

Roy Vue Apartments

City of Seattle Landmark Nomination Report
615 Bellevue Avenue East
July 2018

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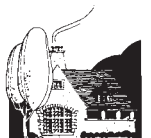


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Roy Vue Apartments Landmark Nomination Report

JULY 2018

1. INTRODUCTION

This Landmark nomination report provides information regarding the architectural design and historical significance of a brick Tudor-style 34-unit apartment building located at 614 Bellevue Avenue E in the Capitol Hill neighborhood in Seattle, Washington. The building was designed by architect Charles L. Haynes in 1924. The building was documented on the Seattle Historical Site survey in 2002. (*See Appendix 2 to this report.*) The Johnson Partnership prepared this report at the request of Alliance Multifamily Investments.

1.1 Background

The City of Seattle's Department of Construction and Inspection (SDCI)—formerly the Department of Planning and Development—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

Larry E. Johnson, AIA, Principal of the Johnson Partnership, Ellen F. C. Mirro, AIA, Katherine V. Jaeger, and Audrey N. Reda of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research on this report between June and July 2018. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction and Inspections, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.org, and the Seattle Times digital archive, available through the Seattle Public Library. The buildings and site were inspected and photographed on June 15, 2018 to document the existing conditions.

2. PROPERTY DATA

Historic Building Names: Roy-Vue Garden Apartments, Roy Vu Apartments, Roy View Apartments

Current Building Name: Roy Vue Apartments

Address: 615 Bellevue Avenue E

Location: Capitol Hill

Assessor's File Number: 684820-0030

Legal Description: PONTIUS 2ND ADD SUPL, Plat Block: 31, Plat Lot: 6-7-8

Lots 6, 7, and 8 Block 31 of Supplementary Plat of Pontius Second Addition to Seattle according to Seattle according to Plat Recorded in Volume 5 of Plats at Page 76, in King County WA

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

Date of Construction: 1924

Original/Present Use: Apartments

Original/Present Owner: Willis and Guy Bergman/Roy Vue Associates LLC

Original Designer: Charles L. Haynes

Original Builder: Hans Pederson

Zoning: LR3

Property Size: 23,255 sq.ft.

Building Size, gross: 45,552 sq.ft.

Building Size, net: 37,942 sq.ft.

3. ARCHITECTURAL DESCRIPTION

3.1 Location & Neighborhood Character

The subject building is located at the western edge of the Capitol Hill neighborhood, one block east of Interstate 5, the effective border between Capitol Hill and the South Lake Union neighborhood. The building is located five blocks west of Broadway, the commercial and cultural spine of the neighborhood.

Bellevue Place park is located two blocks to the north. The Capitol Hill branch library is located one third mile to the east-southeast. The immediate neighborhood is a mixture of apartment buildings, single-family houses, and restaurants, bars, and cafes. Nearby City of Seattle landmarks include the Bel-Roy Apartments (703 Bellevue Avenue E), located immediately across Roy Street from the subject building; the Bystrom House (1022 Summit Avenue E); the San Remo Apartment Building (606 E Thomas Street); the Republican Street Stairway, connecting E Republican Street with Melrose Avenue E; and the Jensen Block Apartments (601-611 Eastlake Avenue E. *See figures 1-2.*

3.2 Site

The site is located at the corner of E. Roy Street and Bellevue Avenue E. and is 23,255 square feet. The northern and southern property lines measure 120 feet. The eastern and western property lines measure approximately 196 feet. The grade changes approximately eighteen feet, sloping down from the east to the west. Within the site is a single apartment building, the Roy Vue Apartments, a “U”-shaped building opening to the west. The site also contains a large courtyard garden inside the “U” and a series of 19 individual garages embedded into the slope of the hill beneath the garden. The apartment building extends out to the property lines on the northern, southern, and eastern boundaries, with the western garage wall along the western property line. The courtyard garden, on top of the garages, measures approximately 112 feet by 63 feet and is surrounded by the building on three sides.

The eastern edge of the site runs along Bellevue Avenue E., with public concrete sidewalks along the building, three white birch trees, street parking, a public bus stop and low landscaped beds of bushes and trees beside the building. The southern end of the site is a narrow, gated area. This contains a potted plant garden and a private concrete walkway stretching half the length of the building in the space between the subject building and the next nearest property. The northern end of the site is adjacent to E. Roy Street and has public concrete sidewalks lining the edge of the building. The 19 garage spaces on the western edge are accessed by the alleyway immediately behind the subject building. *See figure 3.*

3.3 Building Structure & Exterior Features

The Roy Vue Apartments, constructed in 1924, is a three-story apartment building with a daylight basement. The building occupies a hillside corner site and measures 186 feet north-south and 101 feet east-west. The subject building is a light wood-frame, brick-clad structure with cast stone ornament¹, a U-shape form and a gross square footage of 45,552. A central breezeway arcade connects the garden to the main entry at the eastern façade. The main mass of the building faces east, and the northern and southern wings flank the garden. The foundation is poured-in-place concrete. The roof of the subject building is flat with a parapet that includes three shaped triangular pediments as described below. Six-inch white-painted metal coping caps a cast-stone coping at the top of the parapet. Scuppers on the courtyard façade lead to metal downspouts. Originally the roof was documented as tar and gravel. Today the roof has been refinished in modern membrane roofing. Stylistically the subject building has been identified as Tudor, although publications contemporary with the completion of the building refer to the style as Gothic.^{2,3}

The Roy Vue’s exterior is clad in a red brick veneer in a running bond with gray mortar. The current

¹ Despite being documented in the Seattle Department of Neighborhoods Seattle Historical Sites as having “terra cotta detailing” and referenced as such in other sources, we found no evidence of terra cotta on the building. Contemporary reports of the day call it “pressed stone.” *Seattle Times*, “Apartments Ready,” October 19, 1924, p. 21.

² Seattle Historical Sites Survey, “Summary for 615 Bellevue Ave/ Parcel ID 684820-0030,” <http://web6.seattle.gov/DPD/OriginalSite/QueryResult.aspx?ID=2079199731>

³ *Seattle Times*, “RoyVue Garden Apartments Nearing Completion,” October 19, 1924, p. 4.

mortar joint is concave, although areas of deterioration suggest the mortar was originally a rake joint. The subject building uses cast-stone ornamentation at all three levels of the building in various methods. The bricks show visible signs of efflorescence or other staining in certain locations.

Fenestration is symmetrical on the northern and southern halves of the building, with exceptions occurring due to the significant change in grade along the northern façade.

Typical tripartite window configurations consist of ten-over-one vinyl sash with narrower side windows of six-over-one with vinyl sash and tripartite sliding windows. Typical paired windows consist of eight-over-one vinyl sash, six-over-one vinyl sash, and double eight-light sliders. Typical single configurations consist of vinyl sash, eight-over-one; single-hung vinyl sash, six-over-one; eight-light sliding windows on the western façade and in courtyard. Typical smaller windows consist of single-hung vinyl sash, four-over-one in a horizontal arrangement; single-hung vinyl sash, four-over-ones in a vertical arrangement; and eight-light hopper windows located at the basement level. The vast majority of the windows in the subject building have been replaced with vinyl sash windows. Only a few examples of the original wood sash windows remain. At all three levels the exterior windows have four-inch pre-cast concrete sills that have been painted white.

Typical cast stone ornamentation exists on all façades and includes decorative spandrels in some locations. Near the roofline is a simple brick frieze with diamond and shield medallion ornamentation and a cornice with beak molding. A belt course is located at the ceiling of the third floor. A double belt course encircles the building at the second-floor line and at window sill height. The upper cast stone belt course at times merges with the cast stone sills of the larger windows. At the ground floor, a water table marks the top of the building's concrete plinth. *See figures 4-10.*

Eastern façade

The eastern façade faces Bellevue Avenue E and has a five-part composition with three bays. The large central marks the main entry and breezeway arcade, with narrower bays on either end of the intermediate walls. The central bay of the eastern façade, as well as the northern and southern ends, are jogged forward one foot from the face of the building. These three locations are all capped with shaped parapets with stepped triangular pediments. From the pediments hang decorative cast stone pendants. Cast-stone shield medallions are set within the frieze beneath the pediments. These bays also have simple decorative spandrel paneling inset between the second- and third-story windows. There are three entrances on this façade: a primary entrance within the central porch and two secondary doors located to the north and south of the center in mirrored positions.

The central bay has two sets of six-over-one double-hung windows. Between the second and third floor windows are four inset spandrel panels with a decorative quatrefoil design. The main entrance is located in the center of the eastern façade and has a segmental arch with the words "Roy Vue" above. A simplified quatrefoil pattern is repeated within the frieze above the arch and an additional set of decorative hanging pendants frame either side. Typical four-over-one vertical windows are on either side of the main entry at the ground floor.

The recessed walls of the eastern façade have a variety of window sizes and arrangements repeated on each floor, with the exception of the windows located above the secondary doors marking the stairwells. The compositions are symmetrically reflected about the center bay. These are arranged, from center to outside, as follows: typical tripartite, typical eight-over-one, original casements as described below, typical eight-over-one, typical tripartite, smaller four-over-one, and typical eight-over-one. The only remaining original wood sash windows on this façade are located at the stairwells, breaking the alignment of fenestration at each floor level. These consist of two six-light casement windows with four lancet-shaped lights located at the in the transom. Above these windows and the stairwell doors are a simple flattened cast-stone hood mold or label mold detail.

The stairwell doors are double, vertical panels with non-original single panes. Both doors have side light windows, one of which retains the original yellow color and original leaded glass panes. The recessed wall portions also have six vertically-arranged decorative vents punched into the existing brick façade.

The northern and southern end bays have typical tripartite windows located at every floor level. Inset tripartite decorative spandrel panels with quatrefoil and shield medallions connect the second and third floor windows. The first-floor window is ornamented with a flat hood mold or label mold.

The 1924 elevations indicate that this façade had a series of eight-light hopper windows set at the basement level. These windows are now completely covered by decorative bushes.

Visible from this façade, before the metal gate, is the entry breezeway arcade or entry porch, which consists of typical materials including red brick veneer, non-original tile, cast stone, and painted plaster. The entry is set in a deeply recessed alcove with an arched ceiling and engaged brick pilasters. At the back of the alcove is a metal gate, separating the space from a sheltered breezeway arcade. A set of non-original tiled stairs and a door occupy the northern end of the entry alcove. *See figures 11-21.*

Southern façade

The southern façade has a flat roofline. The brick frieze beneath the parapet has only a single cast-stone diamond near the eastern edge where it can be easily seen from Bellevue Avenue E. The southern façade also has six vertically-arranged decorative vents punched into the existing brick façade. On the eastern edge of this façade, directly facing the bordering property, is a metal fire escape and a door. The adjacent area is a gated, narrow space stretching the length of the southern façade, containing a private sidewalk and potted garden.

The southern façade has fenestration similar to that found on the eastern façade. From east to west, the arrangement is as follows: typical double eight-over-one, typical vertical four-over-one, typical double eight-over-one, typical double eight-over-one, typical vertical four-over-one, typical tripartite, typical single eight-over-one, original casements described below, single horizontal four-over-one, typical single six-over-one, and tripartite slider. At the basement level is a row of punched windows with metal security bars. As with the eastern façade, the only remaining original wood sash windows on the southern façade are located at the stairwells, breaking the alignment of fenestration at each floor level. These consist of two six-light casement windows with four lancet-shaped lights located at the transom. Above these windows and the stairwell door is a simple flattened hood mold or label mold detail. The stairwell door is a double, vertical-panel door with nine lights and two side lights with textured glass. *See figures 22-25.*

Northern façade

The northern façade descends from Bellevue Avenue East towards Melrose Avenue East with a grade change of nearly eighteen feet. Due to this grade change the northern wing of the building steps down, dropping approximately five feet and causing a visible break in the course belts at all floors. There is also a metal fire escape and two basement-level doors exiting onto E. Roy Street. Both of these doors are double vertical panel wooden doors with nine lights.

The fenestration of the northern façade is similar to that of the southern façade, with several differences. The first is an extra row of typical single, four-over-one vertical windows set between typical double, six-over-one windows and the typical tripartite windows. The second difference is a basement level door and a third set of two six-light casement windows with four lancet-shaped lights at the top. On the northern façade only these windows have hood molding or label molding. The door is unadorned. *See figures 26-28.*

Western façade

This façade features the western faces of both the northern and southern wings and the exterior garages located along the alley between E. Roy Street and E. Mercer Street. The roofline is flat with a cast stone parapet and metal cap flashing. Each floor has a set of two tripartite windows per wing. The basement levels each have four windows: two sets of side-by-side, non-original, vinyl, eight-over-one windows set in original wooden frames.

