

Parsons-Harvard Mansion / aka Bellemont – 2706 Harvard Avenue E



Proposed Selective Removal and Replacement

Following detection of significant rot and column collapse, professional demolition and safety precautions commenced:

Selective In-Kind Repair/Replacement Underway (reviewed separately by Landmarks Coordinator):

Deteriorated second floor decking at wrap-around porch was removed. New roof decking was laid on wrap-around porch, with torched down membrane roofing, similar to original.

Deteriorated materials on Belvedere/Portico porch were removed due to rot. Elements of the portico porch /belvedere roof are being reframed and rebuilt in wood to match the original wood details as well as at the main roof, including: railings, cornice, frieze, beam fascia/trim; missing modillions, dentils, and moldings.

Selective Demolition and Proposed Replacement with Alternate Material (Certificate of Approval application):

Following total collapse of one column and imminent threat of others following same path, given decay found, wood columns and terra cotta capitals were removed. The Belvedere/Portico roof is currently supported by steel scaffolding. Once column remains standing for reference. Proposed replacement of four rotted wood columns with reinforced fiberglass columns. The

same materials are proposed to replace the four wood pilasters that rotted from water damage when the porches deteriorated.

Other historic sites (can provide examples) are turning to fiberglass to replace wooden structures prone to water, wind, or insect damage:

- Durability: Resists rot, insects, and moisture.
- Authenticity: Can be molded to exact historical profiles.
- Low Maintenance: No need for constant painting or sealing.
- Lightweight: Easier to install than solid wood, stone or concrete columns.

No changes to design or footprint.

Safety is our primary concern. We are doing structural repair and waterproofing and then the ornamentation will progress. We have extensive shoring in place to prevent collapse. The aim is to prevent further deterioration, with the goal of restoration, not any alteration, so PHM may be returned to her former glory.

Proposed exterior painting is similar to existing main body and trim colors, but adding green accent color at doors, window sashes and frames. (see proposed scheme below)



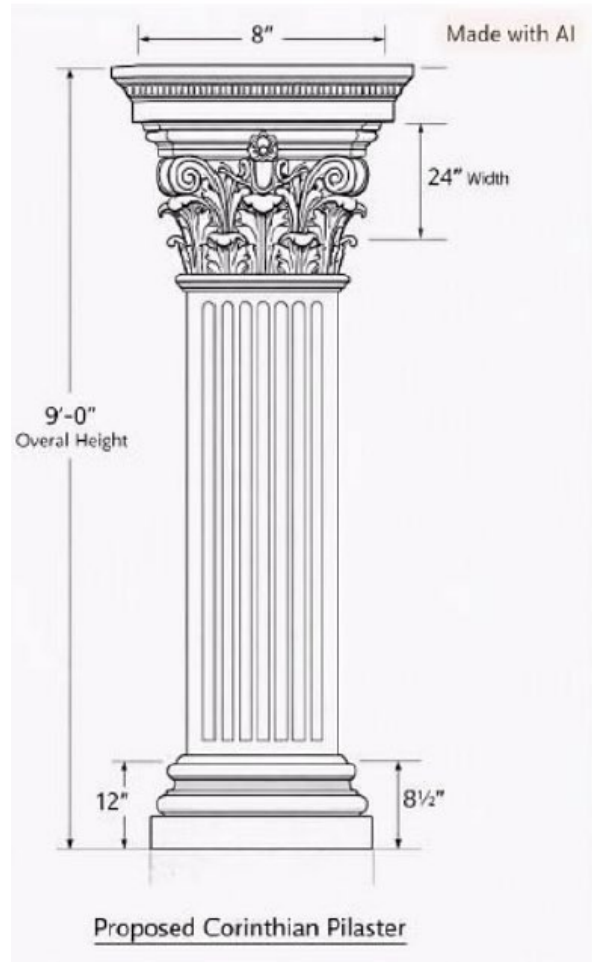
Reframing the roof of the lower porches in process



Reframing and sheathing the portico/belvedere in process



Wood and terra cotta column falling apart, other one strapped (left); older photo (right)



