



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Name Sparling & Associates/Two Goods LLC Year Built 1959
(Common, present or historic)

Street and Number 1916-1920 Eastlake Avenue East

Assessor's File No. 202504-9131

Legal Description See Below

Plat Name: Government Block S 20, T25N, R4E Lot 5

That portion of Government Lot 5, Section 20, Township 25 North, Range 4 East, Willamette Meridian (WM) in King County Washington, lying easterly of the east line of Eastlake Avenue and South of the South Line of East Newton Street, as said street is now established. Except portion platted as Lake Union Heights Addition to the City of Seattle, According to the Plat recorded in Volume 13, of Plats, Page 70, Records of King County, Washington.

Present Owner: Two Goods LLC Present Use: Office building

Address: c/o Aegis Living, 17602 NE Union Hill Rd, Redmond, WA 98052

Original Owner: Elmec Corporation

Original Use: Office building

Architect: Durham, Anderson & Freed

Builder: Unknown

Eastlake Avenue E Office Building

Landmark Nomination Report
1914-1920 Eastlake Avenue E, Seattle, WA 98102
March 2016

Prepared by:
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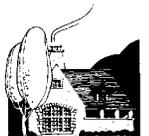


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1914-1920 Eastlake Avenue E Landmark Nomination Report

MARCH 2016

1. INTRODUCTION

This Landmark Nomination Report provides information regarding the architectural design and historical significance of the building at 1914-1920 Eastlake Avenue E. The building is located in the Eastlake neighborhood in Seattle, Washington. The Johnson Partnership prepared this report at the request of Aegis Living.

1.1 Background

The City of Seattle's Department of Planning and Development (DPD), through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. As any proposed demolition of the subject building described within this report will require a permit from DPD, Aegis Living is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property's status.

1.2 Methodology

Research and development of this report were completed in February and March 2016 by Larry E. Johnson, AIA, principal, Ellen Mirro, and Katherine V. Jaeger, of the Johnson Partnership, 1212 N.E. 65th Street, Seattle, WA. Research included review of written documents from Puget Sound Regional Archives, the Seattle Public Library, and the Seattle Department of Planning and Development. The building and site exterior were inspected and photographed to document the existing conditions in January 2016. The building interior was inspected and photographed in March 2016.

2. PROPERTY DATA

Original Building Name/Subsequent Names: Sparling & Associates/Two Goods LLC

Address: 1914-1920 Eastlake Avenue East

Location: Eastlake neighborhood (Eastlake Residential Urban Village)

Assessor's File Number: 202504-9131

Legal Description:

That portion of Government Lot 5, Section 20, Township 25 North, Range 4 East, Willamette Meridian (W.M.) in King County, Washington, lying easterly of the east line of Eastlake Avenue and south of the south line of East Newton Street, as said street is now established. Except portion platted as Lake Union Heights Addition to the City of Seattle, according to the Plat recorded in Volume 13, of Plats, Page 70, Records of King County, Washington.

Date of Construction: 1959

Original/Later/Present Use: Office building

Original Owner/Present Owner: ELMEC Corporation/Two Goods LLC

Original Designer/Addition Designers: Durham, Anderson & Freed/Damman Architects

Present Zoning: C1-40

Property Size: 15,261 square feet

Building Size: 5,930 gross square feet

3. ARCHITECTURAL DESCRIPTION

3.1 Location

The subject building is located in Seattle's Eastlake neighborhood at the southeastern intersection of Eastlake Avenue E and E Newton Street. The Interstate 5 corridor lies two blocks to the east. The shore of Lake Union is approximately three blocks to the west. The site lies within the southern end of the Eastlake Residential Urban Village, just north of the South Lake Union Urban Center. *See figure 1.*

3.2 Neighborhood Character

The Eastlake neighborhood is one of the oldest in Seattle, due to its unique position along the eastern shore of Lake Union. The neighborhood extends from the intersection of Eastlake Avenue and Fairview Avenue at its southern end northward to the University Bridge. The Eastlake neighborhood was originally a continuation of Capitol Hill's residential district as it extended down the hill towards Eastlake Avenue E and the Lake Union shoreline, although now the I-5 corridor physically separates the two neighborhoods. The impact of I-5 is particularly significant at the neighborhood's northern end, as the hillside dips both to the west towards the lake, and to the north towards the Lake Washington Ship Canal, while the freeway is elevated above as the Ship Canal Bridge.

The shoreline along the lake has traditionally been the site of industrial, commercial, and residential uses. Several of Seattle's houseboat communities are located along the Eastlake/Lake Union shoreline, primarily in the Portage Bay/Roanoke sub-neighborhood. Eastlake Avenue E is major north-south traffic arterial, and between 1893 and 1944 was one of Seattle's primary trolley car routes. This corridor also contains a mixture of uses, primarily commercial and multi-family buildings. Recent redevelopment along Eastlake Avenue E has resulted in higher density commercial and residential buildings that are slowly replacing older one- or two-story buildings. *See figures 2-4.*

3.3 Site

The subject site is a trapezoidal parcel of 15,261 square feet. The site measures 137.2 feet along Eastlake Avenue N on the west, 126.4 feet along E Newton Street on the north, 142.9 feet along the eastern property line, and 90.65 feet along the southern property line. The site slopes steeply to the south and west, approximately forty-four feet from its high point at the northeastern lot corner. Steep embankments, supported by railroad tie retaining walls, run along the western and northern property lines. A sidewalk runs along the western and northern property lines at the bottom of the embankments. As the subject building is placed slightly to the south of the center of the property, paved parking lots were built on the northern and southern portions of the property. The site has minimal landscaping. *See figures 5-6.*

3.4 Building Structure & Exterior Features

The subject building consists of an original 3,350-square-foot two-story office building and a later smaller 433-square-foot addition added to the second floor on the building's northern side. The original building is a concrete and concrete masonry building with a main floor supported by steel web trusses, and a flat roof composed of spaced four-by-six-inch steel beams supporting steel decking. The building measures approximately ninety-one feet six inches east-west and forty feet six inches north-south, not including the altered portion and the later addition on the northern side. Eleven north-south structural grid/structure lines define ten structural bays, which align north to south and repeat east to west. A mid-building structural line consisting of a central structural concrete wall and a wide flange steel beam supported by wide flange steel columns runs east-west. The first (ground) floor is a reinforced concrete slab, while the second floor is a structural reinforced concrete slab supported by steel open-web trusses. The flat roof is covered with a built-up membrane with a gravel-

stop metal fascia. All windows are original non-operable stopped-in aluminum windows.

The later addition is similarly constructed, with a reinforced concrete foundation, concrete slab on-grade, concrete masonry unit (CMU) walls, and steel roof framing with steel roof decking. Exterior walls are CMU and windows stopped-in glazing with aluminum frames.

