JUNE 2020
HISTORIC RESOURCES REPORT

214 & 220 FIFTH AVENUE SOUTH

PREPARED BY:

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214 & 220 FIFTH AVENUE S

1. Introduction

This report provides information regarding the architectural design and historical significance of two adjacent parcels located at 214 and 220 Fifth Avenue South, in the Chinatown-International District neighborhood of Seattle. 214 Fifth Avenue S is a single-story office building, and 220 Fifth Avenue S is a parking lot. Studio TJP, formerly The Johnson Partnership, prepared this report at the request of Vibrant Cities.

1.1 Background

The subject site is located in the City of Seattle's International Special Review District (ISRD), and immediately north of the boundary of the Seattle-Chinatown National Historic District. The ISRD was established in 1973 to "preserve the District's unique Asian American character and to encourage rehabilitation of areas for housing and pedestrian-oriented businesses." The City of Seattle's International Special Review District Board is responsible for review of proposed changes to properties within the district including:

- Any change to the outside of any building or structure
- Installation of any new sign or change to any existing sign
- Installation of a new awning or canopy
- Any change to an interior that affects the exterior
- New addition, construction, and/or remodel
- A proposed new business or service (change of use)
- Any change in a public right-of-way or other public spaces, including parks and sidewalks
- Demolition of any building or structure
- Exterior painting.

Proposed changes to properties within the district must receive a Certificate of Approval (COA) from the board prior to proceeding.

Additionally, per SMC 23.66.032, the owner of a lot in the ISRD may apply to the Director of Neighborhoods for a determination that a structure on the lot "contributes, and is expected to continue to contribute, to the architectural and/or historic character of the District." In making that determination, the DON is supposed to consider:

(1) The reasons for designating the District as set forth in SMC 23.66.302 and how they apply to the structure.

SMC 23.66.302 says: The International District is the urban focal point for the Asian American

community. The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage, by:

i. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

ii. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

iii. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

iv. Encouraging the rehabilitation of existing structures;

v. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

vi. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

vii. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

(2) Whether the structure was identified as historic or contributing for purposes of listing in the National Register of Historic Places.

(3) The state of historic integrity, repair, maintenance and useful life of the structure.

1.2 Methodology

Ellen F. C. Mirro, AIA, Principal, and Katherine Jaeger, MFA, of Studio TJP, 1212 NE 65th Street, Seattle, conducted this research between March and June 2020. Context statements were developed on previous research conducted for other reports, including those written by Larry E. Johnson, Principal Emeritus of The Johnson Partnership. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction and Inspections, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, and the *Seattle Times* digital archive, available through the Seattle Public Library. Buildings and site were inspected and photographed on June 18, 2020 to document the existing conditions. The report was revised per comments by DON staff in February and March 2021.

2. PROPERTY DATA

2.1 214 Fifth Avenue S

Historic Building Names: Universal Oil Delivery
(Site of the now demolished Great Northern/Dimond Hotel)

Current Building Name: Merchants Parking Association/Transia

Address: 214 Fifth Avenue S

Location: Chinatown/International District

Assessor's File Number: 982070-0100

Legal Description:
YESLER & MC INTOSHS SUPL MAYNARDS & 3 BLK 32 MAYNARDS PLAT
Plat Block: 32 &
Plat Lot: 3

Date of Construction: 1968

Original/Present Use: Office building / Office building (vacant)

Original/Subsequent/Present Owner: Lornty Investment Co. / 214 Building LLC

Original Designer: Ayer & Lamping

Original Builder: M. Summer

Zoning: IDR 45/125-270

Property Size: 7,200 sq. ft.

Building Size: 1,870 sq. ft.

2.2 220 Fifth Avenue S

Historic Building Names: (Site of the now demolished Japanese American/JA Hotel/Belmont Hotel)

Current Building Name: Merchants Parking Association/Transia (parking lot)

Address: 220 Fifth Avenue S

Location: Chinatown/International District

Assessor's File Number: 524780-1545

Legal Description:
MAYNARDS D S PLAT
Plat Block: 32
Plat Lot: 4

Date of Construction: 1968

Original/Present Use: Parking Lot

Original/Subsequent/Present Owner: Lomty Investment Co. / 214 Building LLC

Original Designer: NA

Original Builder: NA

Zoning: IDR 45/125-270

Property Size: 7,200 sq. ft.

3. ARCHITECTURAL DESCRIPTION

3.1 Location & Neighborhood Character

The subject sites, an office building and a parking lot, are located at the northeastern corner of the intersection of Fifth Avenue S and S Main Street, within the boundaries of the International Special Review District.

The area is a mix of residential, commercial, and cultural buildings. Kobe Terrace and the Danny Woo Community Garden are located one block to the east. Union Station and the International District/Chinatown light rail station are located two blocks to the southwest. Fire Station #10 is located one block to the northwest. The Panama Hotel & Tea House is located one block to the east. The subject parcels are located one block north of S Jackson Street; south S Jackson Street are many of the defining cultural and commercial features of the International District, including Hing Hay Park, Uwajimaya, and the Wing Luke Museum, to name only a few. ***See figures 1-3.***

The Pioneer Square Preservation District abuts the International Special Review district along Fourth Avenue S and overlaps at Union Station, where both Districts have jurisdiction.

3.2 Site Description

The rectangular subject site contains two parcels, for a total 14,400 square feet. The site slopes down approximately 20 feet towards the southwest. An office building is located in the northwestern corner of the lot, and the rest of the site is a parking lot containing 36 parking spaces. An alley runs along the eastern side of the site. To the south is S Main Street, with a sidewalk and several mature street trees. At the southeastern corner of the site is a box for depositing cash parking fees, and a sign saying "Merchants Parking/Transia." Along the northern edge of the site, a retaining wall separates the subject site from the commercial building to the north. Currently, the entire site is surrounded by chain-link fence. ***See figure 12.***

3.3 214 Fifth Avenue S

3.3.1 Building Structure & Exterior Features

The building is a one-story office building with a concrete foundation. The three façades are constructed with concrete masonry units (CMU). The built-up roof is flat, with no parapet. Overall the building measures approximately 32'-0" by 60'-0" in plan. The southern façade, facing the parking lot, is primary, with that facing Fifth Avenue treated as a secondary façade. Exterior materials include two types of CMU: a standard flat-faced block, and a shadow block formed with raised triangles used under the windows and on the eastern façade. The standard flat blocks are used at the corners, and at the bond beams above the windows. Typical windows are ribbon windows with anodized aluminum frame with fixed privacy glass. The parapet is smooth painted concrete capped with a slight protrusion and reveal and metal flashing.

The southern, primary façade measures 60'-0" east-west. The façade falls into five unequal bays: three demarcating offices within (approx. 12' wide each), one containing the main entry (13'-4"), one that

formerly contained a garage door and today has been infilled with wooden panels, matching windows and a painted steel access door.

The first, third, and fourth bays from the west are identical, each measuring approximately 12' and contain a typical aluminum fixed-frame three light ribbon window with privacy glass. The second bay from the west is recessed two feet and measures 13'-4" wide. This bay contains the main entry, consisting of a single door, flanked by two fixed-pane windows, with transoms above. A vinyl awning shelters this bay, projecting southwards approximately 2'-0".

The fifth, easternmost bay formerly contained a garage door, and consists of five portions. The easternmost portion includes a square fixed-frame window containing privacy glass, with shadow block CMU below. The next two portions each contain a square fixed-frame window with privacy glass, and wood-panel infill below. The penultimate portion contains an access door with a transom filled-in with wood paneling. The fifth, easternmost portion of this bay contains a rectangular aluminum fixed-pane window with privacy glass, and shadow block CMU below.

The western façade measures 32'-0" north-south. The windows on the eastern façade are currently boarded over, however, images from 2000 indicate that the façade contains two sets of five-light aluminum-frame ribbon windows with privacy glass.

The eastern façade is blank and is made of the same shadow block CMU used elsewhere. The façade measures 25'-6", steps back 4'-6", then continues another 6'-6" to the northern property line. A square notch at the NE corner of the building. appears to be occupied by an HVAC unit. A chain-link fence blocks off this corner. This façade is partially obscured by the rise in grade of the parking lot to the east.

The northern façade is frame construction, and is flush with the building to the north.

See figures 4-11.

3.3.2 Plan & Interior Features

The interior contains office space, organized along an east-west axis, with a storage area at the northeastern corner of the building. Interior finishes include vinyl flooring, carpet, painted drywall, drop ceilings with fluorescent lighting, wood-framed interior partitions covered with gypsum wallboard.

3.3.3 Building Alterations

The subject building, 214 Fifth Avenue S, was built in 1968.

The eastern portion of the building, originally storage, was converted to office space in 1992.

