

**Knights of Columbus
Landmark Nomination
BOLA Architecture + Planning**

December 3, 2018

1. INTRODUCTION

Background

The Knights of Columbus (KOC) established its first order in Washington State in Seattle in 1902 and the local Council 676 constructed the building at 722 E Union Street in 1912-1913. The fraternal organization for practicing Catholic men occupied this building for more than a century, until July of this year. The building, a three-story steel and brick masonry structure, is situated one block south of the Pine Street corridor on the north slope of First Hill in close proximity to a number of other early 20th century historic institutions.

This landmark nomination of the building was prepared at the request of the new owner, SRM, a Spokane-based developer of multi-family housing projects. SRM acquired the property and two adjacent parking lots from Council 676, and is proposing to rehabilitate the building, along with compatible new buildings on parking lots to the north and west. The company is seeking an evaluation of the Knights of Columbus building by the Seattle Landmarks Preservation Board while it develops plans for the building's future. It plans also to nominate the building for listing on the National Register of Historic Places.

Research

This nomination report includes an architectural description and a historic context statement, along with property data, bibliography, and illustrations. Sources of information include records, historic drawings, and photographs of the building and members from the original building owner, along with publications about fraternal organizations in 19th and 20th century America and the Knights of Columbus. Digital photography collections of the University of Washington Libraries Special Collections (UWLSC), Seattle Public Library (SPL), Seattle Municipal Archives (SMA) and the Museum of History and Industry (MOHAI) provided useful information as did archival newspaper articles in the *Seattle (Daily) Times* collection from the Seattle Public Library, *Polk Directories*, online websites, and other nomination reports and surveys, including those from the Seattle Department of Neighborhoods (DON) and the Washington State Department of Archaeology and Historic Preservation (DAHP).

The research involved site visits in June through October 2018 to review and photo-document the surrounding context, site and current building conditions. Discussions in July with the former owner's on-site manager revealed aspects of the building's history. Comparable fraternal halls in Seattle and the region were identified, and several of these buildings were toured and photographed. SRM's design architect, Runberg Architecture Group, provided useful insights, along with a current survey and additional photos.

The research and the nomination report were undertaken by BOLA Principal Susan Boyle, AIA, and Preservation Planner Meagan Scott. BOLA is also developing the National Register of Historic Places nomination for the property as the proposed rehab project will be a certified, with its proposed design to be reviewed and approved by DAHP and the National Park Service.

Seattle's Landmarks Process

[Note: This summary is provided for those who are not familiar with the landmarks process.] Designated historic landmarks are those properties that have been recognized locally, regionally, or nationally as important resources to the community, city, state, or nation. Official recognition may be provided by listing in the State or National Registers of Historic Places and locally by the City of Seattle's designation of a property as historic landmark. The city landmarks process is a multi-part proceeding of three sequential steps involving the Landmarks Preservation Board:

- 1) a review of the nomination and its approval or rejection
- 2) a designation
- 3) negotiation of controls and incentives by the property owner and the City's Historic Preservation Office and its approval by the Landmarks Preservation Board

A final step in this landmarks process is passage of a designation ordinance by the City Council. These steps all occur with public hearings to allow input from the property owner, applicant, the public, and other interested parties. Seattle's landmarks process is quasi-judicial, with the Board ruling rather than serving as an advisory body to another commission, department, or agency. Under the ordinance, more than 460 individual properties have been designated as landmarks. The City's Landmarks Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." The ordinance does not consider future changes or uses, or other land use issues. It requires a property meet one or more of six designation criteria:

- Criterion 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.*
- Criterion B. *It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*
- Criterion 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.*
- Criterion D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction*
- Criterion E. *It is an outstanding work of a designer or builder.*
- Criterion F. *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.*

There is no local ordinance that requires an owner to nominate its property. Such a step may occur if an owner proposes substantial development requiring a Master Use Permit (MUP) as part of the City's environmental review under the State Environmental Policy Act. Since July 1995, the Department of Construction and Inspections (DCI) and DON have integrated reviews of potentially eligible landmarks during permitting of sizable projects under its SEPA policy.¹ This policy requires consideration of buildings over 50 years old that may be eligible for designation.

¹ City of Seattle, Department of Neighborhoods Client Assistant Memo 3000.

2. PROPERTY DATA

Historic /Current Names:	Knights of Columbus, Council 676
Address:	700-722 East Union Street Seattle, Washington, 98112
Site Location:	The building is located at the northwest corner of the intersection of E Union Street and Harvard Avenue, in a block that borders E Pike Street on the north and Boylston Avenue on the west. Broadway Avenue is one block to the east. Situated on First Hill, the property is within a block of the south edge of Capitol Hill's Pike/Pine Corridor.
Tax Parcel Number:	750250-0045
Legal Description:	Parcel known as 722 E Union: "Lot 6 Block 4 Sackman Home Addition to City of Seattle, as per plat recorded in Volume 8 of plats, Page 80, Records of King County, Washington."
Original Construction Date:	1913
Original Use:	Fraternal Hall
Recent Use:	Fraternal Hall and Offices
Current Use:	Vacant
Original Designers:	Architect F. W. Bohne
Original Builder:	Ryan & Co Material
Building Size:	33,708 gross square feet, 33,196 net square feet (King County Assessor)
Site Size:	9,512 square feet (0.22 acre) (King County Assessor)
Original Owner:	Knights of Columbia, Order 676
Current Owner:	SRM Development 111 North Post Street, Suite 200 Spokane, Washington 99201
Owner's Representative:	James Rivard, Managing Principal 509.944.4555 jim@srmdevelopment.com
Preservation Consultant:	Susan D. Boyle, AIA, Principal BOLA Architecture + Planning 3800 Ashworth Avenue N Seattle, Washington 98103-8119 206.383.2649

3. ARCHITECTURAL DESCRIPTION

The Site and Setting

The building is situated at the southeast corner of a block bounded by E Pine Street on the north and Boylston Avenue on the west. The site is at an intersection of two street grids that demark the north edge of First Hill and the south edge of Capitol Hill (**Figure 30**). E Union Street runs east-west along the south property line and Harvard Avenue runs north-south along the east property line. This location represents the edges of different plats that make up Arthur Denny's 1890 Broadway Addition (to the south of Union Street) the 1894 Union Addition plat (to the west), and the Sackman Addition on the subject block, which are at angles to one another. E Pine Street, one half block to the north, and E Broadway Avenue, one block to the east, make up part of the Capitol Hill neighborhood's commercial core. These streets have seen considerable new construction, and currently contain a range of older and new buildings, up to seven stories. In contrast, the surrounding First Hill blocks to the south still maintain much of the character from the early 20th century.

This neighborhood's historic development has been described as occurring in several thematic periods up to 1930: during 1885 -1912 "the greatest flurry of building and development activity took place; modest single-family homes were built in close proximity to the elegant ornate mansions; workers' flats co-existed along-side the middle-class apartments and exclusive residential hotels. 1912 - 1920 saw little in the way of residential construction possibly reflecting the directing of energies toward the war effort. 1920 - 1930 saw the proliferation of middle-class low-rise three to six-story apartment houses; and toward the end of the decade the appearance of the 10 - 12 story "high-rise" apartment buildings."²

A small, 1,725 square foot truncated-shaped open space is situated to the south of the Knights of Columbus property, across E Union, where Boylston and Harvard Avenues extend to the southeast direction, along with a small dental clinic and parking lot at 1422 Seneca Street. Situated on a mid-block site at 711-713 E Union is the historic National Register-listed W. B. Phillips/Heg House (1902) on a 3,546 square foot parcel. This wood frame, three story, late Victorian style building has been restored by its owner, Historic Seattle, and contains 13 low-income apartments. To the west of the Phillip/ Heg property is a larger wood and brick masonry multi-family building, the 22-unit, 16,670 square foot three-story Shannon Apartments (1905) on a 5,575 square foot parcel. The Shannon is noteworthy for its curved north facade, which follows the property line along E Union. Other nearby landmarks include Fire Station No. 25 (1908), a two-story brick masonry building directly east, at 1400 Harvard Avenue, which was converted into townhouses in the 1980s, and the Gothic Revival style First Baptist Church (1908), located a short block south at 1111 Harvard Avenue at E Spring Street.

The existing footprint of the Knights of Columbus building virtually covers the site with the exception of a 4'-deep setback along the south property line, which allows for the lower steps of the entry stair and a long light well that provides natural illumination through windows to the lowest basement level. Site landscaping is limited to sparse foundation plantings of evergreen shrubs along the south and east, the tallest of which are pruned to terminate at the first-floor level.

In the early 1960s, the Knights purchased a lot situated north of the club building from the Archdiocese, and other parcel to the west, including one in the center of the block (facing Boylston) from a private owner. Two of these lots were paved and served for use by members over the past six decades, while the site along Boylston Avenue was sold for redevelopment.

² Galbraith, 1992, p. 8:7.

The Structure and Building Section

The King County Assessor's 1936 archival property record card for the "K of C Club House" at 722 E Union, notes the district in which the property was located as "Med. Old" and shows the plan as rectangular, with one and two-level setbacks along the back of the north side. Because of this setback the building contains, one, two, and three-story sections along with a basement. According to original drawings, the building footprint is 74' by 128'.

The envelope is made up by 14"-wide concrete perimeter walls, finished on the exterior with scored cement plaster at the foundation walls and clinker brick masonry, and 10"-wide interior concrete foundation walls. Because of the grade change, the north and west concrete foundation walls are exposed on the exterior where they are capped by a deep cast stone trim band, interrupted by an entry on the north. The structure is made up by steel beams and girders, steel lintels, wood joists, unreinforced masonry, and concrete footings and foundation walls, along with 15" square concrete columns over 36" square footings. The framing is evident in the eight structural bays on the primary south facade, each approximately 14'-wide and divided symmetrically by window openings. Later structural drawings dating from 1997, by engineer Richard Hudson, of Richard Hudson & Associates Inc. Consulting Engineers, note third floor framing with 2'x12' at 16" oc. and 18"x48-1/2" I-beams at the main north-south structural wall, along with 10"x25" or 12"x55" steel I-beams along the major east-west structural line, and a new concrete shaft wall for the new elevator.

The construction, indicated as steel-masonry, was noted in the 1936 property record as "Good" while the exterior, interior and foundation were cited at that time as "Fair." Main support columns were noted as 16"x16", along with concrete footings and 3'x14' & 20" first floor joists. Story heights were called out as "Bsmnt 14' - 1st Flor 12' - 2nd Flor 10' - 3rd to M.T. 15'." The generally flat main roof is slightly sloped with a central ridge running east-west. Currently clad with membrane roofing, it contains up to five rooftop HVAC units set on the upper north roof with ducting between eastern three bays at the second floor, north of the ridgeline, which were installed in 1999.

The building's height is estimated at 54' from the lowest grade to the top of the parapet, and 86'-10" from the basement slab. According to building sections in a 1997 permit set, the height of the roof framing is an estimated 3.5', while the parapets on the south and east rise an estimated 2' above the roof edges, and higher at stepped sections above specific bays. The drawings call out the on-grade elevator lobby with the basement set 16" above it at elevation 0. Floor-to-ceiling heights are specified as 11'-11.5" at the first and second floors (at elevations 11.25' and 22.3'), and 16'-0" at the third floor (at elevations 33.5' to 50'). The third-floor ceiling has been dropped to a 13'-height at the elevator vestibule. Lowered ceiling heights at the first-floor lobby and offices and portions of the second floor Club Room represent non-original remodeling.

Exterior Facades

The assessor's property record notes storefronts made of "plain D. C. Glass, Wood Sash - Cast Stone Blk Head," along with a 13' x 14' Marquee. The exterior masonry was noted as "Brick-Burlap King," along with cast stone coping, "Brick Face-Cast Stone and Brick Trim" and a "Metal Trm Cornice." Extra features included two ladder-type fire escapes. Cast iron chimneys above the roof cap the brick chimneys within the building, which originally served the boiler and fireplaces. Rather than cast stone, the exterior features a gray sandstone. Brick are clinker types, with obvious surface texture and varied rich dark red colors. While the brick masonry appears to have been well maintained, spalled sandstone on the south and east facades is evidence of weathering. Additional water infiltration through the south facade near the southwest corner is apparent on the interior plasterwork; a downspout is missing at this location.