The southern façade is primary and consists of lower and upper sets of ribbon windows running the length of the façade punctuated by an entry taking up the central two structural bays. CMU exterior stem walls make up the lower sections of the first and second floors. A colonnade of wide-flange steel columns runs along the entire façade approximately four feet six inches from the face of the building, and supports a roof overhang with a straight plain fascia, as well as a partial brise soleil immediately below the roof line and a trellis/shelf at the second floor line. The second floor extends outward to the colonnade line at the central two bays, creating a sheltered entry, and is fully glazed with vertical dividing muntins. The building is accessed from the lower parking lot by a stairway on the western side and a walkway running the length of the colonnade.

The western façade is primary, and consists largely of a blank concrete block wall.

The northern façade, also primary, is one story, with the addition protruding from the building's western side and creating a covered entry support of wide-flange steel columns along the addition's eastern side. A ribbon window extends along the eastern portion of the building, with a fully glazed entry located slightly west of the mid-point of the building. The addition has blank CMU walls on its eastern and western sides and the northern side has a CMU stem wall and upper ribbon window. The flat roof has a wide horizontal fascia.

The eastern façade is non-primary and consists of a blank concrete block wall. A CMU exterior stem wall makes up the lower sections of the wall. *See figures 7-12.*

3.5 Building Plan & Interior Features

The subject building retains its original interior wide-flange steel columns running east-west down the length of the building near mid-span. The main entry of the building was originally located on the northern side of the second floor by way of a shared central waiting room serving separate offices on the eastern and western sides of this floor. The western office was dedicated to the engineering office of Thomas Sparling, with the eastern space originally serving as a rental. A stairway located to the south of the entry/reception area accessed the lower floor. The stairway area had a clerical storage wall and provided access to a shared centrally located conference room on the southern side of the building. This conference room featured large southern-facing glazing that partially projected outward from the main building. Two private offices were located on either side of the conference room. A 1973 addition to the northwest corner of the building added additional drafting and engineering space.

The second floor has since been modified, opening up most of the western and eastern sides to eliminate the original private offices and replacing the original dual reception area with a larger reception area. The northwestern addition is now used as a kitchen/dining area. Presently the western and eastern bays are partitioned. The building's northern and southern walls are largely glazed and interior walls are painted gypsum wallboard. The building appears to retain its original cork floor tiles in the stairway and reception area with the remaining area carpeted. The ceiling has been lowered by a contemporary hung ceiling system.

On the lower floor, restrooms are located to the northeast of the stairway. The remaining floor area is mostly open, with glazing running along the building's southern side. The northern side has no glazing as it is below grade. The basement has similar surfaces, with painted gypsum board walls and carpeted floors. *See figures 13-20.*

3.6 Documented Building Alterations

The exterior of the subject building is largely original, although the exposed wooden trellis/shelf is in poor condition, as are the window glazing stops. Alterations to the exterior include the 1973 drafting room addition located on the building's northwestern corner, and the addition of roof insulation has

increased the width of the flat roof fascia. The interior partitioning has been altered several times over the years, as noted below in 1963, 1992, and 1998.

Date	Designer	Description	Permit #
1959		Construct a building	471xxx
1963			482546
1963		Install partition on first floor	482560
1973	Marvin Damman	Construct addition to existing building	550800
1992		Interior non-structural alterations	661998
1998	Leavengood Architects	Non-structural interior alterations on upper floor (STFI)	701569

4. SIGNIFICANCE

4.1 Historical Context

4.1.1 Neighborhood Historical Context: Eastlake

The Eastlake neighborhood is bounded on the west by Lake Union and on its eastern side by the I-5 corridor, and stretches in a roughly five-block-wide strip over twelve blocks (one and one-half miles) in length from the intersection of Fairview and Eastlake Avenues E on the south, to the University Bridge on the north.

The Eastlake neighborhood was named for its location on the eastern shore of Lake Union, earlier known by the Duwamish tribe as *tenas chuck*, or little water.¹ The neighborhood was originally platted in the 1870s, with settlement beginning in the early 1880s. At that time the neighborhood contained a group of small farmhouses scattered on the hillside at the foot of Capitol Hill, and homes and small businesses along the road that linked the city's downtown to communities along the north end of Lake Union, such as Latona and Portage Bay. In 1893, in expectation of serving the new university and reaching the commercial area supporting it, David Thomas Denny ran the northern extension of his Rainier Power and Railway Company streetcar line along the road past his son's new Victorian mansion (ca. 1890, 2800 Eastlake Avenue E) and over a trestle he built over the northern end of Lake Union at Latona.² His line extended through what was then known as Brooklyn northward to William and Louise Beck's private Ravenna Park.³ The Latona Bridge was widened to accommodate pedestrians and vehicles in 1902.⁴ The Alaska Yukon Pacific Exposition of 1909 further increased streetcar traffic through the Eastlake neighborhood. **See figures 21-23.**

As the community grew, the city built the Denny-Fuhrman School (renamed Seward Elementary School in 1905) at Boylston Street and Louisa Avenue. Since then, the school has been the focus of the neighborhood, with additions to the school occurring in 1905 and 1917.⁵

¹ Louis Fiset, "Seattle Neighborhoods: Eastlake—Thumbnail History," HistoryLink.org, posted May 6, 2003, http://www.historylink.org/essays/output.cfm?file_id=3255 (accessed May 22, 2006).

² Leslie Blanchard, *The Street Railway Era In Seattle: A Chronicle of Six Decades* (Forty Fort, PA: Harold E. Cox, 1968), p. 38.

³ Blanchard, p. 38.

⁴ Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), p. 46-47.

⁵ Fiset.

The Lake Union waterfront was initially an active industrial area with sawmills and boat yards. Readily available industrial jobs and the anticipated construction of the Lake Washington Ship Canal resulted in seasonal workers, such as loggers and fishermen, erecting shanties on floating rafts.⁶ These houseboats initially were tied to any available pier or bulkhead, but clusters soon formed, leading to the establishment of houseboat communities during the teens and 1920s.⁷ During the 1930s, they served as a floating “Hooverville” for occupants, many of whom were unemployed during the Great Depression.⁸ In the 1950s and 1960s, the houseboats were gradually transformed into a low-income residential community of bohemians, poets, students, and teachers.⁹ Permanent sewer connections were installed in the 1970s, and the dwelling sizes of houseboats gradually grew to include multi-story houseboats with decks and roof terraces.¹⁰ The houseboat community eventually evolved to provide romantic, water-bound residences for middle and high-income residents. **See figure 24.**

The Lake Washington Ship Canal was completed in 1916. Increased traffic, both on the waterway and between Eastlake and what was now known as the University District, led to the replacement of the old Latona Bridge in 1919 with a new bascule drawbridge.¹¹ The streetcar line running through the neighborhood would continue to stimulate development along its route until the tracks were removed in the mid-1940s.¹² Buses and rubber-tired trolleys replaced the streetcars and Eastlake remained one of the city’s prominent north-south routes, connecting areas north of the city, such as the University District, Roosevelt, Northgate, and Lake City, as well as nearby towns of Kenmore and Bothell.