Recorded Permits & certificates of approval:

Date	Description	Owner/tenant	Designer/ Contractor	Permit #
1968	Const. bldg..	Universal Oil Delivery		525792
1968	Install & maint. Sign			529613
4/22/91	Sign			815425

4. SIGNIFICANCE

4.1 Historic Neighborhood Context: Chinatown/International District

Seattle's Chinatown-International District began developing in the late 19th century. The area has long been home to people of multiple different ethnic groups, who in turn formed their own sub-communities within the neighborhood. The history of this neighborhood is a complex story of immigration policies, racial discrimination, and the plurality of community and identity.

The subject parcels are located in the northern portion of the International District, originally known as Nihonmachi, or Japantown. Nihonmachi developed during the final decade of the 19th century, grew to its height in the early 1930s, and was all but destroyed following the incarceration of Japanese Americans in 1941. The former Nihonmachi is now occupied by the Chinatown-International District and the Yesler Terrace housing development.

Seattle's first "Chinatown" developed south of Yesler Way, and by 1870 was established between Second and Third Avenues along Washington Street (now the location of the Second Ave Extension). In 1868 Chun Ching Hock established the Wa Chong Company, a general merchandise store and labor contractor for Chinese workers.[1] The 1870s and 1880s saw a rising national tide of anti-Chinese sentiment that included the 1882 Chinese Exclusion Act, prohibiting Chinese immigration. In February 1886, violence broke out in the early Chinatown district as a mob of white people attempted to expel forcibly more than 300 Chinese residents, upon the flimsy pretext that their crowded living conditions violated the city's cubic air ordinance. The situation became so volatile that the governor declared martial law for two weeks, at the end of which nearly three hundred Chinese had been packed aboard ships for China and fewer than 80 Chinese residents remained in the city.[2]

As a result of this expulsion, and compounded by the nationwide Chinese Exclusion Act, Washington State and Seattle saw a large influx of Japanese immigrants, many of whom worked in the mining, logging, fishing, farming, and railroad industries.[3] By 1891, a Japanese community had developed on the hill southeast of Seattle's downtown. The heart of the growing Nihonmachi was the intersection of Sixth Avenue and Main Street (one block east of the subject site), extending along Main Street from Fourth to Seventh avenues.[4]

The first decade of the 20th century saw both Chinese and Japanese businessmen running import-export operations in Seattle. Among the biggest was the Furuya Company, established as a grocery in 1892, which grew to encompass an import-export concern, labor brokerage, real estate and banking services, and art

[1] Margaret Riddle, "Chun Ching Hock opens the Wa Chong Company in Seattle on December 15, 1868," HistoryLink.org Essay #10800, June 13, 2014, http://www.historylink.org/File/10800 (accessed April 2018).
[2] Phil Dougherty, "Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886," HistoryLink.org Essay 2745, November 17, 2013, http://www.historylink.org/File/2745 (accessed April 2018).
[3] Catherine Roth, "International District/Chinatown Branch, The Seattle Public Library," HistoryLink.org essay 8768, September 10, 2008, https://www.historylink.org/File/8768 (accessed February 2021).
[4] Kathleen Kemezis, "Higo Variety Store (Seattle)," HistoryLink.org Essay 9094, August 8, 2009, https://www.historylink.org/File/9094 (accessed February 2021).

gallery. The company was headquartered in a five-story building at 220 Second Avenue S (today known as the Furuya Building or Masin's Furniture), in the same area of the original Chinatown.[5] [6]

Real estate covenants and employment discrimination led to the creation of the overlapping enclaves of Chinatown and Nihonmachi. Goon Dip, the counsel for the Chinese government and a successful merchant, built the Milwaukee Hotel in 1911, as well as the East Kong Yick and the West Kong Yick buildings. The opening of the Northern Pacific Hotel, under the ownership of Niroku Frank Shitamae, followed in 1914.[7]

Early cultural and commercial anchors of Nihonmachi included Kokugo Gakko, or Japanese Language School (established 1902, as of 1913 located at 1414 S Weller St, City of Seattle Landmark);[8] Maneki, Seattle's first sushi bar (established 1904, now located at 304 Sixth Ave S); the first Seattle Buddhist Temple (1020 S Main Street, 1906-08, Saunders & Lawton, demolished); Nippon Kan Theater (628 S Washington, 1907-09, Charles L. and C. Bennet Thompson);[9] and the Higo 10 Cent Store (founded 1909, now located at 602 S Jackson Street). In 1910, the Panama Hotel opened at 605 S Main Street (Sabro Ozasa, National Register of Historic Places). In addition to four floors of single-occupant residency (SRO) housing, the building includes the Taishodo Bookstore, a dentist office, laundry, tailor, pool hall, sushi restaurant, and florist. The basement contained a sento, a traditional Japanese public bathhouse. Called Hashidate-Yu, it is the single remaining intact sento in the United States.[10]

Prior to 1967, the subject parcels were occupied by two hotels with storefronts on the ground floors. The northernmost parcel contained the Great Northern Hotel (built 1905-06), later known as the Dimond [sic] Hotel. The Great Northern was built, owned, and partly occupied by the Oriental Trading Co., a prominent labor broker for railroad companies.[11] Also located in this building, from 1937 until 1942, were offices of the *Japanese-American Courier* newspaper, the first all-English Japanese American newspaper in the country.[12] The southernmost subject parcel contained the Japanese-American Hotel (built 1905), later known as the Belmont Hotel. The ground floor contained numerous businesses that served the Japanese community, including several employment agencies and groceries, a barber, a tavern, and the Gyokko-Ken Café.[13] The latter, established in 1931, was a rare business that endured the Great

[5] Seattle Department of Neighborhoods, "Summary for 220 2nd Ave/Parcel ID 5247800900," Seattle Historical Sites Database, https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1655591672 (accessed February 2021).
[6] David Takami, *Divided Destiny, A History of Japanese Americans in Seattle* (Seattle: University of Washington Press, 1998), p. 25, 29.
[7] Walt Crowley, "Seattle Neighborhoods: Chinatown-International District—Thumbnail History," HistoryLink.org essay 1058, May 3, 1999, http://www.historylink.org/File/1058 (accessed 2017).
[8] The aim of the Japanese Language School—the first of its kind in the United States—was to keep Japanese language and cultural values alive in the community, and as an "insurance policy" in the event that Nisei (second-generation) children were deported back to Japan or excluded from employment in white-owned firms. Gail Dubrow with Donna Graves, *Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage* (Washington, DC: Smithsonian Books, 2004), pp. 104-125.
[9] The Nippon Kan Theater hosted music, theater, and kabuki performances, as well as movies, martial arts competitions, and community gatherings. Priscilla Long, "Nippon Kan Theater opens in Seattle's International District in 1909," HistoryLink.org essay 3180, April 4, 2001, https://www.historylink.org/File/3180 (accessed March 2021). Dubrow, 62-79.
[10] Dubrow, p. 80-103.
[11] *Seattle Times*, "Death Claims Noted Japanese," January 13, 1920, p. 8.
[12] *Seattle Times*, "Messenger Loses Money," February 3, 1937, p. 13.
[13] *Seattle Times*, classified advertisements, *passim*, 1905-1963.

Depression, the years of incarceration, the aftermath of the war years, serving as a restaurant and social hub until approximately 1963.[14]

On weekends, the neighborhood swelled with Japanese workers from outside the city, who came from rural or industrial jobs. The area was also a tourist destination for white Seattleites. The population of Nihonmachi peaked in the early 1930s at approximately 8,500 residents. During the Great Depression many businesses collapsed (including the once-mighty Furuya Company), and the population declined to approximately 7,000.[15]

Starting in 1939, much of the eastern portion of Nihonmachi was demolished to make way for the Yesler Terrace housing project, including the original Buddhist Church.[16] A new Buddhist Church was dedicated in 1941 (1427 S Main Street, Kichiko Arai with Pierce Horrocks, City of Seattle Landmark). Following President Roosevelt's Executive Order 9066 after the Japanese bombing of Pearl Harbor, Japanese residents were given weeks to sell, board up, or entrust their businesses to others. In April 1942, Nihonmachi was vacated practically overnight, with nearly all its residents relocated to Camp Harmony at the Puyallup Assembly Center, and then incarcerated at the Minidoka Relocation Center in Idaho.

Former residents returned to Nihonmachi following their release in 1945, but with so many businesses shuttered or taken over by other proprietors, and many families' accumulated wealth having vanished, the neighborhood was slow to recover from the trauma of the war years. Although many Japanese families settled outside of the former Nihonmachi, particularly in Beacon Hill or on the east side of Lake Washington, at least 82% of the pre-war population had returned by 1950.[17] By the mid-1950s, second generation Japanese Americans saw employment opportunities open up, and many enrolled in college. The 1952 McCarran-Walter Immigration Act lifted the restriction against first generation Japanese immigrants becoming naturalized citizens, and the Immigration Act of 1965 eliminated national origin quotas. In 1951, Mayor William Devin dubbed the former Nihonmachi and erstwhile Chinatown, to the south, the "International Center," although the name was slow take.

