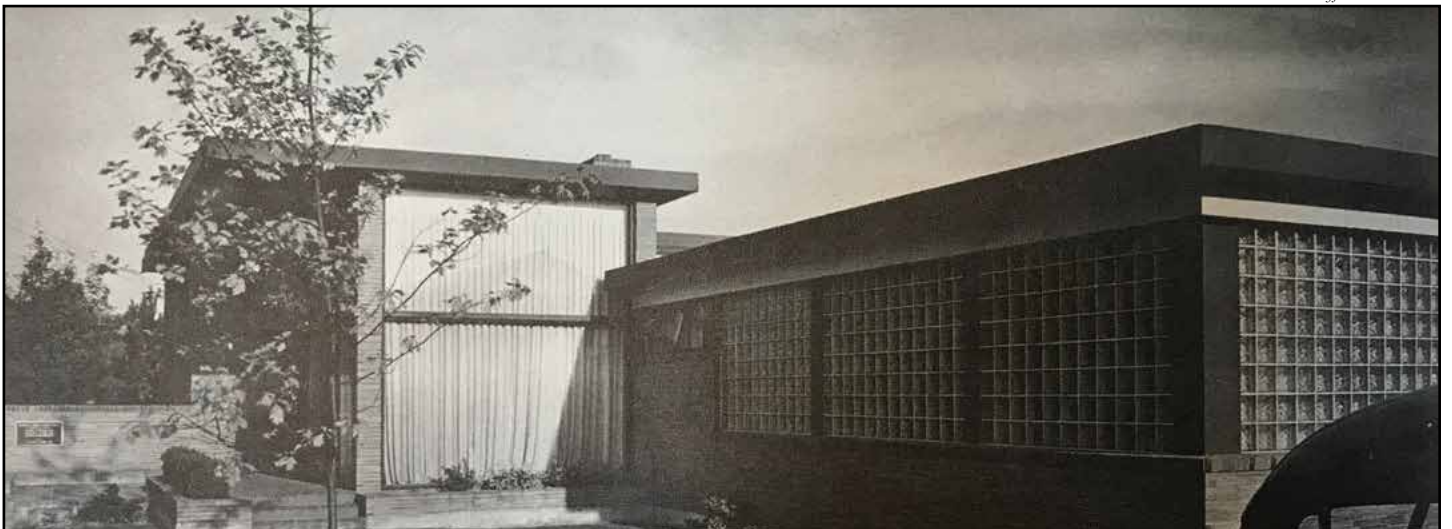


Figure 58 • Silver Medical Dental Clinic, Seattle, Smith, Carrol & Johanson, 1949 (present-day status unknown)



Figure 59 • Stephan & Stephan Dental Clinic, Spokane, WA, McClure & Adkison, 1950
(present-day status unknown)



Figure 60 • W.E. Rowland, C. D. Mueller Clinic in Bremerton, WA, Decker & Christiansen, 1952
(present-day status unknown)



Figure 61 • Leo Rosellini Clinic, 1422 NW 85th Street, Seattle, Chiarelli & Kirk, 1947 (extant)