In 1911 City Light built its first auxiliary steam hydroelectric facility on Fairview Avenue E, utilizing overflow from the Volunteer Park Reservoir.¹³ In 1918, City Light added a large steam-powered generation plant—with its iconic smokestacks—to the north of the original building.¹⁴ Both buildings are now City of Seattle Landmarks and have been recently redeveloped by Zymogenetics. **See figure 25.**

The World War I period saw industrial growth in the neighborhood. In 1917, William E. Boeing and Conrad Westervelt designed a twin float seaplane, building it on a boathouse on Lake Union moored at the foot of Roanoke Street.¹⁵ Their venture would grow into the largest commercial aircraft company in the world. In 1919 the Lake Union Drydock Company was established on Fairview Avenue E to fulfill federal demand for increased shipping. LUDD, as the company is commonly called, still anchors the southern end of the neighborhood. Sound Propeller Company, located a little to the north, still manufactures and services Seattle’s maritime industry.

During the 1920s and 1930s, several low-density apartment complexes were constructed along Eastlake Avenue E and its street railway. These developments have generally been grouped together as bungalow courts, but include townhouse and garden court apartment complexes and several variants. Multistory apartment buildings were also built in the neighborhood, including the City of Seattle Landmark L’Amourita Apartments on Franklin Avenue E and E Shelby Street. **See figures 26-29.**

During the late 1950s and early 1960s, the Eastlake neighborhood was physically separated from the western residential areas of Capitol Hill when I-5 was constructed. Few of the real impacts of traffic, noise, and physical separation were envisioned at the time. During construction many of the large old homes were removed; some were relocated, but many were demolished. I-5 looms over the northern end of the neighborhood, casting a large shadow and creating a hard eastern edge. **See figures 30-31.**

Today, the Eastlake Neighborhood is a vital urban community with diverse housing types, including

⁶ Howard Droker, *Seattle’s Unsinkable Houseboats* (Seattle, WA: Watermark Press, 1977), p. 36.

⁷ *Ibid.*, p. 55, 70.

⁸ *Ibid.*, p. 70.

⁹ *Ibid.*, p. 87.

¹⁰ *Ibid.*, p. 130-132.

¹¹ Phelps, p.15-21, 29-33.

¹² Blanchard, p. 131.

¹³ Dorpat and McCoy, p. 282-284.

¹⁴ *Ibid.*

¹⁵ The Boeing Company, *Pedigree of Champions: Boeing Since 1916* (Seattle, WA: The Boeing Company,1985), p. 7.

a few remaining Victorian farmhouses, Craftsman-style bungalows, small-scale courtyard housing, and Mission Revival and Art Deco apartment buildings. Eastlake Avenue E is a commercial strip with cafes, offices, neighborhood commercial buildings, and newer mixed-use buildings. The Lake Union shoreline includes houseboats, marinas and boat repair yards, a few houses and apartments, and commercial buildings.

The neighborhood has a strong community and published the Eastlake Neighborhood Plan in September 1998.¹⁶ This planning effort stressed the preservation and enhancement of Eastlake's existing and future character as a residential, lakefront community with a mix of elements. The plan's integrated goals included:

- 1) Increased density in the complex, mixed-use urban neighborhood, with a diversity of incomes, ethnicity and residential/commercial use.
- 2) Development of Eastlake Avenue as a "Main Street."
- 3) A focus on the Fairview Avenue shoreline.
- 4) Traffic strategies for safety, pedestrian and bicycle connections, and noise reduction.

4.1.2 Subject Building History: 1914-1920 Eastlake Avenue E

The subject building was constructed in 1959 for the ELMC Corporation, which was most likely an investment holding company controlled by Tom Sparling (see below). The engineering firm of Tom Sparling and Associates tenanted the building from when it was first built until 1991, when the company moved to downtown Seattle.¹⁷ The building was owned by the Sparling family until 2004, when it was purchased by Two Goods LLC. *See figures 32-34.*

4.1.3 Original Building Tenants: Tom Sparling and Associates

The subject building appears to have been built for Tom Sparling (1917-2004) and his engineering company, Tom Sparling and Associates.¹⁸

Tom Sparling was born in 1917 in Stanley, Wisconsin. He was raised in Flaxville, Montana and received his Bachelor of Science degree in electrical engineering from Montana State University in 1939. Between 1940 and 1945 he was employed at the Puget Sound Naval Shipyards in Bremerton, Washington, having been excused from military services due to his expertise in the installation of shipboard radar systems.¹⁹

After World War II, Sparling formed an engineering firm with Jeff Pavey, although Pavey quickly left the firm to form an electrical contracting firm. Practicing from his family home in partnership with his wife Dorothy, Sparling slowly developed a reputation as an expert in complex control systems, such as control circuits for waterfront cranes, tunnel boring machines, and steel mills. He designed the control system for the drawbridge of the first Lake Washington Floating Bridge connecting Seattle and Mercer Island. He later designed two other drawbridges in Washington, the Evergreen Point Floating Bridge and the Hood Canal Bridge. He also designed the safety gates for the reversible lanes on the portion of Interstate 5 that runs through Seattle. Sparling's firm branched into building control systems in the mid-1950s, designing the electrical systems for numerous Northwest projects including University Village, the 1960 Playhouse Theater for the Seattle World's Fair, and the United States Coast Guard Communications Station in Kodiak, Alaska. His firm later designed electrical systems for high-rise buildings, military bases, and steel and floor mills.²⁰

¹⁶ City of Seattle, "Eastlake Neighborhood Plan," September 1998, <http://www.cityofseattle.net/neighborhoods/npi/plans/elake> (accessed May 23, 2006).

¹⁷ James R. Duncan, former CEO of Sparling, email conversation with Larry Johnson, March 21, 2016.

¹⁸ Durham, Anderson and Freed, "Professional Building for ELMC Corporation," p. A-3. One of the offices on the plan is assigned to "Sparling."

¹⁹ Jim Duncan, "Tom Sparling—Engineer and Entrepreneur," *IEEE Industry Applications Magazine*, March/April 2012, p. 8.

²⁰ *Ibid.*, pp. 8-9.