What remained of Nihonmachi was further reduced and partitioned by the construction of Interstate 5 in 1962. The two buildings occupying the subject parcels continued to operate as hotels, serving an ethnically diverse, working-class clientele. In 1965, as part of urban renewal efforts and the "war on Seattle's slums," the Belmont Hotel was one of a handful of residences flagged by the Seattle Housing Authority as substandard.[18] In 1966, separate fires in the Dimond and Belmont hotels led to their being vacated and closed. Both were demolished in January 1967.[19]

The Seattle chapter of the Japanese American Citizens League (JACL), a national organization based in San Francisco, successfully fought for and eventually saw the repeal of Washington State's racist Alien Land Law in 1966.[20] The 1960s also saw the elimination of ethnically based real estate covenants via the

[14] *Seattle Times*, "Sports Meetings," April 6, 1954, p. 27.
[15] Kemezis.
[16] Ellen Mirro and Audrey Reda, "What Was a Slum: Before Yesler Terrace," Society of Architectural Historians, May 2020.
[17] Wong, p. 236.
[18] Alice Staples, "Posting of Three More Old Hotel Buildings Urged," *Seattle Times*, December 5, 1965, p. 49.
[19] *Seattle Times*, "Hotel Coming Down," January 22, 1967, p. 3.
[20] Nicole Grant, "White Supremacy and the Alien Land Laws of Washington State," Seattle Civil Rights & Labor History Project, 2008, http://depts.washington.edu/civilr/alien_land_laws.htm (accessed December 2017), pp. 1-19.

federal Housing Rights Act of 1966, which allowed Asian Americans greater flexibility in purchasing homes in formerly restricted neighborhoods. 1966 saw the establishment of the Wing Luke Asian Museum in a storefront on Eighth Avenue South; the museum was named for the first Chinese American to be elected to the city council of a major American city.[21]

After the 1975 fall of Saigon to the forces of North Vietnam and the Viet Cong, a new wave of immigrants arrived from South Vietnam and Southeast Asia. Many started businesses east of I-5 and the International District, creating an area now known as Little Saigon.

The Seattle Chinatown Historic District, a National Register historic district, was created in 1986, bringing enhanced recognition to the neighborhood. That same year the museum, now known as the Wing Luke Museum of the Asian Pacific American Experience, moved from its original location to a 7,000-square-foot space on Seventh Avenue S.[22] In 2008 the museum opened in its current location, the East Kong Yick Building on South King Street.[23]

In 1999, the Seattle City Council approved the Chinatown-International District Urban Village Strategic Plan, paving the way for the future preservation and redevelopment of the greater neighborhood. ***See figures 21-22.***

For additional information on Seattle's International District and its history, please see: http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/international-district

4.2 Site History: 212-216 Fifth Avenue S, 500-510 S Main Street

The office building and parking lot currently occupying the subject site were constructed in 1968. Prior to these existing structures, the subject parcels contained two hotel buildings with multiple storefronts in the ground floors. Previous to those structures, according to the 1904-1905 Sanborn Map of Seattle, the subject site contained a single structure, a boarding house. At that time, the surrounding blocks were fairly well-developed, and included lodgings, tenements, offices, laundries, livery stables and carriage houses, and more. ***See figures 13-15.***

4.3 Building History: 214 Fifth Avenue S

The building at 214 Fifth Avenue S, on the site of the former Great Northern/Dimond Hotel, and the parking lot at 220 Fifth Avenue S, on the site of the former Belmont Hotel, was constructed in 1968. The building constructed to be occupied by Universal Oil Delivery as an office and administrative building. Universal Oil Delivery occupied the building until 1991.[24] For some time between 1991 and 1994, the

[21] David Takami, "Luke, Wing (1925-1965)," HistoryLink essay 2047, January 25, 1999, http://www.historylink.org/File/2047 (accessed December 2017).
[22] Deloris Tarzan, "Under One Roof: Wing Luke Museum Gets More Space, Security—and Stature," *Seattle Times*, January 25, 1987, p. L1.
[23] Wing Luke Museum of the Asian Pacific American Experience, "Our New (and Old) Home," http://www.wingluke.org/building-architecture (accessed December 22, 2017).
[24] AeroTech Environmental Consulting, Phase I report.

Lornty Investment Co. occupied the building.[25] In 1992 the storage area at the eastern end of the building was converted to office space. In 1994, the building was leased to Merchants Parking Association. ***See figure 23.***

4.4 Original Owner: Lornty Investment Company

The Lornty Investment Co. was incorporated in 1911, by W. L. O'Connell and Evelyn F. O'Connell.[26]

In 1911 Evelyn O'Connell "has sold to the Lornty Investment Company an undivided one-half interest in. the northeast corner of Fifth Avenue South and Main Street."[27] In 1923 Lornty bought a 25-acre parcel of land located between the University District and Laurelhurst.[28] Holdings included a lot of acreage in Lake Forest Park. By 1949, the Lornty Investment Co. owned both the Belmont and Dimond hotels. [29]

4.5 Subsequent related entity: Universal Oil Delivery

Universal Oil Delivery was established by 1941, when the company leased a building at 517 E Aloha Street.[30] In 1950, their address was 570 Mercer Street.[31] In 1964, the company leased 6,000 square feet at 801 Dexter Avenue N.[32]

The head of the company in 1965 was John O'Connell.[33]

4.6 Rolland Lamping (1907-1980) and Ayer & Lamping

Rolland Lamping, of the firm Ayer & Lamping, signed the architectural drawings for the building at 214 Fifth Avenue S.

The firm of Ayer & Lamping evolved out of the firm of Ivey & Ayer. Edwin Ivey (1883-1940) began practicing architecture around 1911, the first locally-born, academically-trained architect practicing in Seattle.[34] In 1921, he hired Elizabeth Ayer, then a senior at University of Washington. Ayer was the fourth graduate of the UW's architecture program, and its first female graduate. The firm focused on residential projects, including many home commissions by prominent—or at least wealthy—citizens. Ivey was killed in an automobile accident in Mt. Vernon, WA in 1940.[35]

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[25] Environmental Hazards Control, "Environmental Assessment, Phase I: 214 & 220-5th Ave South," October 2000.
[26] Washington Secretary of State Business Listings
[27] *Seattle Times*, "Realty Transfers," October 15, 1911, p. 46.
[28] *Seattle Times*, "Two Large Tracts of Close-In Acreage Sold," August 19, 1923, p. 15.
[29] King County Tax Assessor, permit record card, Puget Sound Regional Archives.
[30] *Seattle Times*, "Building Leased," October 12, 1941, p. 21.
[31] *Seattle Times*, advertisement, December 27, 1950, p. 14.
[32] *Seattle Times*, Completion of Four Leases is Announced," December 13, 1964, p. 127.
[33] Boyd Burchard, "No-Smog Catalyst Frustrates, Intrigues," *Seattle Times*, November 19, 1965, p. 45.
[34] David A. Rash, "Edwin J. Ivey, Jr." *Shaping Seattle Architecture*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press, 2014), p. 186.
[35] Ibid.

Elizabeth Ayer became the first female registered architect in Washington state. At the time of Ivey's death, Ayer was the firm's most senior architect and its secretary-treasurer; she took up leadership of the firm, maintaining Ivey's name into the 1950s. Ayer's fifty-year career included a large amount of residential work, but also included larger commercial and residential projects. According to *Shaping Seattle Architecture*:

> [Ayer] helped to shape many of the residential neighborhoods of Seattle and the Puget Sound Region. […] Like many of its contemporaries, Ayer's firm began developing plans that emphasized functional, rather than stylistic requirements. Functionally related spaced were often expressed individually on the exterior, creating an informally organized collection of volumes.[36]

Ayer retired in 1970, and passed away in 1987.

Rolland Denny Lamping was born in Seattle in 1907, the son of Rolland Denny and grandson of Arthur A. and Mary Ann (Boren) Denny.[37] He attended Garfield High School. Prior to his high school graduation in ca. 1927, in 1923 he worked for the firm Voorhees, Gmelin & White in New York City. He received his BArch from the University of Washington in 1934. Between 1924 and 1942 he was employed by Joseph Coté; George Wellington Stoddard; Smith, Carroll & Johanson; Myers, Ellis & Hennessy; and finally by Edwin J. Ivey, Inc.