Primary south and east facades are composed in a Classical manner with a base, middle, and cap. The base corresponds with the concrete basement and foundation walls, capped by a horizontal sandstone band, while the tall mid-section contains the clinker brick masonry envelope of first and second floors and main Ballroom volume. The cap is made up by the third-floor level, which is demarked by a tall sandstone cornice band below the third-floor windows sills, a smaller secondary band between the window heads and transoms, and a prominent cornice with dentils. On the primary south facade, the projecting parapets rises to form a gable-shape above each of the two entry bays, and a flat line between them, while the roof profile of the east features raised, gable shapes over the two outermost bays and a low-sloped gable shape above the central three bays.

Additional emphasis is given to the entries on the south facade by the slight projection of pilasters from the adjacent wall planes, and by the decorative stone elements added to the cornice band above second floor windows: a pair of medallions above the arched head opening over the secondary entry in the westernmost bay, and a pronounced broken pediment over the eastern main entry. Above the main entry the stonework reveals prominent carved signage reading “Knights of Columbus.” A medallion centered in the raised gable-shaped parapet above notes the date of construction, “1912.” The volume within each recessed entry has a flat ceiling above the landing leading to the entry doors. Walls within the recesses are treated with painted cement plaster.

The main entry on the south facade was further emphasized by an ornate cast iron and glass marquee, estimated at 15’ wide, which projected an estimated 12’ from the building to shelter the sidewalk. The marquee was supported by two heavy chains attached to the engaged capitals of two pilasters. Attached to each side of the entry were two aligned pairs of metal sconces with spherical shades. The original marquee over the main entry was removed in 1961. It has since been replaced by the current steel-framed, fabric-covered arched canopy, cantilevered above the sidewalk. Cast iron was also utilized originally in the 2”-round pipe railings that were placed along the sidewalk around the south lightwell to the north of the main entry (**Figure 58**).

The original secondary entry in the northernmost bay on the east facade consisted of an 8’-wide recessed opening in the foundation wall emphasized by the projecting parapet and medallion above it. At this opening, the stone work set above the foundation wall creates an ornate decorative arch over the entry supported by decorative stone brackets. The entry and vestibule featured pairs of glazed doors and transoms (**Figures 52-54**).

Window openings are original, although the wood windows have been replaced with aluminum frames, and original glazed and wood panel doors have been replaced with flush steel doors at secondary entries and by flush wood doors at the main entry. The openings into the first floor Ballroom originally featured large 5’-wide by 8’-tall multi-unit, double-hung single windows. Those on the primary south facade are shown in original drawings as having multi-lite divisions, in contrast to the simpler double-hung paired types on the north facade. These were capped by arched head transoms with divided lites, which have been replaced with louvers and trim (**Figure 52**). Other rectangular openings in the three easternmost bays of the south facade and in the east facade typically contain paired 3’-3”-wide by 6’-9” tall windows in 6’-6”-wide assemblies; those at the basement are only 5’-6” tall, while those at the third floor are capped by paired transoms. A drawing from 1915 cited these as “old windows” and called for the addition of “Whitney Windows,” a reference to a type of casement window hardware, advertised as “absolutely tight and storm-proof when closed – also burglar-proof.”³

Stonework was provided at windows sills, while the window heads feature brick courses with stone voussoirs and keystones at the arched openings, and flat painted steel lintels at rectangular openings. The

³ “Whitney Casement Window Hardware” (advertisement), *The Independent*, September 1917.

primary facades feature tall stone trim bands below the third-floor windows and above the third-floor transoms.

North and west facades, which sit along the property lines, have few details. Finished with the same dark red clinker brick masonry above the concrete foundation walls, they consist of simple planes with no trim or cornices. The west perimeter wall contains no fenestration or parapet, and its roof profile follows the slight slope of the roof. A large painted sign, reading “K of C CLUB” in beige-colored lettering, is at the uppermost south corner (**Figures 44-45**). A narrow portion of a secondary west facade, which is visible at the first floor setback along the north side of the building, contains relatively small windows that illuminate the kitchen (**Figure 49**). (Skylights on the roof of this setback provided daylight into the bowling alley in the basement.)

The north facade is planar and extends along the property line at the basement and portions of the upper floors, with a similar large painted sign at its uppermost east corner (**Figure 48**). The setback in the massing above the basement and first floor allows for windows in the north facade at the first and second floor levels, along with the arched head transoms of the Ballroom. While the west perimeter wall (along the property line) contains no openings, there are three small windows in the west wall of the first-floor kitchen, which is setback considerably from this property line.

The original window sash and frames, and transoms were made of painted wood. Notable changes to the building include replacement of the original wood sash throughout the main and upper floors with beige-colored aluminum framed double-glazed sash. Because of the color, which is a similar shade to the original painted wood, the impact of this change in materials is minimized. Another impactful change includes the removal of the glazed semi-circular transoms in the arched openings on the north and south sides of the Ballroom, which have been infilled with louvers. In the basement, four of the five original windows remain; these open from the running track into the south lightwell. One original window opening is partially infilled.

All three sets of exterior doors have been replaced (**Figures 53, 56, 59**). Original design drawings indicate these were once pairs of stained wood panel types with glazing. The two entries on the south facade current feature flush steel and stained wood doors, which are accessed by cast-in-place concrete steps and wide upper landings. At one time the secondary entry on the east facade featured a vestibule. This has been removed and the entry doors are placed flush with the perimeter wall plane. The current entry features a pair of simple flush steel doors surrounded by stucco infill walls. The exterior entry at this location includes an accessible ramp with pipe railing, set below the post-supported steel framed canopy. Within this, entry steps and ramps lead to the stair hall and elevator.

The Plan and Interior Features

Both the structural bays and compositions of the two primary facades affirm the building layout, which is essentially two stacked tall volumes in the middle, book-ended by multi-story levels in the westernmost bay and in the eastern three bays. The building footprint covers the rectangular shaped site at the basement, with a smaller L-shapes at upper levels. The basement contains two levels to accommodate the height requirement of a gymnasium: at the lowest level, the tall spaces include a Boiler Room along the west end, and a Gym below the similar sized Ballroom space (**Figures 61-63**). Originally a swimming pool was situated in the southeast corner of the building at an intermediate level above the gym floor, along with an adjacent Locker Room (**Figures 64, 66**). This level was accessible from the Stair Hall in the northeast corner. (The swimming pool was later infilled, and an exercise room created in its place.)

Directly accessible from the Locker Room, and set at the same level, there is a running track above the perimeter walls of the gym. This track, supported by a series of steel rods attached to the floor framing

above, is banked and curved at its outer corners. A long narrow space to the north of the gym contains a linear space that served as a single Bowling Alley, which was originally illuminated by a long, gabled skylight (**Figure 65**). The bowling alley is directly accessible from the northeast Stair Hall. The Boiler Room, to the west of the Gym, is accessible from a narrow first floor service stair and a door in the southwest corner.

Original design drawings indicate the entry near the southwest corner of the building, which is accessed from E Union Street, was used exclusively by members of the Knights of Columbus. It was accompanied by multi-story Stair Hall that led to the first, second, and third floors (**Figure 78**). (A proposed design from 1915, shows a revision on the first floor, with removal of portions of the southwest Stair Hall and adjacent Property Room and replacement with an “Enclosed Esplanade” along the north and west end of the building. However, there is no evidence that this scheme was ever built, and the rooms west of the Ballroom still contain service spaces and an enclosed stair from the secondary southwest entry to the third floor.)

Another original Stair Hall remains at the northeast corner. It currently features an on-grade, accessible entry off Harvard Avenue. The entry originally included a 10'-wide vestibule provided with a pair of glazed panel doors, along with a concrete vault below the main stair landing. (A later alteration eliminated this vestibule and the original door.) In addition, a fire escape is provided on the east facade.

The original first floor plan identifies spaces, citing the original Ballroom along with a vestibule entry to the Ballroom, a Cloak Room, and a Smoking Room in the building's southeast corner, and a Ladies Parlor (with a fireplace and adjacent restroom/lounge), which was accessible by the northeast Stair Hall and the Ballroom (**Figures 69-72**). The Kitchen was situated to the north of the Ballroom and west of the northeast Stair Hall (**Figures 73-74**). On the first floor, a 14'-wide setback is situated above the basement Bowling Alley and the northwest end of the Boiler Room, and west of the Kitchen. One level above, the setback extends over the roof of the first floor Kitchen, resulting in a L-shaped mass along the primary north and east property lines and provides a roof to the basement on the west end of the Kitchen. The original mezzanine floor plan (current second floor) called out separately partitioned rooms to the east of the original Ballroom: Billiard Room, Lounging Room., Secretary's Office, and Library, none of which remain. At this level, the 70' building width was reduced to 56' at the Ballroom. The westernmost bay contains the west Stair Hall and an adjacent Musicians Gallery, both above the Ballroom. Here the stair halls have been enclosed.

The third story originally contained a Cloak Room and a single toilet room near the main stairs, along with adjacent ante-chambers on each side of the main full-depth Lodge Room space, situated above the Ballroom. Two Committee Rooms and an interior room, titled “H.R.” were arranged along a corridor leading to a 26'-5” by 41'-3” Classroom at the southeast corner. (Presumably H.R. was a members-only space associated with Knights of Columbus rituals.) At this level, only portions of doorway entries to the smaller rooms remain, and while the former Lodge Room remains its center volume has been filled with new office partitions and a mezzanine and kitchenette inserted along the west end (**Figures 84-88**).

The County Assessor's archival property record card of 1936 cited interior finishes as “Plastered P & B [plaster and board], fir trim, fir-oak floors in Gym and Ball Rm, hardwood floor at the entrance, concrete floors in the gym in bsmt.” Some of these original finishes remain, notably portions of the tin ceiling panels in the Gym and Bowling Alley. New wood flooring has been installed in the Ballroom, while wall-to-wall carpet is installed throughout most of the other first, second and third floor spaces, and on the northeast stairs.

Changes to the Original Building

Microfilm permit records and drawings at SDCI are held under two separate addresses, which correspond with the public entries to the building at 700 and 722 E Union Street and 1409-1419 Harvard Avenue. The original building opened in November 1913. Changes date largely from the mid-1940s, early 1960s, and late 1990s.⁴ Other changes to finishes, roofing and repointing of exterior masonry have been cited by KOC personnel, though these did not require permits. Records on file at SDCI include the following:

August 22, 1915	Alterations, Additions and Repairs to the Knights of Columbus Club Building, Bohne (1 st and 2 nd Floor, New Stairs for Main Entrance, Connection with Ballroom, Kitchen), permit 140871.
May 15, 1945	Alterations, Lavatories, 1 st floor, by W.A. Slate
Dec. 2, 1947	New Partitions for Locker Room (Basement)
January 20, 1947	Locker Space (“To floor over swimming pool for locker space”), permit 377711
1961	(Multiple permits) Alter Club Building 70’ x 12’; Repair cornice; Remove marquee on Union St.; Erect and maintain canopy
May 12, 1962	Entrance Canopy (welded steel frame, 10.5’ wide and 8’, extending over east walk), Permit 489459
1963	Establish and maintain parking – Club Assembly Parking Area
1963	Alter 2 nd Floor
1963-64	Establish and maintain parking w/accompanying parking leases
1964	Alter; Knights of Columbus Council 676, Interior Remodel (1 st Floor), David Johnston, Johnston-Campanella, Architects Designers, permit 443736 (North Entry, 1 st Floor Lounge, Cloak Room Office)
1968	Alter Knights of Columbus Council 676, Interior Remodel (1 st Floor), David Johnston, Johnston-Campanella, Architects Designers, permit 443736 (North Entry, 1 st Floor Lounge, Cloak Room Office)
1971	Wiring
July 17, 1969	Electrical, wiring and meter, water heater
May 1978	Electrical panel
January 25, 1997	Remodel, Freiheit & Ho Architects, Inc., P.S.
May 19, 1998	Master Use Permit, interior ADA, electrical upgrade and change of use, 3 rd floor, \$450,000, JMS Construction
July 28, 1997	Electrical lights
April 24, 1998	Add elevator.; Remodel Freiheit & Ho Architects, Inc, P.S. (1997 drawings) 1,130 SF remodel of east entry; restrooms & elevator addition, permit 69103
August 3 & 7, 1998	Electrical service for elevator; Elevator, Montgomery Kone, Inc., 33.5’, 4-stop, with 6’x5’x8’ cab
February 2, 1999	Polyclinic (3 rd floor offices), ARC Architects
August 4 & 24, 1999	Electrical, water heater; Electrical, receptacles
Sept. 7, 1999	Electrical, bathrooms
Sept. & Nov. 1999	Study by Universal Mech, Seno Co and BRC Architects
Sept. 7, 1999	Master Use Permit, 3 rd floor mezzanine
Sept. 20, 1999	AC units, Train HVAC rooftop units, sound-level tested 6.25.1999
Nov. 23-24, 1999	Electrical repairs, compressor; Electrical, track lights
Dec. 6, 1999	Acoustic Study, testing at various parking lot locations
January 3, 2003	Electrical feeder improvements

⁴ Turk and Weber, pp. 175-176.