Sparling ran his business from his family home in Seattle's View Ridge neighborhood through at least 1951. By 1954 Sparling and Associates had moved into offices at 615 Lakeview Boulevard, approximately one mile south of the subject building. The company remained in this building until moving into the subject building at 1920 Eastlake Avenue E.²¹

By providing single-discipline electrical consulting while partnering with mechanical engineering companies, by the 1970s the firm had grown to approximately twenty-six engineers and support staff. In the 1990s, Sparling and Associates added telecommunications, audiovisual, and broadcast consulting services. In 1991 the company added an architectural and specialty lighting division.²²

Sparling believed that the firm should be employee-owned, and in 1977 started to sell company stock to staff at affordable prices and payment terms. Sparling was a member of the American Institute of Electrical Engineers (later the IEEE), and an active supporter of the IEEE Industry Applications Society (IAS). He chaired the IEEE Seattle section between 1970 and 1971, and helped found the Seattle and Portland IAS Chapters. In 1983 Sparling was named an IEEE fellow, for innovation and leadership in the electrical design of industrial plants and commercial buildings.²³

Sparling served as president of the Electric League from 1985 to 1986, and chair of the 1976 and 1986 Pacific Northwest electric trade expositions. He was named the Electric League Electrical Man of the Year in 1963. And in 1977, the Washington Society of Professional Engineers named him the Engineer of the Year. He was also active in the American Council of Engineering Companies, serving as the Washington State president and was named Engineer of the Year in 1982. Sparling helped rewrite the National Electrical Code as the IEEE principal vote on the National Fire Protection Association (NFPA) code panel. He was a registered engineer in five states.²⁴

Sparling retired from his company in 1985, and passed away in 2004, at the age of 87.²⁵ *See figures 35-36.*

4.1.4 Additional Tenants

From 1960 until at least 1965 the Patti-MacDonald Construction Company occupied the portion of the subject building addressed at 1916 Eastlake Avenue E.²⁶ The firm, which also had offices in Anchorage and St. Louis, moved to their Seattle offices in 1960.²⁷ Patti-MacDonald built the former Seattle City Hall on the downtown block bounded by Fourth and Fifth Avenues and James and Cherry Streets.²⁸

The next tenant at 1916 Eastlake Avenue E was the Gall & Landau Construction Company. Harold Gall and Robert Landau had been employees of the Patti-MacDonald Construction Company; in 1967 they decided to start their own company and by at least 1969 were operating out of their former employer's offices.²⁹ By 1975 the company had changed its name to Gall Landau & Young and had moved its offices to Bellevue, vacating the subject building. The company exists today as GLY Construction; contemporary projects include medical facilities, condominium complexes, and many buildings on the Microsoft campus in Redmond.³⁰

From at least 1983 through 1991 Sparling and Associates occupied the entire building. In 1991, Sparling and Associates moved to offices to 720 Olive Way in downtown Seattle. Thomas Sparling retained ownership of the building, and leased it to various tenants between 1991 and 1998. In 1998 local architect David Leavengood leased the building with an option to buy from the Elmec

²¹ R. L. Polk and Co., *City of Seattle Directories*, 1946-1985.

²² *Ibid.* pp. 10-11.

²³ *Ibid.* pp. 10-11.

²⁴ *Ibid.* p. 11.

²⁵ *Ibid.* p. 10.

²⁶ R. L. Polk and Co., *City of Seattle Directory*, 1946-1985.

²⁷ *Seattle Times*, "New Businesses Lease Much Building Space Here," March 20, 1960, p. 42.

²⁸ *Seattle Times*, "Construction of City Hall to Begin," December 8, 1960, p. 62.

²⁹ "Company," GLY website, <http://www.gly.com/company> (accessed May 5, 2016).

³⁰ "Project Portfolio," GLY website, <http://www.gly.com/projects/project-portfolio/> (accessed May 5, 2016).

Partnership, an option he exercised in 2004. When Leavengood purchased the building, the Elmec Partnership consisted of Thomas and Dorothy Sparling, James and Donald Sparling, Susan Riggs, and Richard Stern.

David Leavengood founded Leavengood Architects in 1986. His career has consisted of equal parts institutional and educational buildings, residences and lodges, and historic preservation.³¹ Leavengood specialized in ranch architecture, and for fifteen years taught architecture at Montana State University in Bozeman, MT.³² In 1995 he won an award from the Washington Trust for Historic Preservation for restoration and preservation work on the Seattle Asian Art Museum (1932, Bebb & Gould, City of Seattle Landmark).³³ In the 1990s he designed several buildings on the campus of Centralia College, including the New Science Center, Performing Arts & Instructional Building, and the central library building.³⁴ In 2003 Leavengood designed the conservation studio at the Seattle Art Museum.³⁵ Leavengood Architects occupied the upper floor of the building until 2009, when Leavengood retired and shuttered the business.³⁶

The current tenants of the subject building are Privateer Holdings, a private equity firm in the cannabis industry, and several of the firm's subsidiary cannabis-based companies.

4.2 Architectural Context

4.2.1 Historical Architectural Context: the International Style and Modernism in the Pacific Northwest

The subject building can be considered an example of the International Modern Style with a Pacific Northwest influence. Consistent with the International style are the use of concrete, glass, and steel materials with horizontal planes emphasized by the brise soleil, and narrow steel columns. The siting of the building—taking advantage of the slope and views to the south—is a local response.

The Modern movement originated in Europe after World War I with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by Continental architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these experimentations produced two distinct branches of modern architecture: the steel and glass classicism, “International Style,” of the Bauhaus architects Walter Gropius and Mies van der Rohe, and the béton brut of Charles Edouard Jeanneret (Le Corbusier) and the “New Brutalism.”³⁷

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After immigrating to the United States, Mies created a number of buildings that became icons of the International Style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the “frame rectangle.”³⁸ Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism “Less is more.” **See figures 37-39.**

³¹ Sam Bennett, “David Leavengood, Leavengood Architects,” *Daily Journal of Commerce*, March 31, 1999, <https://www.djc.com/ae/sn.html?id=10051198> (accessed May 5, 2016).

³² Patricia Leigh Brown, “Making the Cut,” *Architectural Digest*, September 30, 2009, <http://www.architecturaldigest.com/story/making-the-cut-article> (accessed May 5, 2016).

³³ *Seattle Times*, “Preservation Projects Win Awards,” October 26, 1995, p. B2.

³⁴ Leavengood Architects, “Portfolio—Public,” http://www.leavenarch.com/portfolio/public/pub_01.html (accessed May 5, 2016).

³⁵ Sheila Farr, “Behind the Scenes—SAM's Paintings Conservator/Nicholas Dorman,” *Seattle Times*, April 27, 2003, p. K1.

³⁶ David Leavengood, email exchange with Larry Johnson, April 27, 2016.

³⁷ R. Furmeaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold and Sons, 1969), p. 320.

³⁸ *Ibid.*, p. 331.

