

The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-1649
Street Address: 700 5th Ave Suite 1700

Landmark NOMINATION Application

Name: **100 Roy Street Apartments**

Year Built: **1948-49**

Street and Number: 100 Roy Street, Seattle WA 98109

Assessor's File No. 545730-0410

Legal Description: Lots 1, 2, 7, and 8 in Block 11 of Mercer's Addition to North Seattle, as per plat recorded in Volume 1 of Plats, Page 171, Records of King County, Washington.

Plat Name: Mercer's Addition to North Seattle **Block:** 11 **Lot:** 1, 2, 7, 8

Present Use: Apartment building

Present Owner: First and Roy LP
Contact: Ed Segat
600 108th Ave NE, Suite 1010
Bellevue WA 98004
Phone: (425) 233-6184
Email: ESegat@continentalproperties-inc.com

Original Owner: Summit Corporation (James W. Griffiths, Ernest Pulford)

Original Use: Apartment building

Architect: **Fred J. Rogers**

Builder: Unknown

Submitted by: David Peterson Historic Resource Consulting
301 Union Street #115
Seattle WA 98111
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Date: February 27, 2019

Reviewed by: _____
(Historic Preservation Officer)

Date: _____



100 Roy Street Apartments

Seattle Landmarks Preservation Board

February 27, 2019

100 Roy Street Apartments
Seattle Landmark Nomination

INDEX

I. Introduction	3
II. Building information	3
III. Architectural description	4
A. Site and neighborhood context	
B. Building description	
C. Summary of primary alterations	
IV. Historical context	6
A. The development of the Lower Queen Anne neighborhood	
B. The development of the subject building, and building owners	
C. The architect, Fred J. Rogers	
D. Comparable postwar apartment buildings on Queen Anne Hill	
V. Bibliography and sources	17
VI. List of Figures	18
Illustrations	21-64
 King County historic property record cards (3 pages)	 Following
Site Plan / Survey (2 sheets)	Following
Selected architectural drawings (7 sheets)	Following

I. INTRODUCTION

This report was written at the request of First and Roy LP, the owners of the subject building, in order to ascertain its historic significance prior to a proposed major alteration to the property.

This report was written and researched by David Peterson. Unless noted otherwise, all images are by the author and date March 2018. Sources used in this report include:

- Material on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library, including copies of original drawings and early permits.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection.
- Historic photographs of the subject property to assess changes to the exterior to the building, including 1937 tax assessor photographs and images in the Seattle Municipal Archives.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.

II. BUILDING INFORMATION

Name (historic/current):	100 Roy Street Apartments
Year Built:	1948-49
Street & Number:	100 Roy Street, Seattle WA 98109
Assessor's File No.:	545730-0410
Original Owner:	Summit Corporation (James W. Griffiths, Ernest Pulford)
Present Owner:	First and Roy LP <u>Contact:</u> Ed Segat 600 108th Avenue NE, #1010 Bellevue, WA 98004 Phone: (425) 233-6184 Email: ESegat@continentalproperties-inc.com
Original Use:	Apartment building
Present Use:	Apartment building
Original Designer:	Fred J. Rogers, architect
Original Builder:	Unknown
Plat/Block/Lot:	Plat: Mercer's Addition to North Seattle / Block: 11 / Lot: 1, 2, 7, 8
Legal Description:	Lots 1, 2, 7, and 8 in Block 11 of Mercer's Addition to North Seattle, as per plat recorded in Volume 1 of Plats, Page 171, Records of King County, Washington.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property fills the south half of the block on Roy Street, between 1st Avenue N. and Warren Avenue N., in the Lower Queen Anne neighborhood. The parcel measures approximately 120 feet by 256 feet, oriented east-west. While there is no alley right-of-way at the rear of the lot, there is a surface parking area and drive at the rear, connecting Warren and 1st Avenues, creating the appearance of an alley. The grade slopes down approximately 18 feet across the parcel, from the northwest corner to the southeast corner. *[See Figs. 1-6 for current maps, aerial photos, and neighborhood context images]*

To the north of the subject property, sharing a property line, are two apartment buildings. To the east, facing Warren Avenue N., is the Warren Apartments, a four-story 9-unit building constructed in 1963. To the west, facing 1st Avenue N., is a two-story 7-unit wood-framed apartment building constructed in 1906.

To the east, across Warren Avenue N., are four wood frame houses built between 1900 and 1909. To the west, across 1st Avenue N., is the Barclay Court Condominiums, a three-story, 28-unit building constructed in 2000.

To the south, across Roy Street, is a block-sized shopping center with surface parking called the Marketplace at Queen Anne, which was constructed in 1994 on the site of the former Hansen Bakery and other buildings.

Two blocks to the south is the Seattle Center, which dominates the immediate neighborhood. The campus was the site of the 1962 Century 21 Exposition, also known as the Seattle World's Fair. Before 1962, the site was a residential area surrounding a city school building constructed in the early 1900s, a playfield, and a collection of c.1920s civic center buildings including an armory. Several city blocks were demolished and street rights of way closed around 1960-61 in order to build the world's fair site.

There are several designated landmarks near the subject property, all within a three to four block radius:

- Power Control Center for Seattle City Light (1963), across the street at the southeast corner of Warren Avenue & Roy Street;
- Buildings and other historic structures on the Seattle Center campus (1961-62) including Key Arena, the former Armory/Seattle Center house, the Horiuchi Mural, and the Kobe Bell;
- The Leona Apartments (1909) at Queen Anne Avenue & Ward Street;
- The DeLaMar Apartments (1909, Schack & Huntington) at 2nd Avenue W. & W. Olympic Place.

For city planning purposes, the subject parcel is zoned SM-UP 65-M (Seattle Mixed-Uptown with an allowed height of 65 feet).

In the 1975 building inventory of the Queen Anne neighborhood by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was not identified as a building of particular significance.¹ The property is not included in the Seattle Department of Neighborhoods Seattle Historical Sites database.

B. Building description

The subject building was originally constructed as a 66-unit apartment building in 1948-49. It measures overall approximately 95 feet by 245 feet in plan, with three stories in height above grade (appearing as four stories due to the grade at some elevations). The building is massed into five roughly equally-sized residential blocks laid out in a blocky E-plan, with three of the residential blocks (slightly T-shaped in plan) along Roy Street separated by two landscaped entry courtyards. The other two residential blocks (rectangular in plan) are situated towards the rear of the property, connecting the other three blocks, and forming the back side of the entry courtyards. The two rear blocks are separated by a light well open courtyard at the rear, which is also used as a storage location for the trash and recycling bins. Behind the building and at the northeast and northwest property corners there is surface parking for the residents. Although physically connected on the exterior, the five residential blocks are not connected on the interior, except by a winding corridor at the

¹ Nyberg and Steinbrueck, 1975, unpaginated.

basement level. They essentially function as separate buildings, each with separate “point” entries and two sets of stairs, serving only four units per floor. ***[See Figs. 7-30 for current images of the subject building]***

Tax records indicate that the building structure is three floors of wood frame and veneer brick over a concrete daylight basement level, with a flat built-up roof. The roof features a low, simple, continuous parapet which is capped with sheet metal coping. Two types of brick are used on the exterior—a buff-colored mix of rug brick laid in a running bond at field locations and at the rear of the courtyards, and rough textured buff-colored Roman brick connecting the windows in bands along the front street elevations and wrapping around to the courtyards. These window bands are emphasized and tied together by horizontal lines of projecting brick extending from window sills and headers. The banded windows only occur at the southernmost halves of the three residential blocks closest to Roy Street. At other locations, where the windows are not tied together in bands, the windows appear as punched openings, with only a brick sill providing visual relief.

The rear of the building is clad in red-and-pink-hued utilitarian hollow clay tile, but only at the north elevations of the two rear building masses and the courtyard between them—not at the rear or side elevations of the end-most building masses facing the side streets.

The building is constructed right up to the Roy Street property line, separated from the sidewalk by a low brick retaining wall which steps down from west to east, following the sidewalk grade. Access to the complex is typically through one of the two landscaped entry courtyards along Roy Street, reached by three or four concrete steps from the sidewalk. A concrete path leads to three entries, one each on the east, south, and west courtyard elevations. Each south elevation entry (the most visible from the street) is emphasized by a vertically-oriented glass block window, wrapped with a band of soldier-course bricks, which lights a stairwell behind. The main south-facing entry of each courtyard is covered by a non-original steel frame and fabric canopy supported by two apparently non-original brick posts. The entry door here features three windows and sidelights with fluted glass, flanked on each side by projecting flared walls, with small integral planters, set at an approximately 45 degree angle in plan. The east and west courtyard entries are less visible from the street, and feature a simpler non-original fabric canopy overhead, and vertically-oriented steel sash (not glass block) windows above, lighting the stairwell behind.

Windows at residential units are all non-original replacements of the original steel sash, typically appearing as relatively small punched openings at bedrooms and bathrooms, or larger horizontally-oriented windows at living rooms. Original window sash remains at other locations, including a few metal sash hopper-style windows at basement utility rooms, and the vertically-oriented metal sash casements with fluted glass at the six stairwell locations with east or west elevations (including in the courtyards). The current typical unit window is a double-paned metal or vinyl sash slider of unknown but recent vintage, sometimes tripartite with a larger fixed center pane. The primary street elevations feature a series of corner windows at each floor and each building corner, which are supported at the masonry corners by a small diameter metal pipe. Other decorative original fenestration includes fluted glass at the building first floor covered entries facing Roy Street, and vertically-oriented glass block windows above those entries.

On the interior, each building entry gives access to a small vestibule with mailboxes for the units served by the stair. The stair leads on each level to a small rectangular corridor serving four units, as well as the front and back stair situated across from each other (a second stair required for fire exit).

Four typical units were inspected for this report. Tax records indicate that interior finishes originally included plaster walls, painted fir trim, and a mix of oak, linoleum, and asphalt tile floors. While some of these features remain, units have been updated as necessary over the years, including alterations to baths, kitchens, and flooring. The basement level has a concrete floor and is used for storage, mechanical space, and laundry rooms for residents. The roof was not investigated for this report.

C. Summary of primary alterations

Permits, and historic tax assessor photographs provide information regarding alterations to the building. Most permits on file for alterations to the property are related to minor electrical or mechanical work. Below are the permits on file related to significant work:

Permit	Date	Cost	Comments on permit
386978	1948	\$500,000	Build (3 stories, 95 x 244, frame apt house)
[illegible]	1975	[illegible]	Alter and improve bldg to comply with Housing Code standards

A visual inspection of the property provides information regarding other unpermitted alterations. Other major alterations to the property are:

- Replacement of original steel sash windows at all units; a few original windows remain at stairwells, the basement, and other secondary locations.
- Non-original wood or fabric canopies at building entrances.

III. HISTORICAL CONTEXT

A. The Development of the Lower Queen Anne neighborhood

The subject building is situated in the Lower Queen Anne neighborhood, sometimes called Uptown, at the base of the south slope of Queen Anne Hill. The community of Queen Anne is one of Seattle's oldest residential neighborhoods.² *[See Figs. 31-67 for historic maps and images of the neighborhood]*

The area was originally part of the lands inhabited by Shilshole, Duwamish, and Suquamish Native Americans prior to pioneer settlement. In contrast to the mostly forested lands of early Seattle, the Lower Queen Anne area was originally a relatively flat, open meadow at the base of the south slope of Queen Anne Hill and the northwest slope of Denny Hill (removed by the early 20th century), which was likely kept cleared by the Native Americans in order to snare low-flying ducks flying between Lake Union to the east and Elliott Bay to the west. The groups had hunting camps near the base of Queen Anne Hill, and permanent settlements just south of there near today's downtown.

In the early 1850s, the first Euro-American settlers landed in the area, and in 1853 the new town of Seattle was platted. The Lower Queen Anne area was part of several pioneer donation land claims dating to the mid-1850s, by the Denny, Mercer, and Smith families, and others. David and Louisa Boren Denny's 320 acre claim included the land south of today's Mercer Street to Denny Way, from Lake Union to Elliott Bay. Just to the north, Thomas Mercer's 320 acre claim encompassed the land north of Mercer Street to Highland Drive, from Lake Union to Queen Anne Avenue, including the subject site. Mercer's own home was located at the corner of today's Roy Street and Taylor Avenue until its demolition in the 1910s.

In the 1860s, a military road was cut through the area, following an Indian trail wrapping the east side of the hill (today's Dexter Avenue), however, the area was slow to develop. Seeking to prompt more growth, the Denny family began to subdivide their land—the first plat of what was to be Queen Anne—in 1869. More plats followed on the south slope of the hill, as Seattle's population grew steadily from 400 residents in 1867 to over 3,500 in 1880.

During the 1880s, the top of the hill began to be logged and platted for residential development as increasing numbers of speculators were attracted to the area. In 1883, the strip of land between Howell and McGraw Streets, including the subject site, were annexed into the Seattle city limits. Water and electricity began to be offered in the 1880s, and Kinnear Park was established in 1887 and developed over the next decade. By the late 1880s, streetcar lines were extended to the area from downtown, and in 1888, a cable car went up Queen Anne Avenue (then called Temperance Street) as far as Highland Drive. By that time, the hill was a desirable suburb, close to the center city, and the area began to be called "Queen Anne Town" for the large number of homes being built in the showy Queen Anne style of architecture. Developers included Isaac Bigelow, John

² This section primarily derived from Lentz, Florence K., and Sheridan, Mimi, "Queen Anne historic context statement," October, 2005.

Collins, George Kinnear, Jacob Furth, B. F. Day, as well as David Denny and Thomas Mercer. By the early 1890s, all of Mercer's property had been platted.

Residential construction by the 1880s on Queen Anne Hill was mainly located on Lower Queen Anne and the south slope, and were primarily single family houses. There was a concentration of modestly-sized houses located between Mercer and Denny, between 4th Avenue N. and Westlake Avenue, close to the southwest shore of Lake Union. Multifamily housing was uncommon, but some double or triple rowhouses were built, and were likely rentals. Large, impressive mansions with sweeping views were built higher up the south slope of the hill, including the David Denny residence at 515 Queen Anne Avenue, the Charles Kinnear residence at northwest corner of Queen Anne Avenue and Valley Street; and the Clarence Bagley residence at the northeast corner of 2nd Avenue N. and Aloha Street, all near the subject site.

Institutional buildings such as wood frame churches began to appear, and the first school built on the hill, Queen Anne School, was constructed of brick at 5th Avenue W. and W. Lee Street (later rehabilitated and now known as the West Queen Anne School Condominiums, a designated Seattle landmark). Commercial construction was sparse but interspersed; a few shops were located at the foot of today's Queen Anne Avenue by the late 1880s, a few blocks west of the subject site. More industrial structures and uses were developed at the foot of the hill on both the Lake Union side and the Interbay side, adjacent to waterways. At the foot of Lake Union were coal bunkers and the prominent Western Mill sawmill, established by the Denny family.

After 1890, Seattle's population grew exponentially, from 42,800 in 1890, to 80,600 in 1900, and 237,200 in 1910. Infrastructure continued to be developed as the Queen Anne neighborhood grew. The basic components of the transportation network were in place by 1905, including the counterweight-system cable car line under Queen Anne Avenue two blocks west of the subject site, which came to be known as the Counterbalance trolley. Around 1901, neighborhood improvement clubs and other public groups pressed for street improvements, sewer and water lines, and other neighborhood amenities. Streets were graded, and paved with brick, or after 1914, with concrete. Between 1908 and 1916, some of the Queen Anne hill perimeter boulevards were incorporated into the Olmsted parks and boulevards plan, featuring extensive tree planting, custom retaining walls, and lampposts. The small private water supply companies on the hill were consolidated into a municipal service, with a prominent water tower constructed at the top of the hill at 1st Avenue N. and Lee Street, six blocks north of the subject site.

Between 1890 and the early 1910s, residential construction continued to expand beyond the south slope of Queen Anne hill, filling in the east, north, and west slopes, as well as the summit. While a few mansions continued to be built at prime locations, most were modest homes for middle-class families built by contractor-builders, and included period revival cottages and Craftsman bungalows as the more elaborate Queen Anne architectural style faded in popularity. During this period, more multifamily structures began to appear, to accommodate the vast influx of new arrivals, many of whom were young singles. Queen Anne's first real apartment house construction began around 1905. The upcoming 1909 Alaska-Yukon-Pacific Exposition instigated the construction of several elegant structures, including the Chelsea Family Hotel (1907, Harlan Thomas) and the Kinnear Apartments (1907, W. P. White), both on W. Olympic Place across the street from Kinnear Park; and the elaborate DeLaMar Apartments (1909, Schack & Huntington) at 2nd Avenue W. and W. Olympic Place, built by George Kinnear a block west of his mansion to house friends visiting for the exposition. More typical apartment buildings from the period were three- to four-story masonry structures with moderate architectural detail. In some cases, they replaced late 19th century single family homes formerly on the lot. Good extant examples near the subject site include the Delmonte Apartments (1910) at 403 Roy Street, four blocks east; the Castle Court (1915, formerly Browne-Cassel Apartments) and Montanita Apartments (1913) at 822 and 1012 Queen Anne Avenue N., two and four blocks north of the subject site; and the Del Roy (1914) at the corner of 1st Avenue W. and W. Roy Street, two blocks west.