Drawing sets, including those held by the Knights of Columbus, along with city records, reveal additional details of some of these changes. In the late-1940s, a locker room was created at an upper basement level with existing stair access to the gym. The existing first and second floor restroom lavatories and finishes were revised according to a drawing from May 15, 1945.

Changes to the building in 1963-1964 by Johnston-Campanella Architects involved an interior remodel only, with no structural work or changes to exterior. According to the single sheet of plans and details, revisions were made to the front entry and south facade after removal of the original ornate flat roofed marquee. Surfaces at the exterior stair landing were replaced along with new plaster incised with abstract-shaped ornamentation. The original glazed panel doors at the main entry were replaced with 5.5'-wide by 7'-tall solid Mahogany doors entry doors.

Within the main lounge, several partitions between columns were removed to enlarge the space as a large lobby area, and the ceiling was dropped with a suspended frame and new plaster finishes (**Figures 67-68**). Entry doors to a cloak room, office, and women's lounge were changed, with flush type doors, the cloak room expanded by removal of a partition, and built-in cabinetry installed on the opposite side for the office along with a solid, flush door with wood-framed lower panel and upper panel and glazed transom. The southernmost of the two large openings from the Lobby into the Ballroom was infilled and doors in the remaining opening fitted with Modern style glazed doors and relights (**Figure 72**).

The effort to modernize the interior extended to finishes in the women's restroom and to flooring it and the lounge with new asphalt tile. The 17-sheet drawing set from January 1997, by Freiheit & Ho Architects, Inc., P.S., Bellevue, identifies a remodel of 1,130 SF under the 1994 code for accessible restrooms, east entry, and elevator. The title sheet identifies the two assembly areas as each having 3,854 square feet, along with a similar sized office area and a total existing building size of 32,662 square feet. It notes a site of 38,501 square feet, including three adjacent parking lots. (The parcel on which the historic building is situated – the nominated site – is 9,216 square feet. The north parking lots, acquired by the KOC in 1960, which contains 21,120 square feet, as little association with the organization. The two lots to the west make up a separate 5,760 square foot parcel)

The 1998 drawings show the new elevator with revised entry, new interior cast-in-place concrete stairs and access ramp, and machine room in the basement removal of original east entry vestibule; and new accessible restrooms in basement locker room, first floor foyer, and second floor billiard room (bar lounge); and new third floor men's and women's restroom. Two existing windows on the third floor and one each on the first and second floor, situated in new restroom spaces and the east facades, were infilled with steel studs, insulation, exterior EIFS panels, and interior gypsum wallboard.

A later project, dating from February 2, 1998 ("Estimating set") was provided for Office Tenant Improvements, 3rd Floor by ARC Architects, Seattle. The two sheets of drawings show the 3rd floor demolition and office tenant improvements for Polyclinic. As part of the work, the roof was modified to hold three rooftop HVAC units set near the building's center on the northern half of the main roof. (These appear to have been installed in 1999.) No work was cited for the exterior or landscaping as part of this project. Ninety-seven parking stalls were on adjacent lots. Records and correspondence indicate that this tenant was in the building until shortly before March 2003, and the space subsequently remained vacant for over a decade.

Tours of the property verify the major changes that have been made to the building. Primary among these are revisions to the main entry, lounge room and offices at the first floor, which have seen new partitions, finishes and doors, including the replacement of the two original entries from the Lobby to the Ballroom with a single Modern style wood framed and glass entries. Ceiling-mounted light fixtures represent late 20th century tastes as do many of the finishes, such as the suspended tile ceiling system in

the Lobby, which was installed over the original coffered treatment. Original finishes remain in places, such as the northeast stairwell. However, contemporary finish materials are typical, including wall-to-wall carpeting, painted gypsum wallboard, vinyl floor tile with vinyl base, fiberglass wainscot in restrooms, and concrete with smooth finish. Several remodels note to the paint and drywall texture to “match existing.”

Second floor club spaces, reserved for KOC members, have seen the insertion of a bar, and changes to floor, wall and ceiling finishes, fixtures, and lighting. The third-floor hall, which was used originally only by club members, has seen the greatest changes with insertion of a large mezzanine for tenant offices.

In addition, the northeast entry has seen the introduction of access ramps and an elevator to meet ADA requirements. The exterior envelope has seen the removal of the original marquee, removal and replacement of original entry doors, and removal and replacement of wood framed windows with beige-colored aluminum frame windows with a simpler pattern and infill of the glazed semi-circular transoms with painted louver panels. Despite these changes, the building largely retains its original character-defining features and a high level of integrity.

4. HISTORIC SIGNIFICANCE

Fraternal Organizations in America

Fraternal organizations have been popular in the United States for nearly two centuries, although the concept of fraternal benevolent societies appears as early as 2000 BCE in Greece. The number of societies rose dramatically in the decades around the turn of the 20th century, with more organizations being founded between 1880 and 1920 than ever before or since. Fraternal groups became popular during this time in part to provide social integration for the over 20 million people who had immigrated to the United States. The organizations “offered them fellowship in a socially isolated environment” and many of their rituals occurred in native tongues.⁵ The societies predated most public or private social security programs, and they provided some economic security to members by covering the costs of member burials and offering insurance, often at relatively low rates.

A fraternal organization also offered social prestige, and it could serve as a vehicle from the lower to middle class. At the same time, they were exclusionary by gender. Additionally, some – although not the Knights of Columbus – were limited to specific races and ethnic members. Other organizations, such as the American Legion and Veterans of Foreign Wars, emerged to serve similar goals of brotherhood as well as address insurance and funeral needs of members’ families.

The creation of new fraternal organizations slowed in the 1930s, due in part to economic conditions, and some groups failed to recruit new members. However, these organizations did not begin to significantly decline until the late 20th century. The subsequent decline of fraternal organizations may have been the counterpoint to the social prestige.⁶

While there are significant differences in the goals, rites, and rules of fraternal organizations, there are many similarities. The groups typically keep some organizational practices secret. Many have specific rituals and degrees (membership levels) and a strict hierarchal structure. Fantastical names and titles are also common, for example, with meeting halls known as a “court,” “forest,” “aerie,” “encampment,” “nest” and “grotto,” and in the case of the KOC, members were referred to as “knights” and “squires.” Most of these organizations are bound to tradition and are slow to change. Additionally, most are internally oriented, emphasizing membership and family, and volunteer charity, with social activism undertaken as a secondary priority.

The Knights of Columbus Seattle Order, Council 676

In 1901, the Board of Directors decided to expand the Knights of Columbus to the Pacific Northwest. They sent James J. Gorman, who began establishing councils in California in early 1902. He arrived in Seattle in mid-March of that year, and the local council was established on June 20, 1902. (Gorman was also concurrently founding councils in Spokane, Portland, and Butte.) The organization initially met at the top floor of the Silver Building at 1st Avenue and Cherry Street.

Mrs. Elizabeth Foss donated the property on which the subject building is located to the Knights of Columbus shortly after the local order’s founding. It was also able to secure a \$50,000 bond issue to support the building’s construction, which formally opened in November 1913. On April 20, 1913, a ceremony for laying the cornerstone of the building was attended by over 2,000 people. Bishop O’Dea

⁵ Schmidt, p.16-17.

⁶ Schmidt, p. 18.

laid the stone, with “the usual records and trinkets,” followed by a blessing.⁷ The building was dedicated Sunday, November 9, 1913, and the following day, the Knights gave a ball “for several hundred guests, club members and friends.”⁸ Mrs. Foss was the guest of honor. Mrs. James Galbraith, among other prominent women, served as a patroness.

By October 1919, membership had increased to 1,548, up from 67 in 1902. Public speaking classes began in 1923, followed by the Council Glee Club in 1926. The Council also had an annual Layman’s Retreats, held at St. Martin’s College in Lacey, during this decade; about 150 men attended each year.⁹ (During the Depression, however, many members had difficulties paying dues, and “by 1938 the council was suspended for non-payment of \$8,068.68” – an estimated \$143,200 in 2018 dollars.)

Also beginning in 1919, Council 676 began operating an “Evening School” nearby on the Seattle University campus. The school (“absolutely nonsectarian”) was free to military men and women, and all others owed only a “moderate tuition.” Courses varied slightly from year to year, but included auto mechanics, bookkeeping, commercial art, journalism, business English, public speaking, and typewriting.¹⁰ It is unknown when the classes ceased and how many students were served, but a 1924 *Seattle Times* article notes that over five years, 6,000 students had been provided free instruction (and were therefore presumably military personnel).¹¹ In addition to the night school, Knights in Washington State were also involved in a number of local events that supported military personnel. When large numbers of Navy sailors came to the city in 1923, the Knights provided entertainment, and in 1942, it sponsored the “Victory Square” multi-day event, which featured Bing Crosby, other musicians, and many speakers.¹²

Beginning in 1937, the organization held first Annual Gridiron Banquet, honoring the Seattle Prep and O’Dea High School football teams. Two years later, the Knights began awarding a Most Inspirational Player trophy. These continued through 1991, and eventually included Blanchet and Kennedy High Schools as well. The Knights also hosted other social events, such as the Friday Night Teenage Dances (late 1940s through the 1960s) and bingo (1960 – 1998). *Seattle Times* articles and former building staff note that many sporting events have been held in the building on E Union Street over time, including use by O’Dea High School (established 1923) and Seattle College (established 1898, currently Seattle University) prior to the construction of their own campus gymnasiums. Members also participated in sports outside of the building, such as baseball.¹³

After Council 676 sold the property to the current owner, its members “found a new home in the St. Margaret of Scotland parish, which is located on the west side of Queen Anne Hill.¹⁴ It is one of many Knights of Columbus chapters that remain active in Seattle that are closely associated with a specific parish. They include the Council St. Juan Diego 12175 at Our Lady of Guadalupe, in the parish of that name, at 7000 35th Avenue SW (est. 1998); St. Peter Parish Council 16690, at 2807 15th Avenue S; John Peyton Council at St. Paul Catholic Church at 10001 57th Avenue S; Council 5177 at Christ the St. George Church Knights of Columbus (Pope John Paul II Council 13794) in southwest Beacon Hill (est. 2005); and King Catholic Church, 405 North 117th Avenue in the Bitter Lake neighborhood.

⁷ *Seattle Times*, April 21, 1913.

⁸ *Seattle Times*, November 16, 1913.

⁹ Turk and Weber, p. 175.

¹⁰ *Seattle Times*, December 31, 1922 and September 21, 1924.

¹¹ The national program ran through 1926.

¹² *Seattle Times*, August 6, 1942.

¹³ *Seattle Times*, March 15, 1914.

¹⁴ Current information from Council 676 Manager Penny Kessler.

The Organization's National and Local History

The history of the Knights of Columbus is older and much more extensive than just its local presence. The organization was founded on February 7, 1882 by Father Michael Joseph McGivney. He was born on August 12, 1852 in Waterbury, Connecticut to Patrick and Mary, both Irish immigrant. Michael, their oldest child, left school at the age of 13 to work, but returned to school intermittently over the next 25 years. His father died in June of 1873, and he returned to Waterbury for the funeral and remained in the area and enrolled at St. Mary's Seminary in Baltimore. In December of 1877, he was ordained and began serving as curate at St. Mary's Church in New Haven, a working-class Irish family parish.

Prior to the mid-1850s, Catholics made up only approximately five percent of the American population who tended to be a "tight-knight group of landowning, educated aristocrats."¹⁵ The subsequent waves of immigration during the second half of the 19th century resulted in a "incredibly diverse mass of urban and rural immigrants who came from many different countries, spoke different languages, [and] held different social statuses."¹⁶ By 1906, the 14,000,000 Catholics in the U.S. made up seventeen percent of its population. Anti-Catholic sentiment was strong, and many labor unions and clubs were closed to them.