Existing wood pilaster and terra cotta capital at 2nd floor (left); proposed 2nd floor pilaster not to scale (right); contractor will field verify all existing conditions and dimensions



Existing wood pilaster base and fluted shaft at 1st floor – no capital (left) after removal; contractor will field verify all all existing conditions and dimensions

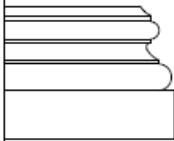


Following pilaster removal to build new structural supports and address water infiltration

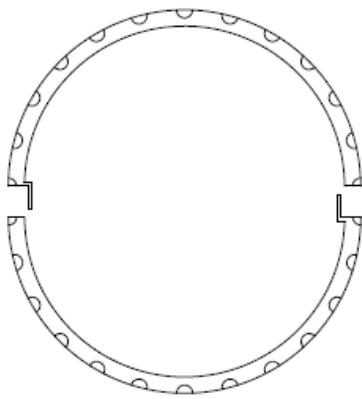
Pacific Columns, Inc



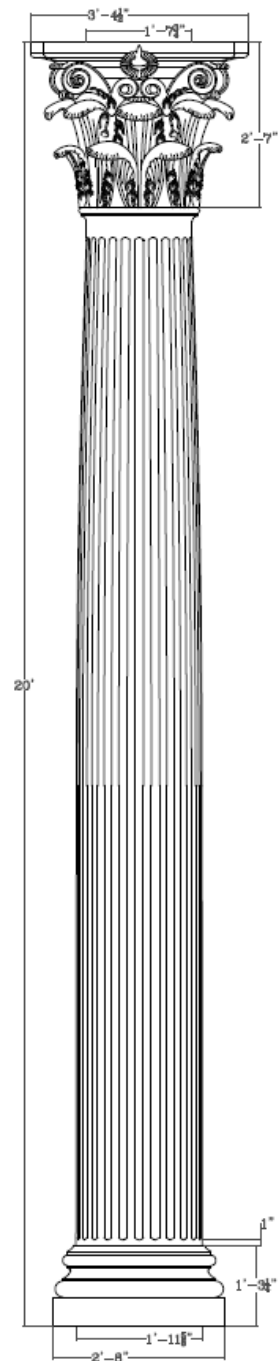
Cap Detail



Base Detail



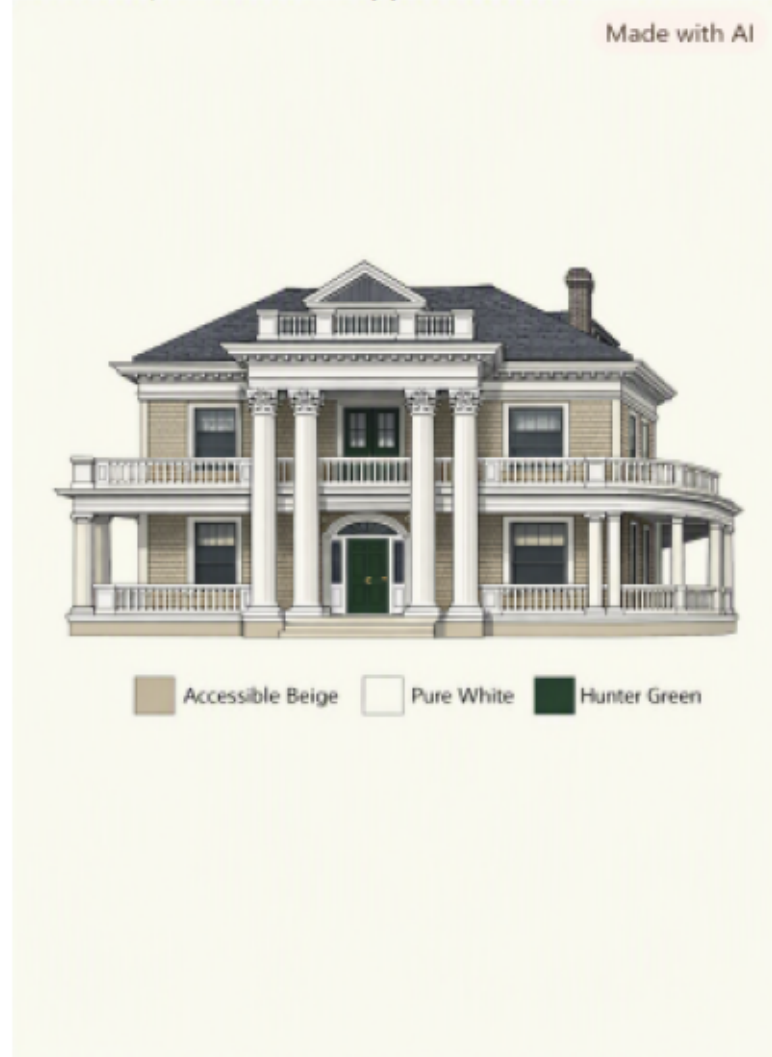
Plan Type A-S



Proposed Fibergals Reinforced Polmer columns with base, fluted shaft and capital

TITLE BLOCK – Parsons-Harvard Mansion COLOR ELEVATION SHEET

PHM- Color Elevation (Front Façade) Address: 2706 Harvard Ave E, Seattle, WA 98102 **Application Number:** 26TMP-223812 **Project:**



Exterior Repainting & Restoration **Prepared For:** Seattle Department of Neighborhoods – Historic Preservation **Prepared By:** Linda Foley, Owner & Steward **Date:** September 2026

Color Specification Summary (for reviewers)

Body of House:

Accessible Beige (SW 7036) The main body of the house will be painted in Accessible Beige, a warm, historically compatible neutral that complements the classical massing and early-20th-century architectural detailing.

Trim, Columns, Pilasters, Cornice:

Pure White (SW 7005) All trim elements – including the Corinthian columns, pilasters, entablature, window casings, balustrades, and cornice – will be finished in Pure White to emphasize the classical detailing and maintain architectural clarity.

Front Door: Hunter Green (SW 2809) patterned after George Washington's choice at Mount Vernon; he called the shade "grateful to the eye." The front door and selected others will be painted in a deep colonial green, historically appropriate for early-20th-century revival architecture and consistent with the building's period character.

801 Central Ave N. Kent, WA 98032
Phone: (206) 487-4877
Email: office@getroofsmart.com
Website: <https://getroofsmart.com>



Hello Erin,