During the 1890-1910s period, commercial growth in the neighborhood expanded rapidly, generally following streetcar lines. Businesses were typically housed in one- to two-story wood or brick buildings at key intersections. The main Queen Anne Avenue commercial district with shops, stores, restaurants, a post office, and other services coalesced at the top of the hill at this time, but the Lower Queen Anne area began to develop a distinctly light-industrial land use pattern, including automobile garages, laundries, a bakery, and gas stations in addition to a mix of single-family homes and large apartment buildings, with small businesses

and one-story commercial buildings interspersed.³ This was particularly concentrated southwest of the subject site, along Queen Anne Avenue N. and 1st Avenue W., from W. Roy Street to Denny Way. A highly visible example of this light industrial trend was the Seattle Engineering School, located a block from the subject property filling the entire east side of Queen Anne Avenue between Roy and Mercer Streets. This three story concrete and masonry structure was originally constructed in 1918 to re-train blacksmiths to work at the Ford automobile assembly plant at the south end of Lake Union, and its garage could park 200 cars. In later decades it was remodeled into apartments, and is today the Marqueen Hotel. Another large light industrial building which occupied the entire north side of Mercer Street between 1st Avenue N. and N. Roy Street, one block south of the subject site, was the Hansen Bakery complex. Originally constructed in the 1910s as the Graf Bakery, it eventually expanded to fill nearly the entire block. The back of the building and the associated delivery truck parking area was visible across the street from the subject building when constructed. After the mid-1970s it was occupied by a well-known restaurant, and eventually demolished around 1995 when the entire block was rebuilt as a grocery store and retail complex.⁴

Institutional structures built in Lower Queen Anne during the period of 1890-1910s included numerous churches, some of which were in the immediate vicinity of the subject site. Across the street, at the southeast corner of 1st Avenue N. and Roy Street, was Bethany Presbyterian Church, constructed in 1907. The church remained at that location until the construction in 1930 of a larger complex on Queen Anne Avenue at the top of the hill, which is today a designated Seattle landmark. The former church building was later occupied by a series of other uses, including restaurants, until it was demolished around 1995.⁵ Another church, the German Evangelical Church, was constructed in 1907 at 2nd Avenue N. and Valley Street, one block northeast of the subject site; while intact, it has been used as office space for decades. Another early church was St. Paul Episcopal Church, established in 1903 at the southwest corner of Roy Street and 1st Avenue N., across the street from the subject site. It was replaced with a distinctive folded-plate roof church in the early 1960s.

Two blocks west of the subject site, Redding Hall, a three-story masonry dance hall and meeting facility, was constructed in 1912 at the northwest corner of W. Roy Street and 1st Avenue West. Later known as Queen Anne Hall, it is today the On The Boards performing arts theater.

Another nearby significant institution was the Warren Avenue School, built in 1903 two blocks south of the subject site. The large wooden structure and its Mercer Playground filled two city blocks bordered by Warren Avenue, 3rd Avenue N., Republican Street, and Harrison Street. Directly east of the school were almost six city blocks of less desirable low-lying land which had been farmed in previous decades by the Denny family, and were known as “Denny’s swale” or “Denny’s meadow.” The lands—approximately the area between Mercer and Harrison Streets, and 3rd and 5th Avenues—were left undeveloped for decades by the Denny’s as the neighborhood grew around it, and were occasionally used for large events, games, traveling circuses, and the like. During the Spanish American War in 1898, the site was used as a large holding corral for horses and mules to be sent to the front in the Philippines.⁶

During the 1920s through the early 1930s, patterns of development that had been established by the 1910s continued. In 1923, a new zoning code was enacted which allowed more intense development of apartment buildings and hotels in the lower south slope of Queen Anne Hill. The boom in multifamily housing in the mid-to-late 1920s created the dense urban fabric which characterizes the neighborhood today. Examples of apartment buildings from this period are numerous; near the subject site, good examples include Chandler Hall (1924) at 119 W. Roy Street; the Seville Court (1927) at 906 1st Avenue; the Ella Robert Apartments (1928) at 16 Valley Street, a block from the subject site; and many more to the west, between Kinnear Park and Queen Anne Avenue.

³ Lentz and Sheridan, pp. 12-15.

⁴ The restaurant was called Jake O’Shaughnessy’s. Merritt, Mike, and King, Marsha, “Hansen Baking Co. may be razed for condos,” Seattle Times, February 11, 1989, p. A1.

⁵ Merritt, Mike, and King, Marsha, “Hansen Baking Co. may be razed for condos,” Seattle Times, February 11, 1989, p. A1.

⁶ Dorpat, Paul, “Seattle Now & Then: Denny’s Swale,” DorpatSherrardLomont, July 16, 2016. www.pauldorpat.com.

In 1927, the city began the construction of the Civic Auditorium, Ice Arena, and Civic Field on the former Denny Swale property, following a voter-approved bond measure. This civic center complex was used for concerts, graduation ceremonies, football games, and in this way served as a gathering site for the entire city.⁷

After decades of steady growth, Seattle's population began to level off, from approximately 327,000 in 1920 to 366,000 in 1930 and in the 1940s as well. World War II created a large number of jobs in the area, and postwar recovery saw the city's population begin to swell again, such that by 1950 the population was 467,500, and by 1960 it was 557,000.⁸

In the Lower Queen Anne neighborhood, development stalled during the Depression and prewar years of the 1930s to early 1940s, and larger houses in the neighborhood were sometimes subdivided into apartments. The only major building project was the 1939 construction of the enormous Washington State Armory at the civic center complex. After World War II, there was a boom in new construction, particularly for housing, since there had been little construction since the early 1930s due to the economy or wartime material shortages. By the late 1940s, the area around the civic center had fallen into decay, particularly the Warren Avenue corridor to the west of it. Although not a slum, the area had a higher crime rate, higher unemployment, fewer owner-occupied homes, and generally older building stock than the average Seattle neighborhood.⁹ In some locations, these older buildings were demolished and replaced with new structures, as in the case of the subject building, constructed in 1948-1949.

Most buildings constructed after 1945 were Modern in style and constructed with increasing use of steel and glass, rather than traditional brick or wood, in some cases dramatically contrasting with the existing neighborhood fabric. A particularly prominent example was the new Seattle Public Schools Administration Building (1946-1948, demolished), four blocks east of the subject building and filling the entire block bounded by Valley and Aloha Streets, Nob Hill and 4th Avenues. This highly visible building complex, designed by prominent Seattle architect J. Lister Holmes, was an early and significant Modern style public building when constructed.

After the mid-1950s, apartment construction was further encouraged in 1955 by a new Seattle zoning code that allowed high-rise apartment house construction on many sites, such as the south slope of Queen Anne, where heights had previously been limited. Older buildings were again demolished to build new income-producing properties. For example, the 10-story reinforced-concrete Bay View Manor retirement home, three blocks west of the subject property, was built on the site of the Kinnear Mansion in 1959. The new code also required more parking, which altered the streetscape of lower Queen Anne and the south slope with more visible curb cuts, driveways, and parking garages.

The most significant change to the Lower Queen Anne neighborhood came during the 1960s, with the construction of the 1962 Seattle World's Fair/Century 21 Exposition. In the late 1950s, the existing 28-acre civic center site was selected as the location for the fair, so that the existing auditorium, armory, and stadium could be adapted for the event.¹⁰ Because the site was not large enough, approximately 50 acres of existing residences and commercial buildings perceived to be "blighted"—primarily south and west of the armory and auditorium, including the Warren Avenue School and playground—were condemned and demolished through a controversial city action, and several street rights of way for many blocks were vacated in order to unify one large area. A campus of futuristic, Modern style buildings were constructed, and the city received its most iconic landmark, the Space Needle. The fair was held from April 21 to October 21, 1962, and attracted nearly 10 million visitors. In 1963, the former fair site reverted to the city and state, and the site was refashioned as a park-like, public, city center for arts, sports, and other cultural events, with some new buildings added in later decades.

Lower Queen Anne since the 1970s has continued to develop into a dense and popular area, with the Seattle Center a major component impacting the neighborhood. Today, the Seattle Center is home to more than thirty cultural, education, sports, and entertainment organizations, with 12 million visitors annually.¹¹ Particularly

⁷ Lentz and Sheridan, pp. 18, 22. The Civic Field was purchased by the School District in 1948 and rebuilt as a war memorial, the High School Memorial Field.

⁸ Ochsner, *Shaping Seattle Architecture*, pp. xxvi-xxvii.

⁹ Findlay, pp. 223-224; Lentz and Sheridan, p. 22.

¹⁰ Crowley, Walt, and McRoberts, Patrick. "Seattle Center", essay 1321, HistoryLink.org, June 1, 1999, www.historylink.org.

¹¹ "About Us," Seattle Center website, www.seattlecenter.com/information.

since the 1990s, continuing development has increasingly tied the area to Belltown and to South Lake Union. In 1994, the Lower Queen Anne area was designated by city zoning the “Uptown Urban Center” bounded approximately by Denny Way, Aurora Avenue, Elliott Way, and Valley Street, as a focused area for increased development and density.

B. The development of the subject building, building owners, and occupants

The subject site, filling the south half of the block on Roy Street between 1st Avenue N. and Warren Avenue N., was originally multiple parcels occupied by modest wood-framed structures.¹² A review of the 1893 Sanborn fire insurance map shows the subject site occupied by a house and one duplex, each with back buildings; by 1905, they are joined by another with a large yard on the west. The building outlines on the maps appear to feature typical Queen Anne style massing, bay windows, and porches. On the 1917 Sanborn map, the last before the construction of the subject building, there has been little change to the site, but the rest of the blocks have begun to fill in. Little information could be found about the site after 1917 and prior to construction of the subject building. *[See Figs. 68-70 for historic images of the subject building]*

News accounts indicate that the property was originally developed and owned by the Summit Corporation, which was formed in November 1948 by Ernest Pulford and James W. Griffiths, although this was initially organized as the 100 Roy Corporation in April 1948.¹³ The firm hired architect Fred Rogers to prepare drawings likely in late 1947 or early 1948, and the building permit for construction was received in April 1948. Demolition of any buildings on the site presumably began immediately, followed by construction of the subject building, which was completed around April 1949 as indicated by tax assessor photographs from that year. Classified advertisements as early as January 1949 began promoting the property as ready for occupancy, with rentals ranging between \$80 and \$115, apparently mid-range for the unfurnished apartment market. The ads also stated that veterans were given preference.¹⁴ All of the units were reportedly pre-leased before construction was fully completed.¹⁵

Very little information could be found about Griffiths or Pulford, but Pulford appears to have been the primary partner behind their projects together. Ernest Pulford was born in 1896; he and his wife Lucille lived in San Francisco in the mid-1920s, where they owned or were associated with an oil producing and refining business. They moved to Seattle in 1928 or 1929, where he worked for the Texas Oil Company as district engineer, and was later appointed their assistant district manager for Oregon and Washington in 1934.¹⁶ Ernest and Lucille reportedly also operated the Pulford Construction Company in Seattle, but no additional information could be found about the construction company. From about 1940 onward, the Pulfords lived at 2800 28th Avenue W. in the Magnolia neighborhood. Lucille died in 1965, and Ernest in 1968.¹⁷ Pulford may have been the builder for the subject property, but this is unconfirmed.¹⁸ The subject building was presumably an investment property for the original owners.

Griffiths’ and Pulford’s Summit Corporation developed at least one other building using Fred Rogers as architect—the 729 Summit North Apartments (1949) on Capitol Hill, now addressed as 733 Summit, which was completed several months after the subject building.¹⁹

In 1964, Pulford (by then apparently the sole owner) sold the subject property to the S&T Corporation for \$620,000.²⁰ No additional information could be found about the S&T Corporation, although it may have been associated with a Takashi Kuriyama, whose name appears on building permits and tax records between 1951 and at least 1975; alternatively, he may have simply managed the property for the owner. Kuriyama appears to have been a real estate investor, and owned at least one other apartment building, the 30-unit Admiral Apartments in West Seattle, in the 1950s.²¹

¹² Roy Street was originally called Thomas Street, and 1st Avenue N. was called Kentucky Street.

¹³ “Incorporations,” Seattle Times, November 5, 1948, p. 30; and “Incorporations,” Seattle Times, April 14, 1948, p. 22.

¹⁴ “Apartments, unfurnished,” Seattle Times, January 12, 1949, p. 29.

¹⁵ “Apartment jobs to cost \$1,000,000,” Seattle Times, March 20, 1949, p. 22.

¹⁶ “Texas oil company names coast men for promotions,” Seattle Times, February 25, 1934, p. 11.

¹⁷ “Mrs. Ernest Pulford, 68,” Seattle Times, July 15, 1965, p. 45.

¹⁸ The builder’s name on the original building permit is illegible.

¹⁹ “Apartment jobs to cost \$1,000,000,” Seattle Times, March 20, 1949, p. 22.

²⁰ “Realty sales near \$1 million,” Seattle Times, July 12, 1964, p. 108.

²¹ “12 properties sold for more than \$1,000,000,” Seattle Times, April 11, 1954, p. 33.

In recent years, the property was owned by Sandra Tilton or David Tilton between at least 1990 (if not earlier) and 2003. In 2003, the property was sold by David Tilton to 100 Roy Street Apartments LLC et al., an entity which sold the property in 2018 to First and Roy LP, the current owner.

Since construction in 1948-49, the building has always been used as an apartment building, with 66 units in total. Leased units were primarily 1-bedroom apartments (with some 2-bedroom apartments), so were likely to attract singles or couples, rather than large families. There was no commercial space in the building. The building was originally addressed with each residential block having its own name and street address (One Hundred Roy Street Apartments, One Hundred Eight Roy Street Apartments, One Hundred Twelve Roy Street Apartments, etc.).

A review of Polk's Seattle city directories over the decades provide some indication of the property's tenants between 1949 and the present. While too numerous to detail individually, the residents appear to have primarily occupied the units for a few years rather than long-term, and many appear to have been single persons (split evenly between men and women). Polk's Seattle city directories list some of the occupants' professions until the early 1950s, when such information was no longer included in the directory. Typical occupations of the residents in 1951 include several nurses, bookkeepers, drivers, engineers, mechanics, laborers, typists, salesmen, and "emp BACO," meaning an employee of the Boeing Airline Company. At least one residential unit for nearly every year was occupied by the building manager. For any given year, a few units are typically listed as vacant.

Several examples of persons living in the building long-term were found, including Henry Hoffman or Mrs. Anne D. Hanawalt, who lived in unit A20 and B20 respectively for over a decade in the mid-1950s to the mid-1960s, or Mrs. Maryan J. Browne, Mamie M. Berg, and Elma Hanson who lived in their respective apartments continuously over three decades between 1955 and 1985. No additional significant information could be found about any of these people, and their occupations are unknown.

By the 1960s and 1970s, a noticeable proportion of the residents appear to have been widows, based on the prefix "Mrs." identifying them in the directory. While some of these were long-term residents who had lived there with their spouse, many appear to have moved into the building after the death of their spouse. In 1955 and 1965, approximately 27% of the residents had such a listing, but in 1975 that figure was 40%.

Several examples were found which illustrate this pattern: Oliver Parks Seim, a structural engineer, moved from Portland in 1953 into the subject building, and died in 1960. His wife, Gladys, remained living there and worked as a clerk-stenographer for the General Services Administration until her retirement in June 1965; she died a month later at age 65.²² Frederick H. Whitworth Jr. and his wife Myrtle lived in the subject building from about 1955 until his death in 1967 at age 84. He was born in Seattle, attended the University of Washington, and was a partner in Whitworth & Rutherford, an engineering firm. After his death, Myrtle moved to an unknown address a few years later.²³ Milo R. Ropp and his wife Frances M. Ropp moved into the building in the early 1950s. After Milo's death in 1965, Frances continued to live in the same apartment until some time after 1985. No additional information could be found about the Ropps.

However, one couple appears to have moved into the building to "downsize." Frank S. Elliott was a freight agent for the Union Pacific Railroad, handling the north part of Washington State and western British Columbia, when he retired in 1950. Only then—at his retirement—did he and his wife move into the subject building in 1950, which would have been brand-new.²⁴

As has already been stated, for any year the majority of the occupants of the subject building appear to have lived there only a few years. In more recent decades, unit turnover appears to have been an increasing trend. Polk's Seattle Directories for some years indicates when a listing is a new resident of an address. While this information is not included in the 1965 directory, it is included in the 1975 and 1985 directories. In 1975, 24% of the residents were new occupants of the building that year. In 1985, that figure was 59%. The final Polk's Seattle directory published, for 1996, does not indicate which residents are new.

²² "Mrs. Oliver P. Seim," *Seattle Times*, July 4, 1965, p. 21.

²³ "Frederick H. Whitworth, Jr.," *Seattle Times*, March 15, 1967, p. 73.

²⁴ "Frank Elliott, freight agent, will retire," *Seattle Times*, February 25, 1950, p. 9.

Today, the building is essentially fully leased and occupied, and tenants enjoy close proximity to the Lower Queen Anne neighborhood and to downtown.

C. The architect, Fred J. Rogers

The subject building was designed by Fred J. Rogers, a poorly known Seattle architect active from the 1920s until the mid-1950s who specialized in housing. Like many architects of this period, he designed in historicist styles prior to World War II, but in the postwar years began to move towards more Modernist designs. The building was constructed in 1948-1949, and represents a work in the latter part of his career. **[See Figs. 71-80 for images of Rogers' other works]**

Rogers was born in Portland, Oregon in 1900, but little is known about his early life.²⁵ He attended and graduated from the University of Oregon.²⁶ At age 22, he apprenticed with prominent Portland architect A. E. Doyle for a year, then moved to Seattle where he worked as a draftsman for Bebb & Gould from 1923 to 1924. He worked for a series of real estate companies during the late 1920s in Seattle, including as an in-house designer at Online W. Harris Real Estate from 1924-25 and at the Barnum-Lemcke Company from 1925-26. During this period he did some graduate school work at the University of Washington. His earliest building in Seattle identified was a one-story brick and terra cotta commercial building at the southwest corner of Broadway and E. John Street in 1926, which is no longer extant.²⁷ Other early works were five *Seattle Post-Intelligencer* "Glenwilde" houses in 1926.²⁸

Around 1925, Rogers married, and he and his wife Alice lived in the Central District neighborhood. After 1926, Rogers was in private practice as a residential designer, and became a licensed architect in the late 1920s. His first office was located in the Central Building downtown. During this period, he designed numerous moderately-priced but well-detailed houses throughout Seattle (including Queen Anne, Magnolia, Laurelhurst, Mount Baker, and the University District), typically in "Tudorbethan" or Colonial Revival styles, for individual clients, or small groups of speculative houses for builder-developers. Many of these developers, such as J. A. Larsson and J. A. Hanson, appear to have been associated with the Pacific Northwest Brick and Tile Association, and Rogers' designs typically used brick extensively.

In the 1930s, the slowing economy likely impacted Rogers' work, because he moved his office several times within two years, from the Central Building to 2933 2nd Avenue, then to 1427 E. Pike, then to the Lloyd Building downtown. By 1935, his office was located in the Art-Deco style Textile Tower at 1809 7th Avenue. Rogers stayed busy at the start of the Depression continuing to design modest brick houses for builder-developers as he had in the previous decade, often on Queen Anne Hill, as well as some apartment buildings. But by the mid-to-late 1930s, work may have declined precipitously, based on the steep decline in the number of Seattle Times articles featuring his work over the course of the decade.²⁹ Additionally, in December 1930, Rogers and his wife Alice divorced.³⁰ Rogers remarried in early 1933, to Ruth E. Sharp.³¹

Besides single-family houses, projects during the 1930s included a duplex (1930) for builder J. L. Grandey which cleverly fit two mirror-plan units into what appeared to be a single family house at 2222-2224 3rd Avenue W. on Queen Anne Hill.³² A large multifamily project was a four-story brick veneer apartment building for Gustav Larson (1930) at 5705 Phinney Avenue, across the street from Woodland Park. The 29-unit building was described as Seattle's largest apartment house north of 50th Street, and featured an elevator, a large recreation room and children's playroom, a laundry room, and parking for 24 cars in the basement.³³

²⁵ Primary biographical information from Rash, David and Houser, Michael, "Rogers, Fred J.," in Ochsner, pp. 471-472.