In Father McGivney's early tenure as a parish priest, he began exploring the idea of a Catholic fraternal benefit society to provide social and faith-based activities and address some of "the financial needs of families overwhelmed by illness or death of the breadwinner."¹⁷ The first meeting of the Knights of Columbus on February 7, 1882 was attended by 24 men, in addition to McGivney. The order was granted a charter, establishing it as a legal corporation, on March 9, 1882. The following year, a second council was established in nearby Meriden, Connecticut. By the end of 1885 another 29 councils had been established, all in Connecticut. Recognizing firsthand the financial difficulties facing Catholic families, McGivney designed the Knights of Columbus to provide financial assistance. The early structure provided a widow with \$1,000 upon her husband's death, funded by surviving council members who were charged \$1 each. (The assessments were reduced when a council's membership exceeded 1,000.)

"McGivney had originally suggested Sons of Columbus as a name for the Order. This would bind Catholicism and Americanism together through the faith and bold vision of the New World's discoverer. However, the word 'knights' replaced 'sons' because key members of the organizing group were Irish-born Civil War veterans felt it would help to apply a noble ritual in support of the emerging cause of Catholic liberty."¹⁸

McGivney died in August 1890, and was buried in Waterbury, where his funeral was attended by the bishop of Hartford, over 70 priests, and "throng" of others. He was described in the memorial service as "a man of the people ... zealous of the people's welfare, and all the kindness of his priestly soul asserted itself more strongly in his unceasing efforts for the betterment of their condition."¹⁹ He was given the title "Venerable Servant of God" in 2008, the first of three steps to Catholic sainthood.

When Council 676 was initiated in Seattle, Washington on June 22, 1902, it was part of the organization's "onward march to the Rockies" and beyond, which included new councils in San Francisco and Los Angeles in January 1902, and soon afterwards in Portland, Oregon.²⁰ It was also part of the broadening

¹⁵ Byrne, n.p.

¹⁶ Byrne, n.p.

¹⁷ Father McGivney, "Priesthood."

¹⁸ Father McGivney, "Founder."

¹⁹ Father McGivney, "His Life and Times."

²⁰ Kauffman, p. 113-114.

of the organization's mission. The KOC order was initially dedicated to "unity and charity" (an additional principal, "fraternity," was added in 1891). Significant charity work outside of the organization dates back to at least 1916, when its members provided welfare stations near the Mexican-American border for soldiers in General Pershing's expedition to capture Pancho Villa. President Wilson approved similar centers during World War I. With the slogan "Everyone Welcome, Everything Free," the KOC huts "provided the soldiers many of the amenities that [the] U.S. military bureaucracy was unable to," including cigarettes, candy, books, stationary, baths, and social events, such as dances and sport games.²¹

The U.S. military in Mexico was supported initially by Councils in New Mexico, Arizona, and Texas, following a long-established pattern of social work by the YMCA, but with a focus on the social and religious support for Catholics. During World War I, anti-Catholic sentiment rose due in part to the anti-war attitudes of German and Irish Catholics in America. In response, the KOC reaffirmed its members' commitment to nationalism and patriotism.²² During World War II, the organization reestablished its services to soldiers, largely Catholics, in contrast to the YMCA mission, which excluded Catholics and included proselytizing.

Despite its outreach efforts to those of other faiths, some remained suspicious of the KOC, citing, for example, its secret rituals. While such rituals were typical of many fraternal groups, anti-Catholic prejudice appears to be the source of the issue. On September 1, 1912, First Methodist pastor A.W. Leonard of Seattle preached against the organization, attacking the "bogus oath" reportedly taken by Fourth Degree Knights, the text of which was printed and circulated after his sermon. Its text illuminates the extent of the anti-Catholic sentiment at the time: "I will, when opportunity presents, make and wage relentless war, secretly and openly, against all heretics, Protestants and Masons, as I am directed to do, to extirpate them from the face of the whole earth; and that I will spare neither age, sex, or condition, and that I will hang, burn, waste, boil, flay, strangle and bury alive those infamous heretics."²³ The local Knights published a lengthy rebuttal in the *Seattle Times*, but the "bogus oath" circulated throughout the country during the next six to ten years."²⁴

In response to such attacks, the KOC took on a deliberate inclusive stance and fought discrimination based on faith and ethnicity. The organization prepared scholarly works to counter bias in textbooks and extend its fight against discrimination by publishing three seminal monographs in 1922: *The Gift of Black Folk* by W.E.B. DuBois, *The Jews and the Making of America* by George Cohen, and *The Germans in the Making of America* by Frederick Franklin Schrader, which addresses the subjects of imitation, nativism, anti-Catholicism, anti-Semitism, and racial prejudice.²⁵

The revival of the Ku Klux Klan in ca. 1915 was a counter reaffirmation of "law and order, Christian righteousness in the post-Civil War South," which spread throughout the nation in the 1920s. The KKK attacked the KOC directly, accusing it of "the concentrated cussedness of all reasonable organizations and all infernalism of the papal system centralized on one body, whose slogans are 'The Pope is King,' and 'To Hell with the government...'"²⁶ In an effort to undercut Catholic schools, the KKK proposed compulsory public education through legislative efforts in Nebraska in 1919, Michigan in 1920, Oklahoma and Oregon in 1922, and Chicago in 1923. (A federal Court declared the Oregon law unconstitutional in 1924). When the KKK sought to outlaw parochial schools in Washington State, it

²¹ Appel, n.p.

²² Kauffman, p. 190-193.

²³ Turk and Weber, p. 221.

²⁴ Turk and Weber, p. 218-220.

²⁵ Kauffman, p. 270-274.

²⁶ Kauffman, p. 277.

was defeated due to efforts by many business and religious groups, and government leaders across a broad spectrum that supported the Seattle Knights of Columbus.

From 1900, “local councils had served as employment agencies and operated employment bureaus for the N.C.W.C.,” and these services continued after the war’s end. In 1919, the Knights of Columbus established education and training programs for returning soldiers and initiated an evening school program, which it operated to 1926. It offered these services to “men and women of all colors and creeds ... white and colored, Protestants, Jews and Catholics alike...”²⁷

Activists in the 1920s also included the rebuilding of schools, athletic centers, and playgrounds in Italy as part of the order’s effort to establish a strong presence with the Papacy in Rome. The Knights’ interest in youth reflected a “national trend” represented by the establishment of the Boy Scouts of America, the Big Brother movement, and in the development of a junior order within the organization.²⁸ (Later, in the 1970s and 1980s, the KOC lowered membership age requirements and affirmed the Squires program, a junior Knights organization.)

The organization offered unemployment relief through job placement services during the Great Depression. The KOC board also cut expenses as its membership revenues declined, and it took out mortgages and made other investments survival of the organization and its insurance programs. In 1940, new insurance programs were established that focused on family needs, including whole life policies and the creation of the centralized agency system. The organization’s membership rose with post-war prosperity, from 312,000 to 594,000 between 1945 to 1954, with insurance members rising to 325,000.

Politically, the early organization was aligned with the Democratic Party and with working class Irish in the Boston area beginning in the late 1890s.²⁹ This orientation did not direct all activities, however. During the Spanish Civil War, for example, Catholics generally supported the Franco regime, and before World War II the Knights’ staunch anti-communism emerged as part of its Crusade for Social Justice, inaugurated in 1938. The organization remained strongly anti-interventionist until America entered World War II. At that time, the Knights reestablished its “huts program” with the creation of recreation centers, morale programs, hostels, and organization of athletic and performance events, chapels staffed with chaplains, and later a national blood donor program. These activities resulted in unification of services by the Knights of Columbus, YMCA, Salvation Army, and Jewish welfare organizations.³⁰

The Cold War era saw the expansion of communism in Eastern Europe and Asia, and rising opposition by many in the U.S., including KOC members. The organization was instrumental in opposing secularism, and in the early 1950s it helped amend the Pledge of Allegiance to include the phrase “under God.” The late 20th century saw its adoption of conservative and traditional values along with continued efforts to address racism and segregation at large and within its own membership. KOC programs shifted from an emphasis on ceremony and attendance to ecumenical, liturgical, and social justice projects in the 1960s. Insurance policies in-force continued to grow, from \$3.6 billion at the end of 1976 to \$6.4 billion by the end of 1981, and its insurance program would become one of the largest in the industry.³¹ In 1969, the organization affirmed its presence in American life by the construction of a 23-story headquarters building, designed by Kevin Coche-John Dinkeldoo and Associates, in New Haven,

²⁷ Kauffman, p. 225-226.

²⁸ Kauffman, p. 256-257.

²⁹ Kauffman, p. 241.

³⁰ Kauffman, pp. 336, 345.

³¹ Kauffman, p. 402, 428.

Connecticut. Its charity efforts in support of local parishes, the disabled, and the aged resulted in nine million volunteer manhours and contributions of over \$32 million in 1980.³²

KOC membership declined in the late 20th century as it did in nearly all fraternal organizations. Data for Council 676 members, who occupied the subject building, represent this decline, from 57 charter members in 1902, to 1,285 in 1924, 1532 in 1951, 1450 in 1962, 874 in 1979, 644 in 1990, and 434 in 2010. In contrast, membership in the state has seen a steady rise in members with those in Washington State totaling 16,932 in 2019.³³ The decline in urban councils is likely due to the growth of suburbs and organization of other councils, many of which were associated with new parishes. It also reflects a changes in participation and declining membership in many fraternal organizations resulting from the rise of two-wage earner families, the rise in available social activities, and a general decline in volunteerism.

Despite these changes, the history of the Knights of Columbus “mirrors the history of the American Catholic Church. In the post-Vatican II period, when fraternalism has been viewed as a relic of a previous era, the Order has continued to flourish ... [as] a unique blend of Catholic idealism and American practicality.”³⁴ Among this idealism and practicality, the charity work by the KOC and its insurance programs have remained paramount. The Knights initiated a loan program in 1892 to provide funds to other Catholic institutions, which totaled over \$300 million in loans by 1954. After World War II, it began investing in real estate (largely under lease-back programs), to help fund this program and other assistance. The KOC has supported the Special Olympics since its inception in 1968, and has donated over \$61 million to the event, in addition to hundreds of thousands of hours volunteered. Charity work continues with specific contributions determined largely by individual chapters. Between 1972 and 1982, the Knights raised and donated nearly \$1.4 billion and volunteered nearly 653 million hours in humanitarian service. Recent donations in 2016 totaled \$177.5 million and 75 million service hours.

The Knights of Columbus continues to operate a well-rated insurance operation, and as of the 1980s has paid \$3.5 billion in death benefits. Currently, there are 1,900,000 members located in the United States, Canada, the Philippines, Mexico, Poland, the Dominican Republic, Puerto Rico, Panama, the Bahamas, the Virgin Islands, Cuba, Guatemala, Guam, Saipan, Lithuania, Ukraine, and South Korea. In 2017, the organization raised and distributed over \$185,000,000 in donations along with 75,600,000 volunteer hours.³⁵

Membership in the KOC remains limited to men over 18 years of age who are practicing Catholics, in addition to auxiliary groups, including the Columbian Squires for men under 18. At the turn of the 20th century, two women’s auxiliaries were formed, both named the Daughters of Isabella (one of was renamed the Catholic Daughters of the Americas in 1921), followed by others.

Early Property Owner, Elizabeth Foss

Elizabeth Foss (1828 – 1919) was born in St. Johns, Newfoundland as Elizabeth Mary Rowland. Sources suggest she immigrated to the United States while in her early 20s, arriving in Boston. While there, she married William Briscoe, an Irish immigrant, in 1857, and gave birth to their son, Edwin, in January 1860. William’s story remains unknown, but in 1875 Elizabeth and Edwin moved to Seattle. She married Levi Foss, a Seattle businessman and investor in real estate, construction in 1888. Edwin died

³² Kauffman, p. 429.

³³ Turk and Weber, Appendix II.

³⁴ Kauffman, p. 432.

³⁵ Knights of Columbus, “What We Do.”

that same year, and Levi in 1907, leaving Elizabeth with his estate. Following Levi's death, she made a number of substantial donations. These included a large sum to the Diocese of Nisqually in honor of her son, which was used to construct the Edwin Briscoe Memorial School in Kent, which opened in 1909 (demolished 1970). In addition to donating the land for the Knights of Columbus building on First Hill, she also donated land for St. Teresa's convent at 7th Avenue and University Street; and contributed to the altar for St. James Cathedral, and \$5,000 to rebuild its collapsed dome in 1915; along with funds to various Seattle parishes, and the Children's Orthopedic Hospital. The Knights Council 676 noted that, without the Foss donation, it would have taken years to raise funds to construct its building.