Below is a narrative of the column and pilaster replacement details for Linda Foley's Project:

We will replace the columns and pilasters with materials that should result in no visible change to their original appearance. Currently, the front 4 columns supporting the belvedere are collapsing and unreinforced and the pilasters are also deteriorating and require full replacement. We propose replacing all four columns. The middle two columns will contain internal steel posts for safe structural support. The column replacements will enclose these steel supports, revealing the same appearance as the current columns would have in their original state. The column replacement measurements are: Base detail: 2' 8" wide x 1' 3 $\frac{1}{4}$ " tall; column: 20" tall - base width 1' 11 $\frac{5}{8}$ " tapering to the top at 1' 7 $\frac{3}{4}$ "; Corinthian cap detail: 3' 4 $\frac{1}{2}$ " wide x 2' 7" tall. The pilasters, which will be 9' tall and 24" wide when replaced, will also match the Corinthian style of the columns. We will take appropriate on-site measurements for the pilaster and column replacement to ensure the installation aligns with the original elevation specifications.

Please let us know if you have any questions or concerns



Chris Koenig
Meticulous Roofing
Nerd
chris@getroofsmart.com
www.GetRoofSmart.co
[m](#)
206.602.7213

Historic Preservation Certificate of Approval DONH-COA-02282

References – Historic Sites Using Fiberglass-Reinforced Structural Columns as those proposed for Bellamont aka Parsons-Harvard Mansion (PHM)

The use of **fiberglass-reinforced polymer (FRP) structural columns** is justified for Bellamont, aka Parsons-Harvard Mansion, due to the building's exposure conditions, the failure of previous wood columns, and the need for long-term structural stability without compromising historic appearance. FRP is already accepted in preservation practice and is used in buildings of equal or greater significance than Bellamont:/PHM. Manufacturers such as Royal Corinthian, Pacific Columns, and EDON have supplied load-bearing FRP large-scale columns (18–24 ft) like those needed at Bellamont's/PHM for Greek Revival porticos, Federal and Colonial restorations, Historic courthouse entries, and Mansion façade restorations.