²⁶ "Fred J. Rogers," obituary, Seattle Times, May 28, 1957, p. 38.

²⁷ "Plans completed for building at Broadway and John," Seattle Times, July 11, 1926, p. 20.

²⁸ Rash, David and Houser, Michael, "Rogers, Fred J.," in Ochsner, pp. 471-472.

²⁹ "Architect busy with new homes—designer says demands of Seattle builders have forced overtime labors," Seattle Times, March 30, 1931, p. 11.

³⁰ "Divorces granted," Seattle Times, December 13, 1930, p. 7.

³¹ "Marriage licenses," Seattle Times, January 11, 1933, p. 19.

³² "Duplex affords same charm as individual home," Seattle Times, July 14, 1930, p. 10.

³³ "Gustav Larson soon to finish big apartment," Seattle Times, November 2, 1930, p. 19; and "5705 Phinney opens today at Woodland Park," Seattle Times, November 16, 1930, p. 38.

In 1935, Rogers designed a home which received a great deal of news coverage not necessarily for the design, but because it was the first house in Washington State developed and built using Federal Housing Administration (FHA) financing. This was a Depression-era program introduced in 1934 to stimulate and stabilize the housing market. The two-story Georgian style brick home, at 2518 Crestmont Place in the Magnolia neighborhood, was a project by builder-developer S. H. Christianson. The construction loan amounted to \$7,500, and FHA officials requested that the house be opened to the public for inspection when completed. City officials and officers from the Seattle Trust Company, which provided the FHA-backed loan, presided over the opening.³⁴

Almost no information could be found regarding Rogers during the wartime years of the 1940s, when the construction industry was slow and impacted by material rationing. No projects by Rogers could be identified between 1939 and 1948. According to city directories in the 1940s, Rogers at that time worked from home, at 166 Roy Street, a block from the subject site. The only information found about Rogers during this period was a 1944 notice of his marriage to Edwinna K. Hertrick; he and Ruth had divorced at some point in or before 1936.³⁵

After World War II ended in 1945, construction activity in Seattle began to increase in part due to a pent-up need for housing, and many of Rogers' projects were larger in size and scale than in earlier decades. Rogers' first project identified after the war was the 66-unit subject building, designed and constructed in 1948-1949, for James W. Griffiths and Ernest Pulford of the Summit Corporation. As it was being completed, Rogers designed another building for Griffiths and Pulford, 729 Summit Avenue North Apartments (1949), in the Capitol Hill neighborhood. The project was a three-story 51-unit structure valued at \$500,000 at the time of construction. Although smaller, the building is very similar to the subject building in massing, decorative brickwork, and fenestration. 729 Summit included an elevator, and surface and covered parking for 42 automobiles. The building today appears to be largely intact, although windows may have been updated from the original steel sash. Both of these projects (and most others going forward) reportedly were constructed with FHA approved loans.³⁶

Another Rogers project underway at the same time was the Park Terrace Apartments (1949) at Olympic Place and 6th Avenue W., approximately eight blocks west of the subject site. The four-story, 45-unit project was valued at \$400,000-\$500,000, and featured wide, deep balconies for the front units described in a newspaper account as "tending toward modern South American architecture in design." Other features included electric heat in each unit; an elevator, a laundry room with connecting nursery and lounge; and an outdoor playground for children. Units ranged in size from efficiencies to 2-bedrooms. Appearing largely intact today, the building is clad in veneer Roman brick and retains its aluminum sash windows.

As evidenced by these three apartment buildings—the subject building, 729 Summit, and Park Terrace—Rogers by the late 1940s began to experiment with Modernism, evoking Modern/International Style imagery on these buildings by avoiding use of any historicist ornamentation, and emphasizing horizontal lines by tying windows into strips with brickwork. However, the subject building and 729 Summit represent transitional designs, and have some backward-looking qualities resembling earlier c.1930s-1940s Art Deco/Moderne styling, including panels of patterned or contrasting brickwork (sometimes vertically oriented, at entries) and use of glass block windows.

During the 1950s, Rogers continued working primarily on multifamily projects for developers—by then firmly Modern designs—but occasionally received a commission for other building types. In 1951, he designed the headquarters for the Seattle Home Builders Association, at the corner of 2nd Avenue N. and Mercer Street, a

³⁴ Lovering, Paul H., "Seattle's initial mortgage under government insurance plan made by trust company," *Seattle Times*, March 1, 1935, p. 34; and "First Title II house is ready," *Seattle Times*, June 16, 1935, p. 22. "The National Housing Act of 1934 (also called the Capehart Act), enacted June 27, 1934, was part of the New Deal passed during the Great Depression in order to make housing and home mortgages more affordable. It created the Federal Housing Administration (FHA) and the Federal Savings and Loan Insurance Corporation (FSLIC). The Act was designed to stop the tide of bank foreclosures on family homes during the Great Depression. Both the FHA and the FSLIC worked to create the backbone of the mortgage and home building industries, until the 1980s. The act improved housing standards for many Americans during the Great Depression." [Wikipedia]

³⁵ "Vital statistics," *Seattle Times*, February 22, 1944.

³⁶ "Apartment jobs to cost \$1,000,000," *Seattle Times*, March 20, 1949, p. 22.

block from the subject site. The one-story with basement frame and reinforced concrete structure featured a stucco and Roman brick exterior and extensive glazing, projecting sun shades, and a vertical tower element for signage. The upper floor featured offices, an information center, and display areas for public viewing of building materials, techniques, fixtures, and finishes; while the lower level included a 500-person auditorium. The project was valued at the time at \$100,000., and opened to the public in January 1953.³⁷ Although still extant, the building has been altered.

In 1952 or 1953, Rogers received a commission for another atypical building type for him, a union hall (no information was found regarding why he was selected for the project). Roger's design for the Sailors Union of the Pacific Building (1954) at the northwest corner of 1st Avenue and Wall Street in the Belltown neighborhood, included three stories of reinforced concrete construction with unusual terra cotta tile cladding, a flat roof, and aluminum windows. Building contractors were K. G. Bitter of San Diego with Haddock Engineers of Seattle, and the project was valued at \$500,000. The interior originally featured a barber shop, gymnasium, kitchen, restaurant and bar at the first/basement level; a 750-seat auditorium and offices on the second floor; and twenty-seven small apartments for retired union members on the third floor.³⁸ The building is today largely intact, although the tile appears to have been painted.

Residential projects in the 1950s included, for owner Anne Friedlander, two fourplexes (1955) separated by a landscaped open space, across from the West Seattle beach at 2330 Alki Avenue SW. These low, one-story brick veneer structures feature flat roofs with deeply projecting eaves, and extensive glazing, and are largely intact today. The project was valued at half a million dollars at the time of construction.³⁹ Rogers also designed twin, mirrored fourplexes for a steeply sloping Capitol Hill lot at 732-738 Boylston Avenue (1955, demolished) for Edward J. Schneider, which featured staggered floor levels to capture views, full glass fronts, and parking under concrete terraces.⁴⁰

Larger projects in the 1950s included three model house designs with nine variations for the 232-house Robinswood/Phantom Lake subdivision in Bellevue (1955), built and developed by Gregg Wilson and Alton V. Phillips.⁴¹ For a similar project, Rogers designed sixteen model homes (1955) in the Firwood Terrace subdivision at 201st Place SW and 54th Avenue W. in Lynnwood, for developers Vern and Kenneth Heggen. Intended for the medium-price range market, these homes typically featured three bedrooms, open plan interiors with L-shaped living/dining areas, modern kitchens, family rooms, outdoor living areas, and two-car garages facing the street.⁴²

Perhaps due to the success of the Robinswood project in Bellevue, the builder-developers Wilson and Phillips hired Rogers to plan and design three housing and commercial projects for them in Palm Springs, Santa Monica, and Lancaster, California, in 1956.⁴³ However, just over a year later, Rogers died unexpectedly of a stroke in May 1957, at age 56.⁴⁴

D. Comparable postwar apartment buildings on Queen Anne Hill

The subject building was constructed in 1948-1949, and represents an early postwar apartment building in Seattle. There are many examples in the Lower Queen Anne neighborhood, on Queen Anne Hill, and in the city. **[See Figs. 81-88]**

Between the economically depressed years of the 1930s and the wartime rationing years in the 1940s, there

³⁷ "Ground broken for builders' headquarters," Seattle Times, June 10, 1951, p. 47; and "Builders' new headquarters to be opened soon," Seattle Times, September 9, 1951, p. 71; and "Builders, contractors open new home to public; special displays provided," Seattle Times, January 25, 1953, p. 17.

³⁸ "Sailor's Union sets \$500,000 structure," Seattle Times, July 7, 1953, p. 8; and "Summary for 2505 1st Avenue/ Parcel ID 065300-0160," Seattle Department of Neighborhoods Seattle Historical Sites inventory database, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-135255259>.

³⁹ "\$500,000 apartment project," Seattle Times, April 19, 1953, p. 33.

⁴⁰ "New apartments offer privacy," Seattle Times, August 28, 1955, p. 25.

⁴¹ "New housing development near Eastgate," Seattle Times, July 31, 1955, p. 28; and "Phantom Lake Terrace," Seattle Times, July 3, 1955, p. 21.

⁴² "Open house to be held in Firwood area," Seattle Times, September 18, 1955, p. 58.

⁴³ "Seattle architect on California job," Seattle Times, March 25, 1956, p. 22.

⁴⁴ "Fred J. Rogers," obituary, Seattle Times, May 28, 1957, p. 38.

was little private building activity in Seattle for over a decade. When the war ended in 1945, there was a surge of housing construction to meet the pent-up need of many transplants who had moved to the area for wartime industry jobs. Additionally, new federal mortgage insurance also encouraged the development of privately-owned apartment complexes, which often consisted of a grouping of multi-unit, multi-story buildings arranged in a landscaped setting. While there was a great deal of demand for single-family housing in the late 1940s and 1950s, there was also an increased demand in multifamily housing. Also in the postwar era, Modernism in architectural design had become ascendant, as local architects such as Paul Thiry or J. Lister Holmes led the way by introducing Modern designs and design ideas as early as the late 1930s. Most of these early experiments were single family homes, or small commercial buildings.

Modern-style multifamily apartment buildings began to appear in the late 1940s. A notable early project was the C & K Apartments (1947-49, altered) by Seattle architects Paul Kirk and James Chiarelli, who designed and developed it for themselves as an investment property. Located on Lakeview Boulevard in the Eastlake/Capitol Hill neighborhood overlooking Lake Union, the long, bar-shaped building is three stories with “point” entries to reduce interior corridors, and features extensive glazing, clean lines, and simple, planar surfaces.

On Queen Anne, there are several nearby examples of comparable Modern-style multifamily buildings from the period of the late 1940s. They include:

- **201 Valley Street (1943)** – This site consists of two small multifamily buildings, jaggedly rectilinear in plan and mirrored on the site to form a central open courtyard between them. Each unit is accessed directly from the exterior. It is unusual for its construction date of 1943—during wartime. The steeply sloping site allows a concrete basement garage level along the low south side of the building, with a brick first story and bevel clapboard siding at the second story. Roofs are flat, and a continuous balcony runs along the second floor of each building, visually emphasized with solid railing panels.
- **Aloha Terrace (1945)** at 200 Aloha Street – An early, Modern C-shaped building, it steps up the hill on a steeply sloping site and features an architectural language similar to 201 Valley. The 23-unit building is flat-roofed, with a brick first story and wood-clad second story, individual unit entries, and exterior balconies. Along the low south side, parking stalls are built into a concrete plinth below the buildings and central courtyard. Next door to the Aloha Terrace is the Aloha Terrace Co-op, built two years later (see below).
- **Halmark and Hamrick Apartments (1946-47)**, 702 & 705 2nd Avenue W. – This pair of mirror-image apartment buildings face each other across 2nd Avenue N., each with 24 units, following a rough X in plan. The buildings are three to four stories on gently sloping sites, clad in a roughly textured brick, with smooth cementitious plaster cladding in vertical strips at the corners emphasizing the larger corner windows there. The most prominent building corner, closest to the intersection, is beveled. Non-corner windows are relatively small punched openings. Building entries are located at the landscaped re-entrant building corner set back from the street corner, and units presumably arranged along double-loaded corridors.
- **4th West Apartments (1947-48)**, 509-521 4th Avenue W. – These three, essentially identical, flat-roofed 3-story apartment buildings have a total of 42 units. They are situated in a line along the street, with the center building rotated 180 degrees in plan from the other two, and slightly set back to weakly emphasize a central front lawn. Alley elevations are fully developed, like the front elevations. The buildings are clad with veneer Roman brick, and have a concrete foundation. The primary windows, although separated by panels, are organized into strips surrounded by projecting brick frames. Buildings are accessed from point entries at the center of the side elevations, above which are small glass block windows at stairwells. Landscaping is minimal, with extensive lawn offset by foundation plantings against the buildings.
- **Aloha Terrace Co-op (1947)** at 901 3rd Avenue N. – Employing a different architectural expression than the Aloha Terrace next door, this 19 unit complex was recognized by the 1975 Steinbrueck / Nyberg neighborhood survey as being “significant to the city,” although they attribute the construction date to 1955, not 1947 as indicated on city records. This site consists of four boxy, nearly identical 3-story building masses: one situated on the street corner, with the other three curved in a wide arc around it, following the level grade of the site against the hillside, and connected at the corners. This central area is landscaped with lawn and paved terraces, providing an entry courtyard to

the individual buildings. Buildings are flat roofed, with red brick veneer cladding, and gravelled plaster at the building corners, emphasizing corner windows. Other windows are punched openings, with a large fixed panes flanked by smaller operable casements.

- **Kathwynn Apartments (1947)** at 215 Aloha Street – This 10-unit complex is located in two boxy, non-identical 2-to-3-story buildings, one uphill from the other. Exterior walls are red brick on a concrete foundation. Roofs are flat, with minimal parapets, and windows appear as punched openings. The lower building features corner windows accented with smooth plaster cladding, while the upper building features recessed corner porch entries. The minimal outdoor space is landscaped in brick planters, and there is shared outdoor space at the rear.
- **Queen Vista Apartments (1949-50)** at 1321 Queen Anne Avenue N. – Designed by Dudley Stuart and Robert Durham, this prominent, 6-story reinforced concrete 87-unit structure is roughly H in plan, and has a flat roof. It features a curved exterior wall at the east elevation entry, and corner windows organized into strips with projecting brick sills on all elevations but the north. Other windows are typically smaller punched openings. Exterior cladding is red brick, and there are highly visible recessed balconies on each floor of the east elevation only. The building largely fills the small parcel, with landscaping limited to sandstone ashlar planters along Queen Anne Avenue and the curving entry porte-cochere at the street corner. According to the Seattle Historic Sites database for this property, it is “an excellent example of a mid-rise Modernist apartment building of the early post-World War II period.”⁴⁵

⁴⁵ “1321 Queen Anne Avenue / Parcel ID 1731800740,” Seattle Historical Sites database, Seattle Department of Neighborhoods Office of Historic Preservation, 2007(?).

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VI. LIST OF FIGURES

Current maps, aerial photos, and neighborhood context

Fig. 1 – Approximate location of subject parcel indicated by red arrow. North is up. (Google Maps 2017)	21
Fig. 2 – Aerial photo of site c.2018; north is up. Subject parcel indicated by red dotted line.	21
Fig. 3 – Context: View west on Roy Street; subject building indicated by arrow.	22
Fig. 4 – Context: View east on Roy Street; subject building indicated by arrow.	22
Fig. 5 – Context: View south on Warren Avenue N.; subject building indicated by arrow.	23
Fig. 6 – Context: View north on 1 st Avenue N.; subject building indicated by arrow.	23

Current images of the subject building

Fig. 7 – South elevation, from the east	24
Fig. 8 – South elevation, from the west	24
Fig. 9 – South elevation, typical bay	25
Fig. 10 – South elevation, typical courtyard	25
Fig. 11 – East and north elevations	26
Fig. 12 – North elevation, from the east	26
Fig. 13 – North elevation, lightwell courtyard	27
Fig. 14 – North elevation, from the west	27
Fig. 15 – West elevation	28
Fig. 16 – Detail of courtyard	28
Fig. 17 – Detail of courtyard	29
Fig. 18 – Detail of courtyard	29
Fig. 19 – Detail of courtyard	30
Fig. 20 – Detail of brickwork	30
Fig. 21 – Detail, typical stair entry facing Roy Street	31
Fig. 22 – Interior, typical stair entry facing Roy Street	31
Fig. 23 – Interior, typical stair at upper floor with glass block window	32
Fig. 24 – Interior, typical upper floor corridor serving four units and two stairwells.	32
Fig. 25 – Interior, typical unit	33
Fig. 26 – Interior, typical unit	33
Fig. 27 – Interior, typical unit, bedroom	34
Fig. 28 – Interior, typical unit kitchen and bathroom	34
Fig. 29 – Interior, typical unit, detail of window	35
Fig. 30 – Interior, basement level, typical condition.	35

Historic maps and aerial photos

Fig. 31 – 1893 Sanborn map, showing subject site. Subject block indicated by arrow (at that time, Roy Street was called Thomas Street, and 1 st Avenue N. was called Kentucky Street).	36
Fig. 32 – 1896 Seattle map showing streetcar lines. The Lower Queen Anne neighborhood, indicated by arrow, was well connected to the center city. (SDOT)	36
Fig. 33 – 1912 Baist map, showing the adjacent blocks. Subject site indicated by arrow.	37
Fig. 34 – 1951 Sanborn fire insurance map, showing subject building, indicated by arrow.	37