The nineteen garage units have painted hinged doors approximately eight feet tall. The concrete walls of the garage are ten feet high and eight inches thick. The roof is eight-inch-thick reinforced concrete. The

garage is edged with a short wooden fence and topped with ten inches of sod. Centered in the row of garages is a set of cast-in-place concrete stairs leading up to the courtyard and the garden. **See figures 29-32.**

Courtyard Garden façades

The Roy Vue is designed to face inward, towards the garden, and the courtyard façades contain the main entry doors for the apartment residents. The courtyard façades are clad with red brick veneer in a running bond with gray mortar. Altogether there are six doors across the three façades: A, B, C, D, E, and F. Each entrance is set within a cast-stone and brick segmental arch with exaggerated quoins. The arrangement begins on the façade at the south end of the courtyard and moves counter-clockwise. The doors are double-panel wood with nine lights and four of the doors have six-light side windows. The doors located at the corner stairwells do not have side lights.

Along with the four-inch pre-cast concrete sills on all the windows, the minimal cast-stone ornamentation carries through across the courtyard façades: the water table set above the concrete plinth, double belt with courses at the floor line and window sill heights, single belt course at the third-floor ceiling, simple brick frieze with diamond patterning and beak molding cornice. The roofline is mostly flat with some areas of shaped parapet with triangular pediments and has six-inch white-painted metal coping. The courtyard façades include the roof drainage with scupper drains and metal downspouts. The fenestration of the courtyard façades is mirrored, with subtle differences within the courtyard northern and southern façades due to the change of grade.

The south-courtyard façade (northern façade of the south wing) has a recessed area at the corner between the southern wing and main building. The roof parapet is flat. This façade includes doors A and B. The windows and doors are arranged and repeated on each floor unless otherwise noted. These are, from east to west, as follows: typical double eight-light French sliders on the second and third floors above door B; typical single, eight-over-one windows with a typical basement level, eight-light hopper; typical tripartite; typical double eight-light French sliders on the second and third floors above door A; and two sets of double, eight-over-one windows. Only one window within the southeastern corner courtyard stairwells retains the original wood sash.

The east-courtyard façade (the western façade of the main building) includes doors C and D and is symmetrically reflected about the center entrance and breezeway arcade. The roof has a shaped parapet with two triangular pediments marking the two stairwells in this façade. From the pediments hang cast-stone, decorative pendant posts. Set within the frieze beneath the pediments are cast-stone shield medallions.

Beginning at the breezeway arcade entrance and moving outward, the window arrangement is as follows: typical tripartite; double eight-over-one; two single eight-over-one; double eight-over-one; typical double eight-light French sliders above the stairwell doors on the second and third floors; typical tripartite; and double eight-over-one.

The north-courtyard façade (southern façade of the north wing) includes doors E and F. This façade is arranged almost identically to the south-courtyard façade. Exceptions are due to the change in grade between the two and include an approximate five-foot shift in height and the exclusion of a basement window near the corner door. **See figures 33-40.**

3.4 Plan & Interior Features

Roy Vue Breezeway Arcade & Courtyard Garden

The Roy Vue courtyard garden is located in the center of the U-shaped apartment building. The garden is symmetrically organized along a central axis. A breezeway arcade with a metal gate at the street side leads directly to the courtyard garden. The breezeway has an arched ceiling and is divided into four sections, each defined by a pair of double brick pilasters connected with a decorative arch at the ceiling, and picture frame paneling. The base and capitol of the pilasters are cast-stone and rest on embedded brick plinths with a Flemish bond and a gray concrete mortar with concave joint. Typical materials include red brick, painted plaster, wood trim, and non-original ceramic floor tiles. *See figure 38.*

The highest point in the garden is located just outside the breezeway arcade, with a view toward the Seattle Center, and slopes down to the west. Concrete paths form a semi-circle with paths connecting to each of the apartment courtyard stairwells. Located in the center of the garden is a concrete fountain with elongated oval pool.

The garden is landscaped with the slope of the hill, has a manicured lawn, and mix of decorative and herbal plants. These include rose bushes, lilacs, English ivy, mint, basil, rhododendrons, ferns, lavender, camellias and rosemary. There are also several large coniferous and deciduous trees. Some of the mature plantings are original to the construction of the building. *See figures 41-43.*

Building interior description

The interior floor plan of the Roy Vue is a mirrored U-shape, with subtle differences in room use depending upon the floor level. The Roy Vue has a daylight basement, ten stairwells, three main floors, and is 37,942 net square feet. In its original configuration the building had 134 rooms; the main apartment suites consisted of four or five rooms. There are 10 apts on each of the three main floors, and two apartments and maid's room in the basement, for a total of 32 apartments. The maid's room was converted to an apartment and an additional basement apartment was added, so today there are a total of 34 apartments. At the time of construction, the building had six four-story dumbwaiters, 33 tile bathrooms, 33 refrigerators, and fir millwork throughout. There is no lobby.

The basement of the Roy Vue has an 8' 6" ceiling height on the easternmost edge and slopes down to an 11' 0" ceiling height at the western edge. The basement contains what were originally the maids' quarters, bathroom, kitchen, furnace room, locker rooms, laundry room, and service room. Today the uses are much the same, although the maids' quarters are now rented apartment units. A wide hallway wraps around the building and is lit by hopper windows in the wall nearest the courtyard. Typical material finishes include painted cast-in-place concrete, painted plaster, and some wood trim.⁴ *See figure 44.*

The first, second, and third floors have an 8' 6" ceiling height, contain most of the apartments, and have near identical, repeated floor plans. The apartments have three main layouts: one-bedroom, one-bathroom units averaging 585 square feet; one-bedroom, one-bathroom units between 828 and 1,062 square feet; and larger two-bedroom, one-bathroom suites between 1,223 and 1,258 square feet.⁵ Typical material finishes in the living, dining, and bedrooms include painted plaster ceilings, wood ceiling trim, painted plaster walls with wide wood baseboards and original oak flooring except where noted. Non-original chandelier lighting fixtures are also found in these spaces. Doors are two-panel painted wood in an original wooden frame. Examples remain of the original glass knobs. The 1924 drawings indicate that the living room, dining room, and kitchen were separated by 15-light double or single French wood doors. However, these doors are no longer present in the building. The drawings also indicate the previous existence of large, picture-frame panels in the living room and dining room areas.

Typical kitchen material finishes include painted wooden cabinets and trim, non-original tile flooring and equipment, and ceramic tile countertops. Typical bathroom material finishes include hexagonal tile flooring and non-original fixtures including sinks, baths, and toilets. A few of the original tubs—a

⁴ King County Tax Assessor, Parcel No. 684820-0030, Puget Sound Regional Archives.

⁵ Alliance Management, Inc., "Roy Vue Apartments," <http://www.allianceapts.com/royvue>.

combination seat bath, foot bath, shower, and child's bath known as the "Wheeling"—remain, but these are in fewer than 20% of the apartments. **See figures 45- 47.**

The apartments are accessed at several points by stairwells located on the courtyard walls and exterior walls. The main entries for residents are off the garden courtyard, accessing stairways leading to the apartments. Most of the windows within these inner stairwells are non-original vinyl sash. On the first floor of the stairwell is a decorative tile floor at the inner entrance. The stairs leading up to the apartments are original varnished wood with non-original commercial carpet runners covering the treads. The stairwell has painted drywall and plaster with wooden wainscoting. Original varnished wood-top rails and newel caps remain. The newel panels and balusters are painted white.

The stairs located on the building's outer perimeter are simpler, intended to be used as a secondary means of egress or for use by servants and to allow access to the apartments by repairmen. These stairs exit directly to the exterior sidewalks. Within the stairwells are the few remaining original wooden windows, however, these windows have been sealed and are no longer operational. The treads and risers are completely covered in non-original, commercial carpeting. The stairwell is painted drywall and plaster with wooden wainscoting. Newels are solid, unornamented wood connected by dimensional lumber: a 2"x 6" top rail and 2"x 2" center rail. **See figures 48-50.**

3.5 Documented Building Alterations & Present Condition

The Roy Vue was constructed in 1924 as an apartment complex. The same year a concurrent permit was issued to build a series of 20 garages appurtenant to the apartment building. **See figures 51-52.**

Photographic evidence from 1937 indicates the building retained most of the original finishes and windows from 1924 with little alteration, however, today most of the original windows have been replaced with vinyl sash. The row of typical eight-light hopper windows at the basement level was exposed during this time and a sequence of six-foot topiary bushes lined the sidewalk along Bellevue Avenue E.

In 1924, shortly after construction of the Roy Vue was complete, the *Seattle Times* noted “the beauty of the garden court is enhanced” by the presence of two pergolas.⁶ These pergolas may have been located to the far west above the row of garages. While the cleared spaces are still apparent today, the original pergolas no longer exist.

In 1968 the building was wired for electric heating.

In 1971 two permits were issued: one to wire lights and one to repair fire damage. On August 23, 1973, a permit was issued for a gas burner. On March 21, 1974, a permit was issued to repair fire damages and was subject to a field inspection. After this inspection took place, a second permit was issued on June 24, 1975 to make necessary repairs to the existing building in order to comply with the department letter sent to the owner on March 28, 1974.⁷ In 1977 two permits were issued, both addressing the change of circuits and feeders for conversion to electric heat. In 1978 a permit was issued for a fire alarm.

In 1981 a permit was issued for electrical updates.

On December 7, 1992, the Seattle Department of Construction and Land Use sent a letter to the owner, addressing the fact that at some point since its construction a unit had been added without a permit. Although the original plans of the Roy Vue show 32 units and a maid's room, there are now 34 units.

⁶ *Seattle Times*, “Apartments Ready,” October 19, 1924, p. 21.

⁷ Seattle Department of Construction & Inspections, file # HC74-106.

Recorded Building Permits

Date	Description	Owner	Contractor	Permit #
5/21/24	To build apartment per plan	Willis & Guy Bergman	Hans Pederson	233994
1924	Build garage appurtenant to an apartment home to be used for the storage of cars only	Willis & Guy Bergman	Hans Pederson	234694
1968	Wire w. heat			506152
1971	Wire lights			524671
1971	Repair fire damage			540696
8/23/73	Gas burner			B35318
3/21/74	Repair fire damage			538961
3/21/74	Repair fire damage (E.I. EXEMPT)	Priscilla Van Gries	Walsh Construction Services Inc.	551983
6/24/75	Make nec. repairs to existing bldg.	Glen Roy Investments	Owner	557947
1977	Change circuits & feeders for conversion to electric heat	Glen Roy Investments		561853
1977	Circuits & feeders for electric heat	Glen Roy Investments		562214
1978	Fire alarm	Glen Roy Investments		573610
1981	Altering and light circuits	Glen Roy Investments		599598

Significant character-altering changes include the following:

- Replacement of significant portion of windows within the building.
- Removal and replacement of original tiles in breezeway arcade.
- Addition of false wooden lintel with the words “Roy Vue” affixed above main exterior entry.
- Interior, un-permitted remodeling of the apartments, removing and replacing select original finishes, doors, appliances, and cabinetry.
- Removal of original tree in courtyard garden due to disease.

4. SIGNIFICANCE

4.1 Historic Neighborhood Context: Capitol Hill

The subject building is situated within a mixed single- and multi-family residential and apartment area located near the western edge of Capitol Hill in the Broadway neighborhood. Commercial development is located to the east along Broadway, and further south along the Pike-Pine commercial corridor.

Capitol Hill is located on a long north-south ridge that overlooks the central business district and Lake Union on the west, and the Madison Valley and Lake Washington on the east. The first known use of the area by white settlers was for a cemetery, later named Lake View Cemetery, at the area's highest point, near its northern end. Logging of the area began in the 1880s, followed soon after by residential subdivisions. James Moore (1861-1929), Capitol Hill's chief developer, gave the hill its name in 1901, the area having previously been known as Broadway Hill. Moore is thought to have chosen the name for the quarter section of land he purchased in 1900, primarily because his wife came from Denver, another western city that had its own Capitol Hill. *See figures 53-54.*

J. H. Nagel's First Addition, bounded by Harvard Avenue on the west, a half-block east of 14th Avenue on the east, Union Street on the south and Thomas Street on the north, was platted in 1880 by David Denny as trustee and guardian of the estate of John H. Nagel who was at that time confined to the Insane Asylum for Washington Territory. Nagel, a German immigrant and early Seattle pioneer, had in 1855 homesteaded the area amounting to 161 acres, where he farmed fruits and vegetables. Denny left an "open tract" that encompassed most of Nagel's original farm, lying one block east of Broadway to the east side of 12th Avenue, and from the northern side of Gould Street (now Pine Street) to the southern side of Hawthorn Street (now Denny Way), possibly in hope that Nagel would eventually recover. However, Nagel died in the mental institution in 1897. The City of Seattle purchased 11.133 acres of the open tract for use as a reservoir. The reservoir and hydraulic pumping station were completed in 1901, with the remaining area developed as a park (1902, Olmsted Brothers) and playfield (1908). The reservoir and park were named Lincoln Reservoir and Lincoln Park and in 1922 renamed Broadway Playfield to avoid confusion with the new Lincoln Park in West Seattle. The playfield was renamed the Bobby Morris Playfield in 1980. In 2003, the entire site was named Cal Anderson Park in honor of Washington State's first openly gay legislator.⁸ *See figures 55-58.*

In 1896, the Capitol Hill neighborhood could be reached by the Madison Avenue Line, the Broadway Line, and by foot. The next nearest Line was on East Lake Avenue. By 1905 there were 3.674 miles of track laid out over Capitol Hill. During this period, the Union Trunk line was torn out and replaced, the Broadway and James streetcar barns were built. Across the City of Seattle various companies building and extending multiple lines.