Below are specific examples of load bearing FRP columns that Pacific Columns has installed in numerous historic and architecturally similar restoration projects.

1. The Governor's Mansion – Jackson, Mississippi



Pacific Columns provided large, fluted load-bearing FRP columns for restoration work on the Greek Revival portico.

- Original wood columns had severe rot and insect damage.

- FRP replacements provided dimensional stability and long-term durability.
- Full-height Corinthian FRP columns replicate original 1842 profiles.
- Semi-circular portico similar in scale to Bellamont's Belvedere.
- High moisture exposure and repeated repainting cycles made wood unsustainable.
- FRP selected to preserve historic form while eliminating structural failure risk.

2. The Old State House – Little Rock, Arkansas



Pacific Columns replaced four large deteriorated exterior columns on monumental Greek Revival portico with structural fiberglass units.

- High-exposure façade with repeated paint failure cycles
- Wood columns deteriorated due to moisture and insects.
- Demonstrates FRP acceptance in a high-scrutiny historic landmark.

3. Historic Courthouse Renovation – Franklin County, Kentucky



Pacific Columns provided tapered, fluted FRP columns needed to support the portico roof load.

- FRP selected to avoid future rot and reduce maintenance.
- Demonstrates FRP suitability for load-bearing historic column systems.

Some additional sites:

4. The Magnolia Plantation (Multiple Structures) – Louisiana



Pacific Columns used FRP for several outbuildings and porches during restoration.

- High humidity and termite exposure made wood impractical.
- FRP matched original profiles while providing superior environmental resilience.
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- While Magnolia's columns are simpler than Bellamont's Corinthian capitals, the restoration context supports FRP as a preservation-appropriate material for moisture-exposed column systems.

5. The Grand Hotel – Mackinac Island, Michigan



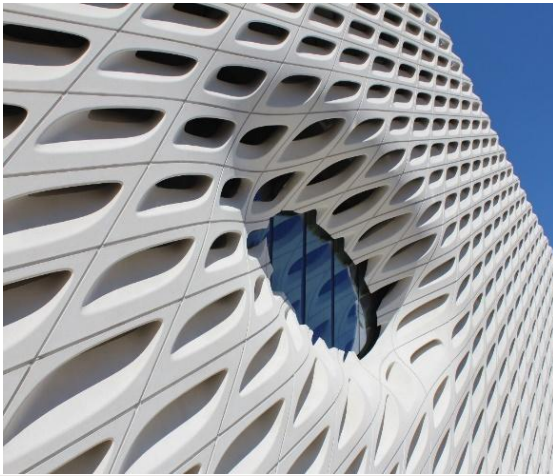
Pacific Columns supplied oversized FRP columns for veranda and façade restoration.

The Grand Hotel's veranda restoration shows how large-scale, high-visibility column systems require durable materials and precise replication. FRP is widely used in similar veranda restorations to maintain historic appearance while ensuring long-term stability.

- Columns needed to withstand extreme seasonal weather.
- FRP was chosen for strength, longevity, and ability to mimic historic wood detailing.

Each building listed above is protected, or historically significant, demonstrating that FRP is acceptable in high-scrutiny preservation contexts. The visual appearance of the restored façades remains fully consistent with historic architectural intent. These examples show that Pacific Columns has a long track record supplying FRP columns for historic mansions, courthouses, plantations, and state buildings—directly comparable to Bellamont’s architectural significance and structural needs.

Additionally, fiberglass is already accepted and used in significant architectural restoration projects within Washington, including those with historic character and high public visibility. The **University of Washington** has used architectural fiberglass extensively in restoration and façade projects, including Cornices, Column covers, Pediments, and Decorative façade elements.