Doctors' Offices & Clinics

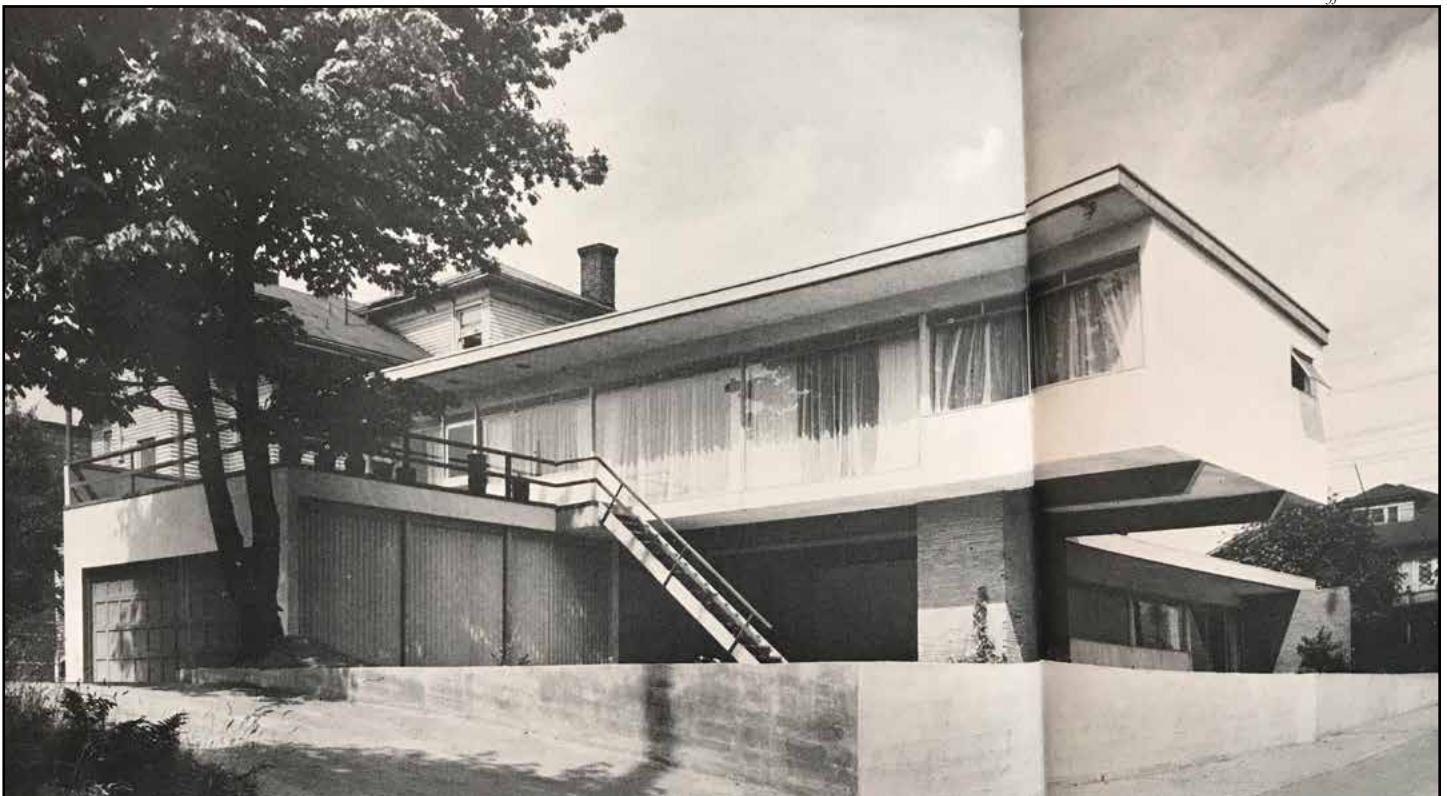


Figure 62 • W. S. Brown Clinic, Seattle, Chiarelli & Kirk, 1949 (present-day status unknown)