The East Republican stairway, located two streets south of the subject building, was built in 1910. This public stairway least from Melrose Avenue East up to East Republican Street. The Madison and James streets cable systems changed from steam to electricity in 1912.⁹ There was a power house located one block east of Broadway. By 1915, not only was the Summit Line added to Capitol Hill, looping to Bellevue Avenue East, but Lines were also added to East Pine Street, East Pike Street, Fifteenth Avenue North, Ninetieth Avenue North, and Twenty-Third Avenue Lines.

Many of the new plats were laid out in conjunction with streetcar lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888. Within 12 months, builders constructed approximately 1,569 homes within three blocks of the cable car line. In 1901, the City Park trolley line was constructed from downtown to what would become Volunteer Park. By 1909, the Puget Sound Traction Light and Power Company would extend three more lines north along the Capitol Hill ridge. Similar to the City Park line, the Capitol Hill line approached the ridge along Pike Street to reach the last long leg of its route on 15th Avenue. Another line followed 19th Avenue, and the

⁸ Dotty Decoster, "Nagle, John H. (1830-1897)," HistoryLink.org Essay 9268, January 23, 2010, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=9268 (accessed August 23, 2014).

⁹ Leslie Blanchard, *The Street Railway Era in Seattle: A Chronicle of Six Decades*, (Forty Fort, Pennsylvania: Harold E Cox, 1968), 75.

23rd Avenue line was laid along the line of the old wagon road as far north as Portage Bay, and to the entrance of the 1909 Alaska-Yukon-Pacific Exposition on the University of Washington Campus. Another streetcar line running up Pike Street was laid by 1912. **See figures 59-60.**

Capitol Hill quickly became a “streetcar suburb” with residential areas constructed to the sides of the business and transportation strips of Broadway, 15th Avenue, and 19th Avenue. By 1912 there were more than 40 platted additions within the Capitol Hill area, including Fourth, Yesler, and Moore’s seven Capitol Hill tracts, and the several Pontius additions. Capitol Hill became a mix of large grand houses and modest family houses, often on the same block. As platted, the lots are generally small, usually around 60' x 120'. Many of these homes were built in the form of the efficient “Seattle Box” style. Other areas developed a more unified character of grander houses. The first was “Millionaire’s Row” developed by Moore on 14th Avenue just south of Volunteer Park, followed by what became known as the Harvard-Belmont district. **See figures 61-62.**

Apartment house development occurred concurrently and, in some cases, immediately adjacent to single-family residential development. Many of the early multi-family buildings provided large units within handsome structures with garden areas, providing housing for families. Later, many of these larger apartments were divided into smaller units for single occupants. Likewise, many larger single-family residences were converted to rooming houses. A few bungalow courts in their various forms were also built in the area within easy walking distance to streetcar lines in the 1920s. The location of the subject building, on Bellevue Avenue, was also associated with the development of the Cascade district to the west as apartment buildings started to develop along Eastlake Avenue E.

Capitol Hill is now a vibrant community with a thriving business district along Broadway and along 15th and 19th Avenues. It is home to Volunteer Park and the Seattle Asian Art Museum, St. Mark’s Episcopal Cathedral, as well as other churches, Seattle Central Community College, Cornish College for the Arts, as well as many shops, restaurants, night classes, and coffeehouses. Madison Street has also seen major redevelopment. The Miller Park area has an active neighborhood organization that has worked over the last twenty odd years on improving social problems and urban design issues.¹⁰

Note: A history of the Capitol Hill area is available in the form of a “context statement” in the City of Seattle’s Department of Neighborhoods Historic Preservation Program “Historic Property Survey Report: Seattle’s Neighborhood Commercial Districts,” available at:

<http://www.seattle.gov/neighborhoods/preservation/contextcommercialreport.pdf>.

4.2 Building History

The Roy Vue Apartments appear to have been an investment project for the father-and-son partners Willis and Guy Bergman. In 1924, the Bergmans were issued a building permit for a “frame apartment house, \$100,000, 615 Bellevue Ave. N.”¹¹ Charles L. Haynes was hired to design the building, and Hans Pederson was contracted as builder.¹²

On May 11, 1924, the *Seattle Times* announced a new, three-story apartment house to be built on Bellevue Avenue North. The property owners were Willis H. and Guy H. Bergman. The Bergmans had chosen Hans Pederson as the contractor to build plans drawn by architect Charles L. Haynes. As the building neared completion, publications announced the “new Gothic structure on Capitol Hill cost \$200,000.”^{13,14} **See figure 63.**

By December 7, 1924 the Roy Vue Apartments were advertising just five vacant units. A *Seattle Times* advertisement describes units in the just-completed building as “strictly modern, electric range, shower

¹⁰ This section adapted from the Landmark nomination report for the White Company Building, Larry E. Johnson, The Johnson Partnership, August 2014.

¹¹ *Seattle Times*, “Building Permits,” May 15, 1924, p. 17.

¹² *Seattle Times*, “Plan Novel Apartment,” April 13, 1924, p. 25.

¹³ *Seattle Times*, “New Apartment House Will Be Built on Bellevue Avenue North,” May 11, 1924, p. 19.

¹⁴ When calculated for inflation this amount is equal to \$2,849,988.44 in 2018.

and tub bath, breakfast nook; beautiful marine and mountain view; no children.”¹⁵ The apartments were built to accommodate single or married individuals and not families with babies or children. In 1928, neighbors called the police after a lovers’ quarrel between Mr. Harry Greeney and Ms. May Cruse. Mr. Greeney agreed to “say goodbye forever if he could have back his radio,” a condition which Ms. Cruse agreed to.¹⁶ **See figure 64.**

From the society pages of 1937, it is noted that Mrs. Charles Stanhope Cotton moved into the apartment building from the Hamilton Arms and that her sister, Mrs. Martin T. Wildander of Denver, came to visit. Residents of the apartments tended to be childless and of the upper middle class. Both married and single men and women resided in the apartment building.¹⁷

In 1937, the Roy Vue was sold for approximately \$100,000.¹⁸ The property was bought by Carl Rubenstein, a Seattle salmon broker, from the estate of Marie Pederson. **See figure 65.**

In 1950 the Roy Vue was sold by then-owner J. W. McFarland to Thomas Gregory for \$185,000. When calculated for inflation this amount is equal to \$1,932,497.46 in 2018. In 1954 the Roy Vue was sold by Mr. and Mrs. Thomas Gregory to Mr. and Mrs. William M. Williams for an undisclosed amount.¹⁹

In 1963, Mr. Gilman L. Peterson entered into a \$300,000 lease agreement with the owner, Mr. Joseph B. Norton.²⁰ In 1969 an anonymous phone call at 4:27 a.m. informed the Roy Vue apartment manager, Alan Chaffee, of a fire: “Hey, man, there’s a fire in your basement.” The fire was extinguished and caused an estimated \$100 dollars in damage.²¹

A blaze five years later was more severe. On Friday, January 4, 1974 the garbage chutes of the Roy Vue became congested and caught fire. “Two explosions, possibly caused by gas from garbage burning in a chute, caused extensive damage but no injuries to occupants.”²² Windows on the first and second floors of the building were blown out onto the street. Those outside the building were “showered in glass.” Seven apartments were heavily damaged by the blasts. Mrs. Virginia Roberts had been living in the Roy Vue for more than a decade when the fire occurred. The fumes from the flame scared her cat, Marmalade, and caused the animal to hide underneath the bed. “The smoke was coming in so I put a wet cloth over my face and I must have spent 15 minutes trying to get her out. Then the windows exploded and then my whole house collapsed.” She escaped wearing her robe, Marmalade tucked safely in her arms. The replacement of the shattered windows may have been when the majority of all original windows were replaced in the building, with a permit under the canopy of “repair fire damages.” The total fire damage estimate was \$80,000.^{23,24} **See figure 66.**

In 1984 an advertisement announces the availability of newly remodeled, spacious one- and two-bedroom apartments available at the Roy Vue.²⁵

Roy Vue tenants tended to remain for many years, or indefinitely. Fordyce C. Gorham was a World War II veteran, a physician and a surgeon. He and his wife, Gertrude, moved into the Roy Vue in 1929. The Gorhams were active in Seattle society—attending dinners and hosting events. Mrs. Gorham was a member of several society groups including the Women’s University Club and the Rainier Chapter, Daughters of the American Revolution.^{26,27} They resided at the Roy Vue for thirty years, until 1959.²⁸

¹⁵ *Seattle Times*, “RoyVue Apartments,” December 7, 1924, p. 63.

¹⁶ *Seattle Times*, “Love Affair, Disintegrating, Results In Static; Detectives Act as Judge and Jury,” April 27, 1928, p. 2.

¹⁷ R. L. Polk & Co. Seattle City Directory, 1938-1983.

¹⁸ *Seattle Times*, November 17, 1937, p. 25.

¹⁹ *Seattle Times*, “Sale of the Roy-Vue Apts. Announced,” May 23, 1954, p. 47.

²⁰ *Seattle Times*, “Real Estate,” June 9, 1936, p. 41.

²¹ *Seattle Times*, “Caller Reports Apartment Fire,” October, 21 1969, p. 8.

²² *Seattle Times*, “2 blasts hit apartments,” January 4, 1974, p. A3-4.

²³ Ibid.

²⁴ With inflation this is equivalent to \$426,881.39 in 2018.

²⁵ *Seattle Times*, “Roy Vue Apartments,” October 11, 1984, p. 67.

²⁶ *Seattle Times*, “Book Review Class to Meet,” January 28, 1929, p. 10.

²⁷ *Seattle Times*, “Fireside Tour Arranged for University Club,” October 11, 1936, p. 35.

²⁸ R. L. Polk & Co. Seattle City Directory, 1938-1983.

Joseph Gluck was born in Prezmysl, Poland in 1882.²⁹ He was an antiques dealer and owner of Gluck's Antique Galleries at 604 Pine Street until his retirement in 1941. He was known as "Mr. Democrat" for leading the nation in war bond sales during World War II.³⁰ For 14 years Gluck held the office of Democratic National Committeeman for Washington.³¹ He moved into the Roy Vue in 1928 and stayed for more than forty years, until at least 1972. Gluck died in 1978.³² *See figure 67.*

Linda Papaso lived at the Roy Vue for nearly fifty years, from the early 1970s until her death in 2018. After her husband died in 1971, she moved from Washington D.C. to Seattle. She was an artist, a former Carousel Queen, worked as a resident artist for the Pacific Northwest Ballet, and was a former staff member at the Seattle Art Museum.³³ In 2015, at age 75, she helped to reinstate the downtown Seattle bus route #47.³⁴ *See figure 68.*

4.3 Historic Architectural Context

4.3.1 Typology: Seattle Apartment Buildings³⁵

What we now call apartment buildings—the first buildings specifically and exclusively built as multi-family dwellings—appeared in Seattle at the turn of the 20th century. Prior to that, as a pioneer town, individuals and families in Seattle who were not living in single-family dwellings could rent rooms in boarding houses and rooms above taverns or other businesses, or stay in small hotels specifically targeted to transients and workers. The latter offered single rooms with shared bathroom arrangements known as SRO (single-resident occupancy). Wealthier individuals and families enjoyed the option of staying in nicer hotels that offered amenities such as large lobbies, dining rooms, and ballrooms.³⁶

Between 1880 and 1900, multi-family dwellings in Seattle were mainly boarding houses, tenements, or single-room hotels, catering primarily to single men. These small-scale buildings were usually built either of brick masonry or frame construction and were limited to three or four stories with one or two stairways and double-loaded corridors. Bathrooms were shared, and common areas such as lobbies were minimal. Some single-room hotels incorporated interior enclosed light courts, allowing rooms without exterior windows. As building codes changed, light wells and inner courts began to provide required light and ventilation. Meals were provided at boarding houses and workers hotels, not at apartment houses. The neighborhoods around the Central Business District such as First Hill, Belltown, and the Denny Regrade, were residential areas.³⁷ *See figure 69.*

Seattle's population grew from a town of 80,671 in 1900, to 237,000 in 1910, then to 315,312 in 1920, becoming a major city.³⁸ To accommodate this booming population, additional forms of housing developed, some based on European or east coast precedents. One such type was the family residential hotel, oriented to families residing for extended periods of time or occasionally using them as their permanent residence.³⁹ The Chelsea Hotel (1907, Harlan Thomas, City of Seattle Landmark, altered) and the Sorrento Hotel (1907-08, Harlan Thomas, altered) are two extant examples of this type.