As the International Style gained worldwide attention in the late 1920s and 1930s, Pacific Northwest architects such as Pietro Belluschi, J. Lister Holmes, Lionel Pries, and Paul Thiry were implementing the ideas of the Modern Movement in their designs while developing their own regional approach. Architectural design in Seattle, quickly following the lead of architects on the East Coast, went through a radical transformation during the 1950s. The progressive enthusiasm of the War years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism and the International style. This style was used extensively in the many institutional buildings built to accommodate an expanding post-war population in Seattle and nearby suburbs. J. Lister Holmes, William Bain and Paul Thiry, among other local architects successfully made that mid-career leap and were rewarded with major modernist commissions during the immediate post-war period. Holmes's Rainier Vista school completed in 1943, and the Catherine Blaine Junior High School (now Catherine Blaine Elementary School) completed in 1952, were prototypes of the new style adapted to school use, using low horizontal compositions of brick and horizontally grouped windows. This same vocabulary was used in George W. Stoddard's 1946 Renton Hospital. William Bain, working within the structure of the firm Naramore, Bain, Brady, and Johanson, used the thin piloti of the International style to support the interconnecting breezeways of Bellevue's Ashwood Elementary School in 1957. The Washington State Library that Thiry designed for the Washington State Capitol in 1954, with a hovering horizontal roof supported by a colonnade of simple columns framing glass walls, is a hallmark of Northwest Modernism. *See figure 40.*

A new generation of younger architects was also emerging from architectural schools, including the University of Washington, where traditionalist professors were being challenged by early modernist adaptors, including Lionel "Spike" Pries (1897-1968). These new practitioners—including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006)—emerged from their apprenticeships immediately embracing a new Northwest Modernism. Steinbrueck's and Kirk's University of Washington Faculty Center was widely admired and published at the time as an example of Northwest interpretation of the work of Mies van der Rohe, and is one of the best examples of what came to be known as the "Northwest School."³⁹ Kirk would expand his practice designing several clinics throughout the northwest including the Goiney/Roedel Clinic in Lake City completed 1952, the Blakely Clinic completed in 1957, and the Group Health Cooperative Northgate Clinic completed in 1958, all studies of Miesian principles interpreted into Northwestern Modernism. *See figures 41-42.*

By the 1950s, Paul Kirk was considered the leader of what was known as the "Northwest School" promoting regional identity and formal responses to the unique environmental conditions found in the Pacific Northwest. Other architects associated with the "Northwest School" included Arthur Erickson, Fred Bassetti, Victor Steinbrueck, Roland Terry and Gene Zema. The Northwest School emphasized wood-frame post-and-beam architecture with expanses of glass, and used local material in the construction. Their theories emphasized "honesty" and "simplicity." The style is evident in the design of the office of Kirk Wallace McKinley, completed in 1961, and Gene Zima's design for 6850 35th Avenue NE. It was at this time that Seattle's "boom and bust" economy was once again booming, driven by the prosperity of Boeing's emerging jet-powered commercial aircraft division. As Seattle's population grew, the outlying suburban areas required a new infrastructure, and there was sufficient economic confidence to invest in new buildings designed in a new style. Seattle architects were busy designing schools, libraries, churches, branch banks, and many fine residences in the surrounding suburban areas. The older core of the city was largely ignored. *See figures 43-44.*

4.2.2 Original Building Architects: Durham, Anderson & Freed

The Seattle architectural firm of Durham, Anderson and Freed prepared drawings for the original 1959-1960 ELMC Professional Building. Robert Lewis Durham (1912-1998) was the founding principal of Durham, Anderson and Freed.

³⁹ David E. Miller, *Toward a New Regionalism: Environmental Architecture in the Pacific Northwest* (Seattle, WA: University of Washington Press, 2005), pp. 22-30.

Robert Durham was born on April 28, 1912, in Seattle, Washington. He grew up in Tacoma, attending and graduating from Lincoln High School where he studied architectural drawing. In 1936 he received his B. Arch., cum laude, from the University of Washington. After graduation Durham worked for a short time for the City of Seattle Building Department, and then briefly for architect David J. Myers, before becoming a draftsman for architect Bertram Dudley Stuart. Between 1938 and 1941, Durham was an architect and cost estimator for the Federal Housing Administration (FHA).⁴⁰

Stuart, as a principal of the architectural firm of Stuart and Wheatley, designed many of Seattle's apartment houses and hotels in the 1920s. The firm Stuart and Wheatley dissolved at the onset of the Great Depression of the 1930s, leaving Stuart as a sole practitioner. In 1941, Stuart formed a partnership with the younger Robert L. Durham (1912-1998) and Paul Hayden Kirk (1914-1995).⁴¹ Most of their initial work was designing war housing. Kirk left the firm in 1944 to join architect James J. Chiarelli in partnership, while Durham remained with Stuart.⁴² Stuart and Durham's partnership lasted until 1952, when Stuart went into semi-retirement.⁴³ The firm was reorganized as Durham, Anderson & Freed, after Stuart retired in 1954.

Durham's firm is thought to have designed more than 200 church projects throughout Washington, Idaho, and Alaska. One of the firm's first church projects was the Fauntleroy Community Church (1952, 9140 California Avenue SW) in West Seattle, where Durham was inspired to install a large window wall behind the altar. The Fauntleroy church received a national AIA Honor Award for Institutional Buildings in 1952. The firm's First Methodist Church in Mount Vernon won the same award in 1961, and the Highland Covenant Church of Bellevue placed first in the 1964 Church Awards Competition of the National Association of Evangelicals. Other notable church design include St. Elizabeth's Episcopal (1956) in Burien, St. James Presbyterian (1957) in Bellingham, the Congregation Ezra Bessaroth Synagogue (1969) in Columbia City, and the African-inspired sanctuary at Mount Zion Baptist Church (1975) in Seattle.⁴⁴ **See figures 45-48.**

Durham's firm completed a vast number of projects in the Northwest including schools, banks, residences, and civic projects. Seattle Fire Station No. 5 (1963, City of Seattle Landmark) is one of the firm's better-known buildings, an all-concrete building with a sixty-foot hose tower on the Seattle waterfront. It received a citation in 1964 from the Pre-stressed Concrete Institute. Other significant projects include the Association of General Contractors' (AGC) Seattle Headquarters Building (1965), the Southwest Branch of the Seattle Library (1961, demolished), the Atmospheric Sciences Building on the University of Washington campus (1970), the master plan for the U.S. Naval Base in Bangor, Maine (1978), master plans for the Evergreen State College and its library (1971), the Horizon Retirement Home in Seattle (1971), the Main Library (1970) in Richland, and several projects on the Seattle Pacific University Campus.⁴⁵ **See figures 49-50.**

Durham was active, both locally and nationally, within the architectural professional community. He served as president of the Seattle Chapter AIA, going on to head the Washington State Chapter in 1954, and in 1961 the NW Region AIA elected him to the national AIA Board of Directors. He was inducted into the National AIA College of Fellows in 1959. In 1966 Durham was elected First Vice President/President-elect, and in 1967-68, he served as the AIA National's forty-fourth President.⁴⁶

Durham retired in 1975, merging his firm with the Omaha-based firm of Henningson Durham & Richardson. He remained active in the AIA, serving as Chancellor of the National AIA College of

⁴⁰ Carole Beers, "Robert Durham, 86, Was Architect Known For Churches He Designed," *Seattle Times*, August 1, 1998, <http://community.seattletimes.nwsourc.com/archive/?date=19980801&slug=2764141> (accessed February 18, 2013).