Foss died on February 15, 1919, at the age of 90. At that time, she lived at 728 Broadway on Capitol Hill and had no relatives. Her obituary noted she "was a large property owner in Seattle, and an unusually capable businesswoman; she managed all of her own affairs. She was known as very charitable and gave freely to many institutions of the city."³⁶ Her will left two lots at Harvard and Union to the Briscoe School; nearly a full-block of developed property and her mortgage (valued at \$40,000 -- over \$622,000 in 2018 dollars) to the Plymouth Congregational Church; and additional property the Missionary Sisters of the Sacred Heart of Jesus, the House of the Good Shepherd, and St. Joseph's and St. Patrick's parishes.

Historic Neighborhood Development

The surrounding neighborhood initially developed as a residential area beginning in the 1880s and it continued to grow after electric trolley lines were established. Nearby Broadway Avenue, one block east of the site, was one of the earliest routes, when a trolley line was extended along it from Beacon Hill to First Hill in 1891. The relatively level street was paved in 1903, and became a favorite route for cyclists and motorists. Commerce also grew along transportation routes with stores, cafes, and services, and extended east from the downtown along another early trolley route on Madison Street.

Historic residential development in the area of south Capitol Hill and north First Hill took the form of modest, middle-income houses, townhouses, and boarding houses; while the west slope of First Hill was known for more spacious, upper middle-class houses and mansions. After 1900, the area saw construction of many larger mixed-use buildings that featured retail spaces with ample display windows along the commercial streets, and apartments above. Historic photos show early wood-frame and wood-clad single-family dwellings, apartment buildings, and rowhouses, primarily in Victorian and Italianate styles. Many of these older buildings in the neighborhood persisted. When First Hill was surveyed by Historic Seattle in 1975 for its urban design and historical resources, specific properties were cited for their significance.³⁷ The following properties within three blocks of the KOC building all were identified in the survey as potential landmarks, and many of which have subsequently been designated:

- Swedish Tabernacle/First Covenant Church (1909), 1500 Bellevue Avenue
- Summit Grade School / Northwest School (1905), 915 E Pine Street
- Masonic Temple/Egyptian Theater (1915), 801 E Pike Street
- Odd Fellow's Temple (1908), 915 E Pine Street
- Fire Station No. 25 (1908), Harvard Avenue at Union Street
- Johnson & Hamilton Mortuary (1911), 1400 Broadway
- Stimpson Green House / Washington Trust (1883), 1427 Boren Avenue
- Heg Residence / Heg-Phillips Apartments (ca. 1904), 711-712 E Union Street
- First Baptist Church (1908-1912), Harvard Avenue at E Spring Street

³⁶ *Seattle Times*, February 15, 1919.

³⁷ Nyberg and Steinbrueck.

The area to the north of the subject site has become known as the Pike-Pine Corridor. It developed as the city's earliest auto row.³⁸ Early 20th century construction included auto distributors, vehicle showrooms, paint and upholstery shops, general service garages, brake and carburetor repair shops, ball bearing manufacturers, parts stores, and fuel stations.³⁹ Development densified as the city of Seattle grew, with its population rising dramatically from approximately 80,671 in 1900 to 237,194 in 1910, and 315,312 in 1920. (Growth in the first decade was due to annexations as well as new residents.) During this same period, the number of Catholics in the local population rose; those within the Archdiocese of Seattle, which is made up by 173 parishes, missions and pastoral centers in the 17 counties in Western Washington, total an estimated 856,000 of 5,610,840 residents.⁴⁰ Catholics currently make up 15% of the metropolitan area's population, based on 2014 data.⁴¹

Construction of religious buildings accompanied the growth of the neighborhood in the late 19th and early 20th century as these institutions moved from the downtown to First Hill and Capitol Hill. The Knights of Columbus site is situated four blocks southwest of Seattle University at 911 12th Avenue, approximately six to seven blocks from the historic residence of the Archbishop at 1104 E Spring Street, the Archdiocese at 710 9th Avenue, and St. James Cathedral at 804 9th Avenue. (This Archdiocese encompasses Catholic organizations in all counties in western Washington). The proximity of the property to these Catholic institutions appears significant, and images of some of these other Seattle buildings are illustrated in a brochure celebrating the opening of the building (**Figure 9**). Members of the Knights of Columbus Council 676 may have lived in nearby neighborhoods, since many early 20th century Catholic residents of Seattle tended to cluster near St. Joseph at 732 18th Avenue E (1929), and the Immaculate Conception Church at 820 18th Avenue (1904), or near parochial schools such as the Holy Names Acadome at 728 21st Avenue. The presence of nearby O'Dea High School, at 802 Terry Avenue, and use of the building's gym for its student basketball practice represents one of the historic links between Seattle's Catholic organizations.

The Original Designer, Architect F.W. Bohne

Ferdinand William Bohne was born on January 21, 1871 in Louisville, Kentucky to Ernest C. and Amelia Bohne. Ernest was a German immigrant and became a prominent banker in Louisville. The younger Bohne attended college (or the equivalent) at Phillips Academy in Andover, Massachusetts and returned to Louisville in 1892. He briefly worked with fellow architect F.W. Mowbray at Mowbray & Bohne before joining Drach, Thomas & Bohne, in a new partnership, in 1894.

The firm was "known as one of the rising young architects of the city" just two years later.⁴² A souvenir publication from 1895 lists some of its projects in Kentucky: an Oddfellows building in Louisville (1872, demolished 1960s), Cave Hill Cemetery office (listed on the National Register), the Louisville Electric Light Company's plant, and the German Baptist church in Louisville; two schools in Owensboro; Hodge Tobacco Works in Henderson; a Catholic church in Hardingsburg; and a gym for Centre College in

³⁸ Dorpat, "Auto Row Beginnings."

³⁹ Dorpat, "Thumbnail History," and Sheridan.

⁴⁰ Archdiocese of Seattle, 2016 date.

⁴¹ The Pew Research Center's Religion & Public Life Project notes that residents of the Seattle region with religious affiliations represent 52% of the total population, of which Protestants make up 23%, while non-Christians make up 14%. The Seattle area is considered relatively secular and 32% of its population reportedly has no religious affiliation.

⁴² Johnston, p. 526.

Danville.⁴³ It is unknown what role Bohne played in these projects as he was a junior partner, though clearly he was exposed to institutional work, including at least one fraternal hall. (**Figures 24 – 27**). A 1912 article from *The Pacific Coast Architect* suggests Bohne may have come to Seattle specifically to work on the Knights of Columbus building, as he is cited as “a visiting architect from the Louisville [A.I.A.] Chapter.”⁴⁴ He and his wife, Ada (whom he married in 1893), remained in the city following the building’s construction until at least 1915, according to society pages in the *Seattle Times*. They were members of the Kentucky Club, for Kentuckians living out of state, and Bohne was a Knight, as well as an Elk. In 1915, the couple lived at 954 20th Avenue N, on the east side of Capitol Hill.

By 1914, Bohne was a member of the Washington chapter of the A.I.A. but appears to have designed few projects beyond the subject building. A City of Seattle-provided spreadsheet list three residences (the Rev. Wood house in Queen Anne, Rev. O’Callighan house in West Seattle, and McPeake house in Capitol Hill) and a store in the Industrial District; all four buildings were constructed in 1913. A *Seattle Times* article also credits a house at 120 39th Street E in the Madrona neighborhood (1914, demolished) to “F.W. Bohns.” According to the 1920 census, the Bohnes moved to Mahoning County, Ohio, that year. It appears they had relocated to Trumbull County, Ohio, by the end of the decade. Ferdinand and Ada had at least five children. Ada died in 1929 and Ferdinand in 1955, both in Trumbull County.

The Builder, Ryan & Co Material

A 1912 *Seattle Times* ad cites Ryan & Co Material as the builder of the original building.⁴⁵ No other records bearing this company name have been discovered, but it appears this is a reference to T. Ryan & Co., a local contracting and building firm known as a general builder and street constructor. The company’s association with the Knights of Columbus was likely to have been through Timothy Ryan, senior member of the firm in 1909, who was a part of the construction committee for the as-yet-unbuilt St. James Cathedral in 1903.⁴⁶

Timothy Ryan started Branigan & Ryan, a Seattle street grading business, in 1881. Most notably, this company was responsible for the grading of Denny Way and Division Street (later known as 8th Avenue, at the base of Phinney Ridge). Ryan was elected to the Seattle City Council in 1892 and resigned the following year to become the City Street Commissioner. In 1896, he was elected as a County Commissioner. It is unknown precisely when Ryan left public office. A *Seattle Times* article suggests it was by 1902.⁴⁷ The company undertook a number of Seattle projects in the early 20th century, at which time Matt Branigan was the head of its building department. Work included three buildings and two seawalls at the Bremerton Navy Shipyard; the Washington Shoe / J.M. Frink Building (1892); the Crane Building at 402 2nd Avenue (1907); McLaughlin residence at 1815 10th Avenue N (1910); and the Hambach Building at 419 1st Avenue (1913).

Other significant projects undertaken by the firm included the brick paving of Rainier and First Avenues, along with "scores of miles of cement sidewalks."⁴⁸ According to the *Seattle Times*, the company remained in business until at least 1915. It appears Ryan died sometime in 1916, although research has not revealed if the firm continued past his death. ⁴⁹

⁴³ *Louisville of To-day*, p, 194.

⁴⁴ *The Pacific Coast Architect*, p. 132.

⁴⁵ *Seattle Times*, October 13, 1912.

⁴⁶ *Seattle Times*, October 18, 1903.

⁴⁷ *Seattle Times*, August 31, 1902.

⁴⁸ *Seattle Times*, December 1, 1907.

⁴⁹ *Seattle Times*, November 26, 1916.

The Building Style and Type

As noted in the architectural description, the primary facades of the Knights of Columbus Building express compositional features and design details of a Classical architectural style known as Renaissance Revival. This style characterizes many fraternal halls as well as early 20th century government and civic buildings, banks, and apartment buildings. It is often identified with a sense of solidity, permanence, and tradition, and is well suited to programs that require large interior spaces and tall volumes.

Derived in good part from 15th and 16th century urban palazzi buildings built by wealth families in Florence and Rome, Renaissance Revival buildings reinterpreted earlier Greek and Roman precedents. This style became popular during the Victorian era in American East Coast cities, as exemplified by buildings by McKim, Mead & White and other designers in New York, Pennsylvania, and Boston beginning in the 1880s, and it remained a popular style through the 1920s. Examples include the downtown YMCA, Seattle (1914); Masonic Halls in Auburn (1923) and Kelso (1924); the Henry McCleary House, Olympic (1923); Davenport Hotel, Spokane (1928).⁵⁰ Other examples in Seattle include the King Street Station (1906), Queen Anne High School (1909, 1929), Sorrento Hotel (1909), Children's Orthopedic Hospital/Queen Anne Manor (1911), the Hoge Building (1911), St. James Cathedral (1911), Providence Hospital (1915), and Sacred Heart Parish School (1927).

Characteristic features of Renaissance Revival buildings include rectangular plans, flat or slow-sloped hipped roofs, symmetrical compositions, stone and brick masonry, and stone trim and decorative elements – the voussiors, keystones, cornice bands, dentils, medallions, and broken pediment, arched doorway and window openings – seen on the subject building. Some typical features, such as rustication, quoining, balustrades, tile roofing, arcades and engaged or free columns, were not used in the subject building's original design. The selection of the Renaissance Revival as an expressive style for the subject building appears relevant given the close association of the Knights of Columbus with the Catholic Church and the Vatican.

The KOC building is consistent with many fraternal halls as a building type, particularly in the plan organization, with stacking of large interior volumes and exterior envelopes and fenestration that express interior spatial functions. Some fraternal halls, including Masonic temples, appear hermetic and inward-focused, with few or smaller windows that suggest the deliberate secrecy of their member's programs.

⁵⁰ DAHP, "Architectural Style Guide – Italian Renaissance Revival."

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- "Will Be Largest Ever Held in Seattle," October 18, 1903, p. 19.
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- "Mrs. Foss Donates Beautiful Site to be Used for Home," October 13, 1912, p. 5.