In the late 1890s and early 1900s, the apartment building and apartment hotel became a new type of

²⁹ United States, "Joseph Gluck, "World War II Draft Registration Cards, 1942.

³⁰ *Seattle Times*, "Estate Diamonds at 30% Savings," November 12, 1978, p.16.

³¹ *Seattle Times*, "Luck Graham Becomes Demo Committeeman," August 28, 1964, p.12.

³² *Seattle Times*, "Joseph Gluck dies; active with Democratic Party," February 27, 1978, p. 43.

³³ *Charlotte Observer*, "Lina Papaso (1937-2018)," obituary, June 2, 2018.

³⁴ A Sacred Moment, "Linda Papaso," <https://www.asacredmoment.com/obituaries-archive/2017/03/23/707781-3h626-e8m6y-gpkt8-hsmy9-dxkrj-whm9k-lkh2d-bd8t8-7hgb7-jxahj>

³⁵ Text adapted from supplemental report for Williamsburg Court Apartments, Larry E. Johnson, The Johnson Partnership, July 2009. Larry E. Johnson, "Appendix A - Historic and Cultural Resource Report, Two First Hill Properties Seattle, Washington, DPD PROJECT # 303307," The Johnson Partnership, May 2006. Mimi Sheridan, "Franklin Hotel Landmark Nomination."

³⁶ Mimi Sheridan, "Seattle Apartment Buildings, 1900-1957, King County, Washington, Statement of Historic Contexts," National Register of Historic Places Nomination, pp. 12-14.

³⁷ *Ibid.*

³⁸ Richard C. Berner, *Seattle 1900-1920: From Boomtown, Urban Turbulence, to Restoration* (Seattle, WA: Charles Press, 1991), p. 60.

³⁹ Sheridan, p. 14. The Chelsea has evolved into an apartment building and the Sorrento into a traditional short-stay hotel.

housing in Seattle, providing suitable housing for the growing numbers of middle-class families arriving in Seattle as the economy prospered. The apartment block, although common in Europe, the east coast, and other older American cities, made its first appearance in Seattle around 1900. Prior to the city's adoption of a comprehensive zoning ordinance, no restrictions were placed on land use; land situated near downtown and close to streetcar service was marketed for potential apartment development. Since the presence of Denny Hill restricted development north of downtown, and the tide flats to the south were undergoing intensive industrial development, many early apartments were situated immediately east of downtown after regrading began in 1898, and the higher land of Capitol Hill and First Hill.

Early apartment hotels provided meals in a central dining room, but would also include a kitchen in the private units.⁴⁰ Apartments provided secure, convenient housing for single people or couples with shared amenities such as spacious lobbies, elevators, laundry rooms, and rooftop gardens. Apartment buildings with a single entry, and kitchens and baths private to the units started being built in Seattle around 1900. The earliest known apartment building is the St. Paul on First Hill, constructed in 1901.^{41,42} Many upscale apartment buildings were located on First Hill, Capitol Hill, and the south slope of Queen Anne Hill. These included the Chelsea Hotel Apartments on Queen Anne, (City of Seattle Landmark) built in 1906-07, and the Old Colony Hotel on First Hill, built in 1910. **See figures 70-71.**^{43 44}

The Manhattan Flats project in the Denny Triangle/Cascade neighborhood (1905, William White, destroyed) was one of the most ambitious apartment developments of that time, incorporating four three-story apartment buildings covering most of an entire block and featuring large suites of two- to five rooms, a large shared central court, and an in-house kindergarten.⁴⁵

The majority of early apartment developments, however, provided fewer amenities and were designed to provide affordable housing for individuals, while providing a reasonable return on the developer's investment. Prominent local architects of the time, including Daniel Huntington (1871-1962), George Lawton (1863-1928), James Schack (1878-1933), Frank H. Perkins, Henderson Ryan (1856-1927), and William D. Van Sicken (1865-1951), took apartment commissions during their careers, designing several notable apartment buildings. Revival styles such as Mission or Spanish Colonial were popular. Although many of these projects were individually commissioned, many were pulled from plan books produced by local and national companies. One local architectural and development company promoted that "any fairly close-in lot in a good location, with good car (streetcar) service, is suitable, and the building, when completed and rented, will prove a source of satisfactory and permanent income."⁴⁶

Between 1900 and 1920 women increasingly entered the work force as Seattle urbanized. Working women required affordable housing with private bathing accommodations. Single women worked in shops, offices, and factories, and participated in traditional women's careers such as teaching and health care. The new apartment buildings provided economical and socially respectable housing for these women.

The first single-purpose apartments in Capitol Hill began appearing as early as the late 1800s. An example of these early apartments still existing today is the Camdon Apartment building at 1901 E Jefferson Street (1895). Between 1900 and 1920 more examples were built, including the Naoma Apartments at 1733 Boylston Avenue (1904), the Madkin at 1625 E Madison Street (1904), the Bellevue Apartments (now the Chardonnay Apartments) at 203 Bellevue Avenue (1906), the Roycroft Apartments at 317 Harvard Avenue (1906), the St. Florence Apartments at 504 Denny Way E (1914), and the Washington Arms at

⁴⁰ James, p. 72.

⁴¹ Sheridan.

⁴² The Cambon Apartments on Queen Anne were constructed in 1895 at 1901 East Jefferson Street. However, the townhouse typology is distinct from typical Seattle apartment buildings constructed later. Thus, while they are an early example of apartments in Seattle, the Cambon Apartments do not fit with the prevailing apartment building typology explored within this report.

⁴³ University of Washington Libraries, Special Collections, 19715202.22W.

⁴⁴ University of Washington Libraries, Special Collections, SEA3801.

⁴⁵ Sheridan, p. 20

⁴⁶ Dose, West & Reinohl, *Architecture of Dose, West & Reinohl* (Seattle, WA: self-published, 1908), p. 4.

1065 E Prospect Street (1919).⁴⁷ **See figures 72-73.**

By the mid-1920s, the demand for apartment units in Seattle exceeded available supply, mainly due to reduced construction during World War I. As the postwar economy thrived, dozens of large apartment buildings were built near streetcar lines in older in-city neighborhoods and in newer suburban areas, including the University District, Greenwood, and West Seattle. Many of these buildings had spacious, house-like flats, with tenant services and handsome exteriors. Examples of this type include the Exeter and Gainsborough Apartments on First Hill.

The subject building, the Roy Vue (1924, Charles Haynes), was built in the context of apartment development in Capitol Hill. Between 1900 and 1919 at least 39 apartment buildings were constructed in Capitol Hill. Between 1920 and 1930 at least 56 more apartment buildings were built. By the end of the building boom of the 1920s more than 95 apartment buildings had been constructed in the Capitol Hill area, largely concentrated around Roy and Union Streets, and Bellevue and 15th Avenues.⁴⁸ The Great Depression of the 1930s signaled an end to new construction as financing for new apartment buildings dried up.

Along with the subject building, there are at least 18 still-existing single-use apartment buildings constructed between 1920 and 1930 on or adjacent to Bellevue Avenue East. These are as follows:

- Joey Ray Apartments, 311 Bellevue Avenue E (1923)
- Stephensberg Apartments, 405 E Olive Street (1923)
- Louis Arms Apartments, 1515 Bellevue Avenue E (1925)
- The Roundcliffe, 845 Bellevue Place E (1925, B. Dudley Stuart and Arthur Wheatley)
- New McDermott Apartments, 1514 Bellevue Avenue E (1926, Gerald C. Field)
- Marwood Apartments, 531 Bellevue Ave E (1927)
- Stanford Apartments, 404 East Harrison Street (1927)
- Amerherst Apartments, 516 Bellevue Avenue E (1928)
- Devon Apartments, 432 Bellevue Avenue E (1928)
- Harrison Apartments, 316 E Harrison Street (1928)
- Sherrydon Apartments, 411 Bellevue Avenue E (1928)
- Sir Galahad Apartments, 903 Bellevue Place E (1928)
- Whittier Hall, 510 Bellevue Avenue E (1928)
- Bel Vista Apartments, 1819 Bellevue Avenue E (1929)
- Tulane Apartments, 408 Bellevue Avenue E (1929)
- Belroy Apartments, 703 Bellevue Avenue E (1930, Lionel Pries and William J. Bain)
- Catalina Apartments, 509 Bellevue Avenue E (1930, William Whiteley)
- Martha Lee Apartments, 427 Bellevue Ave E (1930, William Whiteley)

In the wider Capitol Hill neighborhood, apartment buildings constructed in the same period and display the similar Tudor influence include:

- Biltmore Apartments, 418 E Loretta Place (1924, Bertram Dudley Stuart and Arthur Wheatley)
- The Highland, 925-931 11th Avenue (1924, Bertram Dudley Stuart and Arthur Wheatley)

⁴⁷ Seattle Department of Neighborhoods. King County Parcel Viewer.

⁴⁸ Ibid.

- The Charbern, 1705 Belmont Avenue (1925, John A. Creutzer)
- Buckley Apartments, 201 17th Avenue E (1928, Edward L. Merritt)
- Sheffield Apartments, 200 17th Avenue E (1929)
- The Bering, 233 14th Avenue E (1930, Max A. Van House)
- Harvard Crest, 125 Harvard Avenue (1930, William Aitken)⁴⁹

Of these Tudor-style buildings, only the Biltmore Apartment building is U-shaped with a courtyard. **See figures 74.**

There are more than thirty examples of courtyard garden in U-shaped apartment buildings in various architectural styles within greater Seattle. These include the following:

- The Victoria, Queen Anne (1921, John Graham, Sr., Tudor)
- Humphrey Apartments, Belltown (1923, Warren Milner, Beaux-Arts/Neoclassical)
- The Wilsonian, University District (1923, Frank Fowler, Italian Renaissance, City of Seattle Landmark)⁵⁰
- The Biltmore, Capitol Hill (1924, Bertram Dudley Stuart & Arthur Wheatley, Tudor)
- Hawthorne Square, Fremont (1924, George Lawton & Herman Moldenhour, Tudor)
- Oxford Crest Apartments, Pike/Pine neighborhood (1924, Beaux-Arts/Neoclassical)
- Davenport Apartments, Belltown (1925, Henry Bittman, Tudor)
- Devonshire Apartments, Denny Regrade (1925, Henry Bittman, Tudor)
- Montrose Court Apartments, Queen Anne (1927, William Whiteley, Tudor)
- Parkview Apartments, Queen Anne (1927, Arthur Brown, Tudor, demolished 2008)
- Seville Court, Queen Anne (1927, Frederick Anhalt and Jerome B. Hardcastle, Spanish Eclectic)
- 1719 Second Avenue N, Queen Anne (1928, Tudor)
- Anhalt Arms, Capitol Hill (1928, Frederick Anhalt, French Eclectic)
- Barcelona Court, Queen Anne (1928, Frederick Anhalt, Spanish-Eclectic)
- Creswick Apartments, Capitol Hill (1928, Tudor)
- Greenwich Apartments, Queen Anne (1928, Art Deco)
- Lowell-Emerson Apartments, First Hill (1928, John S. Hudson, Late Gothic Revival)
- Malloy Apartments, University District (1928, Earl Roberts, Collegiate Gothic)
- Piedmont Apartments, First Hill (1928, Daniel Huntington, Spanish Eclectic)
- Anhalt Harvard Avenue, Capitol Hill (1929, Frederick Anhalt, Tudor)
- Glen Eden Apartments, Queen Anne (1929, Vernacular)
- Linden Court Apartments, Fremont (1929, William Kinsley, Tudor)
- Twin Gables, Capitol Hill (1929, Frederick Anhalt and Edwin E. Dofsen, Tudor)
- Tudor Manor, Capitol Hill (1929, Tudor)

⁴⁹ Ibid. This is not necessarily an exhaustive list of all single-use apartment buildings built between 1920 and 1930 in the vicinity of Bellevue Avenue.

⁵⁰ James, p. 221-222.