⁴¹ Pacific Coast Architecture Database, Architects, "Stuart, Bertram, ID: 2210, Biographical Information, Work History," <https://digital.lib.washington.edu/architect/architects/2210/> (accessed February 18, 2013).

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Michael Houser, "Robert L. Durham," Washington State Department of Archaeology and Historic Preservation, http://www.docomomo-wewa.org/architects_detail.php?id=23, accessed January 18, 2013.

⁴⁵ Ibid.

⁴⁶ Ibid.

Fellows in 1980, and in 1981 received the prestigious Edward Kemper Award for outstanding service to the Institute— becoming the only person to have served as President, Chancellor, and Kemper Award recipient in the AIA's 141-year history. In 1985, he received the AIA Seattle Metal, the highest local honor to an architect, recognizing outstanding lifetime achievement.⁴⁷

Durham was also active in community service, serving on the Seattle Municipal Arts Commission, the Seattle Building Code Advisory Committee, the Municipal League Board, Seattle World's Fair Cultural Arts Committee, and the Guild for Religious Architecture, and many more.

Durham traveled widely throughout Europe and became a noted watercolorist. Durham died on July 25, 1998, at age 86, at his home in West Seattle.⁴⁸

Notable buildings designed by the firm include:

- Fauntleroy Congregational Church, Seattle (1952, Washington State AIA Honor Award)
- Forest Lawn Mausoleum, Seattle (1954, Washington State AIA Honor Award)
- Skyline House, Seattle (1956, Washington State AIA Honor Award)
- Bothell Methodist Church, Bothell (1959, Washington State AIA Honor Award)
- Port of Seattle Shilshole Bay Marina Administration Building, Seattle (1961, demolished)
- Southwest Branch, Seattle Public Library (1963, Washington State AIA Honor Award, demolished)
- Fire Station No. 5, Seattle (1964, City of Seattle Landmark)
- Atmospheric Sciences Building, University of Washington, Seattle (1970)
- Horizon House Retirement Home, Seattle (1971)
- Daniel J. Evans Library, Evergreen State College, Olympia (1971)

4.2.3 Addition Architects: Damman Architects

The Seattle architectural firm of Damman Architects prepared drawings for the northern addition to the building in 1973. Marvin Fulmer Damman (1915-2002) was the principal of the firm.

Marvin F. Damman was born in Port Angeles, Washington, on September 17, 1915. His family moved to Seattle around 1920. After graduating from Roosevelt High School, he attended and graduated from the University of Washington in 1941. He served in the United States Navy between 1941 and 1946 during World War II. As an architect in Seattle, he was primarily involved with commercial remodeling. His best-known project was the remodel of the old Rhodes Department Store (demolished) in Seattle's Central Business District for the United States GSA. He was a member of the American Institute of Architects, the Salvation Army Board, the Seattle Port Commission, the Seattle Municipal League (Exceptional Service Award), and the Horizon House Residents. He also belonged to the Washington State Pioneers Association, as his family settled in Washington State in the 1800s. Damman passed away on April 6, 2002.⁴⁹

⁴⁷ Ibid.

⁴⁸ Beers, n.p.

⁴⁹ Findagrave.com, "Marvin Fulmer Damman," <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=50213410> (accessed February 9, 2016), p. 1. UW Architecture Alumni/ae 1914-, <https://www.sites.google.com/site/uwarchitecturehistory/uw-architecture-alumni-ae> (accessed February 9, 2016).

4.2.4 Original Building Contractor: Unknown

4.2.5 Addition Contractor: Elan Construction

Elan Construction was founded in Seattle in 1959 by Charles C. Jenner⁵⁰. Notable buildings built or remodeled by the firm include Manning's/Ballard Denny's⁵¹, the Mayflower Hotel⁵², offices at Pier 70 on the Seattle waterfront⁵³, and the Henry Art Gallery⁵⁴.

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⁵⁰ The Co-op Funeral Home of People's Memorial, "Charles Cornelius Jenner," <http://funerals.coop/obituaries/charles-cornelius-jenner.html> (accessed February 18, 2016).

⁵¹ Pacific Coast Architecture Database, "Elan Construction Company (Corporation)," <http://pcad.lib.washington.edu/firm/3459/> (accessed February 18, 2016).

⁵² Polly Lane, "Facelift Underway for Mayflower Hotel," *Seattle Times*, May 5, 1974, p. 50.

⁵³ *Seattle Times*, "Pier 70 offers offices," June 27, 1971, p. 38.

⁵⁴ *Seattle Times*, "Canoe House, theater, gallery set for facelift at U.W. campus," June 22, 1980, p. 128.