- “Cornerstone of K. C. Clubhouse to be Laid Today,” April 20, 1913, p 14.
“Cornerstone Laid for New K.C. Clubhouse,” April 21, 1913, p, 11.
“Knights of Columbus Home Nearly Finished,” May 25, 1913, p. 44.
“Ball Planned,” November 9, 1913, p, 38.
“Knights of Columbus Ball,” November 16, 1913, p. 48.
“Knights Want Games,” March 15, 1914 p.28.
“Fund Campaign to Begin Soon,” September 25, 1914, p. 13.
“Beautiful Riley Home Is Sold for \$20,000,” October 18, 1914, p. 42.
“Kentucky Club,” July 3, 1915, p.3.
“City Lets Contracts for Big Paving Jobs,” August 27, 1915, p 5.
“Crowds Visit Bazaar Given to Help Home,” November 16, 1915, p. 8.
“Lodge of Sorrow for Elks Next Sunday,” November 26, 1916, p.43.
“Mrs. Elizabeth Foss Dies,” February 15, 1919, p. 4.
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6. ILLUSTRATIONS

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Original Drawings, ca. 1913 and 1915
Remodel Drawings, ca. 1963
Remodel Drawings, 1998
Tenant Improvement Plan, 1999

Historic Maps and Photographs

The Vicinity

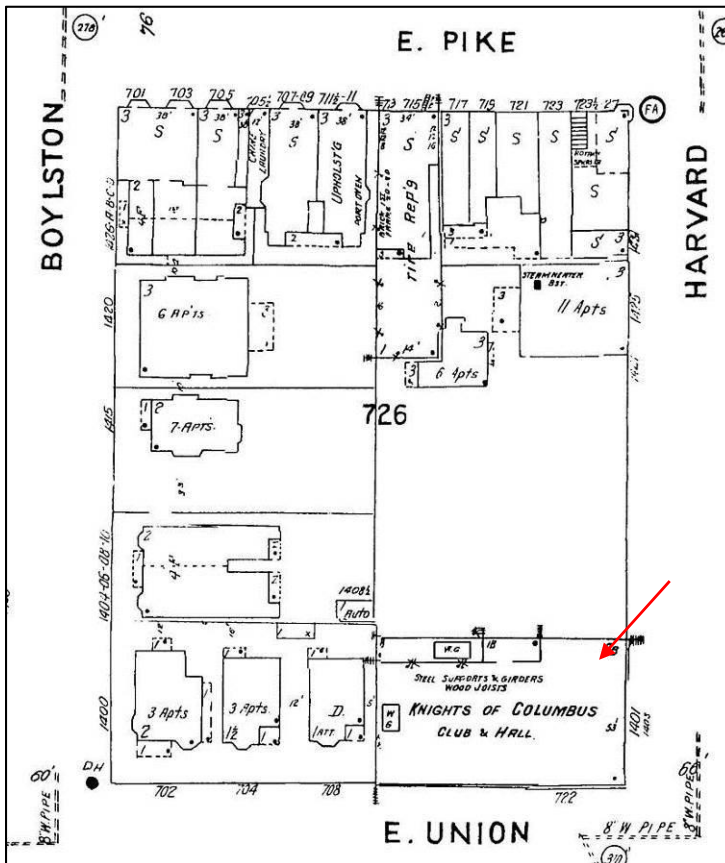
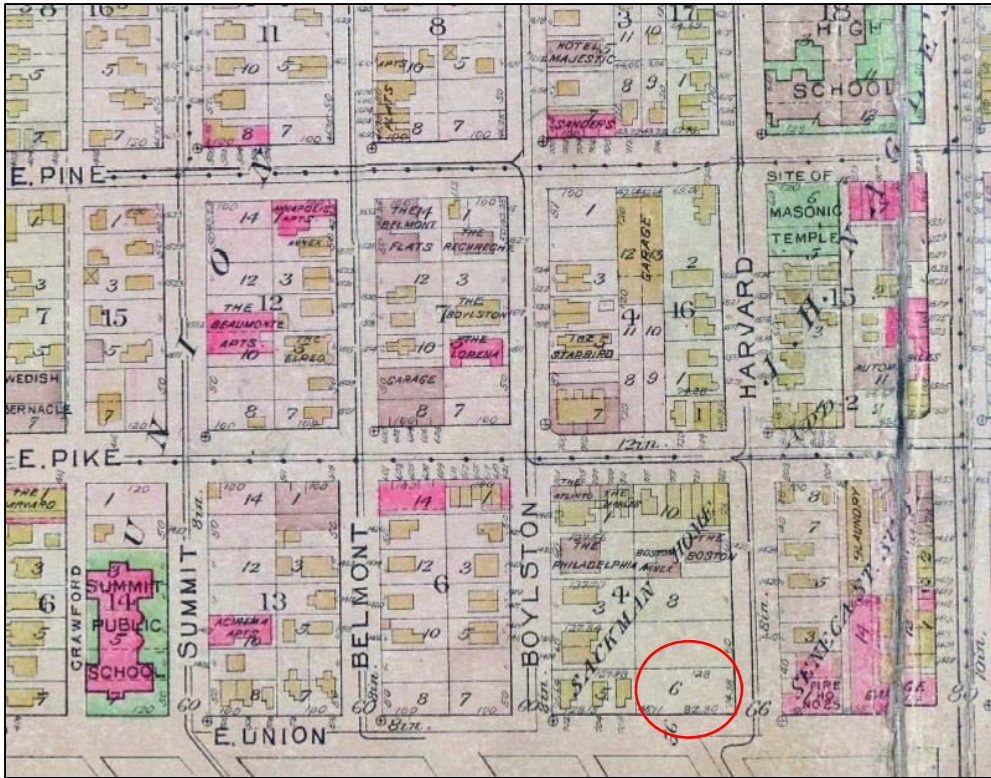


Figure 1. Above, a 1912 Baist map of the area. At this time, the property (circled) was vacant (sheet 7).

Figure 2. Left, a Sanborn map after the construction of the building (noted with an arrow). This map was initially drawn in 1905 and revised 1950 (volume 2, sheet 192). The note reads “Steel supports & girders, wood joists. Knights of Columbus Club & Hall.”

Neighborhood Development



Figure 3. Above, a King County 1936 aerial view of the property (noted with an arrow) and surrounding blocks.



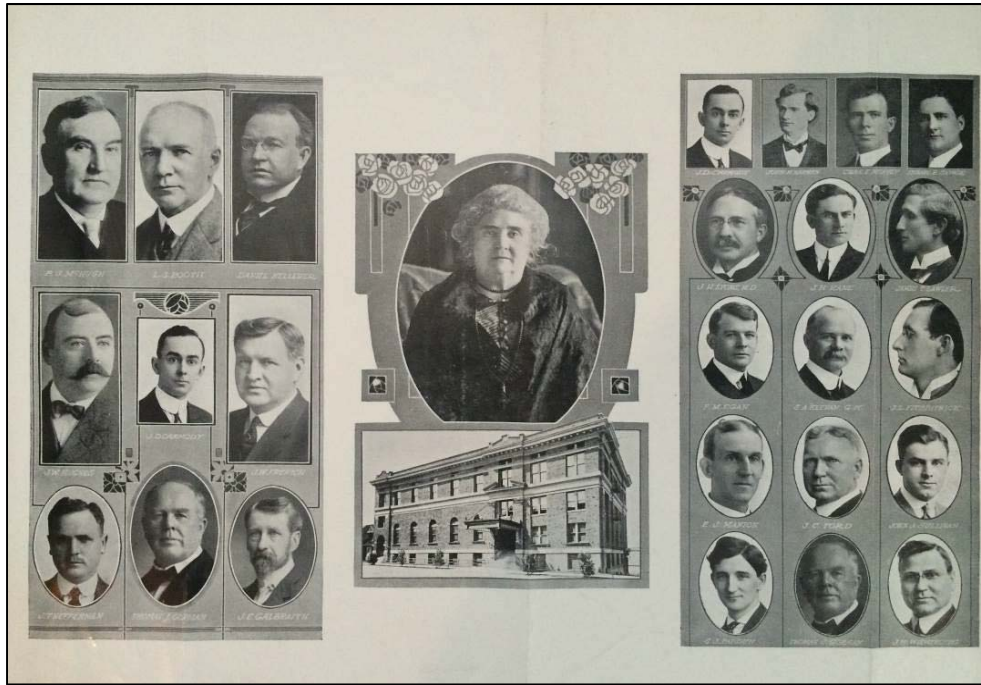
Figure 4. Above left, Seattle Fire Station No. 25 at E Union Street and Harvard Avenue in 1912 (MOHAI 1983.10.9394.2). Figure 5. Above right, the historic station in 1927 (SMA image 2686). This building, which currently contains condominium dwellings, is located to the east and directly across E Union Street from the Knights of Columbus Building.



Figure 6. Above, looking generally northwest at the intersection of Harvard Avenue and Seneca Street in December 1936 (SMA image 11257). **Figure 7.** Below, looking southwest along Seneca Street with the First Baptist Church to the left (SMA image 11258).



Historic Knights of Columbus



This page, excerpts from a ca. 1914 brochure (courtesy the Knights of Columbus 676 Council). **Figure 8.** Above, Elizabeth Foss, the property donor, and KOC members of the organization and the subject building. **Figure 9.** Below, photos and sketches depicting other Catholic institutions in Seattle. Left, top to bottom: Forest Ridge Convent, St. Teresa's Home, Briscoe Memorial School, and St. James Cathedral School. Middle, top to bottom: St. Alphonsus Church, Church of the Blessed Sacrament, Church of Immaculate Conception, St. Mary's Church, and St. Anne's Church. Right, top to bottom: Providence Hospital, House of the Good Shepherd, Academy of Holy Names, and the proposed Seattle College & St. Joseph Church, 10th Avenue N.



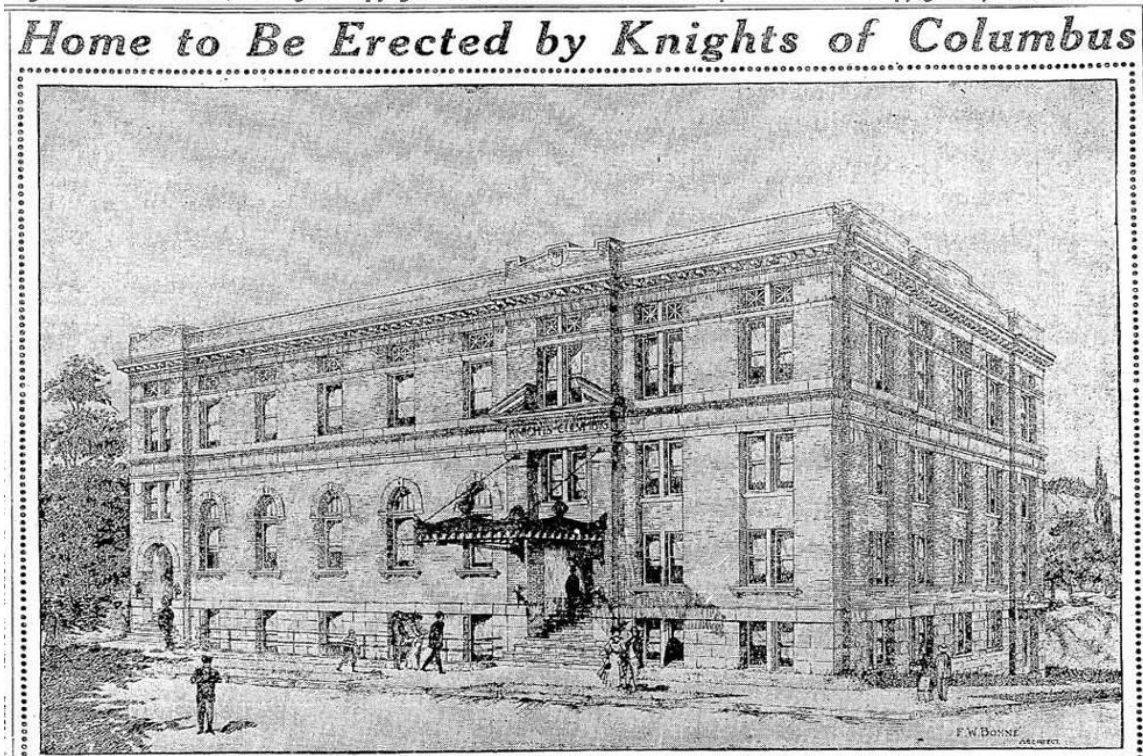


Figure 10. Above, a drawing by F. M. Bohne of the proposed building (*Seattle Times*, October 13, 1912, p. 5).