- Olympus Manor, Queen Anne (1930, Collegiate Gothic)
- Anhalt East John Apartments, Capitol Hill (1930, Frederick Anhalt, Tudor)
- Anhalt East Roy Apartments, Capitol Hill (1930, Frederick Anhalt, Tudor)
- Franca Villa Apartments, Queen Anne (1930, William Whiteley, Spanish/Mediterranean)
- Mercedes Apartments, Queen Anne (1930)
- Terrace Crest Apartments, downtown Seattle (1930) *See figures 75-76.*

The Victoria Apartments (1921, John Graham, Sr.), arguably the best example to compare with the Roy Vue, was constructed three years before the subject building and is located in Lower Queen Anne at 100 West Highland Drive. The Victoria is a U-shaped, Tudor-style building with an excellent example of a courtyard garden with a variety of different plantings. Unlike the Roy Vue, the garden is open to public access along West Highland Drive and is approximately 150 feet by 125 feet. The overall design of the Victoria's façade is very similar to the subject building, but whereas the Roy Vue has flat cast-stone ornamentation, the Victoria's ornamentation is articulated and more detailed. The roofline has a simple brick frieze with cast-stone shield medallions and cornice with floral medallions and cast-stone molding with four-lobed, decorative Tudor roses. Ornate scuppers without downspouts are also visible at the parapet level. All hood molds are articulated. At the ground level the water table also stands in relief against the building façade. The façade is clad in red brick in a common bond and the gray mortar maintains the original rake joint. The apartments are accessed through three recessed alcoves with ornate surrounds with Tudor arches. The Victoria has four stories, 48 apartments, 6 laundry rooms, 48 garages, twenty maid's rooms, and a children's playroom. However, the original garages were demolished for new townhouses and underground garages. The building was converted to condominiums in 1998.⁵¹ *See figures 77-78.*

Apartment buildings of three stories or fewer usually did not have elevators, so a central staircase would access a lobby, often clad with marble or other luxurious materials.⁵² Double-loaded corridors meant that apartments had windows opening onto either the street or an inner courtyard or light well. Those apartment buildings of two- to three stories arranged around garden courtyards, such as the subject building and many of the Anhalt developments, had separate private or semi-private entries from the courtyard. This is a popular arrangement which continues to be used in contemporary designs.

Although elevators became common in commercial buildings after 1900, they were not common in residential structures until 1910. Elevators and more sophisticated structural engineering allowed taller building and higher densities. Fold-up beds also became common during this period, allowing the development of efficiency units, now known as studios, which had private bathrooms, a small kitchen, and a single room that served as both a living room and bedroom. These units were targeted to working class individuals.

Apartment hotels catering to wealthier tenants were also built with servants' quarters, dining rooms, housekeeping and laundry service, and, gradually, parking. The majority of these luxury apartment hotels, like those developed by Frederick Anhalt, were clustered on First Hill and Capitol Hill. Buildings of this type included the Sorrento and Perry Hotels on First Hill, and the Moore Hotel in the Denny Regrade area.

Multi-story apartment buildings with elevators included larger lobbies and often had public dining areas. Examples of larger apartment hotels are the Camlin at 1619 Ninth Avenue (1926, City of Seattle Landmark) the eleven-story Vintage Park/Spring Apartment at 1100 Fifth Avenue (1922), the twelve-story Lowell and Emerson Apartments at 1102 and 1110 Eighth Avenue, and the ten-story Exeter at 720 Seneca (1928, Stuart & Wheatley).

⁵¹ Seattle Department of Neighborhoods.

⁵² Sheridan.

In all building types, efficiency apartments typically measured between 400 and 550 square feet with a living room, full bath, kitchen with appliances and cabinets, and sometimes a large closet or dressing room (which could contain the bed) that opened off the living room. One-bedroom apartments would have a separate bedroom in place of the dressing room.⁵³ Some apartments featured wall beds, built-in cabinets, and dinettes, with materials such as leaded glass windows, oak floors, and tile bathrooms. Larger units might even have had luxury treatments like the so-called “Tiffany walls.” The basement of the building would contain shared facilities such as laundry rooms and storage areas.⁵⁴

4.3.2 Architectural Style: 20th Century Revivals—Tudor and Gothic⁵⁵

The subject building was described on the Seattle Historical Sites Survey as an example of eclectic Tudor Revival.

At the turn of the 19th Century, the vast majority of larger residential and institutional architecture represented the contemporary programs dressed in eclectic architectural styles derived from European models. Starting with the United States Centennial of 1876, the buildings of early America were also used as the inspiration for architectural style. This meant that the two most prevalent styles of the first half of the 20th century were the Colonial Revival and the Tudor Revival.⁵⁶ Especially the Colonial Revival style freely incorporated elements of the classical architecture of Greece and Rome, while the Tudor Revival and Mission Revival styles referred to early regional colonial forms. Other revival styles included the Gothic, Beaux-Arts, and Italian Renaissance Revival, all drawing inspiration from European forms. By the mid 1920s, the Colonial Revival style was the most prominent style used in the United States, closely followed by the Tudor Revival style.⁵⁷

The revival styles applied to the buildings of the early 20th century grew out of the Victorian forms most influenced by English architect Richard Norman Shaw (1831-1912), probably the most influential architect of the Victorian period. His designs drew heavily on earlier examples to create flamboyant original compositions for large country estates during the 1860s and 1870s. Shaw’s architectural designs were widely published in American architectural journals and would influence generations of architects. “Shavian Medieval” style, as it was popularly known, led to the popularity of Queen Anne-style buildings and the creation of the Shingle style. The form eventually reached other areas of the United States where the forms were applied to major residences, university buildings, and men’s clubs. The Rainier Club (1902-04, Cutter, Malgren & Wager) in downtown Seattle is a fine example of this style applied to the latter. Jacobean styling eventually filtered down to school buildings and other larger buildings throughout the nation.⁵⁸

In Seattle, developer Fredrick Anhalt built luxury apartment buildings in a vernacular French Norman Tudor style, while utilizing the most recent construction methods.^{59,60} Anhalt's version of the Tudor Revival differs from that applied to the subject building. In the subject building the forms and massing of the Tudor revival were not incorporated into the building, however, decorative elements of the style were applied to a utilitarian apartment form. **See figures 79-80.**

The elements of the Gothic Revival style that appear on the subject building are the patterned brick work

⁵³ Sheridan.

⁵⁴ Ibid.

⁵⁵ Text adapted from Landmark Nomination Report for Sigma Kappa Mu Chapter House, Larry E. Johnson and Ellen F. C. Mirro, The Johnson Partnership, 2005.

⁵⁶ Pennsylvania Historical & Museum Commission, “Late 19th & Early 20th Century Revival Period—1880-1940,” <http://www.phmc.state.pa.us/portal/communities/architecture/styles/late-19th-century-revival.html>.

⁵⁷ Pennsylvania Historical & Museum Commission, “Tudor Revival Style 1890-1920,” <http://www.phmc.state.pa.us/portal/communities/architecture/styles/tudor-revival.html>.

⁵⁸ Ibid.

⁵⁹ Lawrence Kriesman, *Apartments by Anhalt* (Seattle, WA: Office of Urban Conservation, 1978), p. 2.

⁶⁰ Walker, p. 12.

and shaped parapet, along with the decorative pendants and quatrefoils of the cast stone ornament.⁶¹

4.4 Original Building Owner: Willis H. & Guy H. Bergman

The original owners of the Roy Vue Apartments were father and son Willis H. Bergman and Guy H. Bergman.⁶²

Willis H. Bergman was a steamship captain who became a real estate investor and developer. He was born in Walla Walla around 1864. He married a woman named Emma and their son, Guy H. Bergman, was born on December 15, 1886 in Hoquiam, Washington.⁶³

Already an established ship captain, by 1903 W. H. Bergman was captain of the Seattle-based steamship *Dode*. He lived in Capitol Hill just south of the Lincoln Reservoir and Lincoln Park (now the Bobby Morris Playfield). Captain W. H. Bergman was master of multiple steamships during his career, among others this list includes the steamships *Prosper*, *Evangel*, *Lydia Thompson*, *Garland*, *Bellingham*, and the *Jeff Davis*.^{64 65 66 67 68 69 70}

In 1905, at age 19, Guy Bergman worked as a helper at Portland Cordage Company.⁷¹ By 1917 he had achieved his pilot's license for river steamers.⁷² By 1920 and both father and son worked together on the *Jeff Davis*, a government vessel operated by the Quartermaster Corps, United States Army.⁷³ Willis Bergman acted as master of the ship and Guy Bergman piloted. Also in 1920, Guy and his bride, Florence, traveled back to Seattle from Fort Gibbon, Alaska to reunite with his parents.⁷⁴

By 1910, the older Bergman was investing in land and/or in real estate.⁷⁵ In January of 1921, approaching 60 years old, he purchased the La Crosse Apartments at 302 Malden Avenue East for approximately \$30,000.⁷⁶ Willis and his wife, Emma, moved into the La Crosse Apartments by 1921, as did Guy and his wife, Florence.⁷⁷ Two months later Willis and his son bought the Moana Apartments at 1414 E Harrison Street for approximately \$40,000.⁷⁸ By 1922 Guy Bergman moved into the Moana Apartments.⁷⁹ By 1924 he had moved back into the La Crosse Apartments and managed the property with his father.⁸⁰ The Moana apartments was sold two years later in November 1923 for approximately \$50,000.⁸¹

When the Roy Vue was completed in 1925, Guy served as manager, and moved into the apartment building with his wife.⁸² Willis remained at the La Crosse apartments.⁸³ By 1926, Guy worked as a

⁶¹ John Poppeliers with S. Allen Chambers and Nancy B. Schwartz, *What Style Is It?* (Washington D.C.: Preservation Press, 1981) p. 18.

⁶² Seattle Department of Construction & Inspections, building permit. *Seattle Times*, passim.

⁶³ Department of Commerce, Bureau of Navigation, "Application for Seaman's Certificate of American Citizenship or Intention Papers," January 7, 1920.

⁶⁴ *Seattle Times*, "Change of Masters," January 5, 1901, p. 12.

⁶⁵ *Seattle Times*, "Change of Masters," November, 30 1901, p. 24.

⁶⁶ *Seattle Times*, "Change of Masters," January 4, 1902, p. 24.

⁶⁷ *Seattle Times*, "Change of Masters," March 16, 1902, p. 23.

⁶⁸ *Seattle Times*, "Change of Masters," November 30, 1902, p. 24.

⁶⁹ *Seattle Times*, "Change of Masters," April 19, 1903, p. 26.

⁷⁰ *Seattle Times*, "Change of Masters," April 26, 1903, p. 24.

⁷¹ R. L. Polk & Co., *Seattle City Directory*, 1905.

⁷² Department of Commerce, Bureau of Navigation, "Application for Seaman's Certificate of American Citizenship or Intention Papers," January 7, 1920.

⁷³ *Seattle Times*, "Bride Braves Trail," November 28, 1920, p. 33.

⁷⁴ Ibid.

⁷⁵ *Seattle Times*, "Good Land. Bottom Land," August 14, 1910, p. 15.

⁷⁶ *Seattle Times*, "Moana Brings \$40,000," April 3, 1921, p. 19.

⁷⁷ R. L. Polk & Co., *Seattle City Directory*, 1921.

⁷⁸ Ibid.

⁷⁹ R. L. Polk & Co., *Seattle City Directory*, 1922.

⁸⁰ R. L. Polk & Co., *Seattle City Directory*, 1924.

⁸¹ *Seattle Times*, "Four Deals Reported," November 18, 1923, p. 18.

⁸² R. L. Polk & Co., *Seattle City Directory*, 1925.

⁸³ Ibid.

salesman, he and his wife had relocated residence back to the La Crosse apartments, while Willis and his wife, Emma, seem to have left the city of Seattle.⁸⁴

By 1927 Guy appears to have also moved away from Seattle.⁸⁵ In 1929 Willis was a civil employee of the United States.⁸⁶ Records indicate Guy continued in the Quartermaster Corps as a civilian employee and master mariner for the United States army.^{87 88}

Willis H. Bergman died on September 10, 1939 near Tampa, Florida.⁸⁹

Guy H. Bergman died on March 7, 1962, in Orange County, California.⁹⁰

4.5 Building Designer: Charles L. Haynes, Architect

Charles L. Haynes was the architect for the Roy Vue Apartments.

Charles Lyman Haynes (1869-1947) was born in Santa Cruz, California on September 23, 1869, the son of the Reverend Phillip Lyman (1829-1877) and Amanda Maria (Fancher) Hanes (1844-1913).⁹¹ Little is known about Haynes's early life, although he went to elementary school in Napa, California, after his father was assigned to the Napa Methodist Church. He possibly apprenticed and eventually partnered with architect William Doty Van Sicken (1865-1951) in the early 1890s, designing the A. L. McCadless house in Salinas, and a high school in Sutter County, California.⁹² In 1895, 25-year-old Haynes purchased Van Sicken's Santa Cruz practice for \$300.⁹³ Haynes also worked for San Francisco architect Alexander Cantin (1874-1964), and after moving to Seattle in 1907, he initially practiced under the firm name of Haynes & Cantin, before establishing an independent practice. In Seattle, Haynes kept an office in the Melhorn Building. During this time, he designed apartment houses, warehouses, commercial buildings, single-family residences, and automobile showrooms. Haynes completed designs in a variety of eclectic styles including Rustic Craftsman, and various revival forms such as Spanish Eclectic, Tudor Colonial, and Neoclassical.