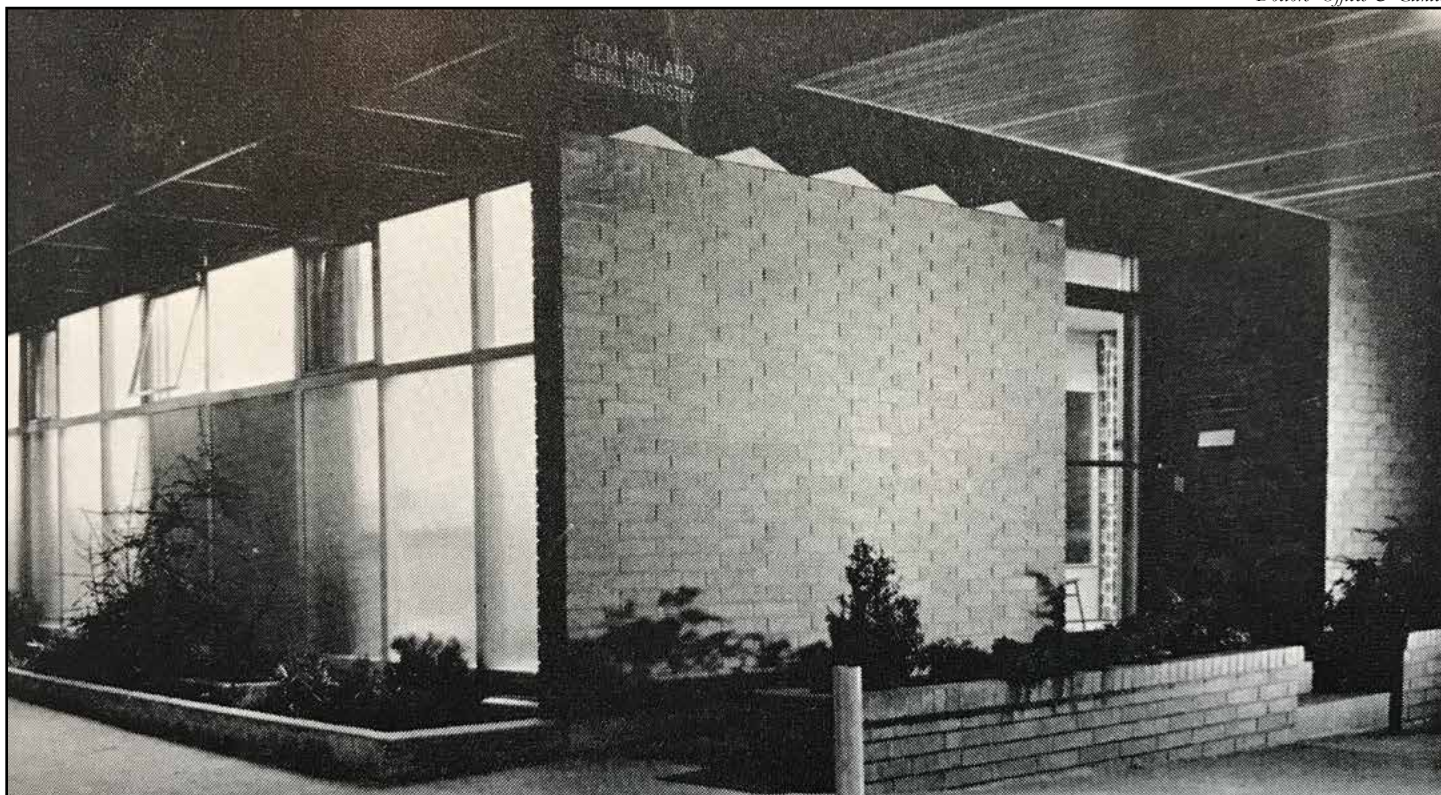


Figure 63 • A rental Dental Clinic for Barney Brush, Seattle, Paul Hayden Kirk, 1952 (present-day status unknown)