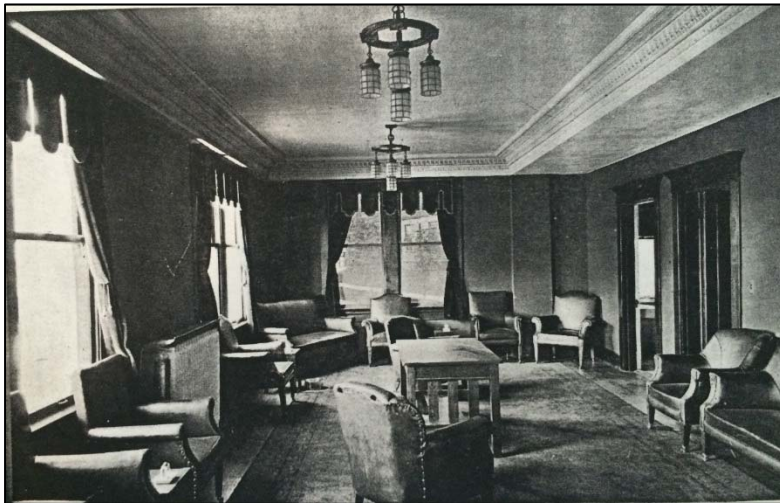
Figure 11. Below, KOC members in front of the entry with its original marquee. The marquee was removed and replaced by a canopy in ca 1962 (KOC Collection).





Figure 12. Above left, military veterans in an auto class in the building's basement, January 1920 (MOHAI image 1983.10.1791.8). **Figure 13.** Above right, Russian orphans at the entry ca. 1920 (MOHAI image 1983.10.2157.2).

Figures 14 & 15. Directly below and bottom, photocopies of undated interior photos, which may show the second-floor club room (KOC collection).



Other Fraternal Halls in Seattle



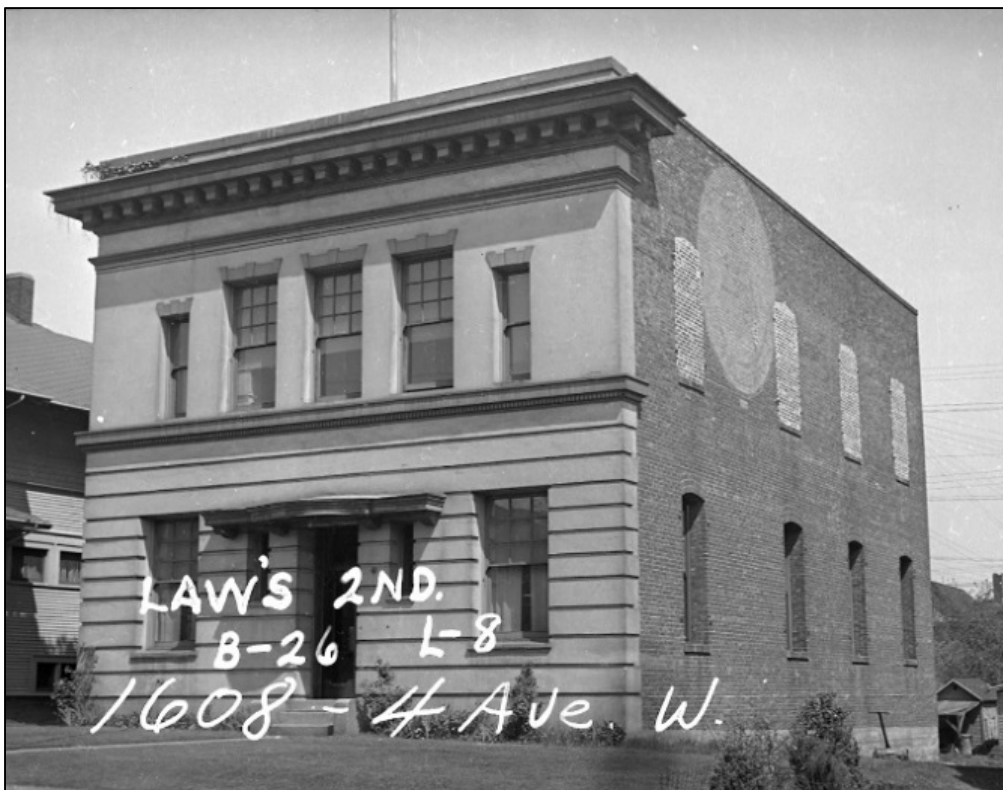
Figure 16. Above, the nearby Scottish Rite Temple of Free Masonry on Broadway and Harvard Avenue, ca. 1915 (MOHAI image 2002.48.723).

Figure 17. Below, the nearby Masonic Temple (currently the Egyptian Theatre) at the corner of Harvard Avenue and E Pine Street, ca. 1916 (MOHAI image 1983.10.10333).





Figure 18. Above, the Ballard Masonic Hall, 2006 NW Market Street in 1975 (SMA image 181507). **Figure 19.** Below, the Queen Anne Masonic Hall in 1937. This building, at 1508 4th Avenue W, was built as a telephone exchange in 1905 and sold to the Masons in 1923 (King County Assessor).



Nearby Catholic Institutions on First Hill and Capitol Hill



Figure 20. Top left, O'Dea School (1923 by the Beezer Brothers), at 802 Terry Avenue in ca. 1925 (MOHAI image 1983.10.401).

Figure 21. Top right, St. James Cathedral (1905-1907) at 9th Avenue and Marion Street in ca. 1907 (MOHAI image 1983.10.7640.1).

Figure 22. Lower left, St. Mary's Church in 1928, 611 20th Avenue S (MOHAI image 1983.10.3584).

Figure 23. Lower right, St. Joseph's Church, 732 18th Avenue E, upon dedication in 1930 (MOHAI image 2016.92.235).

Other Buildings by F. M. Bohne



Figure 24. Left, the Louisville Kentucky Odd Fellow's Hall (1872) in 2015 (*Louisville Courier-Journal*). The original hall was partially destroyed in March 1890 and later rebuilt, as a project on which Bohne may have participated.

Figures 25 – 27. Below left, one of the buildings in the Cave Hill Cemetery in Louisville (Wikimedia). Bohne worked on at least one building at this site. Below, the St. Paul German Baptist Evangelical Church in Louisville (Wikimedia). Bohne may have been involved in the construction of this church. Bohne was involved in the construction of two schools in Owensboro. Bottom image, a postcard of Owensboro High School (Loge News Co., Evansville, Ind., found on eBay).



King County Assessor Property Record Card



Figure 28. Above, the King County tax assessor's 1937 photograph of the building. **Figure 29.** On the following page, the assessor's property record card of the same year (both documents, Puget Sound Regional Archives).

Current Photographs

Neighborhood Context & Setting

Unless otherwise noted, current images are by BOLA and date from April and July 2018. Those noted RAG are courtesy Runberg Architecture Group and date from June 2018.



Figure 30. Above, a 2018 an aerial view and vicinity map of the property (RAG). North is oriented up.

Figure 31. Below left, looking southeast from the subject building at the Polyclinic at 1145 Broadway. **Figure 32.** Below right, the historic Heg-Phillips residence at 711-722 E Union Street (Bellweather Housing).





Figure 33. Above, looking southeast from the building, across Harvard Avenue at Seneca Street and beyond (RAG). **Figure 34.** Below, looking west at the building from the First Baptist Church (BOLA, November 28, 2018).





Figure 35. Above, looking west on E Union Street from Broadway Avenue, one block east, with the Fire Station 25 in the foreground and the KOC building beyond.



Figure 36. Above, looking northeast from the building at Fire Station 25.

Figure 37. Below, looking west along E Union Street and at part of the KOC south facade.





Figures 38 & 39. Two view along E Union Street. Above, looking west, and below, looking east from the Heg-Phillips House.





Figures 40 & 41. Above and below, looking south on Harvard Avenue, and from the intersection of Pike Street, one block to the north. The walls in the foreground, above, retain a parking lot associated with nearby retail businesses on Broadway Avenue.



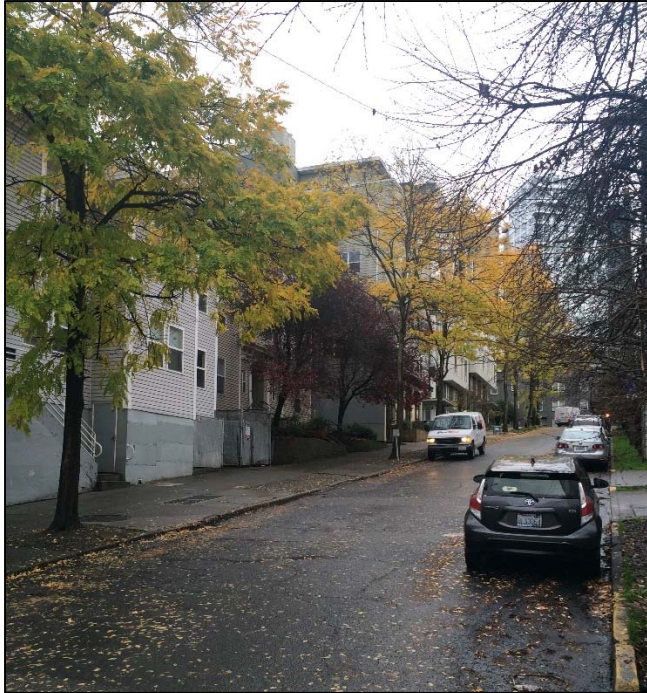


Figure 41. Above, the block on which the building is located contains several newer residential buildings, including these on Boylston Avenue, in a view looking south from Pike Street.

Figure 43. Below, older residential buildings at the northeast corner of the block, looking north toward the intersection of Harvard Avenue and Pike Street, at the northeast corner of the block. The KOC building sits at the southeast corner.



Exterior Views



Figure 44. Above, looking east on Harvard at the west facade and a portion of the south facade.

Figure 45. Below, looking south at the building's primary east and secondary north facades.





Figure 46. Above, the east facade. **Figure 47.** Above right, detail of stonework and cornice, southwest corner.

Figure 48. Below, looking southeast at the north facade and the setbacks along the north.





Figure 49. Above, looking east at the northwest corner setbacks and stepped massing. Windows in the background open into the Kitchen and northeast Stair Hall.
Figure 50. Below left, looking down and west at the setback from the third floor.
Figure 51. Below right, looking northeast at the west facade windows to the first-floor Kitchen.





Figure 52. Above left, the southwest corner and KOC members only entry, south facade (RAG).

Figure 53. Above right, detail view of the current entry and non-original slush steel doors.

Figure 54. Below, detail view above of the club entry near the west end on the south facade.





Figure 55. Above, looking northwest at the main south entry (photo courtesy of Runberg Architecture Group)

Figure 56. Below, the main entry doors, interior view looking south.



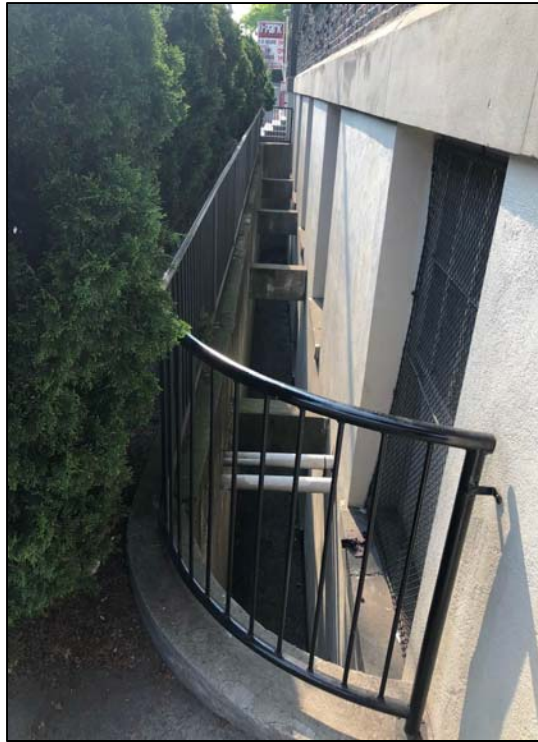


Figure 57. Above left, the concrete at the southeast corner. **Figure 58.** Above right, the lightwell, south facade. **Figure 59.** Below left, cornerstone with date. **Figure 60.** Below right, secondary entry, east facade.



The Interior



Figures 61 - 63. The Gym: Above left, the gym and running track above. Above right, looking south. Visible are original windows and one modified lightwell opening. Below, looking east along the south perimeter wall.