Historic images of the Lower Queen Anne neighborhood

Fig. 35 – David Denny house (c.1890, demolished) at 515 Queen Anne Avenue N.	38
Fig. 36 – c.1891 view of Queen Anne Avenue N. at Aloha Street, showing typical residences.	38
Fig. 37 – c.1895 view west of the Charles Kinnear mansion in the block bounded by Queen Anne and 1 st Avenues, and Aloha and Valley Streets.	39
Fig. 38 – Dillis B. Ward house (1889, demolished) at 104 Aloha Street, demolished in 1963 for the Modern-style apartments at right. (Wikimedia)	39
Fig. 39 – Ballard-Howe house (1901) at 22 W. Highland Drive, a typical extant mansion of the period for the neighborhood. (Joe Mabel)	39
Fig. 40 – c.1895 view southeastward over the “Denny swale.” Clarence Bagley house in foreground, the southern tip of Lake Union visible at center left. (Paul Dorpat)	40
Fig. 41 – c.1895 view of “Denny’s swale,” showing streetcar in foreground at 2 nd Avenue and Aloha Street. The large Denny Hotel at the top of Denny Hill is visible in distance. (Paul Dorpat)	40
Fig. 42 – c.1890 view north of “Denny’s swale;” south slope of Queen Anne Hill in distance. (Paul Dorpat)	41

Fig. 43 – c.1898 view of Kinnear Park, with Elliott Bay in distance.	41
Fig. 44 – c.1910 view north on Queen Anne Avenue, showing the “Counterbalance.”	42
Fig. 45 – Warren Avenue School (1902). (Paul Dorpat)	42
Fig. 46 – Chelsea Family Hotel (1907, Harlan Thomas), now Chelsea Court Apartments, at 620 W. Olympic Place, overlooking Kinnear Park. (UWSC CUR1246)	43
Fig. 47 – DeLaMar Apartments (1909, Schack & Huntington) at 2 nd Avenue W. & W. Olympic Place, a Seattle landmark. (Joe Mabel)	43
Fig. 48 – Delmonte Apartments (1910) at 403 Roy Street.	44
Fig. 49 – DelRoy Apartments (1914) at 1 st Avenue W. and W. Roy Street. (DON)	44
Fig. 50 – Castle Court Apartments (1915) at 822 Queen Anne Avenue.	45
Fig. 51 – Ella Robert Apartments (1928), 16 Valley Street, typifies a 1920s apartment building.	45
Fig. 52 – Bethany Presbyterian Church (c.1910, demolished) at 1 st Avenue N. and Roy Street, across from the subject site. (UWSC SEA1064)	46
Fig. 53 – Redding Hall (1912), now On The Boards performing arts theater, at 1 st Avenue and Roy Street. (Joe Mabel)	46
Fig. 54 – 1937 view of the Hansen Bakery (c.1910, demolished), filling the block of Mercer Street between 1 st Avenue N. and Warren Avenue, a block south of the subject site. (PSRA)	47
Fig. 55 – Seattle Engineering School (1918, now Marqueen Hotel) on Queen Anne Avenue between Roy and Mercer Streets. (Joe Mabel)	47
Fig. 56 – c.1925 view northwest of “Denny’s swale; corner of 4 th Avenue and Republican at lower right.	48
Fig. 57 – 1928 view of new civic center built on the former “Denny’s swale;” Warren Avenue School visible at lower left. Lake Union in distance. (Paul Dorpat)	48
Fig. 58 – c. 1950 view of the National Guard Armory, built at the civic center in 1939.	49
Fig. 59 – c.1950 view of the Charles Kinnear mansion and grounds, demolished in 1959 to construct the Bay View Manor retirement home. (Paul Dorpat, Queen Anne Historical Society)	49
Fig. 60 – 1957 view of 400 block of 1 st Avenue N., later demolished for the 1962 World’s Fair.	50
Fig. 61 – 1957 view of 2 nd Avenue N. at Republican Street, later demolished for the 1962 World’s Fair.	50
Fig. 62 – Aerial view of proposed boundaries of 1962 Century 21 Exposition, showing civic center and neighborhood blocks to be condemned (image orientation is reversed). (UWSC SEA3373)	51
Fig. 63 – c.1960 view of 2 nd Avenue and Harrison Street buildings, later demolished for 1962 Century 21 Exposition campus. (Paul Dorpat, Frank Shaw)	51
Fig. 64 – 1959 view of a Queen Anne mansion being demolished for the 1962 Worlds Fair.	52
Fig. 65 – 1962 aerial view of Century 21 Exposition. (UWSC SEA2524)	52
Fig. 66 – 1961 aerial view of Century 21 Exposition under construction. Subject building indicated by arrow.	53
Fig. 67 – 1962 Seattle World’s Fair / Century 21 Exposition. Subject building visible at lower left.	53

Historic images of the subject building

Fig. 68 – 1949 Tax Assessor photo	54
Fig. 69 – 1949 Tax Assessor photo	54
Fig. 70 – 1957 view south on Warren Avenue at Valley Street, subject building indicated by arrow. Delivery trucks at the rear of the Hansen Bakery are visible across Roy Street from the subject building. (SMA 54311)	55

Fred J. Rogers, architect

Fig. 71 – (Left) Home for A. C. Grossman (1928, Fred Rogers) at 2026 23 rd Avenue N., representing a typical design by Rogers in the late 1920s. (Seattle Times, March 28, 1928, p. 34.)	56
Fig. 72 – (Right) Duplex for builder J. L. Grandey (1930, Fred Rogers) at 2222-2224 3 rd Avenue W. on Queen Anne Hill. The design appears on the outside to be a single family house. (Seattle Times, July 14, 1930, p. 10.)	56
Fig. 73 – 5705 Phinney Avenue N. (1930, Fred Rogers)	56
Fig. 74 – 2518 Crestmont (1935, Fred Rogers), the first house in Washington State to be built with FHA-backed loans. (KCTA)	57
Fig. 75 – 729-733 Summit Avenue N. (1949, Fred Rogers)	57
Fig. 76 – (Two images) Park Terrace Apartments (1949, Fred Rogers) at 530 W. Olympic Place.	58
Fig. 77 – Seattle Home Builders Association (1951, Fred Rogers, altered) at 170 Mercer Street, a block from the subject site. (Seattle Times, September 9, 1951, p. 71; and KCTA)	58
Fig. 78 – Sailors Union of the Pacific (1954, Fred Rogers) at 2505 1 st Avenue.	59
Fig. 79 – 732-738 Boylston (1955, Fred Rogers, demolished)	59

Fig. 80 – (Two images) Two fourplexes at for Anne Friedlander, 2330 Alki Avenue SW (1955, Fred Rogers). 60

Comparable postwar apartment buildings

Fig. 81 – C & K Apartments (1947-1949, Chiarelli & Kirk, altered), 1551 Lakeview Boulevard.	60
Fig. 82 – 201 Valley Street (1943) (KCTA)	61
Fig. 83 – Aloha Terrace (1945), 200 Aloha Street (KCTA)	61
Fig. 84 – Halmark and Hamrick Apartments (1946-47), 702 & 705 2 nd Avenue N. (KCTA)	62
Fig. 85 – (Two images) 4 th West Apartments (1947-48), 509-521 4 th Avenue W.	62
Fig. 86 – Aloha Terrace Co-op (1947), 901 3 rd Avenue N. (Google Streetview)	63
Fig. 87 – Kathwynn Apartments (1947), 215 Aloha Street. (Google Streetview)	63
Fig. 88 – Queen Vista Apartments (1949-50, Stuart & Durham), 1321 Queen Anne Avenue N. (DON)	64

Note:

The abbreviations below are used in source citations for the following figures and images:

DON	Department of Neighborhoods, Seattle Historic Building Inventory
KCTA	King County Tax Assessor
MOHAI	Museum of History and Industry
PSRA	Puget Sound Regional Archives, historic tax assessor photo
SDCI	Seattle Department of Construction and Inspections
SMA	Seattle Municipal Archives
SPL	Seattle Public Library
UWSC	University of Washington Special Collections

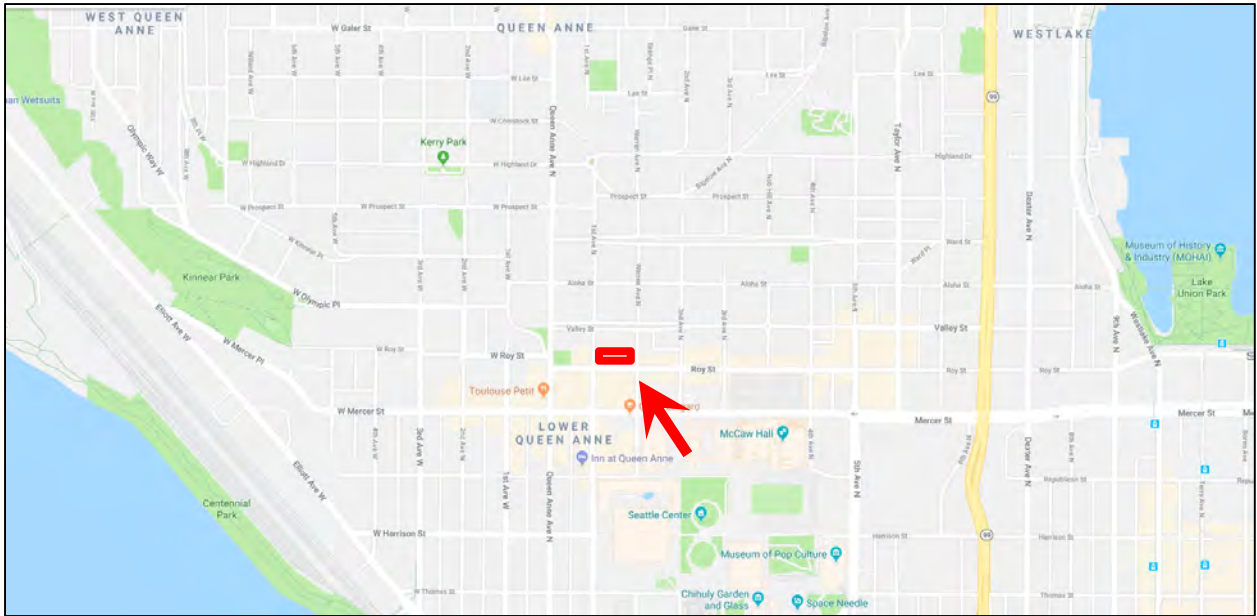


Fig. 1 – Approximate location of subject parcel indicated by red arrow. North is up. (Google Maps 2017)



Fig. 2 – Aerial photo of site c.2018; north is up. Subject parcel indicated by red dotted line.
(King County Tax Assessor GIS maps)



Fig. 3 – Context: View west on Roy Street; subject building indicated by arrow.



Fig. 4 – Context: View east on Roy Street; subject building indicated by arrow.



Fig. 5 – Context: View south on Warren Avenue N.; subject building indicated by arrow.



Fig. 6 – Context: View north on 1st Avenue N.; subject building indicated by arrow.



Fig. 7 – South elevation, from the east



Fig. 8 – South elevation, from the west



Fig. 9 – South elevation, typical bay



Fig. 10 – South elevation, typical courtyard



Fig. 11 – East and north elevations



Fig. 12 – North elevation, from the east



Fig. 13 – North elevation, lightwell courtyard



Fig. 14 – North elevation, from the west



Fig. 15 – West elevation



Fig. 16 – Detail of courtyard



Fig. 17 – Detail of courtyard



Fig. 18 – Detail of courtyard



Fig. 19 – Detail of courtyard

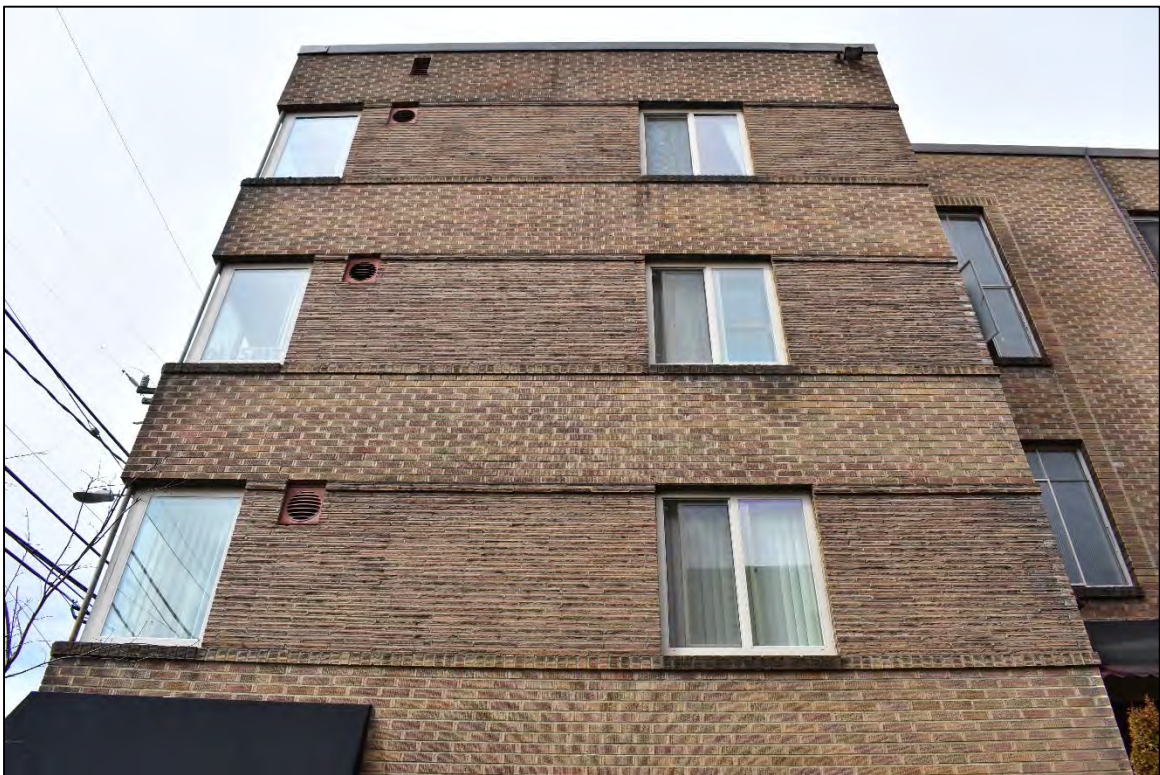


Fig. 20 – Detail of brickwork



Fig. 21 – Detail, typical stair entry facing Roy Street

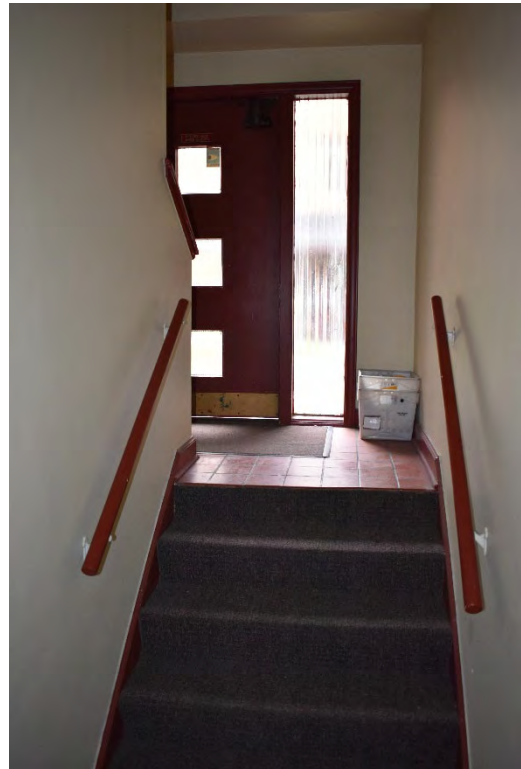


Fig. 22 – Interior, typical stair entry facing Roy Street

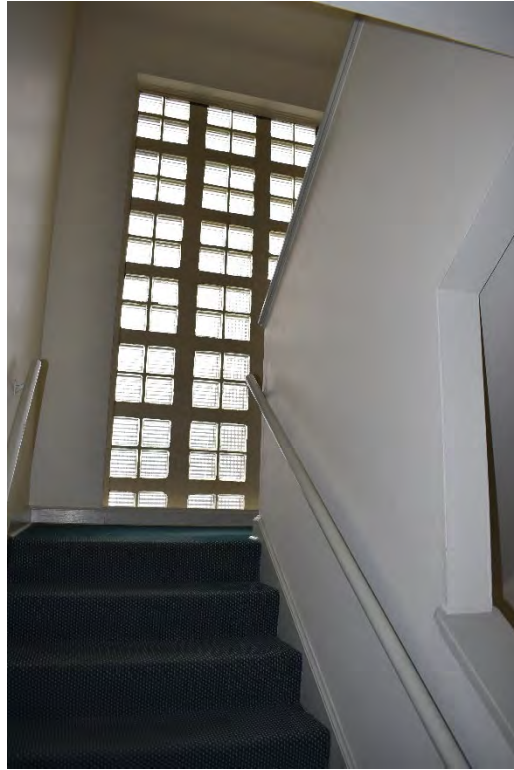


Fig. 23 – Interior, typical stair at upper floor with glass block window



Fig. 24 – Interior, typical upper floor corridor serving four units and two stairwells.



Fig. 25 – Interior, typical unit



Fig. 26 – Interior, typical unit



Fig. 27 – Interior, typical unit, bedroom



Fig. 28 – Interior, typical unit kitchen and bathroom



Fig. 29 – Interior, typical unit, detail of window



Fig. 30 – Interior, basement level, typical condition.

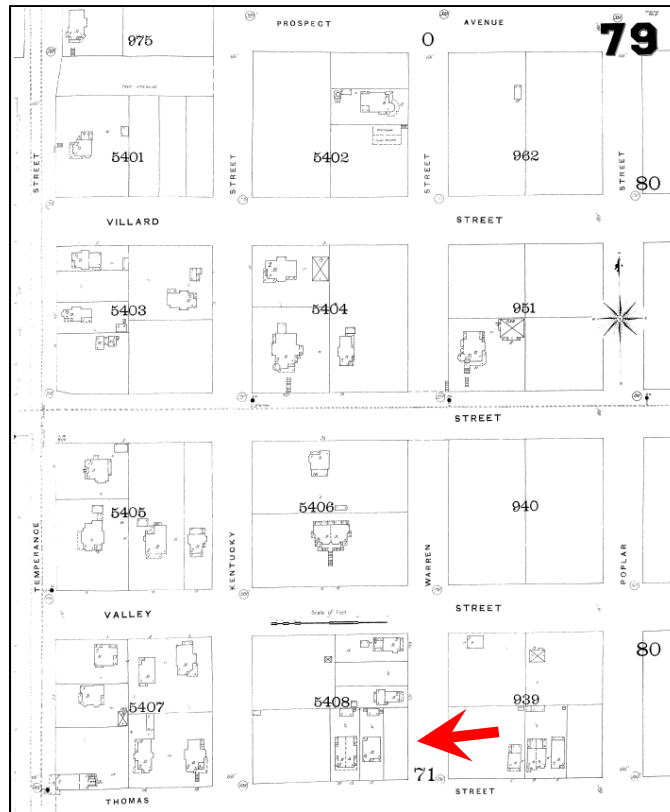


Fig. 31 – 1893 Sanborn map, showing subject site. Subject block indicated by arrow (at that time, Roy Street was called Thomas Street, and 1st Avenue N. was called Kentucky Street).