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APPENDIX 1

FIGURES

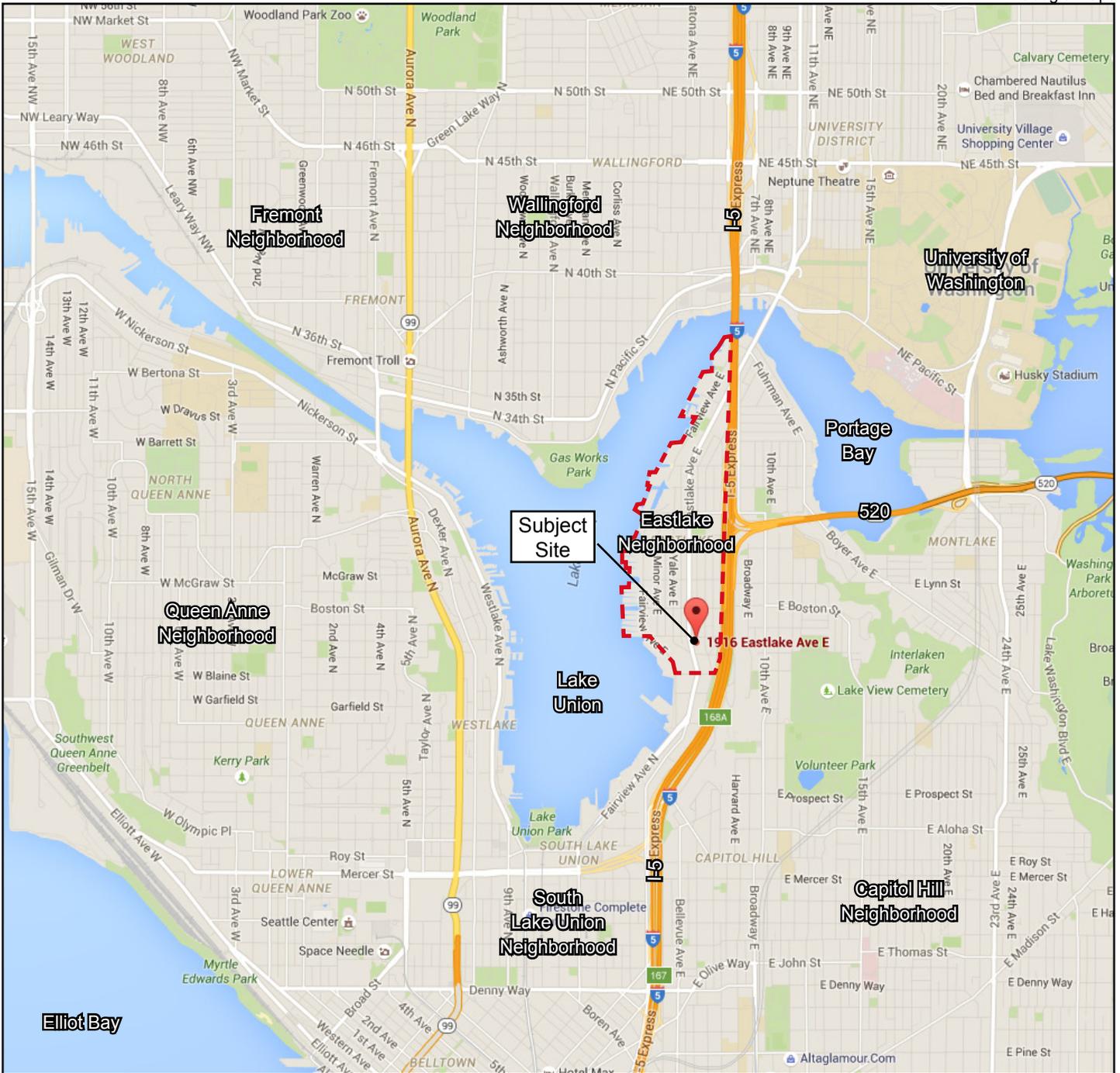


Figure 1 • Location Map



Eastlake Avenue E Office Building
 Landmark Nomination Report

March 2016



Figure 2 • Aerial View



Figure 3 • View A - Viewing north on Eastlake Avenue E

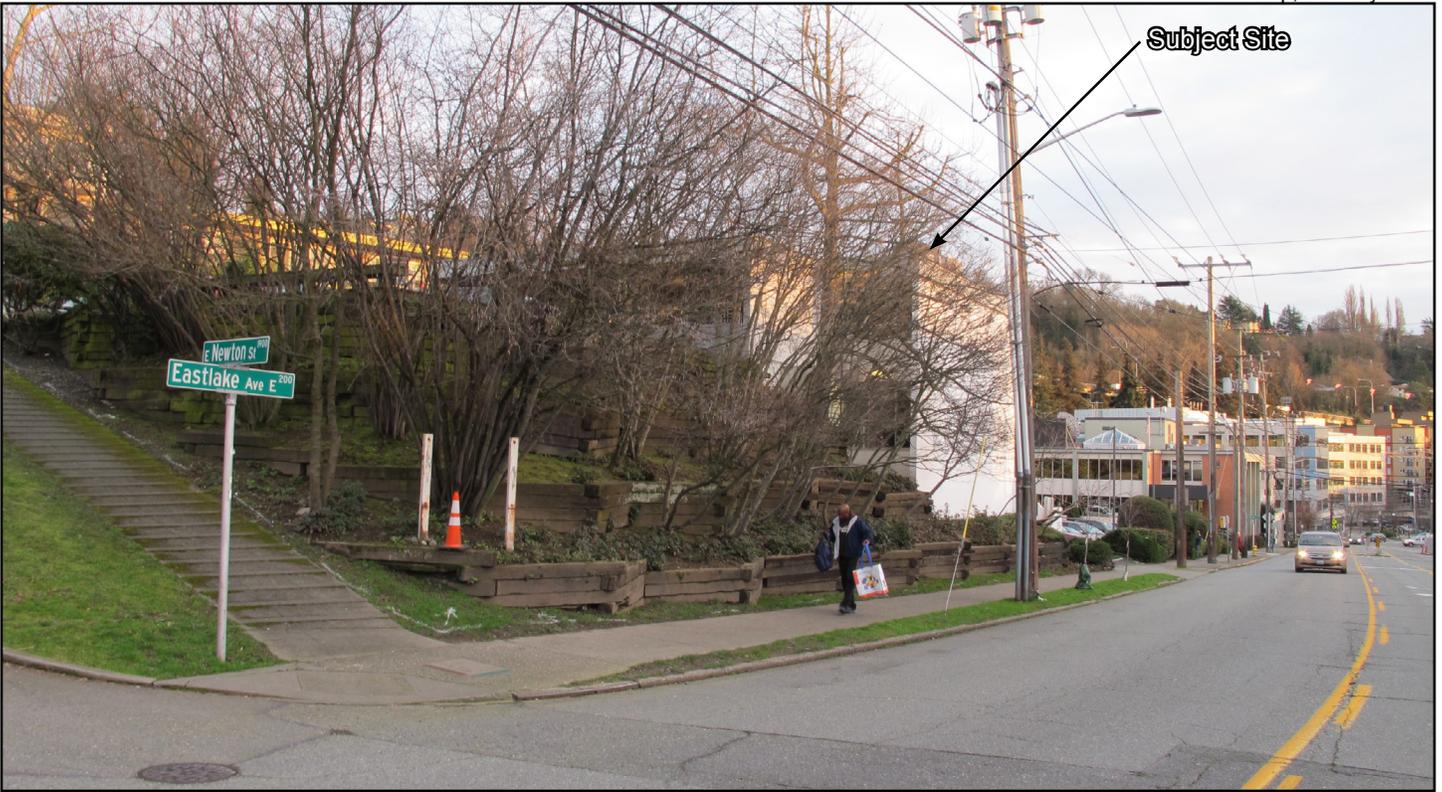


Figure 4 • View B - Viewing south on Eastlake Avenue E



Figure 5 • Detail of retaining wall



Figure 7 • Eastlake Avenue E Office Building, southern façade



Figure 8 • Eastlake Avenue E Office Building, viewing northeast at the southern façade