Early work by Haynes included a factory and wharf for the Pacific Ammonia & Chemical Company (1908, Northlake Way & Blewett Street, demolished), a Flemish-style residence for Robert P. Greer near Volunteer Park (1910, 1052 E Galer Street), the Hotel Hudson (1909, 515 Seventh Avenue S, altered), the Nelson, Tagholm, & Jensen Tenement (1909, 519 Seventh Avenue S) the Reliance Hospital (1910, 416 12th Avenue S), the Packard Automotive Showroom (1911, 1205 Pine Street, altered), the Tyson Oldsmobile Company / Lozier Building (1912, 905 E Pike Street), and the Kappa Sigma Fraternity (1914, 5004 17th Avenue NE), designed in the Tudor Revival style.

In 1912, Haynes submitted a design for the competition for a new Masonic temple at the southeastern corner of East Pine and Harvard Avenue, which was awarded a second prize after the architectural firm of Saunders & Lawton and ahead of many other prominent local architectural firms.⁹⁴

Several of Haynes' designs were published in *Bungalow Magazine*. His Prairie-style home for Margaret Calvert (1913, 1809 10th Avenue E) was well published, bringing him more commissions.

⁸⁴ R. L. Polk & Co., *Seattle City Directory*, 1926.

⁸⁵ R. L. Polk & Co., *Seattle City Directory*, 1927.

⁸⁶ Guy H. Bergman household entry: *U.S. Grant* Passenger List, July 26, 1929, lines 14-18, via ancestry.com.

⁸⁷ Guy H. Bergman household entry: *U.S. Republic* Passenger List, October 12, 1933, lines 3-7, via ancestry.com.

⁸⁸ Guy H. Bergman household, 1940 U.S. census, Albrook Field Military Reservation, Balboa, Population-Panama Canal Zone, enumeration district 1-1, sheet 24, lines 43-47, via ancestry.com.

⁸⁹ *Tampa Tribune*, "Capt. Willis H. Bergman," September 11, 1939, p. 3.

⁹⁰ Guy H. Bergman, California Death Index, 1940-1977, via ancestry.com.

⁹¹ United States Department of Commerce, Federal Census, Santa Cruz, California, 1870.

⁹² John Chase, *The Sidewalk Companion to Santa Cruz Architecture*, Museum of Art & History, Santa Cruz, California, 2005, p. 310.

⁹³ *Santa Cruz Daily Sentinel*, March 19, 1895, p. 03.

⁹⁴ *Seattle Times*, "Saunders & Lawton take Masonic plum," March 27, 1912, p. 17.

As the company architect for the Hunter Improvement Company, Haynes designed more than one hundred homes that the company built in the Mount Baker neighborhood. Notable single-family homes in the neighborhood include the Robert B. Kellogg House (1912, 2701 Mt. St. Helens Place), the Frank Buty House (1915, 3704 S Ridgeway Place), and the Amelia Hemrich House (1923, 2809 Cascadia Avenue S).

Haynes received Washington architecture license No. 73 in 1919, when Washington began licensing architects under the grandfather clause.⁹⁵

During the 1920s, Haynes designed several significant highly-detailed terra cotta-clad eclectic commercial buildings, including the iconic Butterworth Mortuary (1922, 300 E Pine Street), Donohoe Garage (1921, 1901 Third Avenue, altered by Haynes in 1924 into a retail building, now Bergman Luggage), the Farmer’s Public Market building (1923, Seventh & Westlake Avenues, demolished), and the Broadway Market (1928, altered). **See figures 81-83.**⁹⁶

Haynes also designed many apartment buildings scattered throughout the city including the RoyVue Apartments (1924, 615 Bellevue Avenue E, Subject Building), the Dunlap Apartments (1929, 1741 Belmont Avenue E), the Narada Apartments (1925, 25 W Highland Avenue), and the Bonair Apartments (1925, 1808 8th Avenue, Demolished). **See figures 84.**

Haynes was able to complete one large commercial project dating to 1930 just as the Great Depression hit and new construction in the city ground to a halt. This was the eight-story Brooklyn Building in the University District, home to the General Insurance Company (later Safeco). **See figure 85.**

Haynes retired around 1940, and died in 1947 in Seattle at age 77.

Major Commissions Designed by Charles L. Haynes

Date	Project	Address	Notes
1909	Hotel Hudson	515 Seventh Avenue S	
1910	Reliance Hospital	416 12 th Avenue S	Altered
1910	Robert P. Greer House	1052 E Galer Street	Altered
1911	Packard Automotive Showroom	1205 Pine Street	
1911	South Bend Commercial Club		
1912	Tyson Oldsmobile Co. Building/Lozier Bldg	905 E Pike Street	
1914	Robert B. Kellogg House	2700 Mt. St. Helens Pl. S	
1915	Frank Buty House	3700 S Ridgeway Pl.	
1920	Farwest Lithograph & Printing Company	1039 Sixth Avenue S	Now Tesla Motors
1921	Donohoe Garage/Bergman Luggage	1901 Third Avenue	

⁹⁵ Michael Houser, “Charles L. Haynes,” Washington State Department of Archaeology and Historic Preservation, April 2012.

1922	Butterworth Mortuary	300 E Pine Street	
1923	Farmer's Public Market	Seventh Avenue & Westlake	Demolished
1923	Amelia Hemrich House	2809 Cascadia Avenue S	
1923	Russell Building	SW corner of Madison Street & Fifth Avenue	Demolished
1924	Roy Vue Apartments	615 Bellevue Avenue E	
1925	Narada Apartments	25 W Highland Avenue	
1925	Bonair Apartments	1800 Eighth Avenue	Altered, for Amelia Hemrich
1925	T. A. Davies House	200 E Galer Street	Demolished
1927	RexLand Company Garage/Champion Bldg.	1926 Pike Place	
1928	Broadway Market	401 Broadway Avenue E	Altered
1929	Dunlap Apartments	1741 Belmont Avenue E	
1930	Brooklyn Building	4333 Brooklyn Avenue NE	Demolished

4.6 Building Contractor: Hans Pederson

The general contractor of the Roy Vue Apartments was Hans Pederson.

Hans Pederson was born on September 32, 1864 in Denmark to Christian and Sophia Olsen Pederson.

As a young man, he served in the military, then immigrated to the United States. In 1884, at age twenty, he settled in Minnesota, working as a farmhand. In 1886 he traveled west, working on construction of the Northern Pacific railway tunnels through the Cascade mountains. Once he reached Seattle, he worked on construction of the Lake Union railroad. After Seattle's Great Fire of 1889, Pederson aided in repairing the business district. In 1898 Pederson traveled to Alaska to join in the Klondike Gold Rush, but soon returned to Seattle.⁹⁷

On March 22, 1902, Hans Pederson married Marie Madsen. He and his wife had one son, Hans Bendek Jr. By 1906, his general contractor business was flourishing, and Pederson had formed the Ragley-Cannon-Pederson Investment Co., Inc. with Max Ragley, a druggist, and John L. Cannon, another contractor and builder of the Arcade Building.^{98,99} By 1911, Pederson was a director of the Washington Savings & Loan Association and later served on the board of trustees.^{100,101} In 1918, Hans Pederson was a

⁹⁷ Eugenia Woo, "Hans Pederson," adapted from National Register Nomination report for Washington Hall, <https://dahp.wa.gov/architect/hans-pederson>

⁹⁸ *Seattle Times*, "We Can Deliver," January 21, 1906, p. 45.

⁹⁹ *Seattle Times*, "Max Ragley Goes into Real Estate Business," January 17, 1907, p. 8.

¹⁰⁰ *Seattle Times*, "Washington Savings and Loan Advertisement," May 28, 1911, p. 11.

¹⁰¹ *Seattle Times*, "Washington Mutual Savings Bank," June 3, 1918, p. 2.

defendant in a lawsuit by the government of France regarding a commission of eight ships.¹⁰²

Pederson was a member of St. Johns Lodge No. 9, F and A.M. Oriental Chapter No. 19, R.A.M., Seattle Commandery No. 2, K.T., Scottish Rite Masons, Nile Temple Shrine, Seattle Lodge No. 92, B.P.O.E., Danish Brotherhood and the Knights of the Round Table.¹⁰³ He was also elected a director of the Seattle Baseball Club.¹⁰⁴ Pederson's wife was a member of the Myrtle Chapter, Order of the Eastern Star and were opera patrons.^{105,106} In 1920 he was cited and fined \$10 for illegal trash burning.¹⁰⁷ During this time, he built the Victoria Apartments (1921) and the Roy Vue Garden Apartments (1924).¹⁰⁸ On July 8, 1927, Pederson's son, Hans Jr., died at the age of nineteen.¹⁰⁹ However, Pederson continued working and promoting himself in society. At age 63 he took on a new theatre project, joined the Old County Jail commission pro bono, placed the Queen Anne Community Club house cornerstone, and became president of the Apartment Operators' Association.^{110 111 112 113 114} (**See figures 86-88**)

Pederson's wife Marie passed away on March 8, 1932.¹¹⁵ Later in the same year he was subpoenaed to testify before a grand jury in a graft scandal regarding the County-City Building addition.^{116,117} In 1933, Pederson remarried. He and his new wife, Doris, had a daughter, Paula, on August 9, 1933.¹¹⁸ One month later, on September 6, 1933, Hans Pederson died at the age of 69.¹¹⁹

Pederson worked as a general contractor and investor for more than forty years. The scope of his projects ranged from private residences to skyscrapers, "[...] and approximately forty large apartment houses in all parts of the city. He was the contractor for numerous sidewalk and road paving jobs for the city and state."¹²⁰ His reputation as a builder reached his native Denmark, and a book, *Kong Hans ved Stillehavet* (King Hans of the Pacific) by Olaf Linck was published in 1930. In 2017, his daughter, Paula, published a book about him, *The Mysterious Builder of Seattle Landmarks: The Search for My Father*.

Notable buildings constructed by Hans Pederson include:

- Washington Hall (1908, Victor Vorhees, City of Seattle Landmark)
- Seaboard Building (1909, William Doty Van Sicken, City of Seattle Landmark)
- Alhambra Theatre (1909, extensively altered)
- St. Regis Hotel (1909)

¹⁰² *Seattle Times*, "French Republic Brings Suit in Seattle," April 21, 1918, p. 3. Robert Pichot, the Scandinavian-American Bank, and the National Surety Company were also named as defendants. This was regarding a contract concerning the building of eight vessels for France's war with Germany and Austria-Hungary. The charges stated that "it was represented that Hans Pederson owned a shipyard in Seattle, and that France, being in a war with Germany and Austria-Hungary, relied upon Pichot to contract for and deliver the eight vessels. [...] the agents of the French government were deceived as to the sureties Hans Pederson would be able to give."

¹⁰³ *Seattle Times*, "Deaths and Funerals," September 7, 1933, p. 23.

¹⁰⁴ *Seattle Times*, "Hans Pederson, Contractor, Dies; Name Lives On," September 7, 1933, p. 15.

¹⁰⁵ *Seattle Times*, "Club Notes," October 19, 1928, p. 17.

¹⁰⁶ *Seattle Times*, "Civic Opera Stars Coming Next March," November 20, 1927, p. 5.

¹⁰⁷ *Seattle Times*, "Hans Pederson set fire to some trash," September 3, 1920, p. 4. "Hans Pederson set fire to some trash, And the judge fined him a ten spot cash. But he sure played in luck, For had he moved it by truck, 'Twould have cost a hundred, b'gash!"—W. Van V.

¹⁰⁸ *Seattle Times*, "Victoria Apartment Homes," March 26, 1922, p. 26.

¹⁰⁹ *Seattle Times*, "Deaths and Funerals," July 9, 1927, p. 8.

¹¹⁰ *Seattle Times*, "Construction to be Pushed on Theatre," July 10, 1927, p. 7.

¹¹¹ *Seattle Times*, "Workman Tear Cupola From Old County Jail," August 23, 1927, p. 7.

¹¹² *Seattle Times*, "Queen Anne Community Club Places Cornerstone," October 31, 1927, p. 51.

¹¹³ *Seattle Times*, "Annual Ball Announced," December 6, 1927, p. 23.

¹¹⁴ *Seattle Times*, "Apartment Operators Choose New Officers," December 15, 1927, p. 16.

¹¹⁵ *Seattle Times*, "Deaths and Funerals," March 8, 1932, p. 23.

¹¹⁶ *Seattle Times*, "Fred Uder Goes Before Jurors in County Quiz," August 31, 1932, p. 1.

¹¹⁷ *Seattle Times*, "Three Mystery Witnesses are Called in Quiz," September 1, 1932, p. 1.

¹¹⁸ *Seattle Times*, "Births," August 15, 1933, p. 19.

¹¹⁹ *Seattle Times*, "Hans Pederson, Contractor, Dies; Name Lives On," September 7, 1933, p. 15.