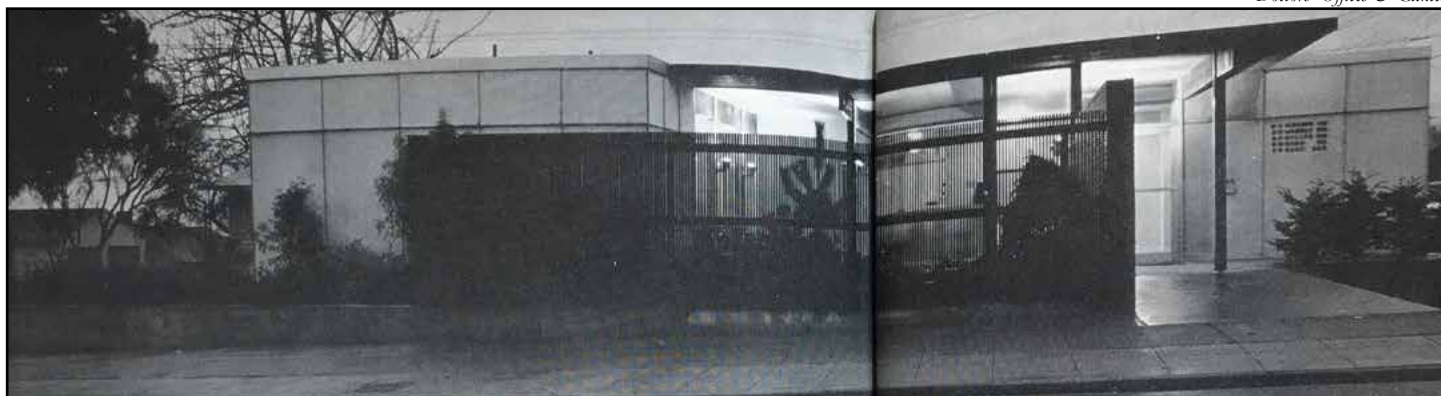
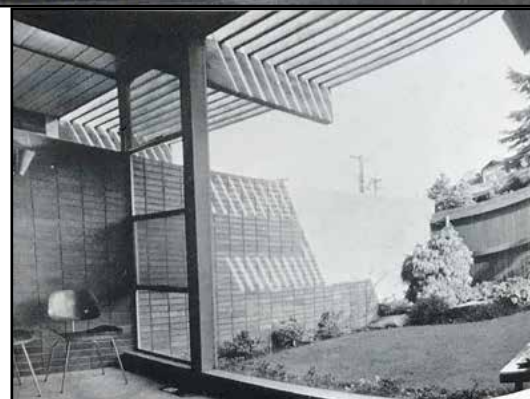


Figure 64 • Kintner, Marble & Miller Medical Dental Clinic, Seattle, Paul Hayden Kirk, 1952 (present-day status unknown)