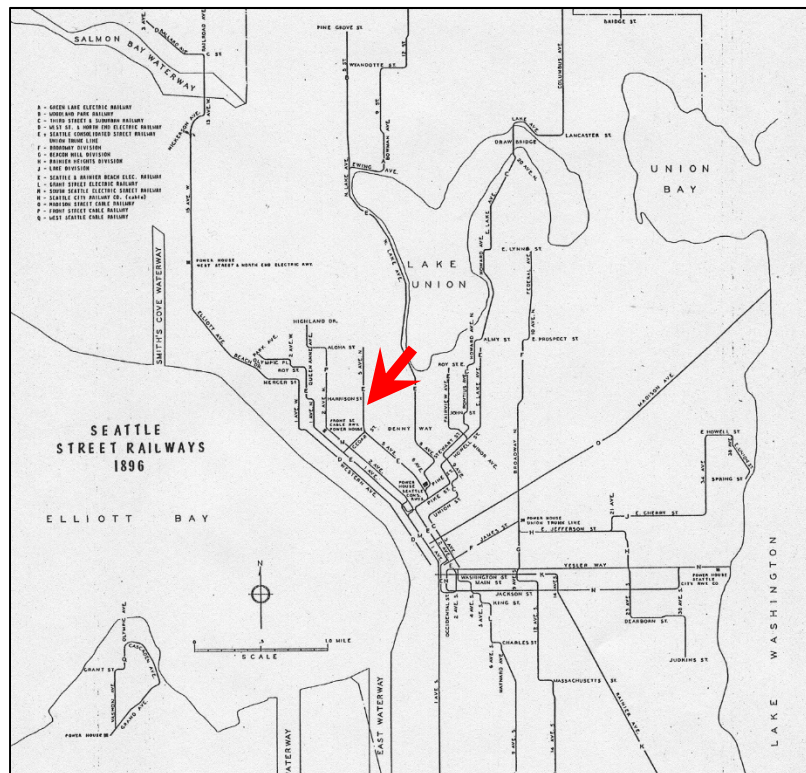


Fig. 32 – 1896 Seattle map showing streetcar lines. The Lower Queen Anne neighborhood, indicated by arrow, was well connected to the center city. (SDOT)

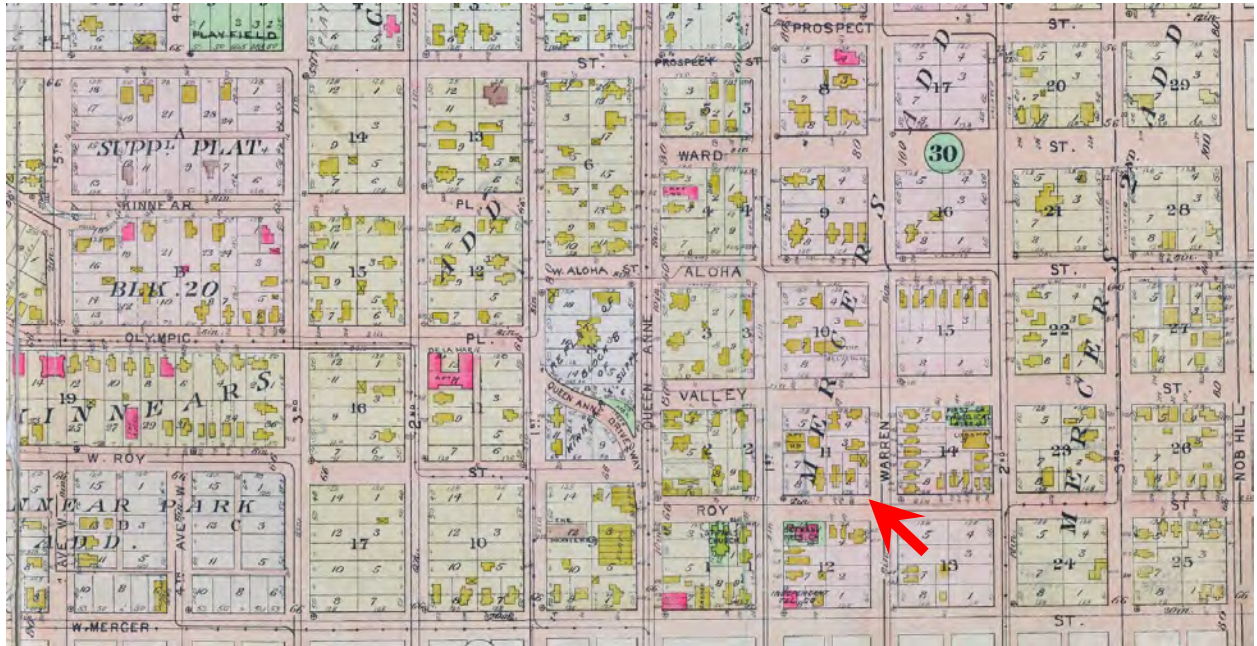


Fig. 33 – 1912 Baist map, showing the adjacent blocks. Subject site indicated by arrow.

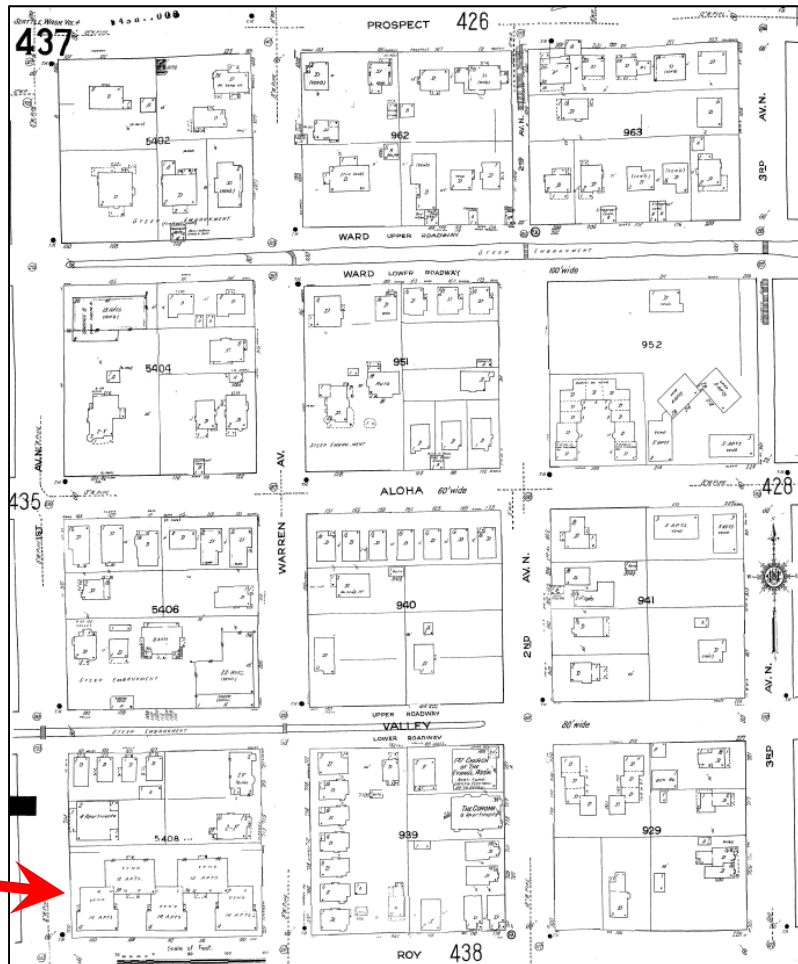


Fig. 34 – 1951 Sanborn fire insurance map, showing subject building, indicated by arrow.



Fig. 35 – David Denny house (c.1890, demolished) at 515 Queen Anne Avenue N.
(MOHAI 2011.26.2)



Fig. 36 – c.1891 view of Queen Anne Avenue N. at Aloha Street, showing typical residences.
(Wikimedia)



Fig. 37 – c.1895 view west of the Charles Kinnear mansion in the block bounded by Queen Anne and 1st Avenues, and Aloha and Valley Streets.



Fig. 38 – Dillis B. Ward house (1889, demolished) at 104 Aloha Street, demolished in 1963 for the Modern-style apartments at right. (Wikimedia)



Fig. 39 – Ballard-Howe house (1901) at 22 W. Highland Drive, a typical extant mansion of the period for the neighborhood. (Joe Mabel)



Fig. 40 – c.1895 view southeastward over the “Denny swale.” Clarence Bagley house in foreground, the southern tip of Lake Union visible at center left. (Paul Dorpat)



Fig. 41 – c.1895 view of “Denny’s swale,” showing streetcar in foreground at 2nd Avenue and Aloha Street. The large Denny Hotel at the top of Denny Hill is visible in distance. (Paul Dorpat)



Fig. 42 – c.1890 view north of “Denny’s swale;” south slope of Queen Anne Hill in distance. (Paul Dorpat)



Fig. 43 – c.1898 view of Kinnear Park, with Elliott Bay in distance. (MOHAI 1988.33.229)



Fig. 44 – c.1910 view north on Queen Anne Avenue, showing the “Counterbalance” cable car.
(Paul Dorpat)



Fig. 45 – Warren Avenue School (1902). (Paul Dorpat)



Fig. 46 – Chelsea Family Hotel (1907, Harlan Thomas), now Chelsea Court Apartments, at 620 W. Olympic Place, overlooking Kinnear Park. This building is a Seattle landmark. (UWSC CUR1246)



Fig. 47 – DeLaMar Apartments (1909, Schack & Huntington) at 2nd Avenue W. & W. Olympic Place, a Seattle landmark. (Joe Mabel)



Fig. 48 – Delmonte Apartments (1910) at 403 Roy Street.
(UWSC CFT0083; DON)



Fig. 49 – DelRoy Apartments (1914) at 1st Avenue W. and W. Roy Street. (DON)



Fig. 50 – Castle Court Apartments (1915) at 822 Queen Anne Avenue.
(UWSC CFT0168)



Fig. 51 – Ella Robert Apartments (1928), 16 Valley Street, typifies a 1920s apartment building.



Fig. 52 – Bethany Presbyterian Church (c.1910, demolished) at 1st Avenue N. and Roy Street, across from the subject site. (UWSC SEA1064)



Fig. 53 – Redding Hall (1912), now On The Boards performing arts theater, at 1st Avenue and Roy Street. (Joe Mabel)



Fig. 54 – 1937 view of the Hansen Bakery (c.1910, demolished), filling the block of Mercer Street between 1st Avenue N. and Warren Avenue, a block south of the subject site. (PSRA)



Fig. 55 – Seattle Engineering School (1918, now Marqueen Hotel) on Queen Anne Avenue between Roy and Mercer Streets. (Joe Mabel)



Fig. 56 – c.1925 view northwest of “Denny’s swale;” corner of 4th Avenue and Republican at lower right. (Paul Dorpat, MOHAI)



Fig. 57 – 1928 view of new civic center built on the former “Denny’s swale;” Warren Avenue School visible at lower left. Lake Union in distance. (Paul Dorpat)



Fig. 58 – c. 1950 view of the National Guard Armory, built at the civic center in 1939. The Armory is a designated Seattle landmark.



Fig. 59 – c.1950 view of the Charles Kinnear mansion and grounds (left), demolished in 1959 to construct the Bay View Manor retirement home (right). (Paul Dorpat, Queen Anne Historical Society)



Fig. 60 – 1957 view of 400 block of 1st Avenue N., later demolished for the 1962 World's Fair.
(SPL spl_wl_sec_00207)



Fig. 61 – 1957 view of 2nd Avenue N. at Republican Street, later demolished for the 1962 World's Fair.
(SPL spl_wl_sec_00228)



Fig. 62 – Aerial view of proposed boundaries of 1962 Century 21 Exposition, showing civic center and neighborhood blocks to be condemned (image orientation is reversed). (UWSC SEA3373)



Fig. 63 – c.1960 view of 2nd Avenue and Harrison Street buildings, later demolished for 1962 Century 21 Exposition campus. (Paul Dorpat, Frank Shaw)



Fig. 64 – 1959 view of a Queen Anne mansion being demolished for the 1962 Worlds Fair.
(Source unknown)



Fig. 65 – 1962 aerial view of Century 21 Exposition. (UWSC SEA2524)



Fig. 66 – 1961 aerial view of Century 21 Exposition under construction. Subject building indicated by arrow. (SMA 167456)



Fig. 67 – 1962 Seattle World's Fair / Century 21 Exposition. Subject building visible at lower left, indicated by arrow. (UWSC SEA2374)



Fig. 68 – 1949 Tax Assessor photo



Fig. 69 – 1949 Tax Assessor photo



Fig. 70 – 1957 view south on Warren Avenue at Valley Street, subject building indicated by arrow. Delivery trucks at the rear of the Hansen Bakery are visible across Roy Street from the subject building. (SMA 54311)

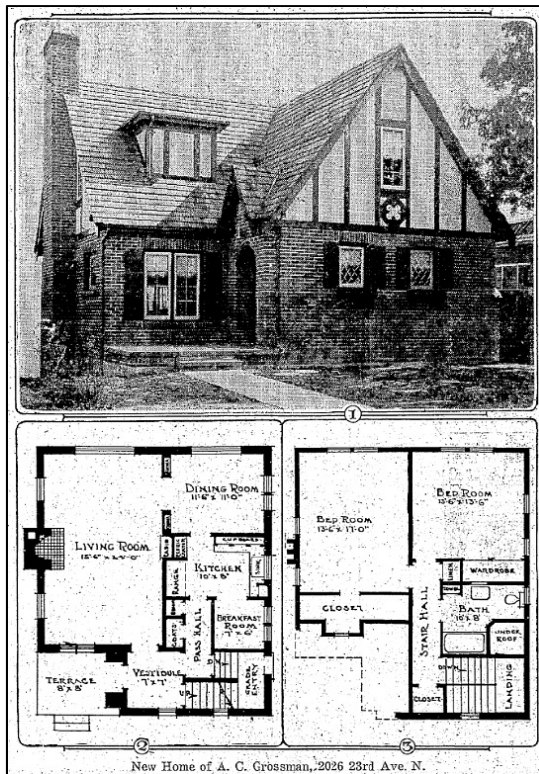


Fig. 71 – (Left) Home for A. C. Grossman (1928, Fred Rogers) at 2026 23rd Avenue N., representing a typical design by Rogers in the late 1920s. (Seattle Times, March 28, 1928, p. 34.)

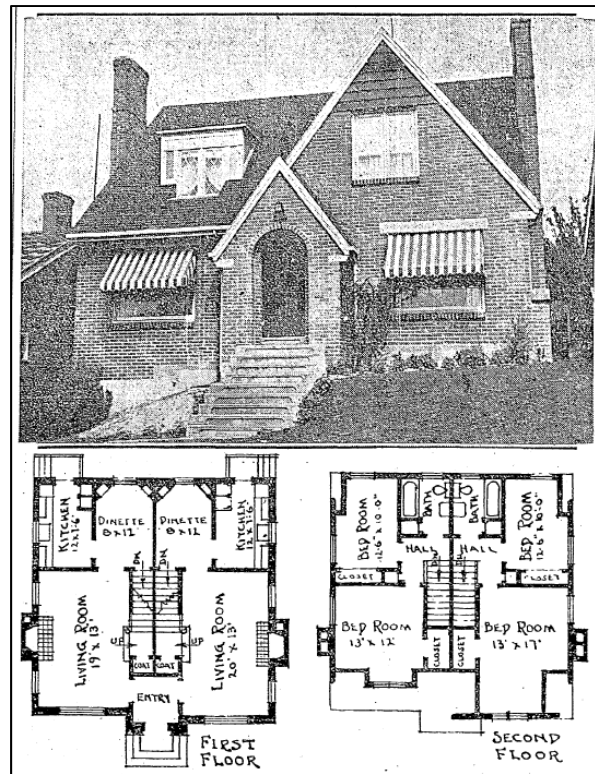


Fig. 72 – (Right) Duplex for builder J. L. Grandey (1930, Fred Rogers) at 2222-2224 3rd Avenue W. on Queen Anne Hill. The design appears on the outside to be a single family house. (Seattle Times, July 14, 1930, p. 10.)