¹²⁰ *Ibid.*

- Sylvia Court Apartments (1910)
- Milwaukee Hotel (1911)
- Ford Assembly Plant, Seattle (1913, John Graham Sr., City of Seattle Landmark)
- Rex Theatre (1915, demolished)
- The Egyptian Theater, formerly Pine Street Masonic Temple (1915, Charles W. Saunders)
- Arctic Building (1917, City of Seattle Landmark)
- King County Courthouse (1916, A. W. Gould) and again for its addition called the County-City Building Addition (1930, J. L. McCauley & Henry Bittman)
- 15th Avenue NW (Ballard) Bridge and viaduct (1917)
- Blue Mouse Theatre (ca. 1920, demolished)
- Temple of Justice, Olympia (1920)
- Terminal Sales Building (1925, Henry Bittman, City of Seattle Landmark)
- Fox Theatre (1929) ***See figures 89-95.***

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Appendix 1

Figures

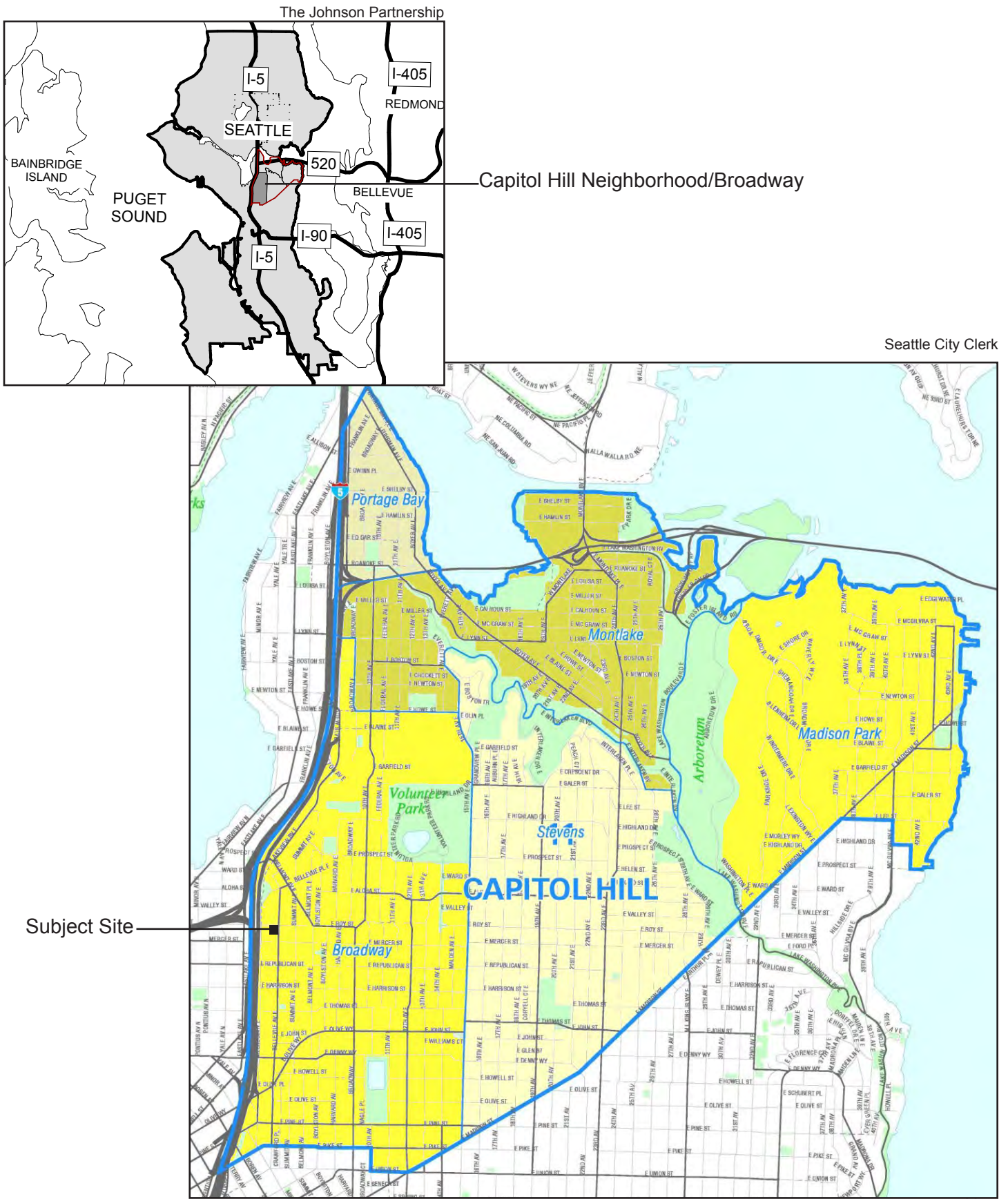


Figure 1 • Location Maps

Roy Vue Apartments
 City of Seattle Landmark Nomination Report

July 2018



Figure 2 • Broadway Neighborhood Map



Roy Vue Apartments
 City of Seattle Landmark Nomination Report

July 2018



Figure 3 • Aerial View

Roy Vue Apartments

City of Seattle Landmark Nomination Report



Figure 4 • View A - Viewing north on Bellevue Avenue E



Figure 5 • View B - Viewing south on Bellevue Avenue E



Figure 6 • View C - Viewing north on rear alley from E Mercer Street



Figure 7 • View D - Viewing south on rear alley from E Roy Street



Figure 8 • View E - Viewing west on E Roy Street



Figure 9 • View F - Viewing east on E Roy Street

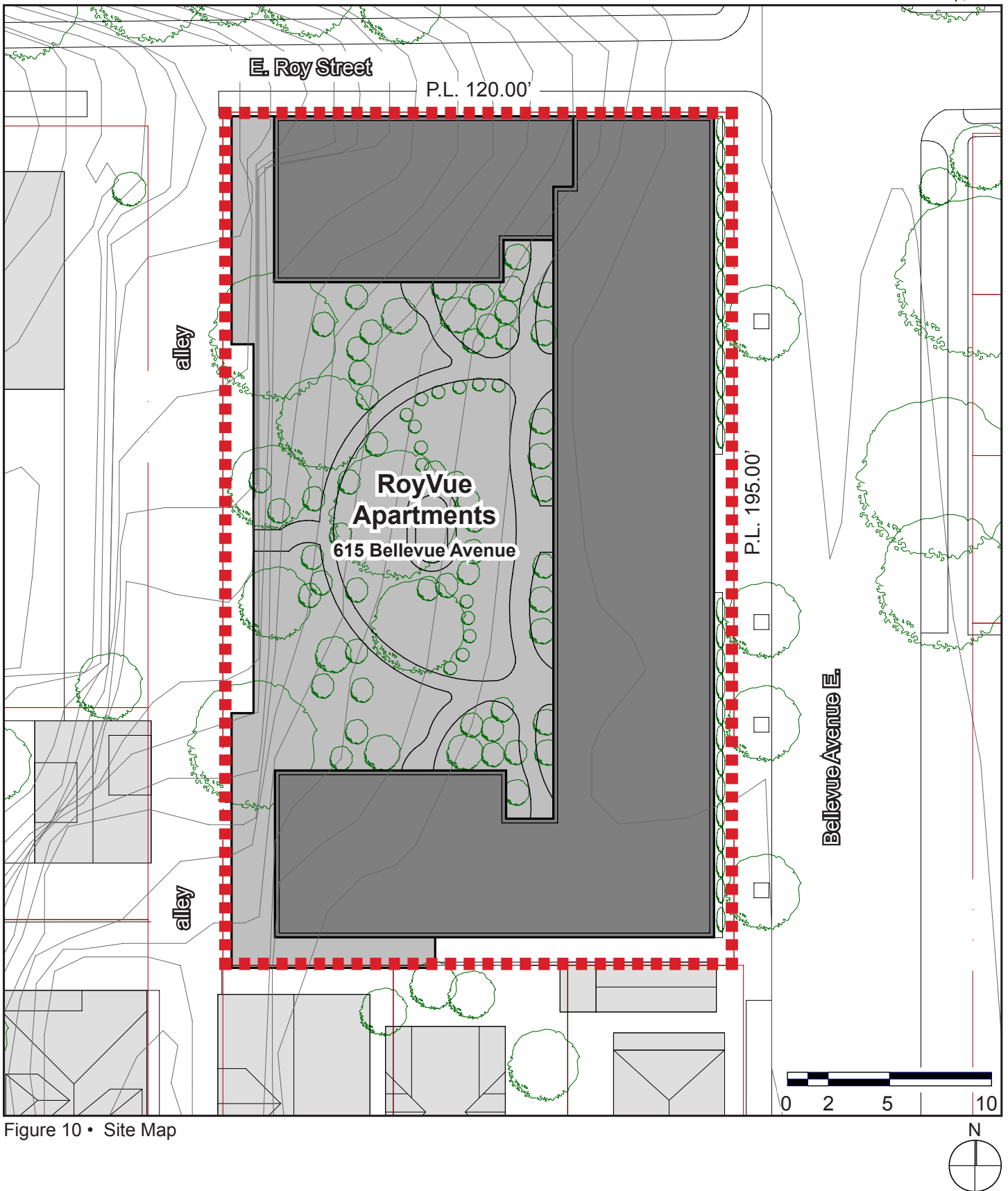


Figure 10 • Site Map



Figure 11 • 615 Bellevue Avenue E, northeastern corner



Figure 12 • 615 Bellevue Avenue E, eastern façade



Figure 13 • 615 Bellevue Avenue E, eastern façade



Figure 14 • Sidewalk along Bellevue Avenue E



Figure 15 • Eastern façade, central porch and main entrance

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Figure 16 • Eastern façade, window detail



Figure 17 • Eastern façade, entry archway



Figure 18 • Eastern façade, detail of main entry ceiling



Figure 19 • Eastern façade, gated main entry



Figure 20 • Eastern façade, exterior secondary stairs with hood- or label mold



Figure 21 • Eastern façade, detail of cast-stone sill and brickwork



Figure 22 • 615 Bellevue Avenue E, southeastern corner

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Figure 23 • Southern façade looking east



Figure 24 • Southern façade looking west



Figure 25 • Southern façade, detail of potted garden



Figure 26 • Northern façade along E Roy Street



Figure 27 • Northern façade, E Roy Street detail



Figure 28 • Northern façade, fire escape



Figure 29 • Western façade, northern wing, alley looking south from E Roy Street



Figure 30 • Western façade, southern wing, alley looking north from E Mercer Street



Figure 31 • Western façade, garage detail

The Johnson Partnership, 6/15/2018



Figure 32 • Western façade, garden exit onto rear alleyway



Figure 33 • Courtyard-east façade



Figure 34 • Courtyard-north façade



Figure 35 • Courtyard-south façade



Figure 36 • Courtyard-south, southeastern corner detail



Figure 37 • Courtyard-east façade, roof detail



Figure 38 • Courtyard-east façade, entry corridor looking towards Bellevue Avenue E



Figure 39 • Courtyard-east façade entry detail, painted cast-stone quoins



Figure 40 • Courtyard-east façade, example of courtyard primary entrance stairs



Figure 41 • Roy Vue Garden, garden and fountain



Figure 42 • Roy Vue Garden, view from roof looking northwest



Figure 43 • Roy Vue Garden, garden stairs leading to rear alleyway



Figure 44 • Basement-level corridor



Figure 45 • Typical example of apartment kitchen



Figure 46 • Typical example of apartment living room

Seattle Times 1924

**THE
"WHEELING"**
*COMBINATION—Seat Bath,
Foot Bath,
Shower
Child's Bath*
as manufactured by the
**WHEELING SANITARY
MFG. CO.**
and furnished, with other plumbing fixtures for
the ultra-modern Royvue Apartments, by
CRANE CO.
419 Second Avenue South
(This fixture on exhibit at our show room.)

Figure 47 • Advertisement showing original Roy Vue bathtubs: "The Wheeling"



Figure 48 • Courtyard stairwell, primary vertical circulation from inner courtyard



Figure 49 • Courtyard stairwell, tiled entry detail



Figure 50 • Exterior stairwell, secondary vertical circulation from exterior entrance

233994
PERMIT NUMBER

CITY OF SEATTLE—DEPARTMENT OF BUILDINGS

APPLICATION AND BUILDING PERMIT

ESTIMATED COST \$10,000	CLASS OF CONSTRUCTION Frame	BLDG. DIST. 4	LIFE OF PERMIT 160 DAYS	PLANS FILED YES	CORRECTOR SHEET NO	COUNTER CLERK <i>Allen</i>
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Application is hereby made for permit to do the following work:

To build apartment per plan

at 615 Bellevue Ave No. 101, on Lot 6-7-8, Block 31

of Penton 2nd Subd. Addition. Lot is 172 - 170

Building will be *101* and *3* stories in height, in addition to *one* basement. Occupancy will be *apartments*

No part of the building may be nearer than *10* feet *0* inches to any adjoining lot line.

The under side of the joists must be at least *6* inches above the ground.