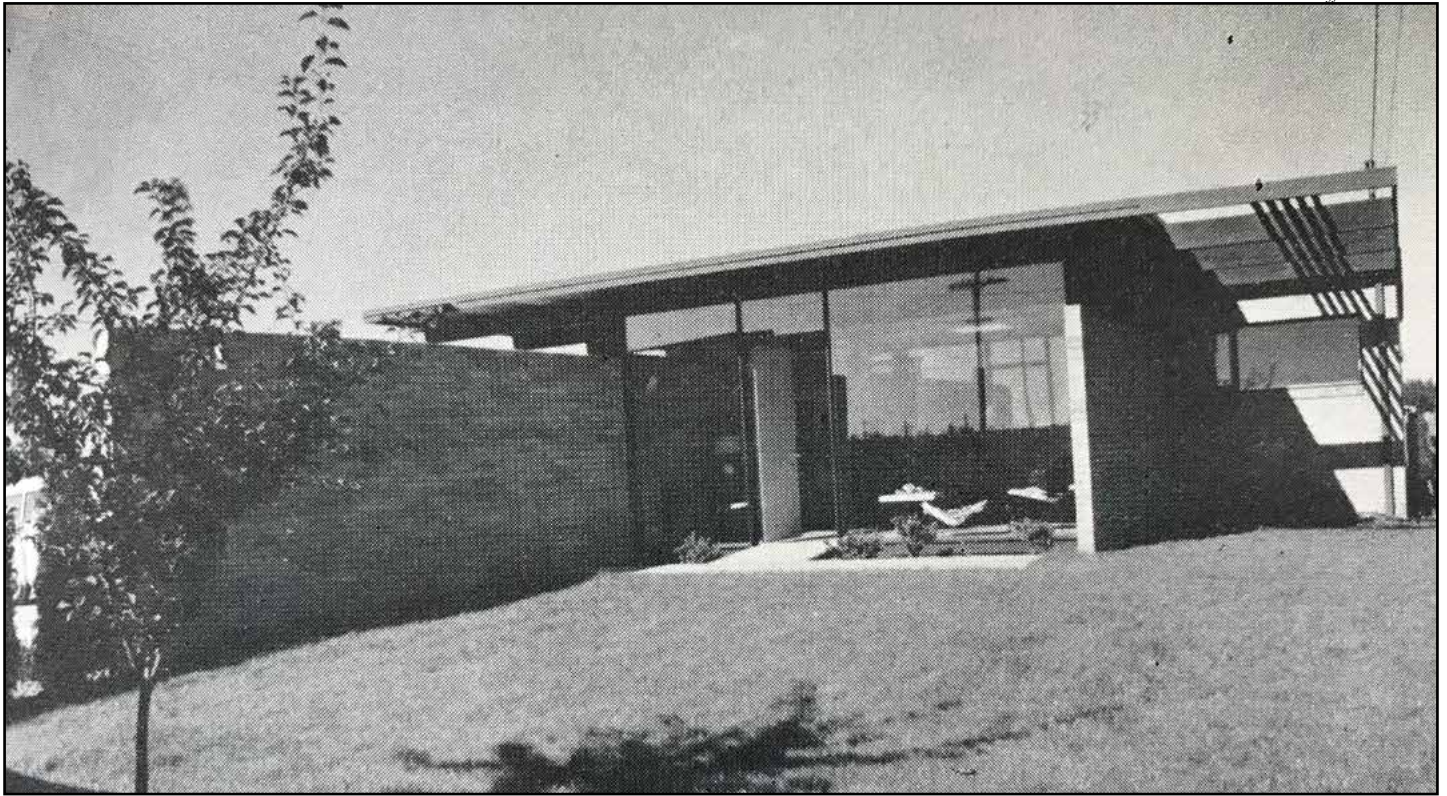


Figure 65 • Olsen & Pitts Dental Clinic, Marysville, WA, Paul Hayden Kirk, 1953 (present-day status unknown)

University of Washington Digital Libraries DMA 2189



Figure 66 • Goiney Roedel Clinic, aka the Lake City Clinic, 3202 E 125th Street, Seattle (National AIA Merit Award), Paul Hayden Kirk, 1952 (extant)

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Figure 67 • Olsen Medical Dental Clinic, Seattle, Paul Hayden Kirk, 1954 (extant)