Fig. 73 – 5705 Phinney Avenue N. (1930, Fred Rogers)
(Google Streetview)



Fig. 74 – 2518 Crestmont (1935, Fred Rogers, altered), the first house in Washington State to be built with FHA-backed loans. (KCTA)



Fig. 75 – 729-733 Summit Avenue N. (1949, Fred Rogers), which was developed by Summit Corporation, the same group that developed the subject building. (Google Streetview)

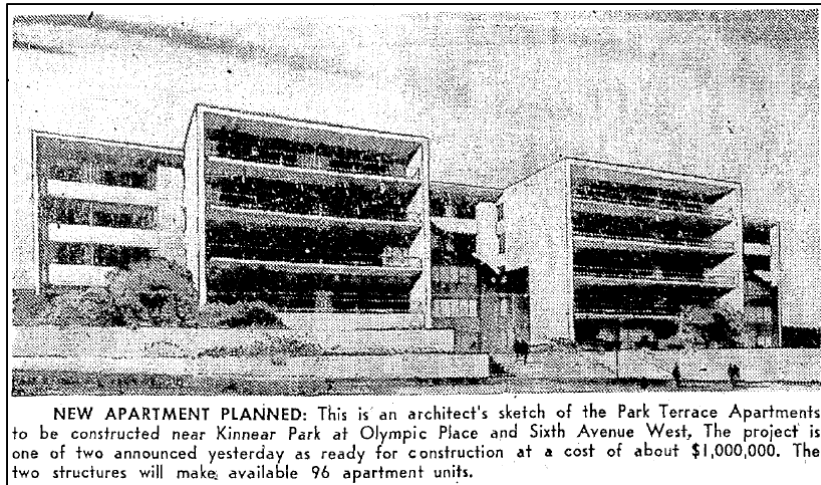


Fig. 76 – (Two images) Park Terrace Apartments (1949, Fred Rogers) at 530 W. Olympic Place. (Seattle Times, March 20, 1949, and Google Streetview 2018)

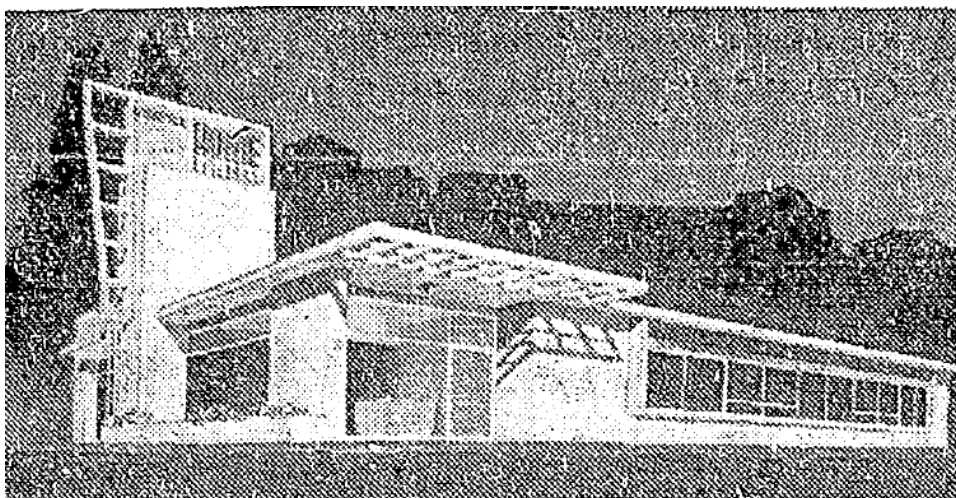


Fig. 77 – Seattle Home Builders Association (1951, Fred Rogers, altered) at 170 Mercer Street, a block from the subject site. (Seattle Times, September 9, 1951, p. 71)



Fig. 78 – Sailors Union of the Pacific (1954, Fred Rogers) at 2505 1st Avenue.
(Joe Mabel)



Fig. 79 – 732-738 Boylston (1955, Fred Rogers, demolished)
(Seattle Times, August 28, 1955, p. 25)

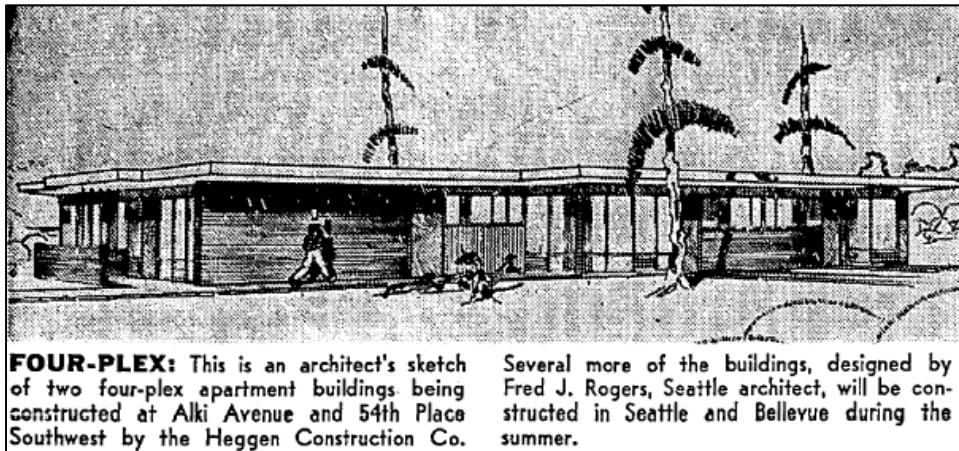


Fig. 80 – (Two images) Two fourplexes at for Anne Friedlander, 2330 Alki Avenue SW (1955, Fred Rogers). (Seattle Times, April 19, 1953, p. 34; and Google Streetview)



Fig. 81 – C & K Apartments (1947-1949, Chiarelli & Kirk, altered), 1551 Lakeview Boulevard. (UWSC DMA0167)



Fig. 82 – 201 Valley Street (1943) (Google Streetview, 2018)



Fig. 83 – Aloha Terrace (1945), 200 Aloha Street (KCTA)



Fig. 84 – Halmark and Hamrick Apartments (1946-47), 702 & 705 2nd Avenue W. (KCTA)

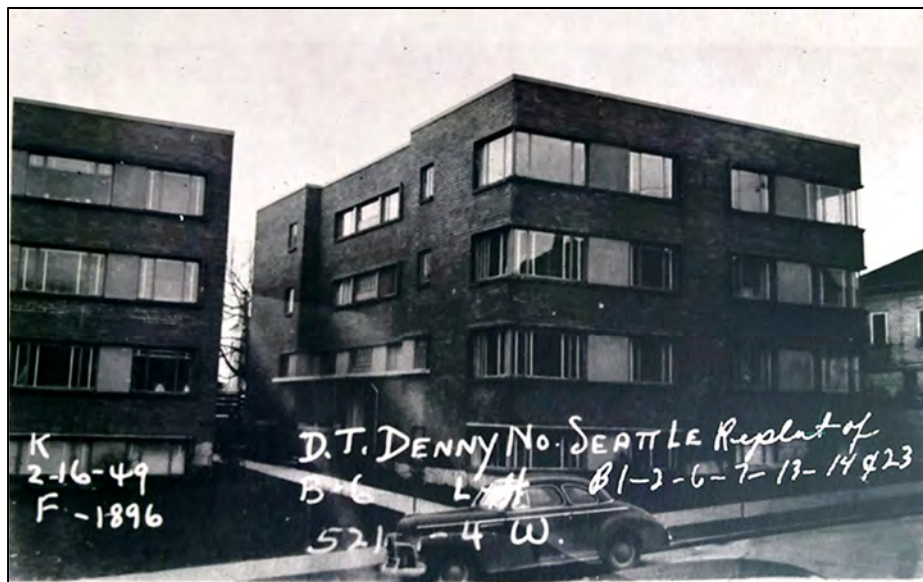


Fig. 85 – (Two images) 4th West Apartments (1947-48), three buildings at 509-521 4th Avenue W. (Google Streetview 2018 and PSRA)



Fig. 86 – (Two images) Aloha Terrace Co-op (1947), 901 3rd Avenue N., shown at right in the lower photo. Next to it at left is the Aloha Terrace (1945)—see Fig. 83. (Google Streetview and Bing Maps, 2018)



Fig. 87 – Kathwynn Apartments (1947), 215 Aloha Street. (Google Streetview)



Fig. 88 – (Two images) Queen Vista Apartments (1949-50, Stuart & Durham), 1321 Queen Anne Avenue N.
(DON and Google Streetview 2018)

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FOLIO 1924 ADDITION Mercer To N. Seattle
Section Twp. Range Ewm Block 11 Tract or Lot 1-2-7
PERMIT No. 386978
DATE 4-16-48
1170 RK
100 Roy St
MERGE A2-A
Fee Owner 100 Roy Corp.
Condition of Exterior 9A Interior 9A Foundation 9A Floor Plan: Good X Accept X
Address of Property Architect
UWFURN.
W.D. HEATZ
TOM MO.
700 MO.
NO VAC.

USE APTS
3 No. Stories
259 No. Stories
39 No. Rooms
Basement
No. Offices
No. Apartments
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.
TYPE OF CONSTRUCTION
Frame
Single Double
Ordinary Masonry
Mill Construction
Class A Rein. Con.
Stru. Steel and Con.
Tile Brick
Con. Rein. Con.
Good Med. Cheap
FOUNDATION
Mud Sills
Post and Pier
Brick
Concrete
Pile
BASEMENT
Full %
Sub-Basement
Size
Garage No. Cars
Plastered
Living Rooms
Service Rooms
ROOF CONSTRUCTION
Frame Lam
Mill Construction
Rein. Concrete
No. Trusses
Wood Steel
ROOFING MATERIAL
Tar and Gravel
Date Built 1948-49
Effective Age 20
Dep. for Cond. Dep. for Ob. Dep. for Es. Total
FLOOR FINISHES
Fir Maple
Oak 2" x 6" T&G
Lino. 3" x 6" T&G
Cement
Terrazzo
Raecolith
Tile ASPHALT
Tile Lino.
Baths Fl. Walls
Sq. Ft. 300 Floors BS
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Kit's Fl. Walls
Plumbing
No. Fixtures
Toilets
Tubs, Leg. or Pem.
Basins, Eack
Sinks
Urinals
Showers (Tub) (Stall)
Laundry Trays
H.W. Tank Fl. Drains
Sprink. Sys. No. Hds.
HEATING GAS HW 100%

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Main Building
Other Buildings
Total
Assessed Value 50%
Sup. Building A. V.
Total
WIRING
Knobe & Tube
Flex Cable
Conduit
Power Wiring
Range Wiring
No. Outlets
ELEVATORS
Pass. Freight
Auto. Esc.
Man. Hyd.
Man. Man.
Stove
Pipeless Furnace
Gravity H. A.
Air Cond., Fan
Arcola
1-Pipe Steam
2-Pipe St. or Vapor
Hot Water
Oil Burner
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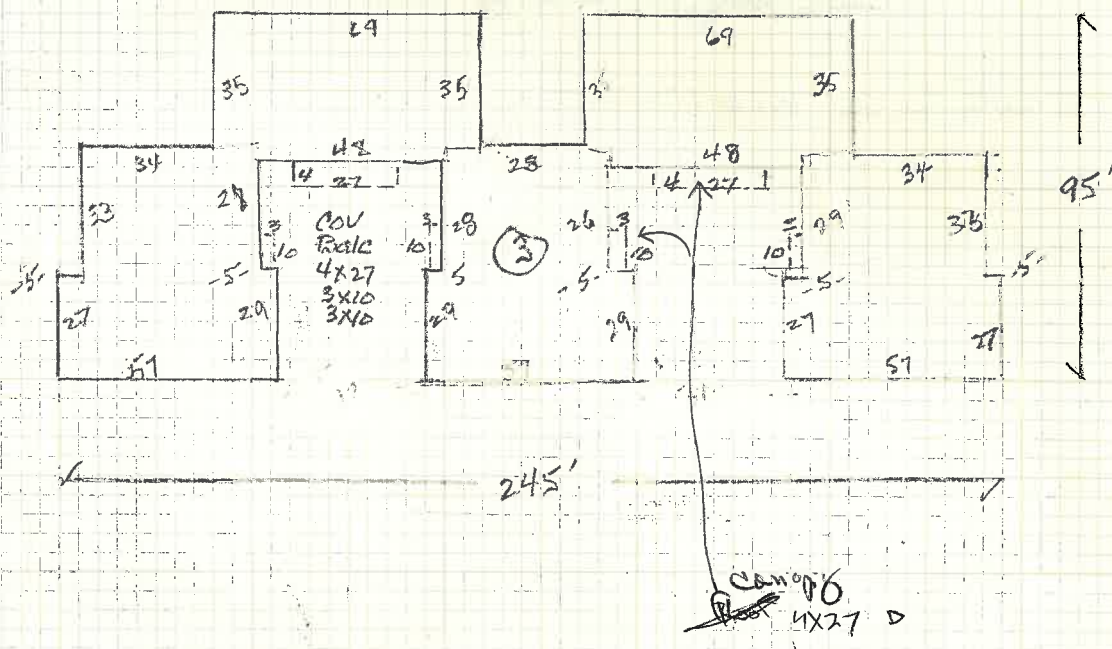
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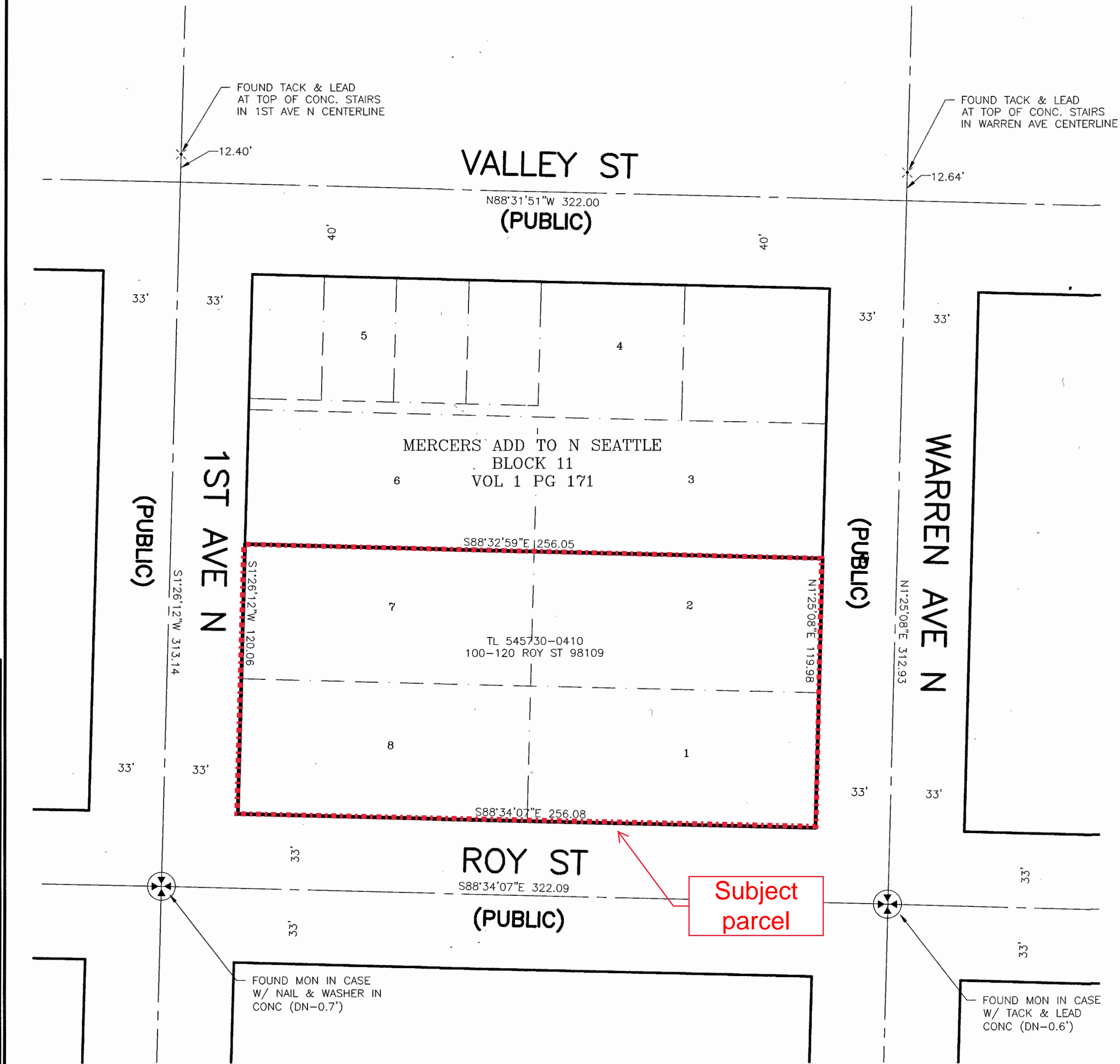
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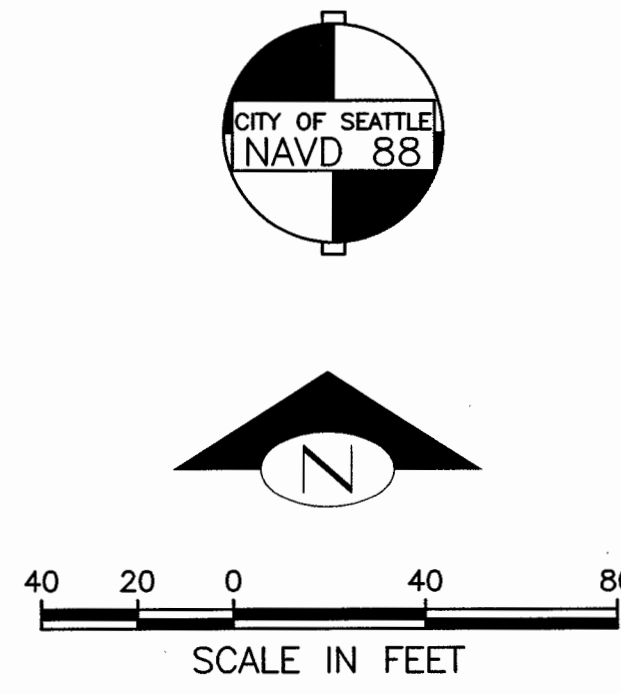


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VAULT SERIAL NO.	DATE	MARK	REVISIONS	
			ADD OVERHEAD POWER LINE ELEV.	9/14/18 WRH MADE CHKD REVD



LEGEND:	
	CENTER LINES
	RIGHT-OF-WAY LINES
	PROPERTY LINES
	PLATTED LOT LINES
	VACATED LOT LINES



HORIZONTAL & VERTICAL CONTROL	
OWNER:	CITY OF SEATTLE
DESCRIPTION:	MONUMENT IN CASE WITH NAIL AND WASHER 0.7' BELOW GRADE
LOCATION:	THE INTERSECTION OF 1ST AVE N & ROY ST
NORTHING:	231,857.68'
EASTING:	1,265,108.38'
ELEVATION:	153.88'
OWNER:	CITY OF SEATTLE
DESCRIPTION:	MONUMENT IN CASE WITH NAIL IN CONC 0.6' BELOW GRADE
LOCATION:	THE INTERSECTION OF WARREN AVE N & ROY ST
NORTHING:	231,849.66'
EASTING:	1,265,430.20'
ELEVATION:	142.69'
OWNER:	CITY OF SEATTLE
DESCRIPTION:	FOUND TACK AND LEAD IN TOP CONC STEP
LOCATION:	THE CENTERLINE OF 1ST AVE N 12.40' NORTH OF INTERSECTION OF 1ST AVE N & VALLEY ST
NORTHING:	232,183.12'
EASTING:	1,265,116.54'
ELEVATION:	197.82'
OWNER:	CITY OF SEATTLE
DESCRIPTION:	FOUND TACK AND LEAD TOP OF CONC STEP
LOCATION:	THE CENTERLINE OF WARREN AVE N 12.64' NORTH OF INTERSECTION OF WARREN AVE N & VALLEY ST
NORTHING:	232,175.11'
EASTING:	1,265,438.44'
ELEVATION:	188.60'

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-884238-WA1 DATED: DECEMBER 28, 2017 AT 7:30 AM)

LOTS 1, 2, 7 AND 8 IN BLOCK 11 OF MERCER'S ADDITION TO NORTH SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 171, RECORDS OF KING COUNTY, WASHINGTON.