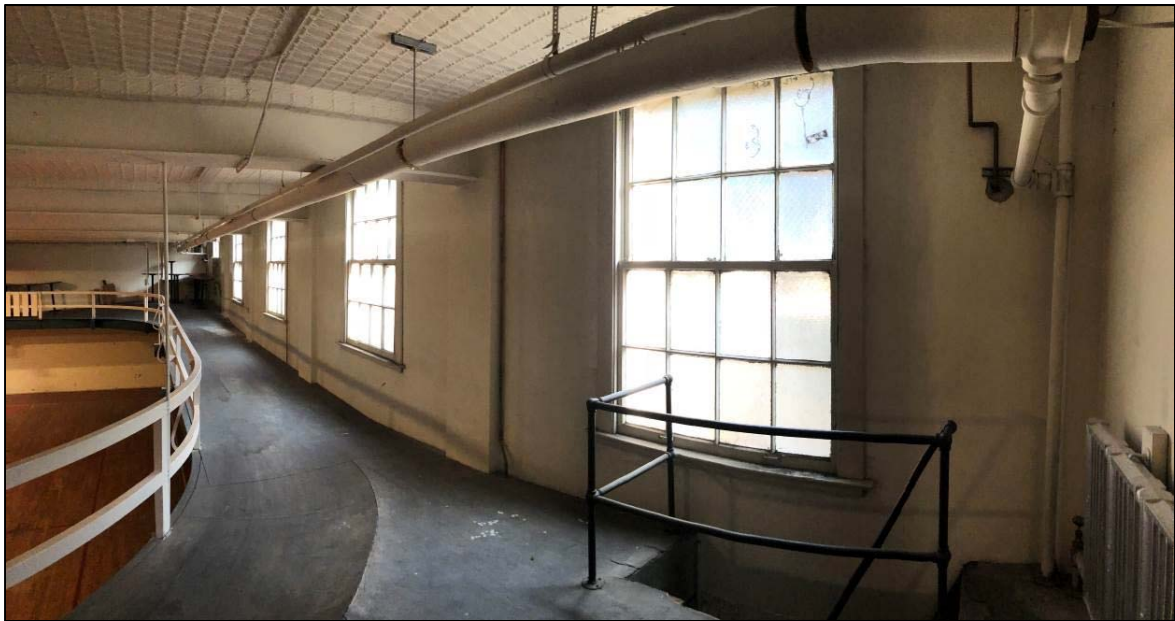


Figure 64. Below right, looking southeast in the former swimming pool room in the basement, filled in the 1940s, and used subsequently as an exercise room. **Figure 65.** Below left, the former bowling alley in the basement. The unfinished ceiling was originally a skylight (RAG). **Figure 66.** Bottom left, the locker room in the basement, directly north of the pool space.





Figure 69. Above, panoramic view looking west towards in the first-floor ballroom. **Figure 70.** Below left, a detail view of the presently enclosed mezzanine. **Figure 71.** Below right, looking east from the mezzanine (RAG). **Figure 72.** Bottom left, the Modern style main entry from the ballroom into the lobby space.





Figures 73 & 74. Above left and right, looking west in the kitchen.

Figures 75 & 76. Below right, west stair from second to third floors. Below right, the main northeast stair.

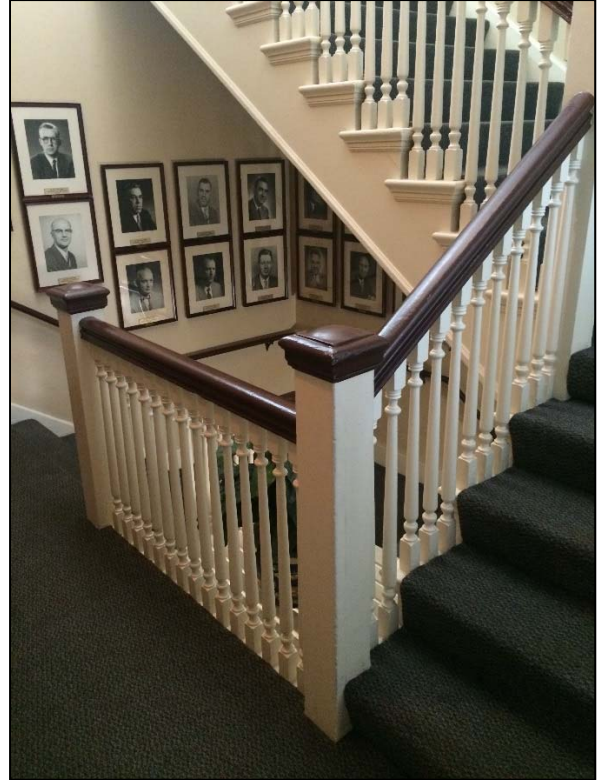
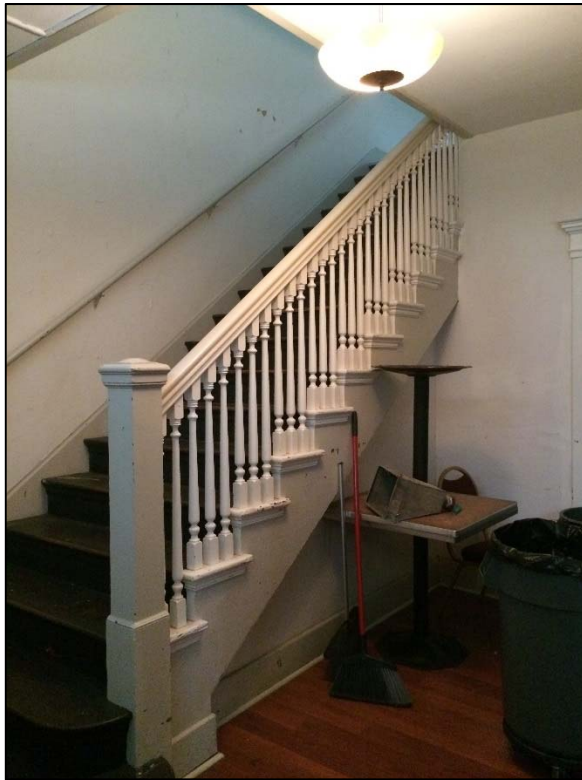




Figure 77. Above, the contemporary elevator lobby. **Figures 78 & 79.** Below left and right, west stair hall and adjacent water-damaged plaster at southwest corner. Note also partition, left, fitted against original window frame.





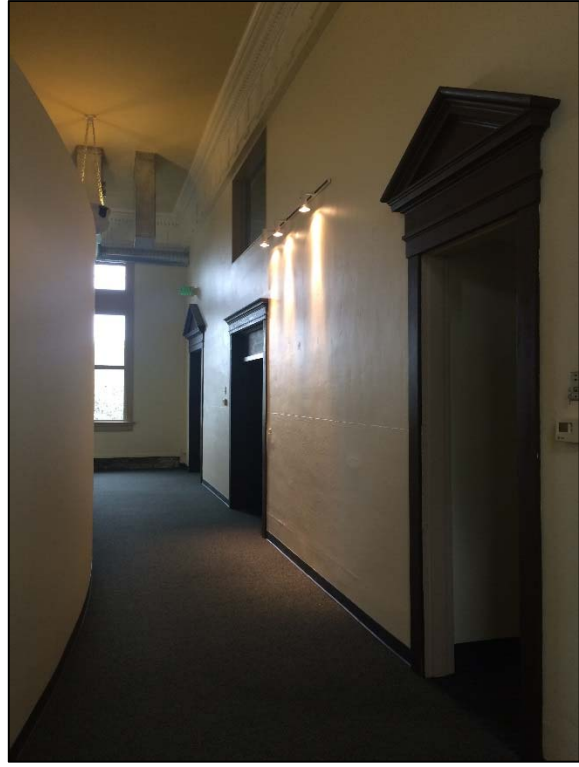
Figure 80. Above left, one of several original remaining door assemblies at the southeast corner, third floor. **Figure 81.** Above right, the second-floor club room fireplace wall (RAG, June 18, 2018). **Figure 82.** Below, looking southeast in the same club space (RAG).





Figure 83. Above, the second-floor southeast space, a former classroom. **Figure 84.** Below left, looking east along the third-floor south wall. **Figure 85.** Below right, looking at the third-floor office tenant space from the west mezzanine, showing an example of the chain-suspended light fixtures, with attached Knights of Columbus seal.





Figures 86 & 87. Above left and right, some remnants of the original stained wood door trim and doors remain on the east wall of the third floor (left), and southeast offices corridors (right). **Figure 88.** Below, additional view from the mezzanine of the office infill on the third floor. Additional wallboard has been applied over original plaster perimeter walls.



Select Drawings

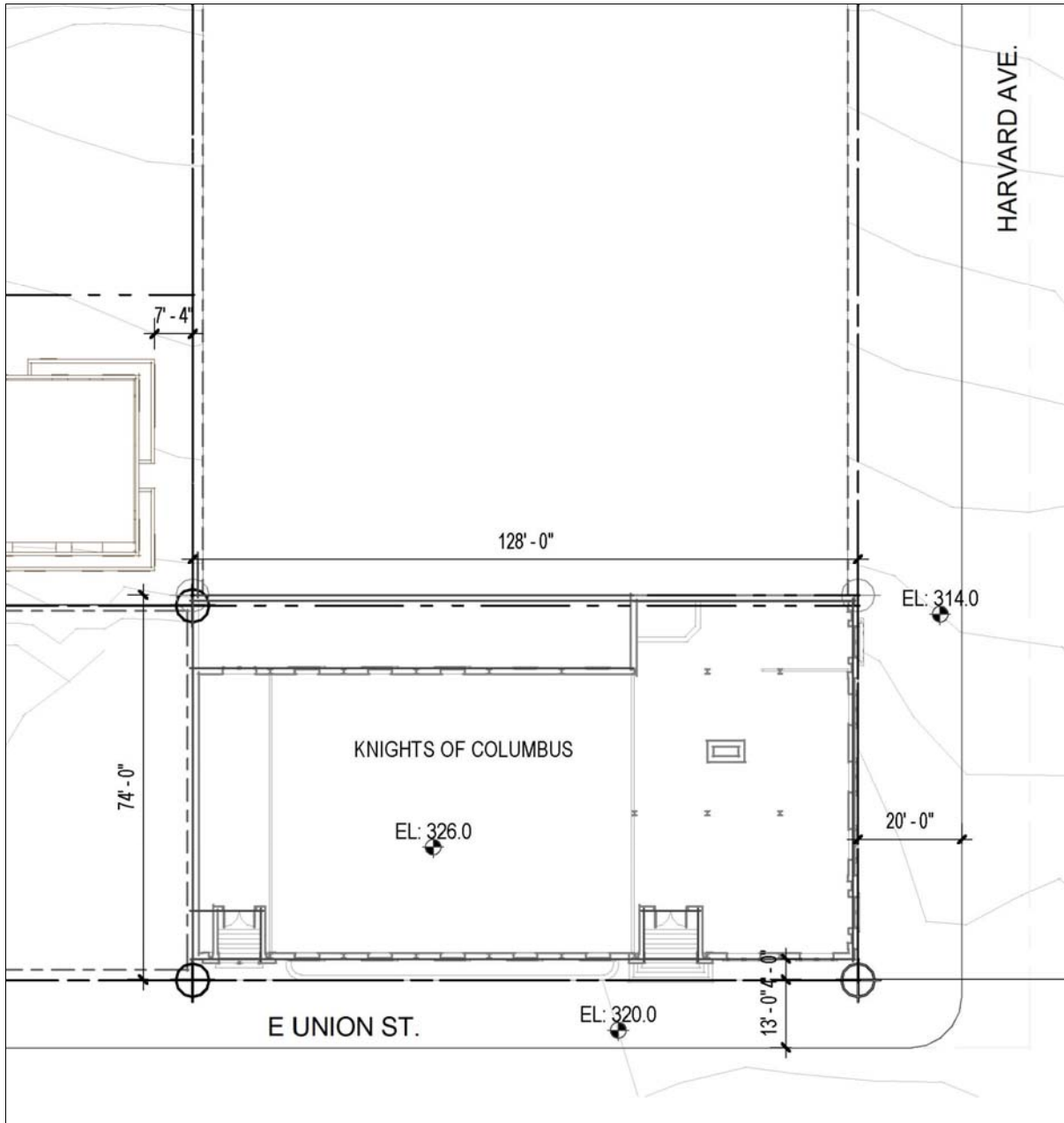


Figure 89. Above, a current site plan of November 21, 2018. (Runberg Architecture Group, with data from a July 3, 2018 AALTA/NSPS Survey of a Portion of Sec. 32 TWP 25 N, R 4E, W.M.," by KPFF) North is oriented up.

On the following pages are select original and later drawings from SDCL.