At the time of Ivey's death, Lamping was named secretary of the firm, and fellow architect Frank Broman was named vice president. When Broman departed the firm in 1952, the remaining principals formed the partnership Ayer & Lamping, with offices at 1315 E John Street. In additional to residential designs, and commercial projects, Lamping designed at least five churches in the region. In addition to practicing architecture, Lamping was granted a patent for a toilet flushing device in 1960.[38] He retired from the firm in 1969 and passed away in 1980.[39]

Buildings Attributed to Rolland Denny Lamping: *See figures 25-29.*

Date	Name	Location	Notes	Status
1937-38	Allen and Doris Cox House	Seattle		
1945-49	Haller Lake Methodist Church	Seattle	With Frederick Lockman	
1947	Beacon Lutheran Church		With Frederick Lockman	
1948-52	W. Hilding Lindberg Residence	Tacoma	Ayer & Lamping	
1950	First Lutheran Church of West Seattle	4105 California Ave SW, Seattle		Extant

[36] Roberts, Shaughnessy, and Rash, p. 254.
[37] *Seattle Times*, "'Stitch in Time' Is Historical," December 11, 1932, p. 13.
[38] United States Patent Office, Patent number 2,957,181, October 25, 1960.
[39] Rash.

1953-56	L. C. Foss Sunset Home	13023 Greenwood Avenue N, Seattle	Additional phases in 1958-59, 1969-70	
1954	First United Presbyterian Church	4501 46th Ave NE		Extant (Now Seattle Community Church)
1955	St. Mark's Lutheran Church	Beacon Ave S & Spencer Street, Seattle		
1956	Golden Circle Manor Retirement Home	Normandy Park, WA	Ayer & Lamping	Unbuilt
1960	King's Cottages retirement apartments	Shoreline, WA		
1958-1961	Swept Wing Inn	SeaTac, WA		Destroyed
1961-63	William Forland house	Seattle		
1962	Robert F. Linden House	Bainbridge Island, WA		
1963	Education unit, St. Mark's Lutheran Church[40]	6020 Beacon Ave S	With L. R. Ower, contractor	
1948-51	Lee Doud House	Tacoma		
1965-66	Ian Shaw residence	Seattle	With Ann G. Seagale, architect	
1966	McLemore House	Windermere, Seattle	With Neil Blaisdell, interior designer	
1968	Burrough Anderson House	Medina, WA		

4.7 Historic Architectural Context: Mid-Century Office Buildings and Urban Renewal

The subject building can be considered an example of a Midcentury Modern-style commercial building. Consistent with the style are the use of shaped concrete masonry units (CMU) and glass, with horizontal planes emphasized by the ribbon windows.

The Modern movement originated in Europe after World War I with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by Continental architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these experimentations produced two

[40] *Seattle Times*, "Dedication Ceremonies Scheduled," November 23, 1963, p. 2.

distinct branches of modern architecture: the steel and glass classicism, "International Style," of the Bauhaus architects Walter Gropius and Mies van der Rohe, and the béton brut of Charles Edouard Jeanneret (Le Corbusier) and the "New Brutalism."[41]

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After immigrating to the United States, Mies created a number of buildings that became icons of the International Style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the "frame rectangle."[42] Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism "Less is more." In the mid 20th century, designers, especially in the southwestern United States, took cues from Frank Lloyd Wright's innovations in concrete masonry blocks as a decorative device. Wright called incised designs on concrete block a "textile block." Decorative concrete block were later referred to as "breeze blocks" when used for open-air applications, and "shadow blocks" for solid walls.

In the Pacific Northwest architects such as Pietro Belluschi, J. Lister Holmes, Lionel Pries, and Paul Thiry were implementing the ideas of the Modern Movement in their designs while developing their own regional approach. Architectural design in Seattle, quickly following the lead of architects on the East Coast, went through a radical transformation during the 1950s. The progressive enthusiasm of the War years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism and the International style. This style was used extensively in the many institutional buildings built to accommodate an expanding post-war population in Seattle and nearby suburbs. J. Lister Holmes, William Bain and Paul Thiry, among other local architects successfully made that mid-career leap and were rewarded with major modernist commissions during the immediate post-war period. The Washington State Library that Thiry designed for the Washington State Capitol in 1954, with a hovering horizontal roof supported by a colonnade of simple columns framing glass walls, is a hallmark of Northwest Modernism.

A new generation of younger architects was also emerging from architectural schools, including the University of Washington, where traditionalist professors were being challenged by early modernist adaptors, including Lionel "Spike" Pries (1897-1968). These new practitioners—including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006)—emerged from their apprenticeships immediately embracing a new Northwest Modernism. Steinbrueck's and Kirk's University of Washington Faculty Center was widely admired and published at the time as an example of Northwest interpretation of the work of Mies van der Rohe, and is one of the best examples of what came to be known as the "Northwest School."[43]

By the 1950s, Paul Kirk was considered the leader of what was known as the "Northwest School" promoting regional identity and formal responses to the unique environmental conditions found in the

[41] R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold and Sons, 1969), p. 320.
[42] Ibid., p. 331.
[43] David E. Miller, *Toward a New Regionalism: Environmental Architecture in the Pacific Northwest* (Seattle, WA: University of Washington Press, 2005), pp. 22-30.

Pacific Northwest. Other architects associated with the "Northwest School" included Arthur Erickson, Fred Bassetti, Victor Steinbrueck, Roland Terry and Gene Zema. The Northwest School emphasized wood-frame post-and-beam architecture with expanses of glass, and used local material in the construction. Their theories emphasized "honesty" and "simplicity." As Seattle's population grew, the outlying suburban areas required a new infrastructure, and there was sufficient economic confidence to invest in new buildings designed in a new style.

Midcentury modern buildings in the ISRD/CID include buildings designed by other noted mid-century Seattle architects including Benjamin McAddo, Benjamin Woo, and the prolific firm of Durham, Anderson & Freed. Some of the most well-known mid-century buildings in the ISRD include:

1. House of Hong, 409 Eighth Avenue S (1941)
2. Seattle Goodwill, 1400 S Lane Street (1947)
3. Seattle First National Bank, 525 S Jackson Street (1958, Durham, Anderson & Freed)
4. United States Postal Station, 414 Sixth Avenue S (1956)
5. Viet-Wah Supermarket, 1032 S Jackson Street (1960)
6. Four Seas Restaurant, 413-21 Eight Avenue S, 714 S King Street (1962, Benjamin McAdoo)
7. United Savings & Loan, 601 S Jackson Street (1972, Woo & Park)
8. International Terrace Apartments (1973, Stanley W. Mar)

However, the midcentury falls outside of the period of significance (1907-1936) of the Seattle Chinatown National Register District, and has never been a style associated with the District in the same way it is associated with areas such as Seattle Center and suburban areas that were rapidly developing after World War II. Some buildings in the International District that were designed in the mid-century style are associated with "urban renewal" initiatives, including the subject building. Urban renewal is a now outdated idea that sought to completely demolish areas of inner-city neighborhoods that were deemed "blighted." Urban renewal in Seattle started with the Yesler Terrace project, which displaced hundreds of Japanese American families, their businesses, religious places of worship, and schools, as well a large population of African Americans, Filipinos, and whites of various nationalities. Portions of this area many have been considered part of Nihonmachi before urban renewal leveled 40 acres for the development of public housing and effectively prohibited the return of the original populations.[44]

After Yesler Terrace, federal money for Urban Renewal in Seattle was not authorized again until 1957. These efforts focused on five areas of the City: University/Northlake, the Yesler-Atlantic "T," South Seattle, University Addition/First Hill, Cherry Hill, and Leschi.[45] In 1963, urban renewal would target the Pike Place Market. Smaller urban renewal projects were taking place throughout Pioneer Square and the International District, demolishing historic buildings and replacing them with parking garages (see the Butler Building in Pioneer Square) and one-story commercial buildings, such as the subject building.

[44] Ellen Mirro and Audrey N. Reda, "What was a Slum/Before Yesler Terrace" presented at Society of Architectural Historians International Conference (virtual) Seattle, 2020

[45] Seattle Urban Renewal Program, "Seattle Urban Renewal Program Subject Files, 1958-1971," Seattle Municipal Archives, http://archiveswest.orbiscascade.org/ark:/80444/xv65334 (accessed August 2020).

Some in the CID thought urban renewal was a good idea for the neighborhood. Prominent Seattle architect and CID resident Benjamin Woo considered that urban renewal could be beneficial by replacing buildings "not suitable for renovation" with much-needed parking and modern shopping areas.[46] Urban renewal fell out of favor after the passage of the National Historic Preservation Act in 1966, and in Seattle after the Landmarks Preservation Board was established in 1973.

4.8 Building Contractor: M. Summer

According to the King County Tax Assessor, the contractor for the building at 214 Fifth Avenue S was M. Summer. No further information was available on this contractor or company.

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[46] Larry Rumley, "Seattle's Chinese Community: 'We have a lot of hope'" *Seattle Times*, January 24, 1971, p. 141.