SCHEDULE B SPECIAL EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-884238-WA1 DATED: DECEMBER 28, 2017 AT 7:30 AM)

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX AND SURCHARGE UPON ANY SALE OF SAID PREMISES, IF AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR THE CITY OF SEATTLE IS AT 1.78% LEVY/AREA CODE: 0010

2. POTENTIAL CHARGES, FOR THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE, AS AUTHORIZED UNDER RCW 35.58 AND KING COUNTY CODE 28.84.050. SAID CHARGES COULD APPLY FOR ANY PROPERTY THAT CONNECTED TO THE KING COUNTY SEWER SERVICE AREA ON OR AFTER FEBRUARY 1, 1990.

NOTE: PROPERTIES LOCATED IN SNOHOMISH COUNTY AND PIERCE COUNTY MAY BE SUBJECT TO THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGES. TO VERIFY CHARGES CONTACT: (206) 296-1450 OR CAPCHARGE@KINGCOUNTY.GOV.

3. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

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5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: SEPTEMBER 04, 2003
RECORDING INFORMATION: 2003004004354
IN FAVOR OF: COMCAST OF WASHINGTON, INC, ITS SUCCESSORS AND ASSIGNS
FOR: BROADBAND COMMUNICATIONS SYSTEM
AFFECTS: AS DESCRIBED THEREIN.

8. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: 100 ROY STREET APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CTA II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND SMS FAMILY REVERSE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
GRANTEE/BENEFICIARY: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION
TRUSTEE: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION
RECORDED: AUGUST 8, 2007
RECORDING INFORMATION: 20070808001560

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO FANNIE MAE BY ASSIGNMENT RECORDED AUGUST 08, 2007 AS RECORDING NO. 20070808001561 OF OFFICIAL RECORDS.

9. A FINANCING STATEMENT RECORDED AUGUST 08, 2007 AS RECORDING NO. 20070808001562 OF OFFICIAL RECORDS.

DEBTOR: 100 ROY STREET APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CTA II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND SMS FAMILY REVERSE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
SECURED PARTY: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, OR ITS SUCCESSORS, ASSIGNS AND BENEFICIARIES

ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO FANNIE MAE BY DOCUMENT RECORDED AUGUST 08, 2007 AS RECORDING NO. 20070808001562 OF OFFICIAL RECORDS.

AN AMENDMENT TO THE FINANCING STATEMENT WAS RECORDED JUNE 27, 2012 AS RECORDING NO. 20120627000812 OF OFFICIAL RECORDS.

A CONTINUATION STATEMENT WAS RECORDED JULY 19, 2012 AS RECORDING NO. 20120719001854 OF OFFICIAL RECORDS.

10. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR 100 ROY STREET APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

11. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR CTA II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

12. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR SMS FAMILY REVERSE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

13. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR CONTINENTAL PROPERTIES, LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

14. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.

15. MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY.

PLEASE SUBMIT A COPY OF THE ALTA SURVEY AT YOUR EARLIEST CONVENIENCE FOR REVIEW. OUR INSPECTION WILL BE HELD PENDING OUR REVIEW OF THE ALTA SURVEY AND THE RESULT OF SAID INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT.

16. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

17. GENERAL TAXES FOR THE YEAR 2018, IN AN AMOUNT NOT YET AVAILABLE, WHICH CANNOT BE PAID UNTIL FEBRUARY 15, 2018. TAX ACCOUNT NO.: 545730-0410-05

NOTES:

HORIZONTAL DATUM: NAD 83-91, VERTICAL DATUM: NAVD 88
BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK
AS MEASURED AT THE MONUMENTS REFERRED TO BELOW.

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN JANUARY, 2018, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811.

GENERAL NOTES:

SITE AREA:

TL 545730-0410 - 30,732 SQ. FT. ± 0.323 ACRES ±

ZONING:

SM-UP 65 (M) SEATTLE MIXED UPTOWN

STRUCTURE HEIGHT SEE S.M.C. 23.47A.014

SETBACKS AND SEPARATION SEE S.M.C. 23.45.518

FLOOD ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. PER FLOOD INSURANCE RATE MAP NO. 53033C0340 F

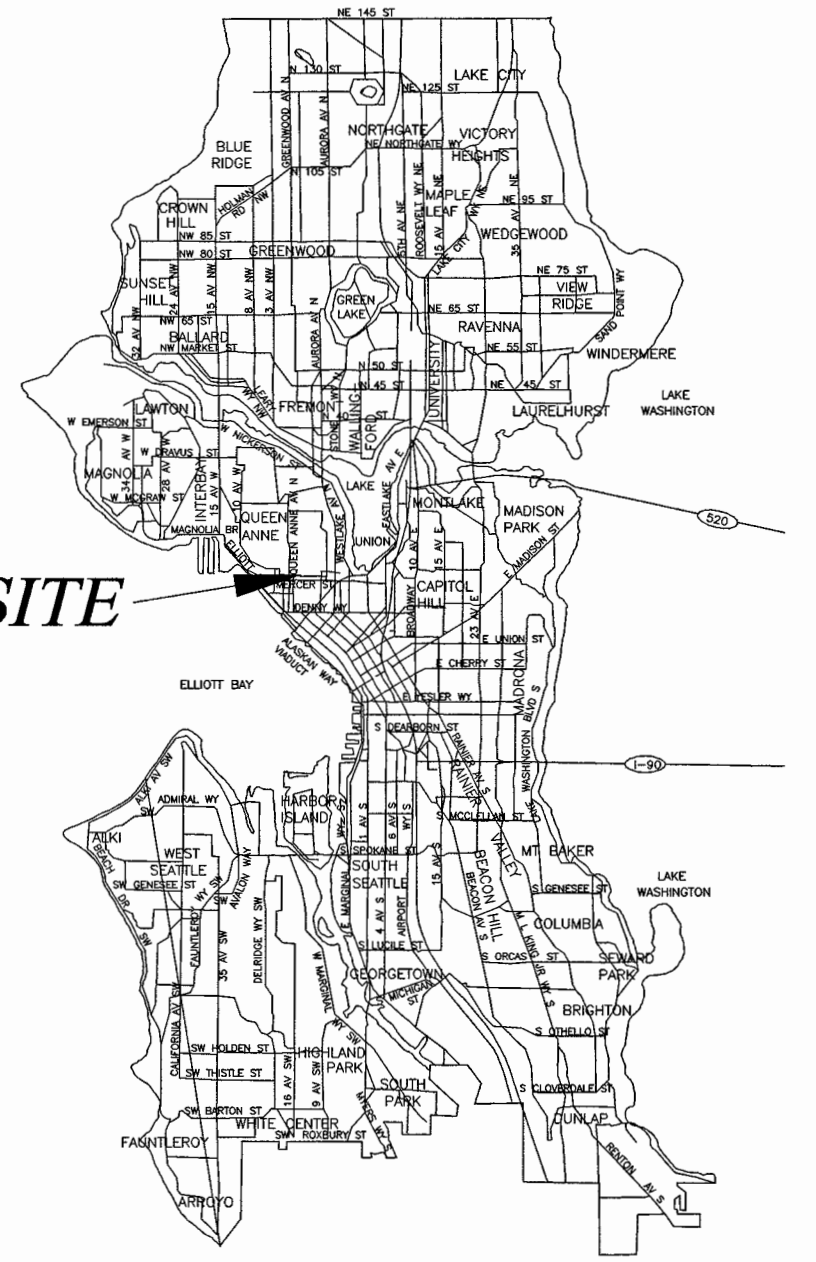
PANEL PRELIMINARY DATED MAY 16, 1995

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SUBJECT SITE.

THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL. NO WETLANDS ARE PRESENT ON SITE.

VICINITY MAP NTS



SITE

REFERENCES:

RECORD OF SURVEY NO. 20030826900018 VOL. 162, PG 141

RECORD OF SURVEY NO. 20140619900004 VOL. 311, PG 201.

CITY OF SEATTLE SEWER CARDS NO. 21, 22 AND 5941

CITY OF SEATTLE 1/4 SECTION MAP FOR NW 1/4, SECTION 30, T. 25 N., R. 4 E.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, CONTINENTAL PROPERTIES LLC, 100 ROY STREET APARTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CTA II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SMS FAMILY REVERSE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, .

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(B), 7(A)(B), 8-9, 11, 13-14, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2018.

WILLIAM R. HAWKINS, P.L.S. #33130

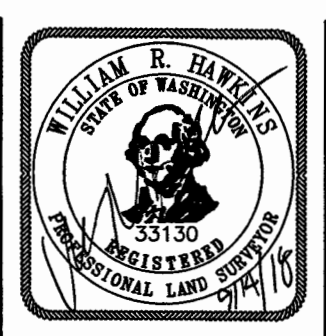
9/14/18 DATE

SV1 CONTROL



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
www.paceengrs.com

INITIALS AND DATE		INITIALS AND DATE	
DESIGNED	_____	REVIEWED:	_____
CHECKED	_____	DES.	CONST.
		SDOT	PROJ. MGR.
DRAWN	DMB 1-31-18	RECEIVED	_____
CHECKED	WRH 1-31-18	REVISED AS BUILT	_____
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-02.3 OF THE PROJECT MANUAL.			

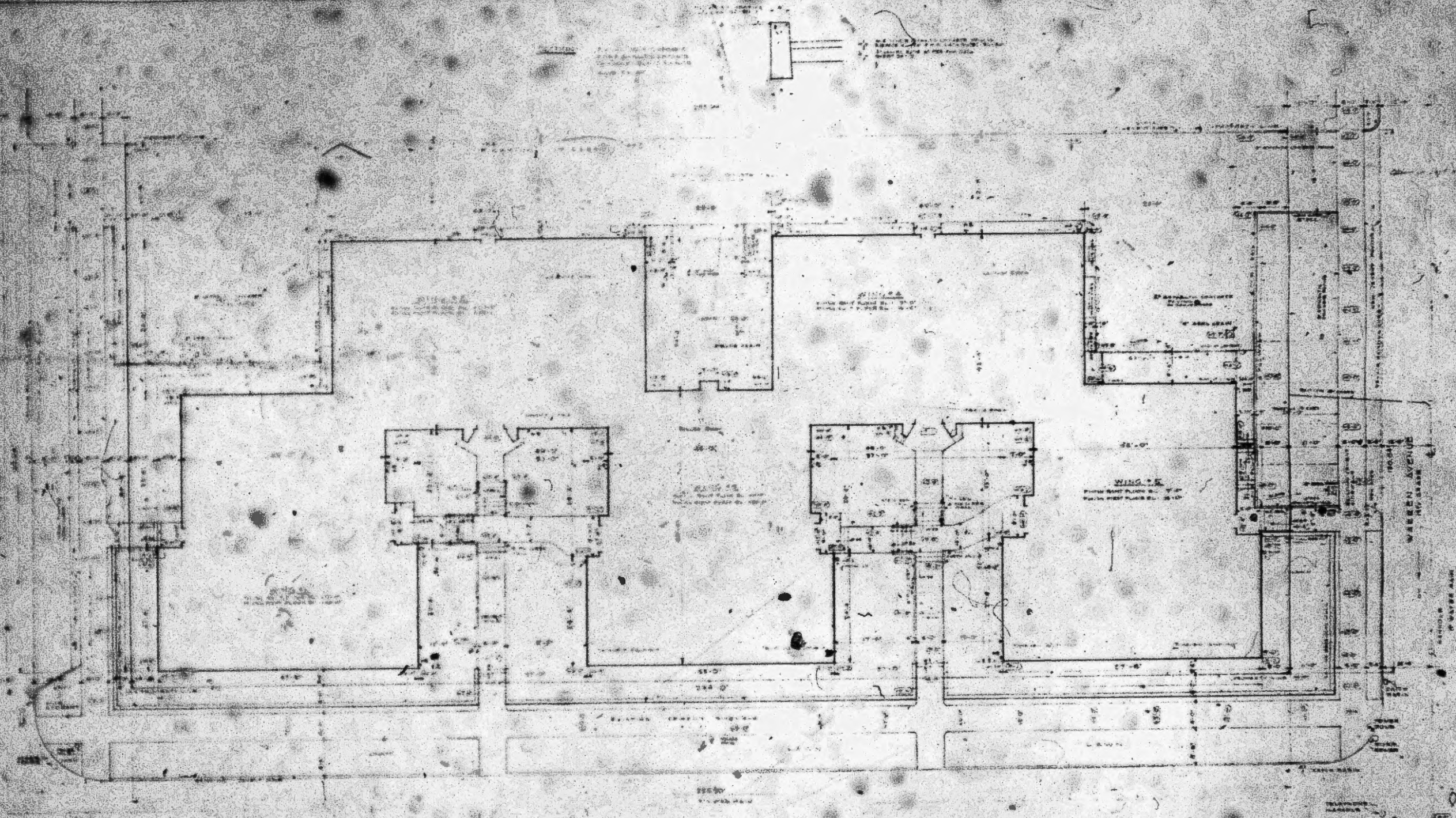


CONTINENTAL PROPERTIES LLC

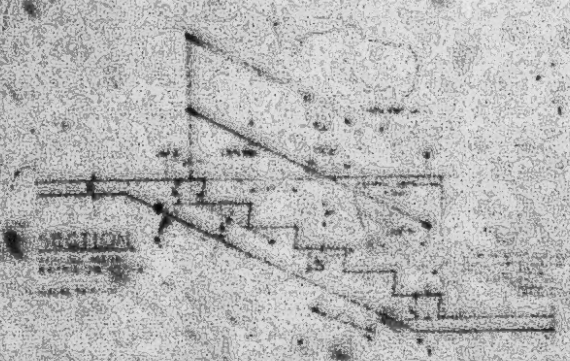
SCALE: 1" = 40'

100-120 ROY STREET APARTMENTS
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

JOB	PC
CO	
VPI #	
SHEET	1 OF 6



20V 5725
PLOT PLAN
SCALE 1/4" = 1'-0"



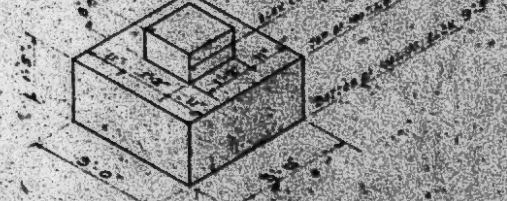
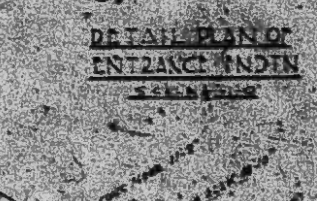
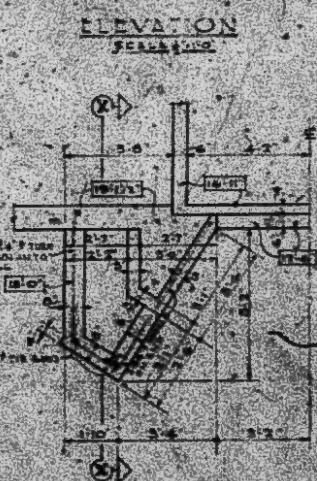
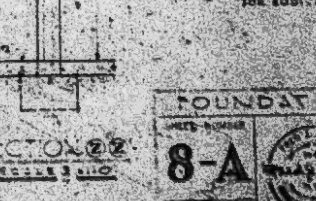
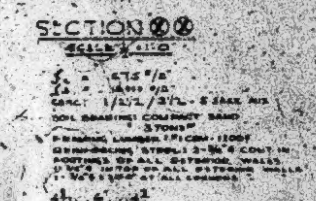
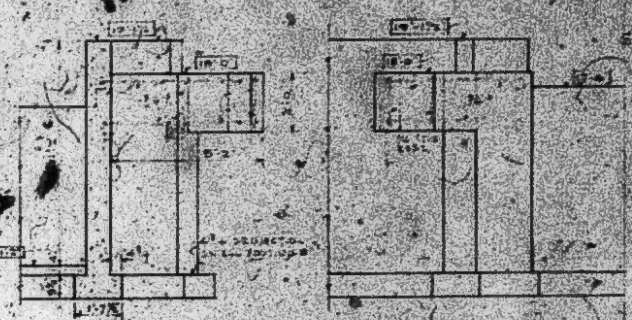
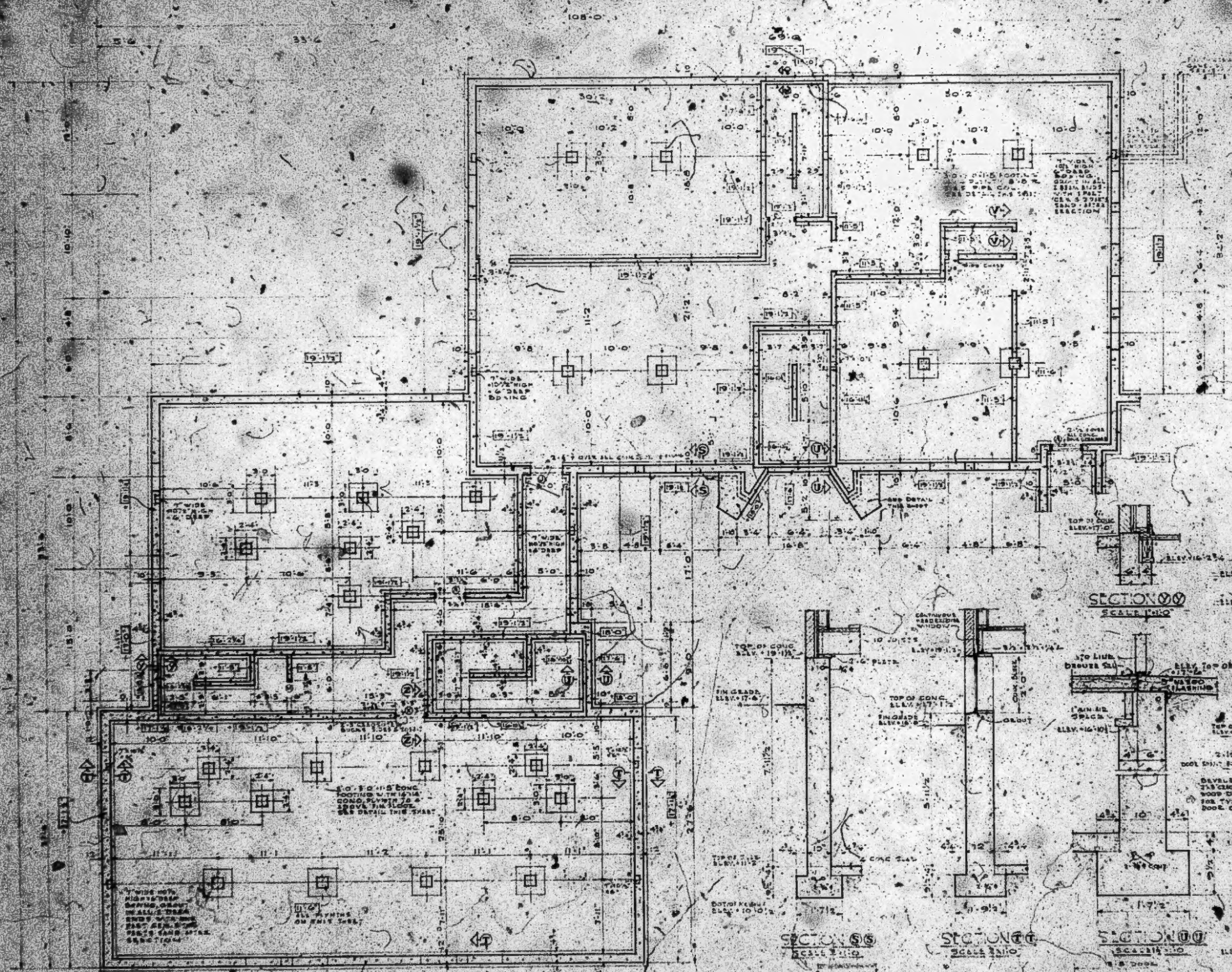
NOT TO SCALE
GENERAL LOCATION
ONLY - SEE
GENERAL NOTES