Doctors' Offices & Clinics

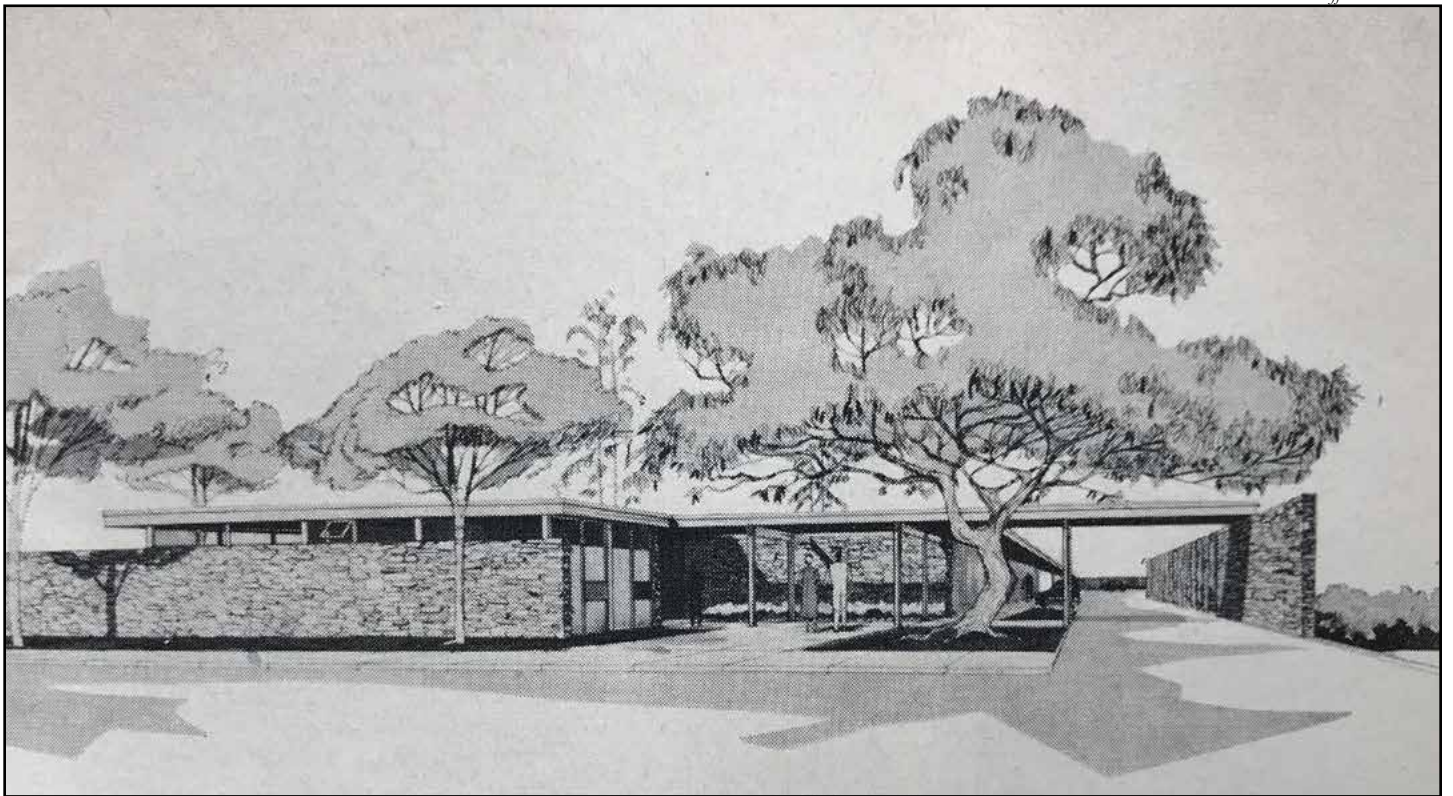


Figure 68 • Design for Group Health in Renton, WA, Paul Hayden Kirk

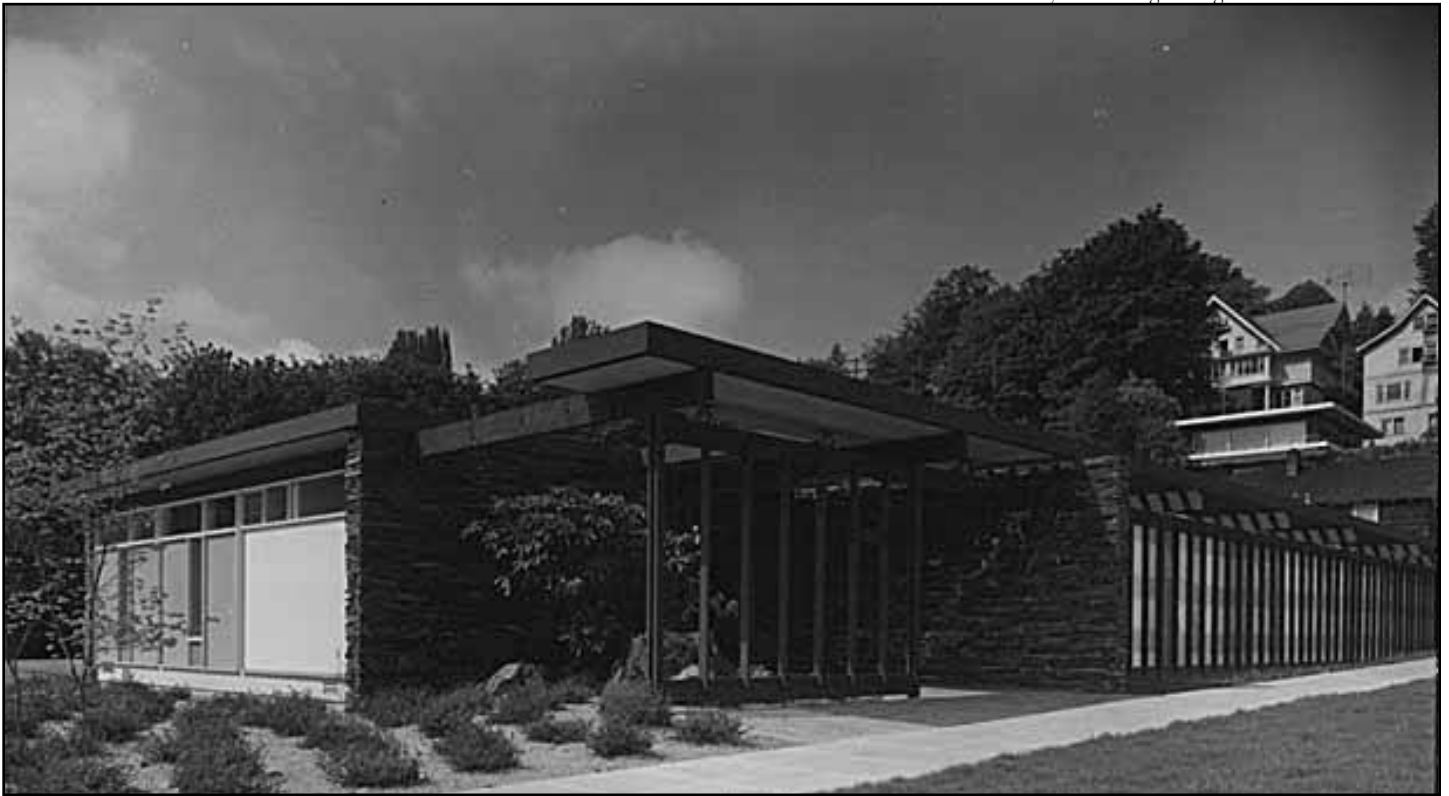


Figure 69 • Blakeley Psychiatric Clinic, 2271 NE 51st Street, Paul Hayden Kirk, 1956 (extant)



Figure 70 • Smith Clinic, 9431 17th Avenue SW, Seattle (AIA Honor Award), Paul Hayden Kirk, 1956 (extant)



Figure 71 • Group Health Northgate Clinic, 10120 First Avenue NE (AIA Honor Award), Paul Hayden Kirk & Associates, 1958 (demolished)



Figure 72 • Pero Medical Center, 3125 Colby Ave, Everett (National AIA Merit Award), Paul Hayden Kirk, 1957 (altered)

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Figure 73 • Medford Clinic, Medford, OR, Paul Hayden Kirk, 1959 (present-day status unknown)

The Johnson Partnership, July 2019



Figure 74 • Northeast Veterinary Hospital, 9505 35th Avenue NE, Paul Hayden Kirk, 1968 (extant)



Figure 75 • Rice Dental Clinic, 6850 35th Ave NE, Gene Zema, 1961 (extant)

<https://42floors.com/us/wa/olympia/108-22nd-ave-sw>



Figure 76 • Olympia Medical-Dental Building, 108 22nd Avenue SW, Olympia, WA, architect unknown, 1957 (extant)

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