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6. LIST OF FIGURES

FIGURES

Seattle City Clerk

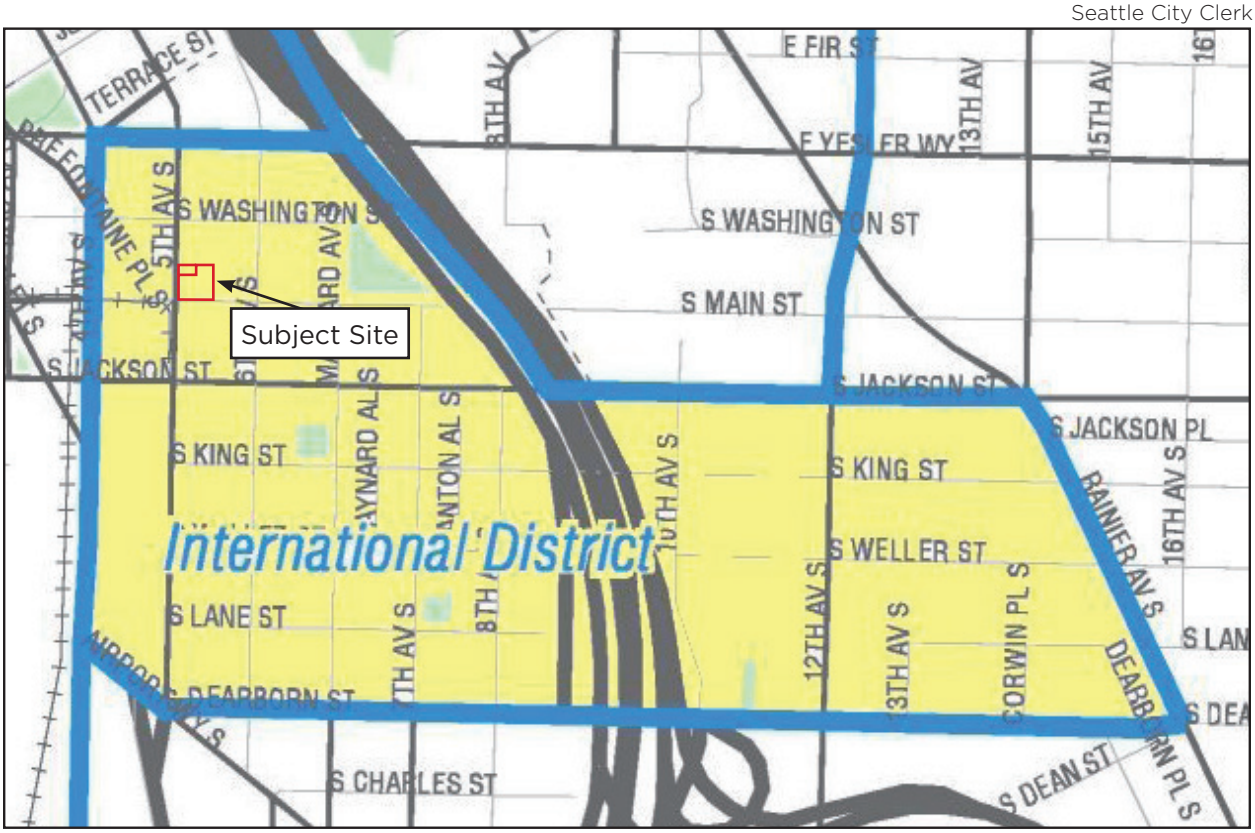

Figure 1 • International District Neighborhood Map, Seattle City Clerk Neighborhood Atlas