20V 5725
PLOT PLAN

2

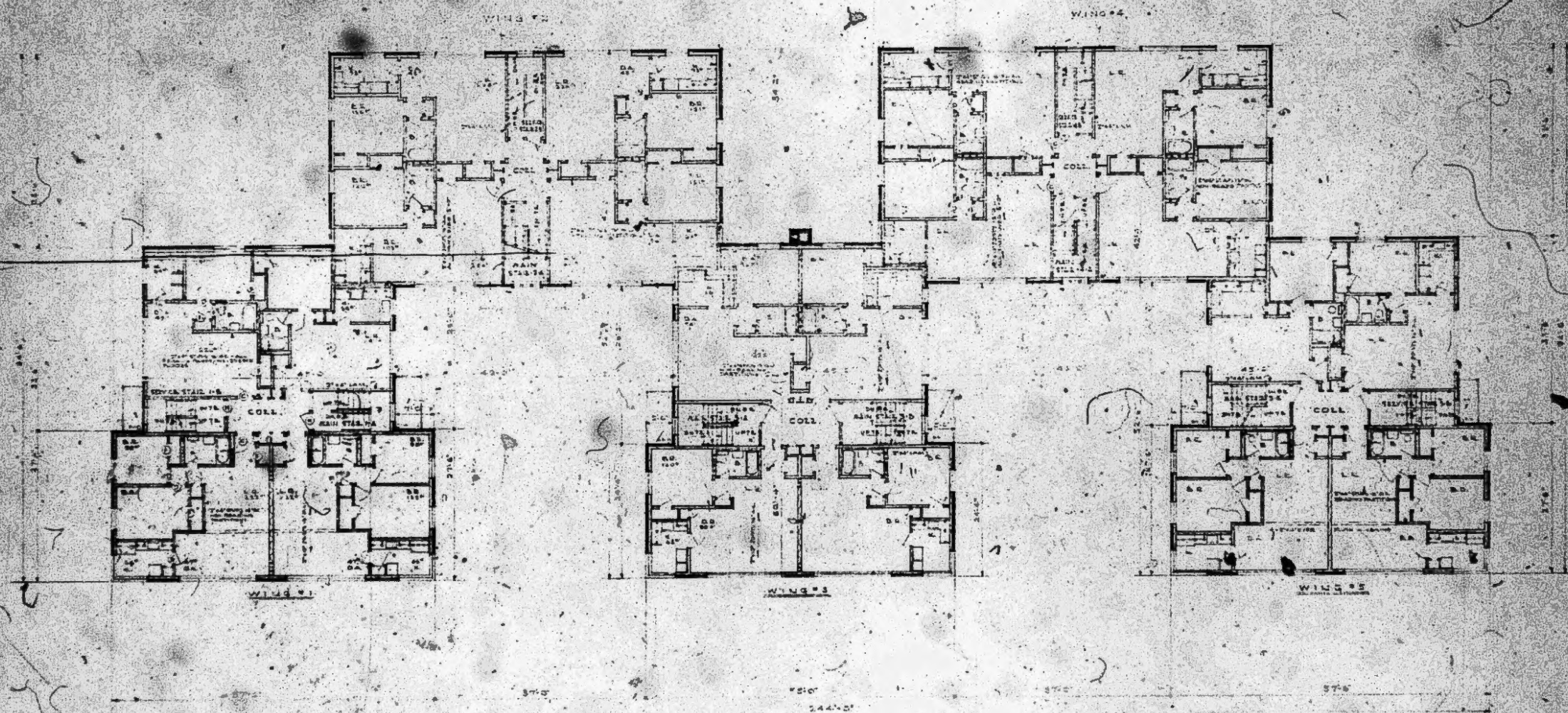


10010V COMBINATION
10010V COMBINATION
10010V COMBINATION



NOTE:
ELEVATIONS ARE
GIVEN AS SHOWN

FOUNDATION PLAN WINGS 1-2	
8-A	100 TO CORPORA



NOTE:
 ROOM DIMENSIONS SHOWN
 ARE TYPICAL FOR ROOMS

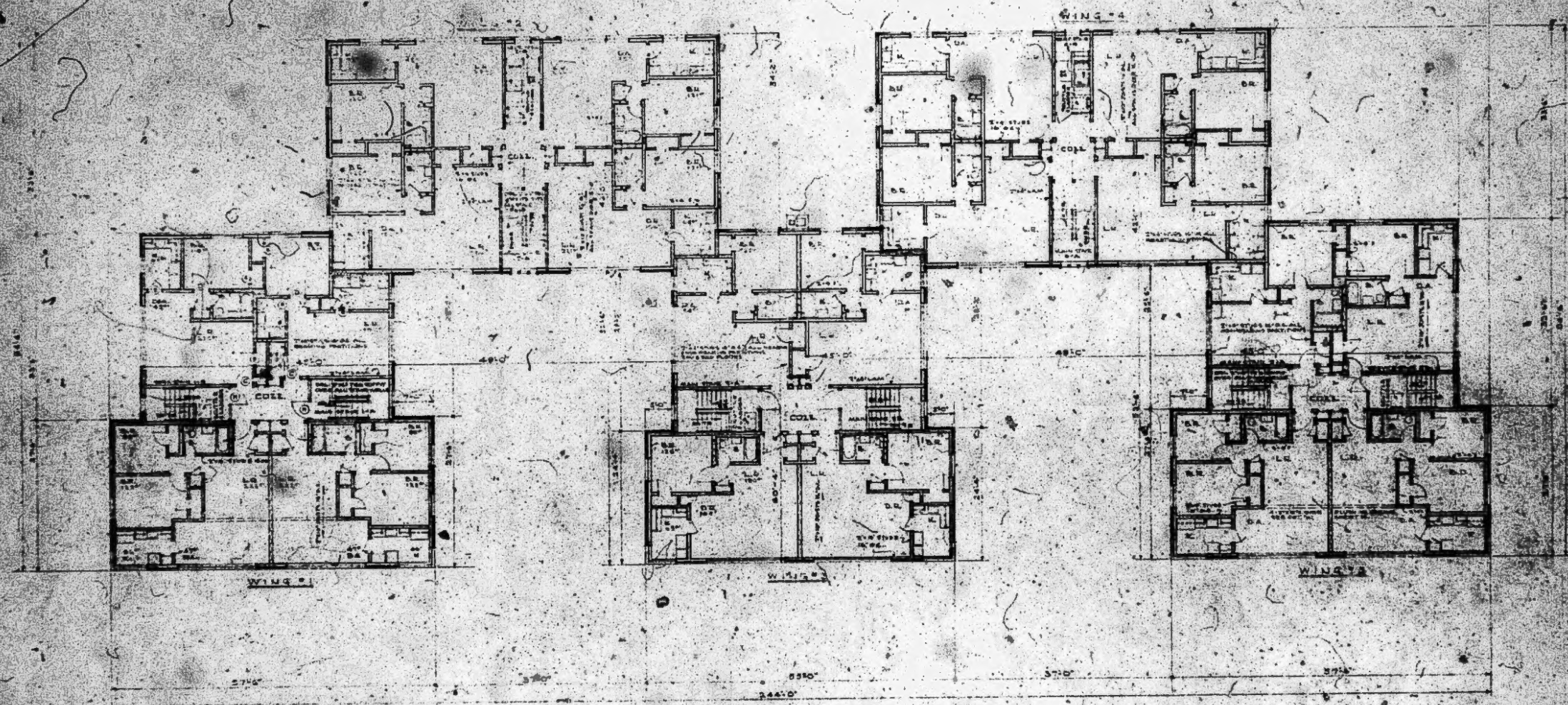
SECOND FLOOR PLAN SCALE 1/8"=1'-0"

NOTE:
 DIMENSIONS ARE FOUNDATION LINE
 ROOM AREA CALCULATED 3'-0"=0"

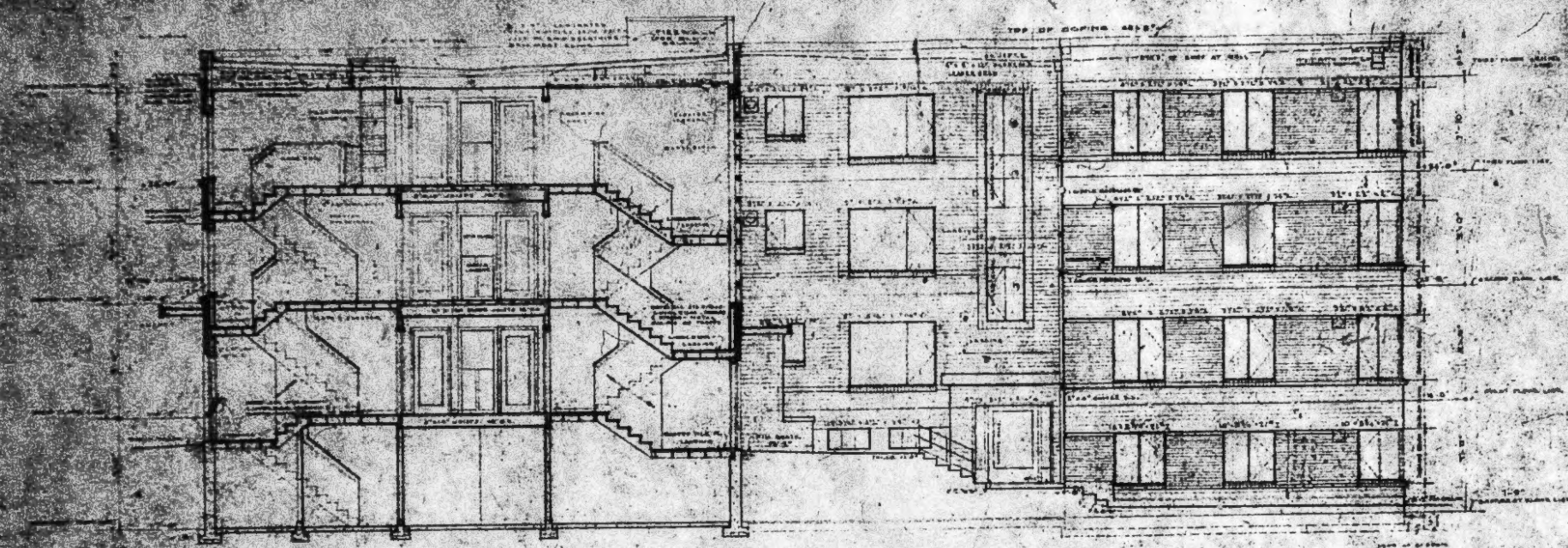
SHEET
 NUMBER
6



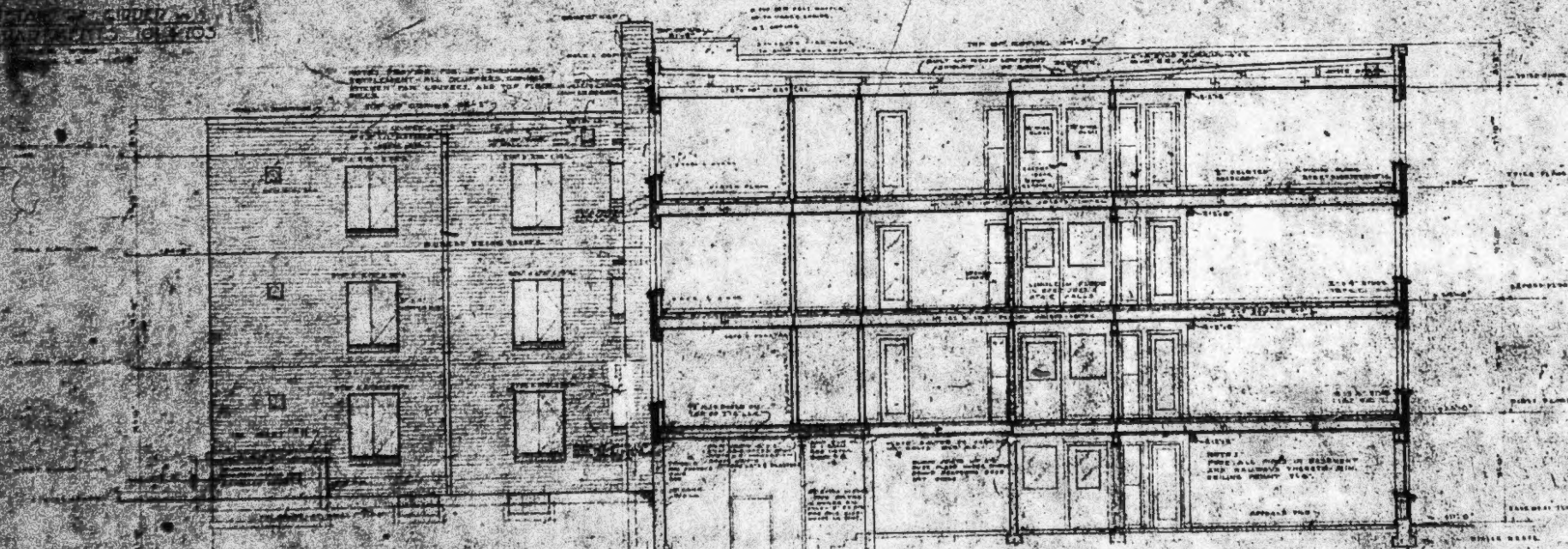
244 UNIT APARTMENT
 FOR
10010 CORPORATION
 FIELD J. LOEBLS
 ARCHITECT
 1234 5th Ave. N.Y.C. 10020



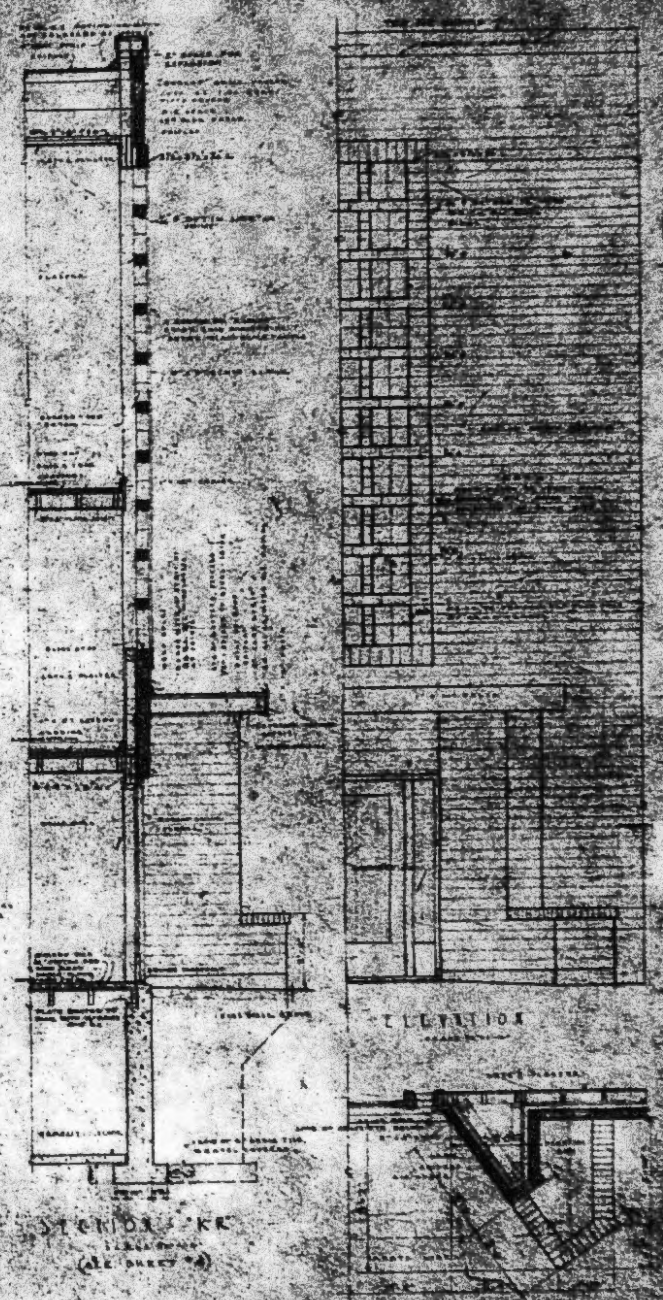
THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"
 DIMENSIONS ARE AS SHOWN
 ROOM AREA CORRECTED 12-15-50



SECTION D-D
SCALE 1/8" = 1'-0"



SECTION A-A
SCALE 1/8" = 1'-0"



ELEVATION

ENTRANCE DETAIL