Owner *W H & G H Bergman* Address *Walden 7th Avenue*

Contractor *Neil Anderson* Address *Alaska Road*

Architect *Chas. Wagner*

Application made *5-6* 19*24* By *Chas Wagner* His Authorized Agent

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

SUPERINTENDENT OF BUILDINGS.

Permit issued *5-13* 19*24*

Report and recommendation:
APPROVED

Figure 51 • City of Seattle Permit # 233994, To build Apartment per plan, 1924

Roy Vue Apartments
City of Seattle Landmark Nomination Report

PERMIT NUMBER 234694

CITY OF SEATTLE—DEPARTMENT OF BUILDINGS

APPLICATION AND BUILDING PERMIT

ESTIMATED COST \$ 1000	CLASS OF CONSTRUCTION A.P.	BLDG. DIST. 4	LIFE OF PERMIT 180 DAYS	P. NO. FILED YES NO NO	CORRECTION SHEET NO	COUNTER CLERK
---------------------------	-------------------------------	------------------	----------------------------	---------------------------	------------------------	---------------

Application is hereby made for permit to do the following work: *Build garage appurtenant to an apartment*

At *15* *Bellevue Ave No.* (Number), on Lot *7-5* (Street), Block *31*
of *Continental Subdivision* Addition. Lot is *174* x *120*
Building will be *20* x *194* and *1* stories in height, in addition
to *one* (Number) basement. Occupancy will be *garage for cars only*
No part of the building may be nearer than *5* feet *0* inches to any adjoining lot line.
The under side of the joists must be at least *6* inches above the ground.
Owner *W. H. & E. Brammorn* Address *Bellevue & Thomas*
Contractor *John Paulsen* Address *Alaska Bldg*
Architect *Carl Hansen*
Application mad. *5-13* 19*24* By *Carl Hansen* (Owner) *W. H. & E. Brammorn*
His Authorized Agent

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

SUPERINTENDENT OF BUILDINGS.

Permit issued *6-2* 19*24*
GRANTED JUN 2 - 1924 By *[Signature]*

Report and recommendation:

Figure 52 • City of Seattle Permit # 234694, Build garage appurtenant to an apartment, 1924



Figure 53 • James Moore (1861-1929)



Figure 54 • Pike Street from Broadway Avenue E, 1911



Figure 55 • Lincoln Reservoir under construction, September, 18, 1899

MOHAI 2002.50.41.2



Figure 56 • Children playing on Broadway playground (now Bobby Morris Playfield), ca. 1907



Figure 57 • Children in wading pool at Lincoln Park (now Cal Anderson Park), ca. 1911



Figure 58 • Lincoln Park Reservoir, n.d.



Figure 59 • 1893 Streetcar map, detail



Figure 60 • 1915 Streetcar map, detail



Figure 61 • Residences on 14th Avenue E, Capitol Hill, n.d.



Figure 62 • Residential street, Capitol Hill, ca. 1917

NEW GOTHIC STRUCTURE ON CAPITOL HILL COST \$200,000

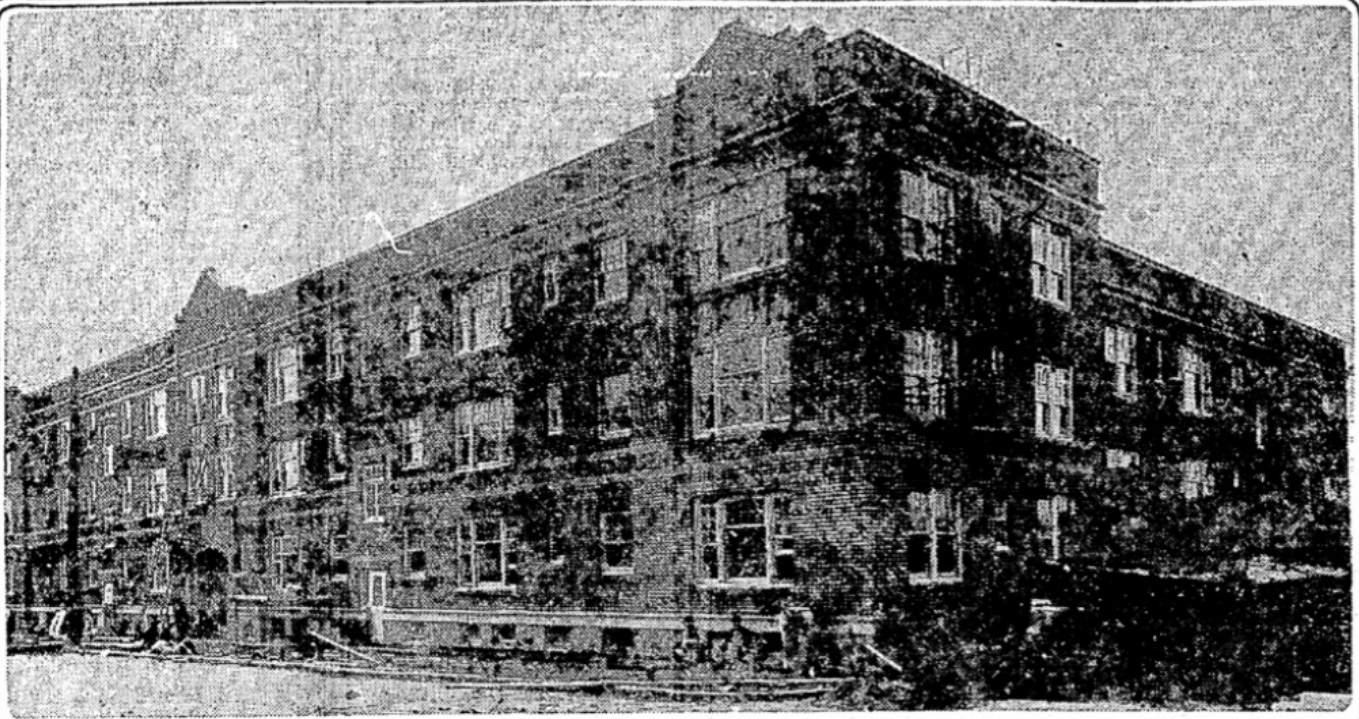


Figure 63 • Roy Vue Gardens apartments, Seattle Times Announcement, 1924

***Love Affair, Disintegrating, Results In
Static; Detectives Act as Judge and Jury***



Figure 64 • Seattle Daily Times Cartoon, 1928, Mr. Harry Greeney retrieves his radio from Ms. May Cruise



Figure 65 • Roy Vue Garden apartments, Tax Assessor Photo, 1937



Her apartment hit by blasts

Figure 66 • Seattle Times, January 5, 1974, Mrs. Virginia Roberts, Roy Vue resident



Figure 67 • Joseph Gluck, long time Roy Vue resident



Figure 68 • Linda Papaso, long time Roy Vue resident



Figure 69 • Denny Regrade neighborhood, looking southeast from Denny Hill, 1893



Figure 70 • Chelsea Family Hotel, (City of Seattle Landmark) circa 1906



Figure 71 • Old Colony Apartment, First Hill neighborhood, ca. 1909

Google Earth 2017



Figure 72 • The Roycroft Apartments, 317 Harvard Avenue, built 1906



Figure 73 • The Washington Arms, built 1919



Figure 74 • The Biltmore Apartments, built 1924



Figure 75 • The Barcelona Court, built 1928



Figure 76 • Franca Villa in Queen Anne, built 1930



Figure 77 • The Victoria Condominiums, built 1921



Figure 78 • The Victoria Condominiums, built 1921



Figure 79 • Hawthorne Square in Fremont, Tudor, built 1924



Figure 80 • Anhalt Harvard Avenue Apartments, Tudor, built 1929



Figure 81 • Butterworth Mortuary, 300 E Pine Street, built 1922

Google Earth, 2017



Figure 82 • Donohoe Garage (Now Bergman Luggage), 1901 Third Avenue, built 1921



Figure 83 • Broadway Market (401 Broadway E) in 1937, built 1928

Seattle Times



Figure 84 • Narada Apartments (25 W. Highland Avenue), built 1925



Figure 85 • Brooklyn Building (Brooklyn Avenue and N.E. 45th Street) circa 1929, built 1929.



Figure 86 • Hans Pederson



Figure 87 • Queen Anne Community Club Building Ceremony, 1927, Hans Pederson (far left)



Figure 88 • County-City Building Addition, 1929, Hans Pederson (far left)

Roy Vue Apartments
 City of Seattle Landmark Nomination Report



Figure 89 • Washington Hall (Victor Vorhees, 153 14th Ave, City of Seattle Landmark) in 1937, built 1908

MOHAI, 1983.10.10272



Figure 90 • The Seaboard Building (William Doty Van Sicken, 1500 4th Ave, City of Seattle Landmark) in 1916, built 1909

Roy Vue Apartments City of Seattle Landmark Nomination Report

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Figure 91 • Ford Assembly Plant (John Graham Sr., 700 Fairview Ave N, City of Seattle Landmark) in 1928, built 1913



Figure 92 • Egyptian Theater, formerly Masonic Temple (Charles Saunders, 801 E Pine), built 1915



Figure 93 • Arctic Building (Warren Gould, 700 Third Avenue, City of Seattle Landmark), built 1917



Figure 94 • King County Courthouse (Third Avenue and Jefferson Street), built 1915

Roy Vue Apartments City of Seattle Landmark Nomination Report

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Figure 95 • Terminal Sales Building (Henry Bittman 1925, 1932 First Avenue, City of Seattle Landmark), built 1925

Appendix 2

City of Seattle Historic Sites Survey

Seattle Historical Sites

[New Search](#)

Summary for 615 Bellevue AVE / Parcel ID 684820-0030 / Inv

Historic Name: Royvue Garden**Common Name:** Royvue Garden**Style:** [Tudor](#)**Neighborhood:** [Capitol Hill](#)**Built By:****Year Built:** [1924](#)

Significance

In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

In the opinion of the survey, this property is located in a potential historic districe (National and/or local).

This garden apartment building is unusual for the size of its rear garden, enclosed by the U-shaped structure. It was designed in 1924 by architect Charles Haynes for Willis and Guy Bergman, who owned the nearby La Crosse apartments. It originally had 33 apartments (later increased to 34); 26 of them are larger-than-average, with 4 or 5 rooms. It had features such as oak floors, tile baths and refrigeration. This is a particularly elegant and relatively early example of the many apartment buildings constructed in the 1920s, when Seattle experienced a major construction boom. The city's population had increased dramatically in previous decades, and prosperity encouraged developers to meet the pent-up demand for housing. Apartments, ranging from basic housing to luxury units, were a significant factor in meeting this need, and became a major element of the streetscape in many Seattle neighborhoods. The West Capitol Hill had easy streetcar access to downtown and the street was lined with small apartment buildings, often using fine materials and detailing. Charles A. Haynes practiced architecture in Seattle and Aberdeen, with various partners, from 1907 until 1940. He designed many residences, apartment houses and commercial buildings in both cities. One of the best known local examples of his work is the former Butterworth Mortuary on East Pine Street.

Appearance

This unusual building has a U-shaped plan opening toward the rear, enclosing a large landscaped garden (100 feet wide and 50 feet deep). A row of individual garages is at the end of the garden, below the grade of the garden and stepping along the hillside. The building is clad with red brick with terra cotta detailing including the water table and two pairs of narrow belt courses between the first and second stories and above the third story. The gabled parapet has terra cotta coping, shield medallions in the gable ends and diamond-shaped medallions in each bay. The entry is notable, with an arched doorway and an elaborate terra cotta surround with Tudor motifs. The archway has a decorative wrought iron gate, through which one can see through to the garden. Quatrefoils adorn the spandrels between the second and third stories. The bays at the corners have shield medallions in the upper spandrels. Windows have terra cotta sills and, in some bays, labels above them. Newer vinyl sash has replaced the original 10-over-1 and 6-over-one sash. Some windows have lower 6-light casement sash, with large pointed arch transoms.

Detail for 615 Bellevue AVE / Parcel ID 684820-0030 / Inv

Status: Yes - Inventory**Classification:** Building**Cladding(s):** Brick**Roof Type(s):** Flat with Parapet**Building Type:** Domestic - Multiple Family**Structural System:** Balloon Frame/Platform Frame**Unit Theme(s):** Architecture/Landscape Architecture**District Status:****Foundation(s):** Concrete - Poured**Roof Material(s):** Unknown**Plan:** U-Shape**No. of Stories:** three

Integrity

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Plan: Intact

Major Bibliographic References

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Shaping Seattle Architecture: A Historical Guide to the Architects. Jeffrey Karl Ochsner, ed. Seattle: University of Washington Press, 1994.

King County Tax Assessor Records, ca. 1932-1972.

City of Seattle, Department of Planning and Development, Microfilm Records.

Photo collection for 615 Bellevue AVE / Parcel ID 684820-0030 / Inv #



Photo taken Apr 06, 2006



Photo taken Apr 06, 2006



Photo taken Apr 06, 2006

Appendix 3

Architectural Drawings