Seattle Department of Neighborhoods

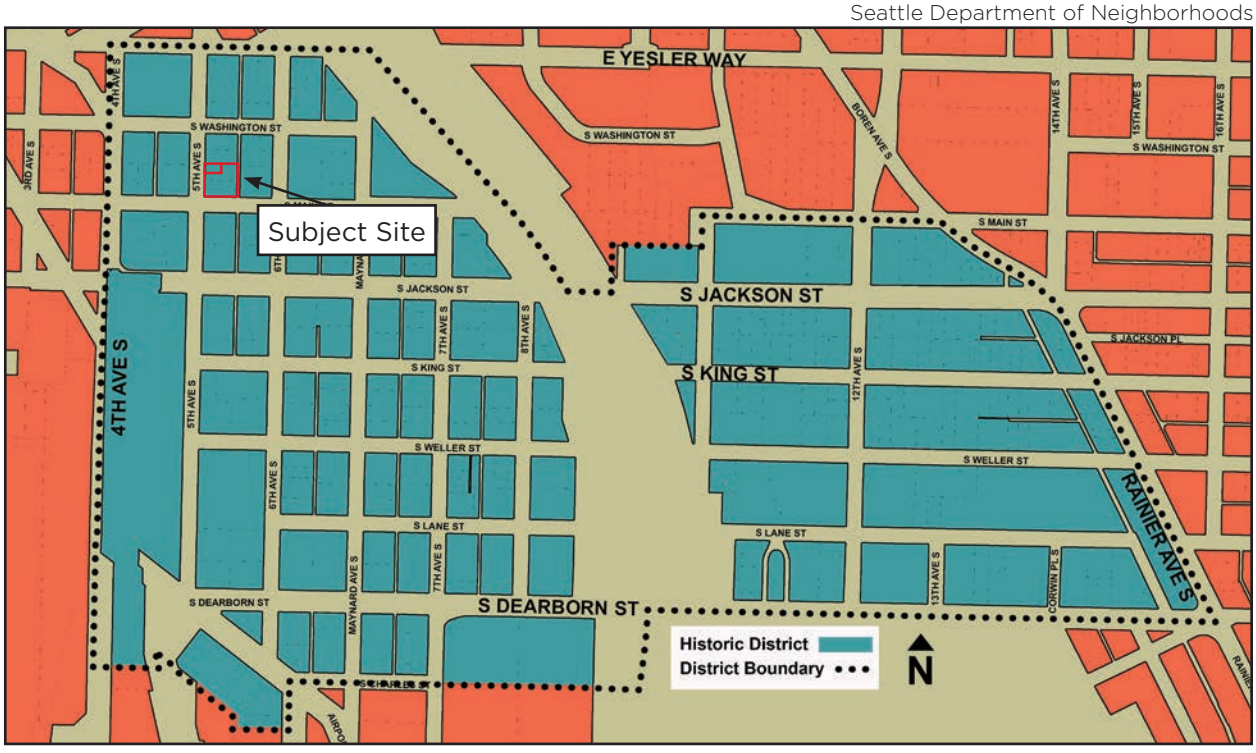

Figure 2 • International Special Review District boundary map

Apple Maps

Figure 3 • Aerial View

Studio TJP, 6/18/2020

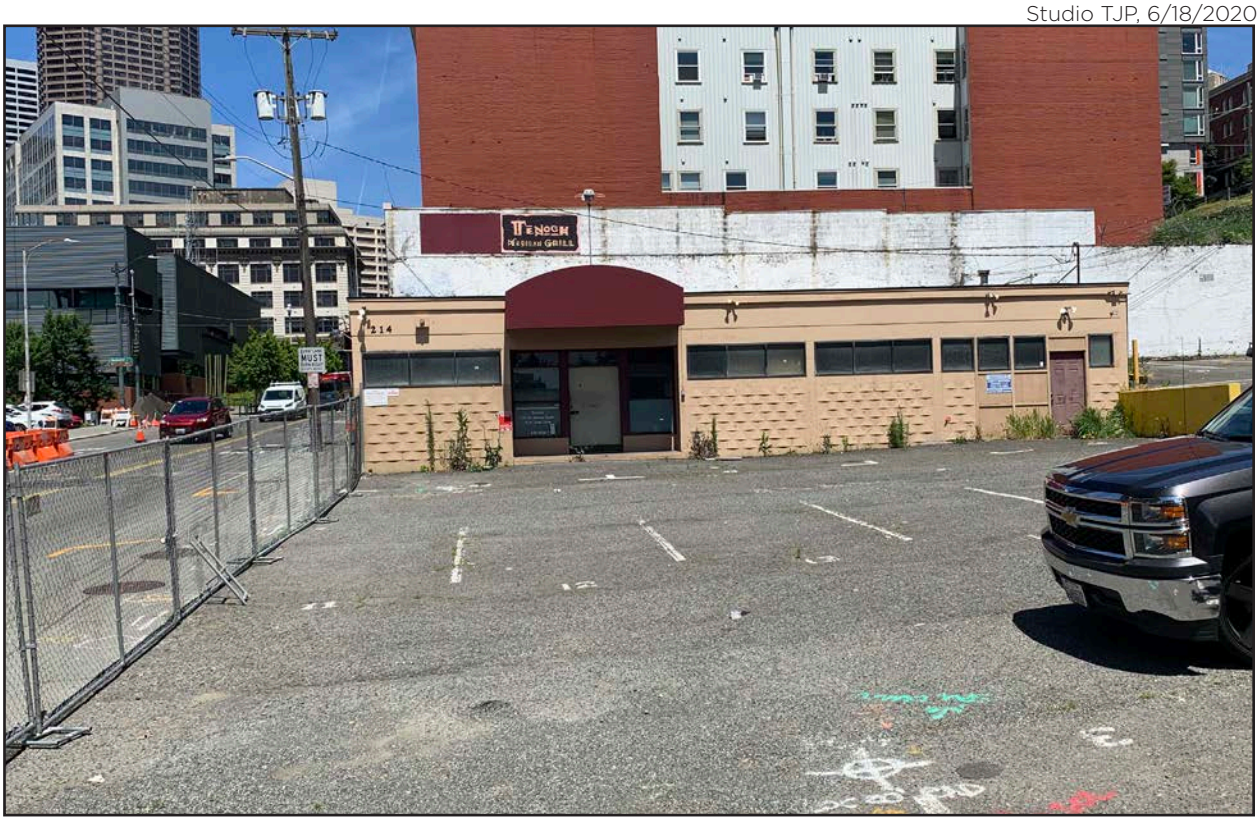

Figure 4 • 214 Fifth Avenue S, southern façade

Studio TJP, 6/18/2020

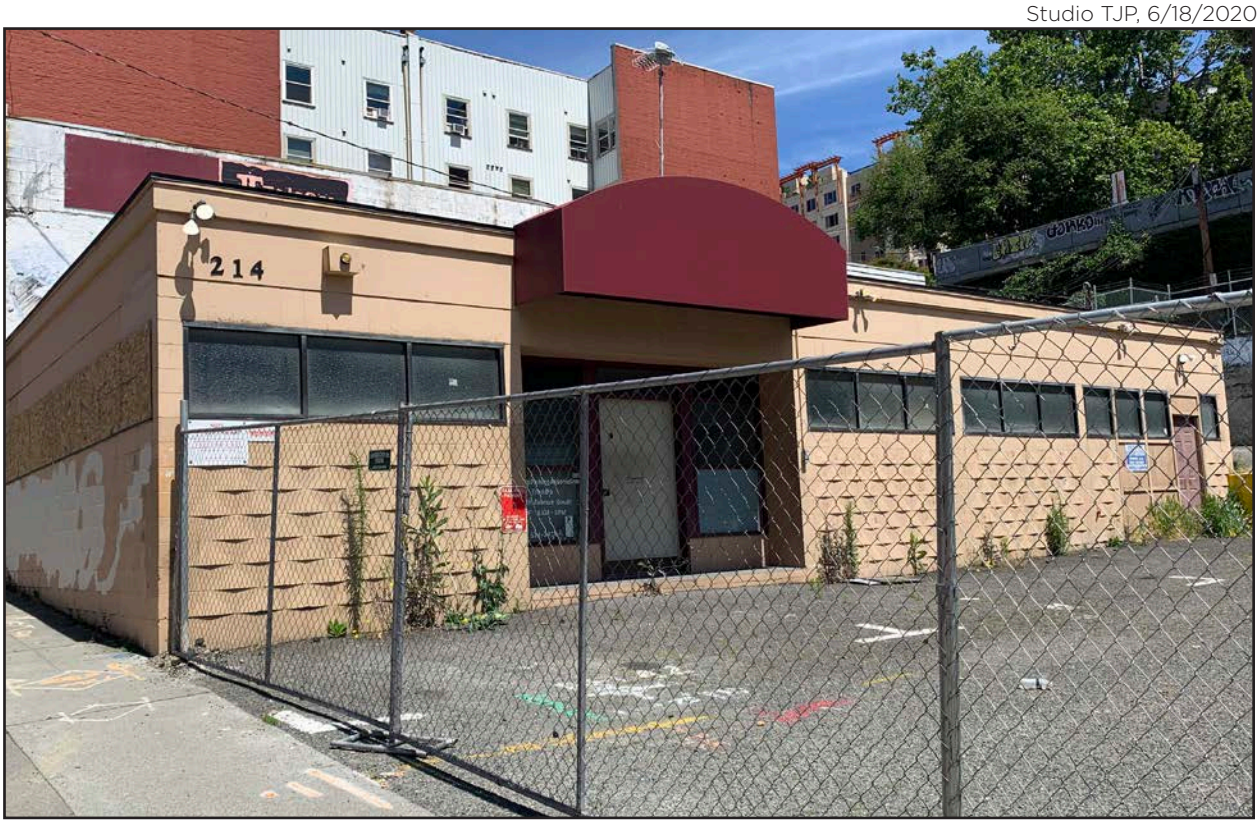

Figure 5 • 214 Fifth Avenue S, southern and western façades

Studio TJP, 6/18/2020

Figure 6 • 214 Fifth Avenue S, western façade

Studio TJP, 6/18/2020

Figure 7 • 214 Fifth Avenue S, eastern façade

Studio TJP, 6/18/20

Figure 8 • 214 Fifth Avenue S, detail of concrete masonry units at southern façade