GFRC glass fiber reinforced concrete projects.



GFRC/fiberglass composite cladding on UW campus building

PHM/Bellamont’s Belvedere faces identical deterioration conditions, and its architectural requirements (entasis, capital geometry, taper, scale) match the restoration challenges solved by FRP at the precedent sites noted above.

The Belvedere at Bellamont is a defining architectural feature distinguished by its tapered wood columns and Corinthian capitals originally fabricated in terra cotta, a material widely used in high-style architecture between 1890 and 1915 for its ability to achieve crisp ornamental detail. The capitals, fabricated when the mansion was complete in 1903, exhibit deep acanthus leaf carving, volutes, helices, and a bell-shaped core typical of early-20th-century terra cotta ornament. These units were manufactured as hollow clay shells designed to sit over the tops of the wood shafts and transfer roof loads downward. After more than a century of exposure, the terra cotta capitals have experienced irreversible deterioration, including cracking, spalling, delamination, and freeze-thaw damage which have compromised the clay matrix, while joint failure has allowed water to infiltrate the wood shafts. Because terra cotta is brittle and loses structural integrity once fractured, the capitals can no longer safely transfer load from the Belvedere roof to the column shafts. Stabilization is not feasible, and in-kind replacement would not provide long-term durability in Seattle’s moisture-rich climate.

FRP (fiberglass-reinforced polymer) is the only material capable of meeting both the preservation and performance requirements of this restoration. FRP columns provide exceptional resistance to moisture, insects, and temperature fluctuation factors that have repeatedly compromised the wood columns at Bellamont. Unlike wood, FRP will not warp, split, or rot, and can be engineered to carry substantial structural loads while precisely replicating historic profiles, including fluting, entasis, and Corinthian capitals. FRP can replicate the full depth and crispness of the Corinthian leaf and volute geometry while providing a unified, moisture-resistant, structurally reliable system. This approach aligns with established precedents at the Governor’s Mansion in Jackson, Mississippi; the Old State House in Little

Rock, Arkansas; and the Franklin County Courthouse in Frankfort, Kentucky, where FRP was selected to replace deteriorated historic columns and capitals in high-scrutiny preservation contexts.

Replacing Bellamont’s terra cotta capitals with FRP ensures long-term structural stability, preserves the Belvedere’s historic appearance, and eliminates the deterioration cycles that have compromised the original materials. This solution is consistent with best practices in preservation and with national precedents for the use of FRP in restoring architecturally significant structures.

Side-by-Side Visual Comparison Sheet: Bellamont vs. FRP Precedent Buildings

3. Comparison Matrix: Bellamont Deterioration vs. FRP Precedent Buildings

Feature	Bellamont (Seattle, WA)	Governor’s Mansion (Jackson, MS)	Old State House (Little Rock, AR)	Franklin County Courthouse (Frankfort, KY)
Original Material	Wood shafts + terra cotta Corinthian capitals	Wood Corinthian columns	Wood Greek Revival columns	Wood tapered classical columns
Capital Type	Terra cotta (hollow, brittle)	Corinthian (wood)	Classical (wood)	Classical (wood)
Failure Mode	Cracking, spalling, delamination, freeze-thaw, joint failure	Rot, moisture, insects	Rot, insects, paint failure	Structural instability, moisture
Structural Risk	High — cracked terra cotta cannot carry load	High	High	High
Climate Exposure	Pacific Northwest moisture + freeze-thaw	Humid, hot	Humid, hot	Freeze-thaw + moisture
Historic Detailing	High — deep acanthus, volutes, helices	High	High	High
Restoration Solution	Proposed FRP	FRP	FRP	FRP
Reason FRP Was Chosen	Replicate terra cotta + unify structure	Replicate Corinthian detail + durability	Preserve Greek Revival proportions	Structural reliability + replication
Relevance to Bellamont	Terra cotta failure is irreversible; FRP solves both structural and preservation needs	Demonstrates FRP can replicate Corinthian capitals	Demonstrates FRP acceptance in landmark Greek Revival	Demonstrates FRP suitability for load-bearing systems