Studio TJP, 6/18/20

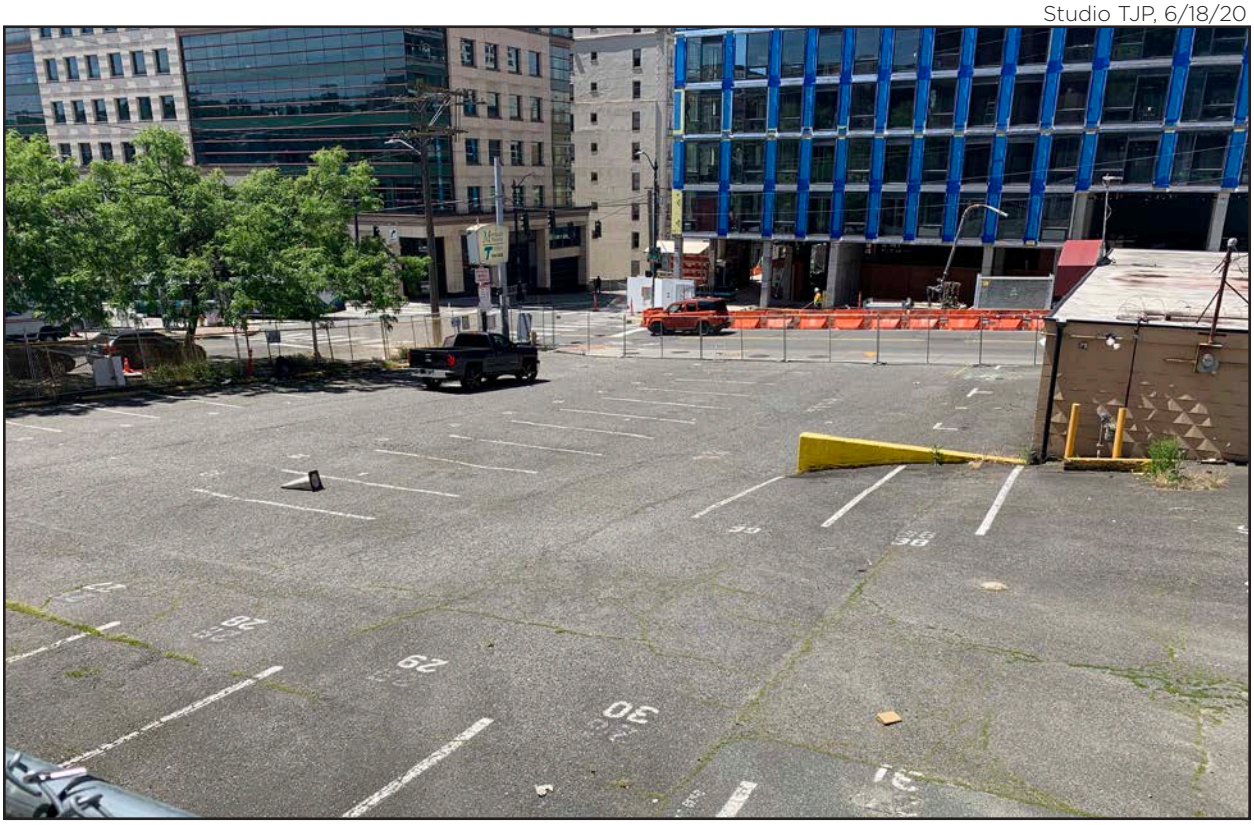

Figure 9 • 220 Fifth Avenue S, viewing southwest

Studio TJP, 6/18/20

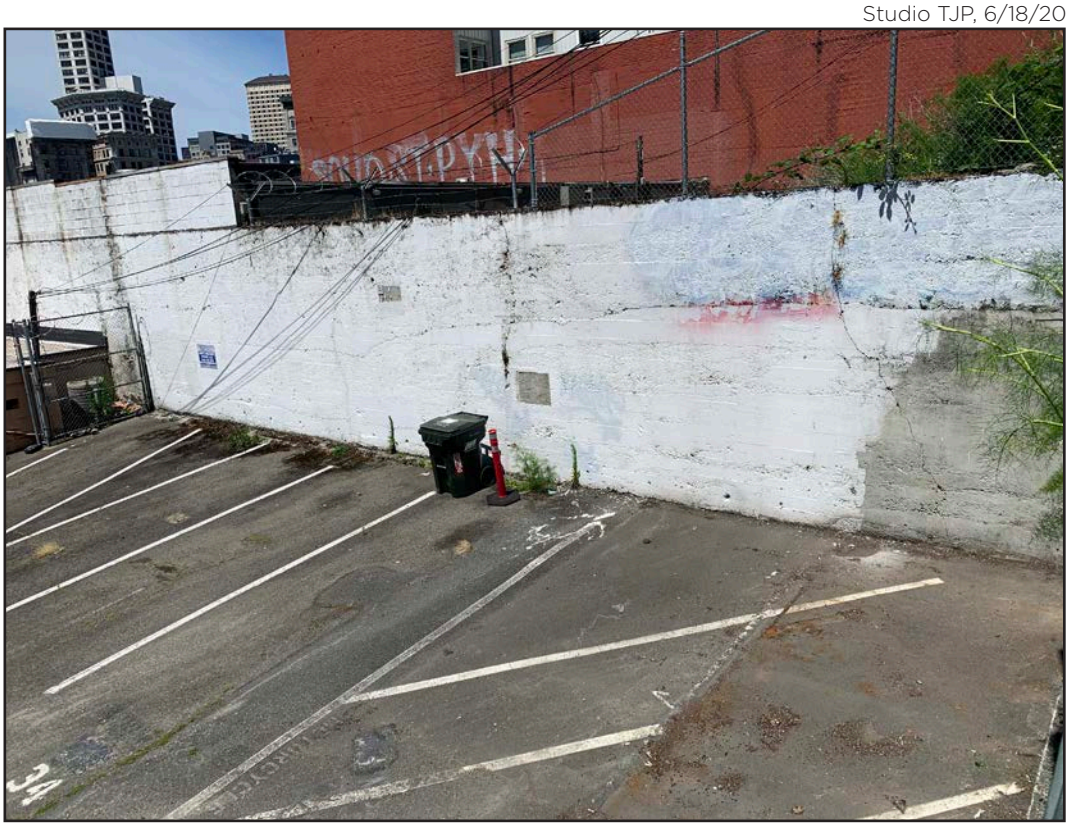

Figure 10 • Retaining wall along northern edge of site

Studio TJP, 6/18/20

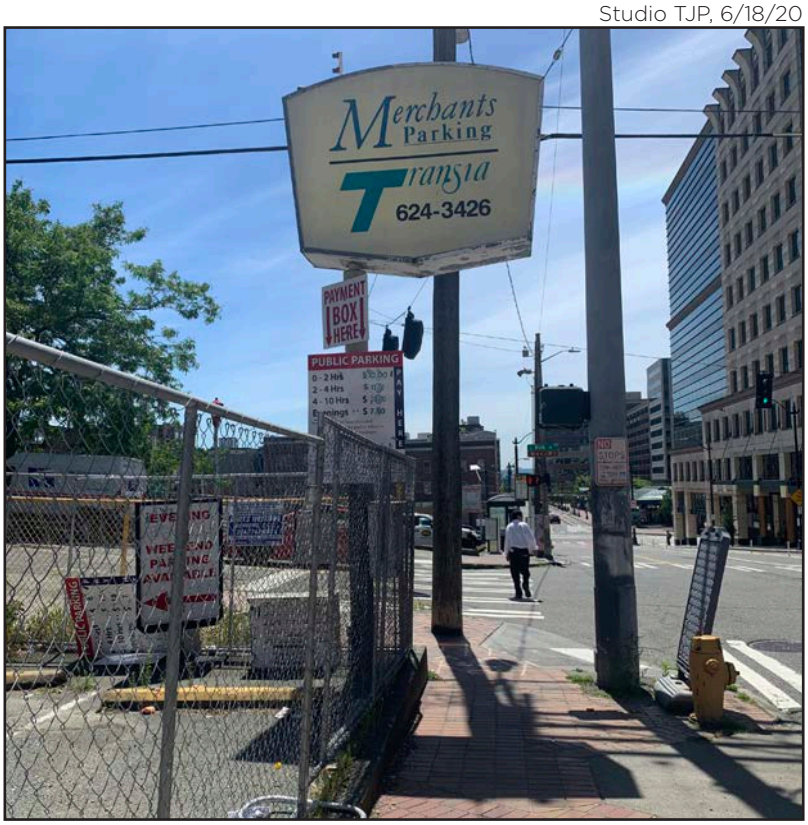

Figure 11 • Sign at southwestern corner of site

Studio TJP

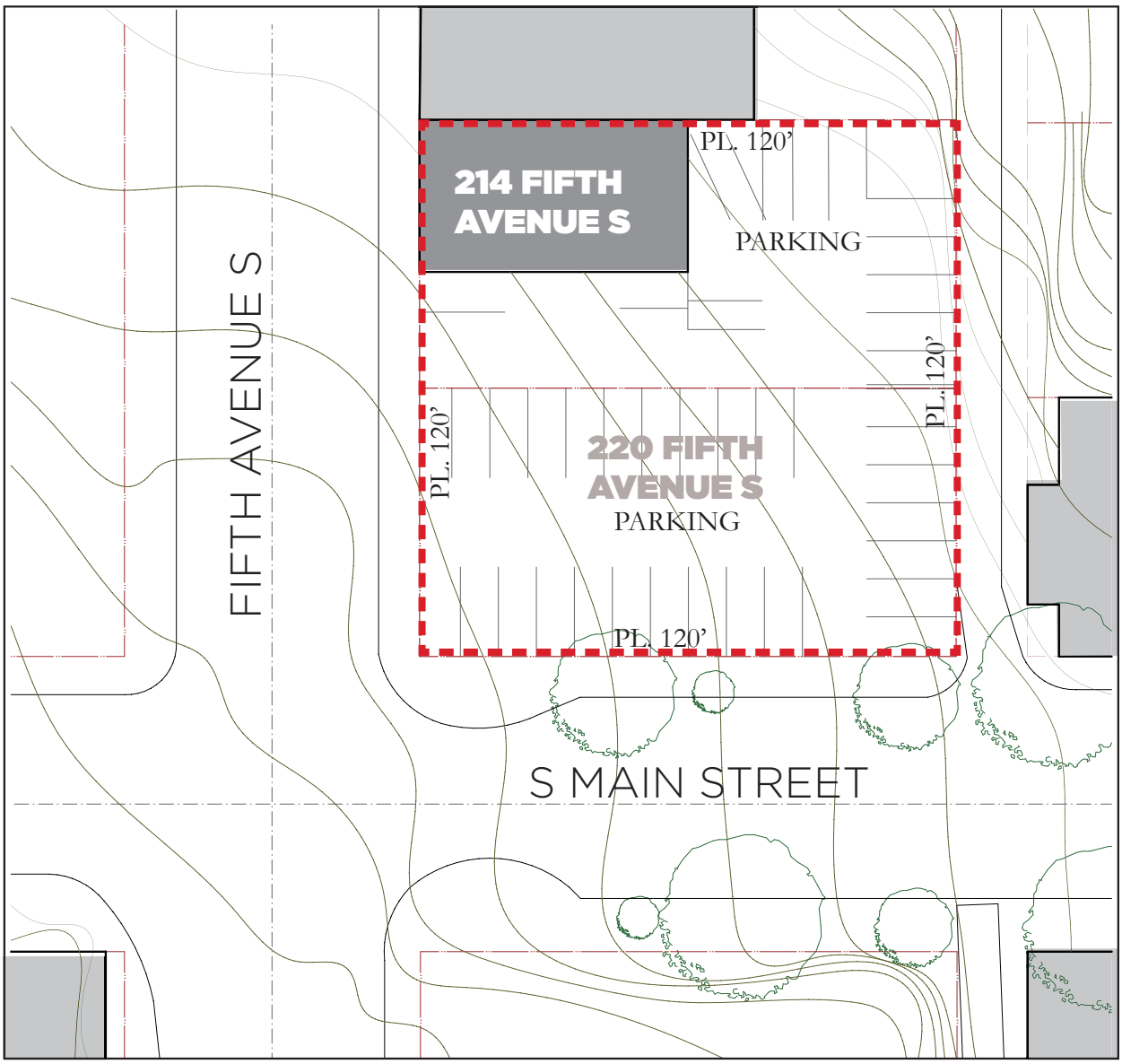

Figure 12 • Site Plan

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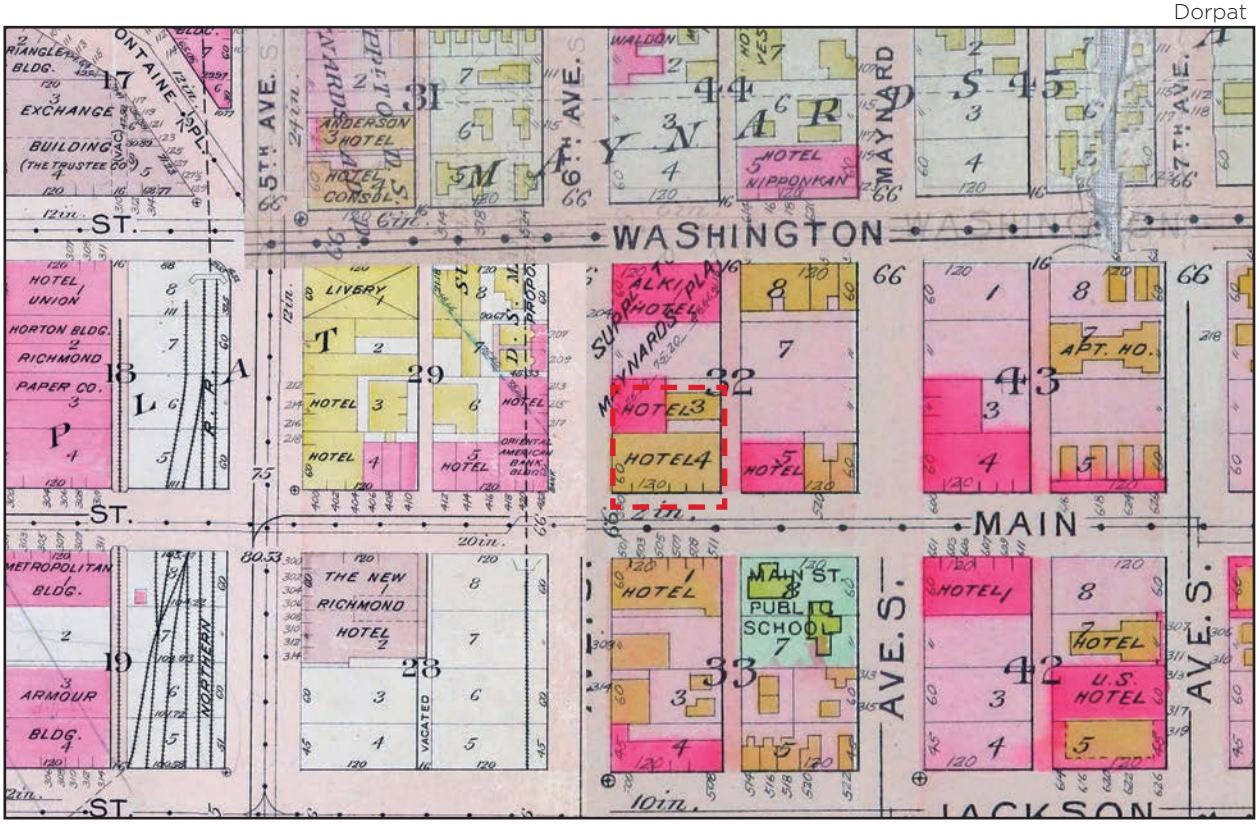


Figure 13 • Baist Map, 1912

Puget Sound Regional Archives

Figure 14 • Tax Assessor Photos of subject site, 1937

Pete Liddell for the Seattle Times

Hotel Coming Down

Interiors of some of the 106 rooms in the Belmont Hotel at 508½ S. Main St. have been bared in the demolition of the old building but only a table and drawers were recognizable in the jumbled wreckage. The McFarland Wrecking Co. is tearing down both The Belmont and the Dimond Hotel at 216 Fifth Av. S. in an effort to clean up some of the city slums. Both buildings were declared substandard and unfit for habitation. Both hotels were damaged by fires last year and in 1965. A man died in the Dimond Hotel fire last April.—Times staff photo by Pete Liddell.

Figure 15 • "Hotel Coming Down," Seattle Times, January 22, 1967

Studio TJP, 2/5/20

Figure 16 • 214 Fifth Avenue S, King County Tax Assessor Photo, 1968

MOHAI, SHS95

Ancestry.com

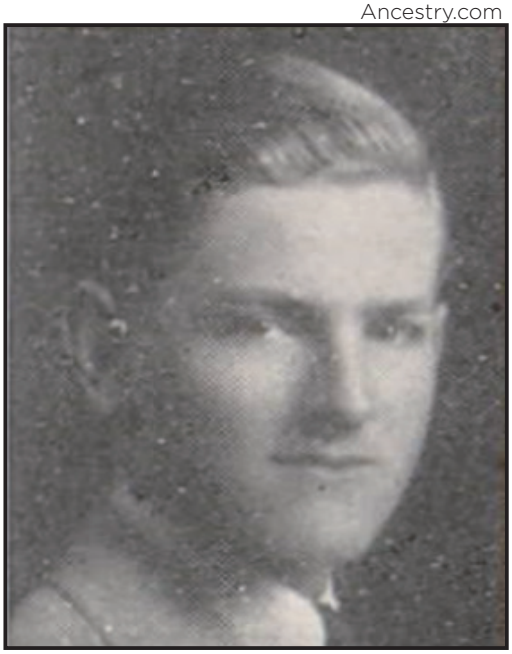


Figure 17 • Rolland Denny Lamping, with his grandmother, Mary Ann Denny, circa 1910, and in the Garfield High School yearbook, 1926

via West Seattle Blog

Figure 18 • First Lutheran Church of West Seattle, built 1950

University of Washington, Dearborn Massar Collection, DMA1256

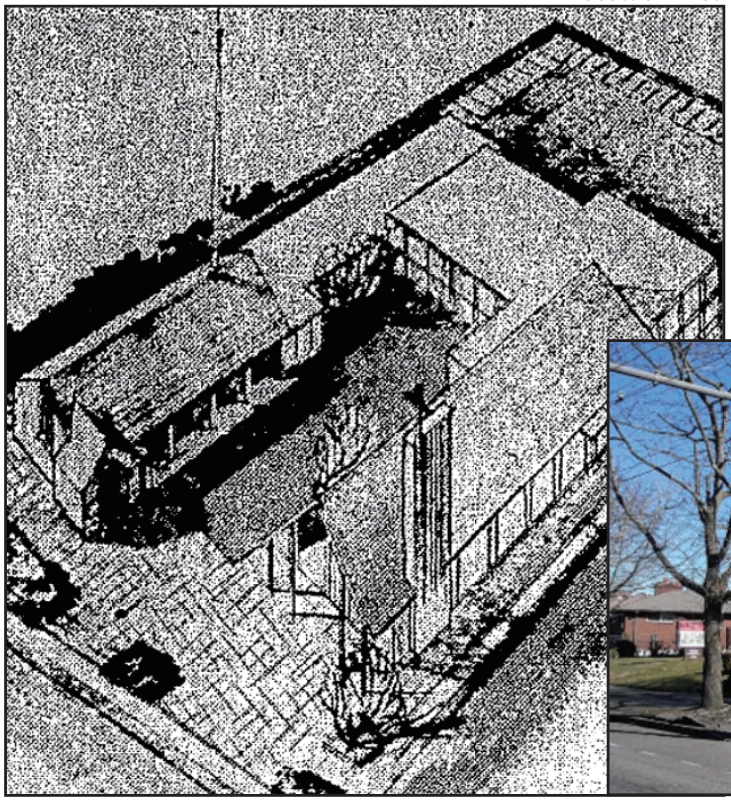
Figure 19 • Lee Doud House, Tacoma, Ayer & Lamping, 1948-1951

Seattle Times

Joe Mabel, 2013

Figure 20 • First United Presbyterian Church (now Seattle Community Church), 1954 and 2013

Seattle Times



Robert Anderson, 2016

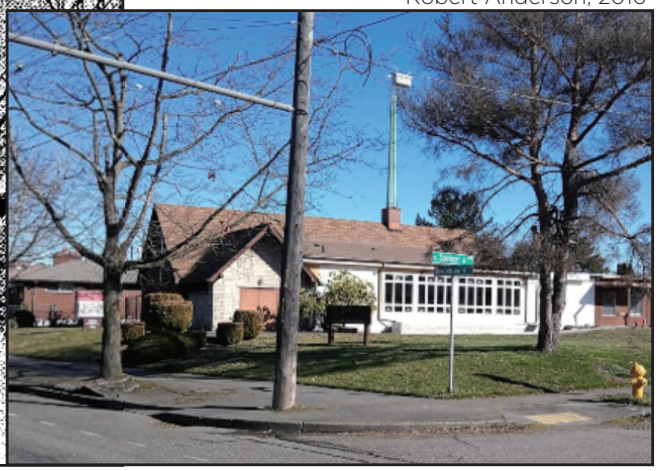


Figure 21 • St Mark's Lutheran Church, 1955 and 2016

Seattle Times

Figure 22 • Advertisement for the Swept Wing Inn (Ayer & Lamping, demolished), Seattle Times, May 28, 1961