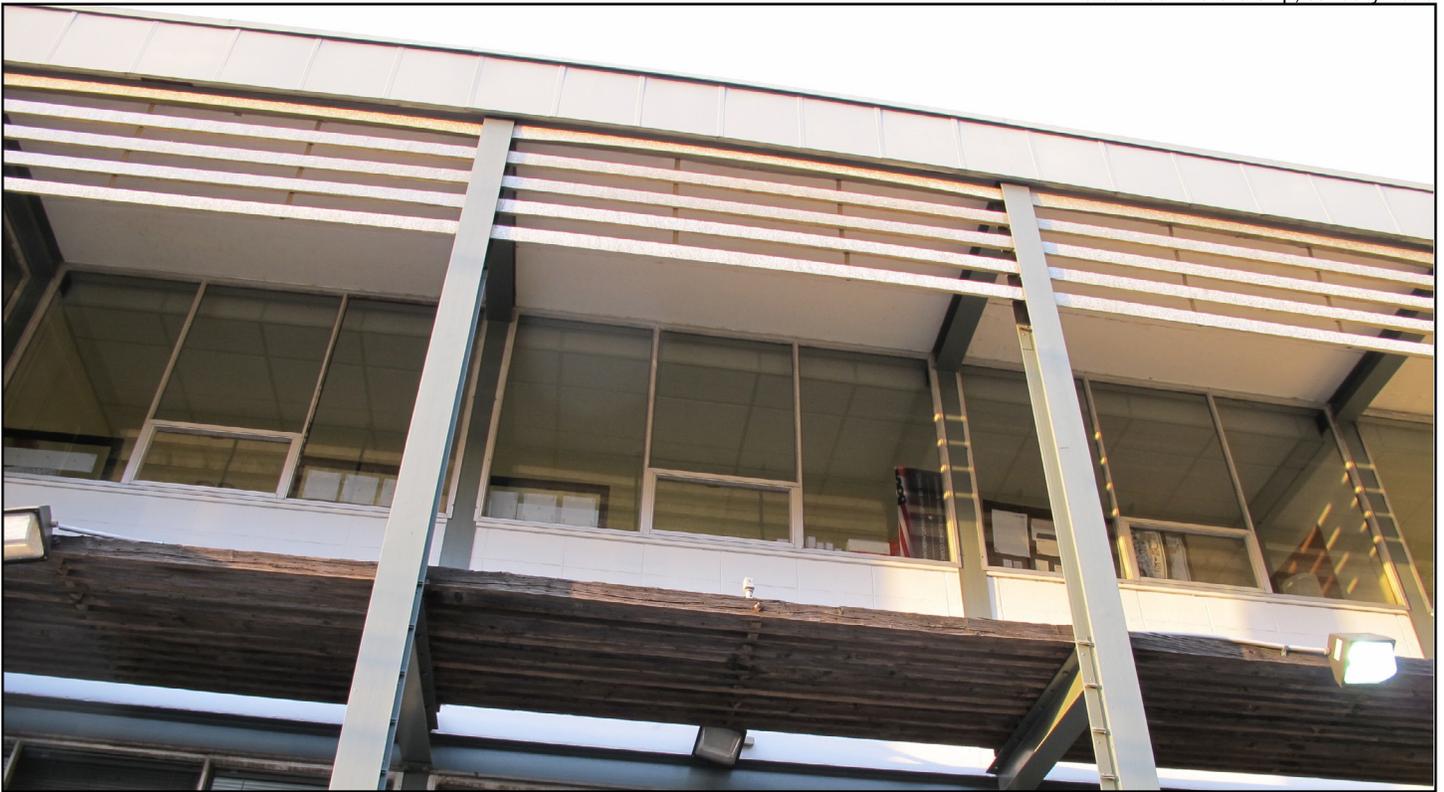


Figure 9 • Eastlake Avenue E Office Building, detail of southern façade



Figure 10 • Eastlake Avenue E Office Building, partial western façade



Figure 11 • Eastlake Avenue E Office Building, northern façade



Figure 12 • Eastlake Avenue E Office Building, partial eastern façade and roof



Figure 13 • First floor hallway



Figure 14 • Second floor conference room, southern façade



Figure 15 • Kitchen and dining area, northwestern addition

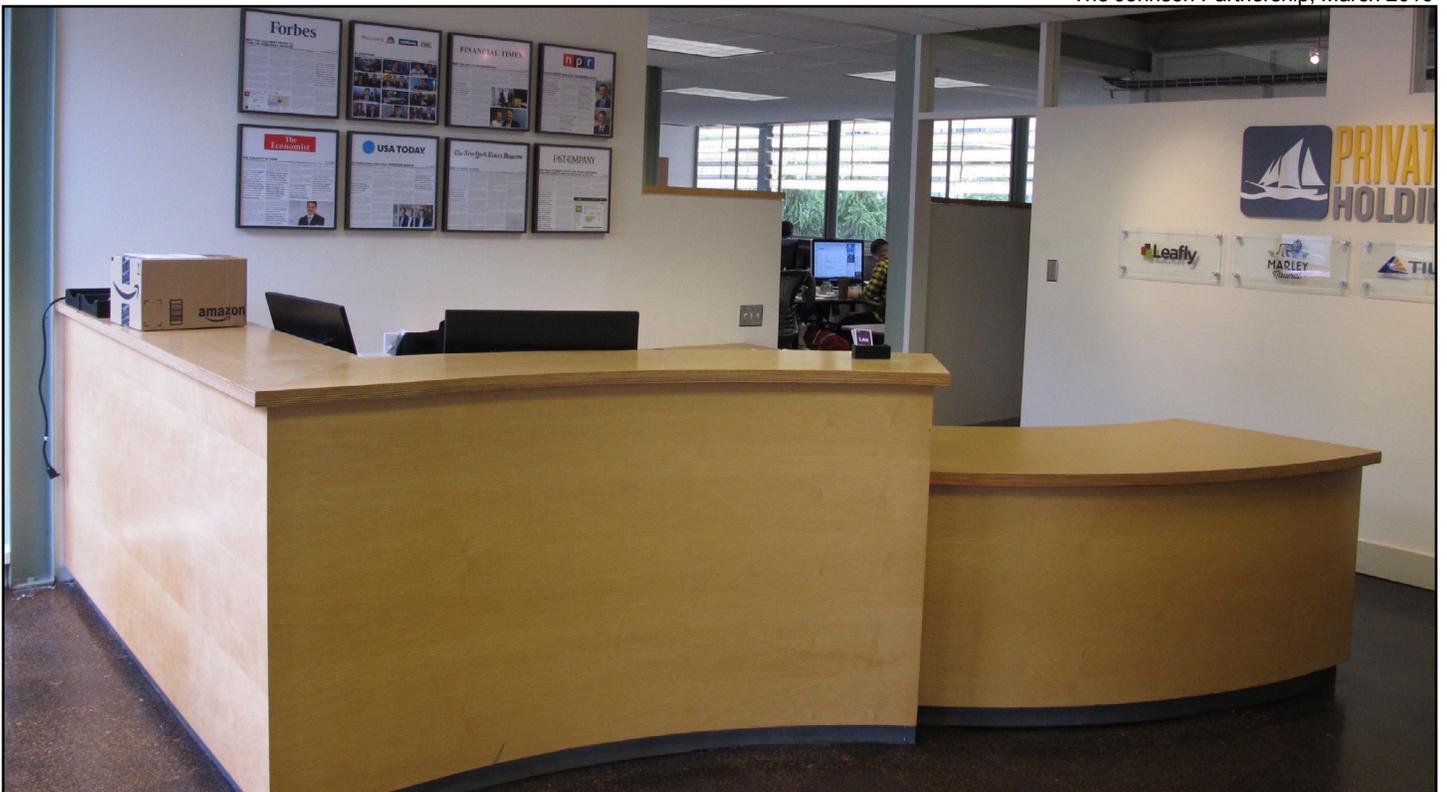


Figure 16 • Second floor reception area



Figure 17 • Second floor entry and reception area



Figure 18 • Second floor offices, northern façade

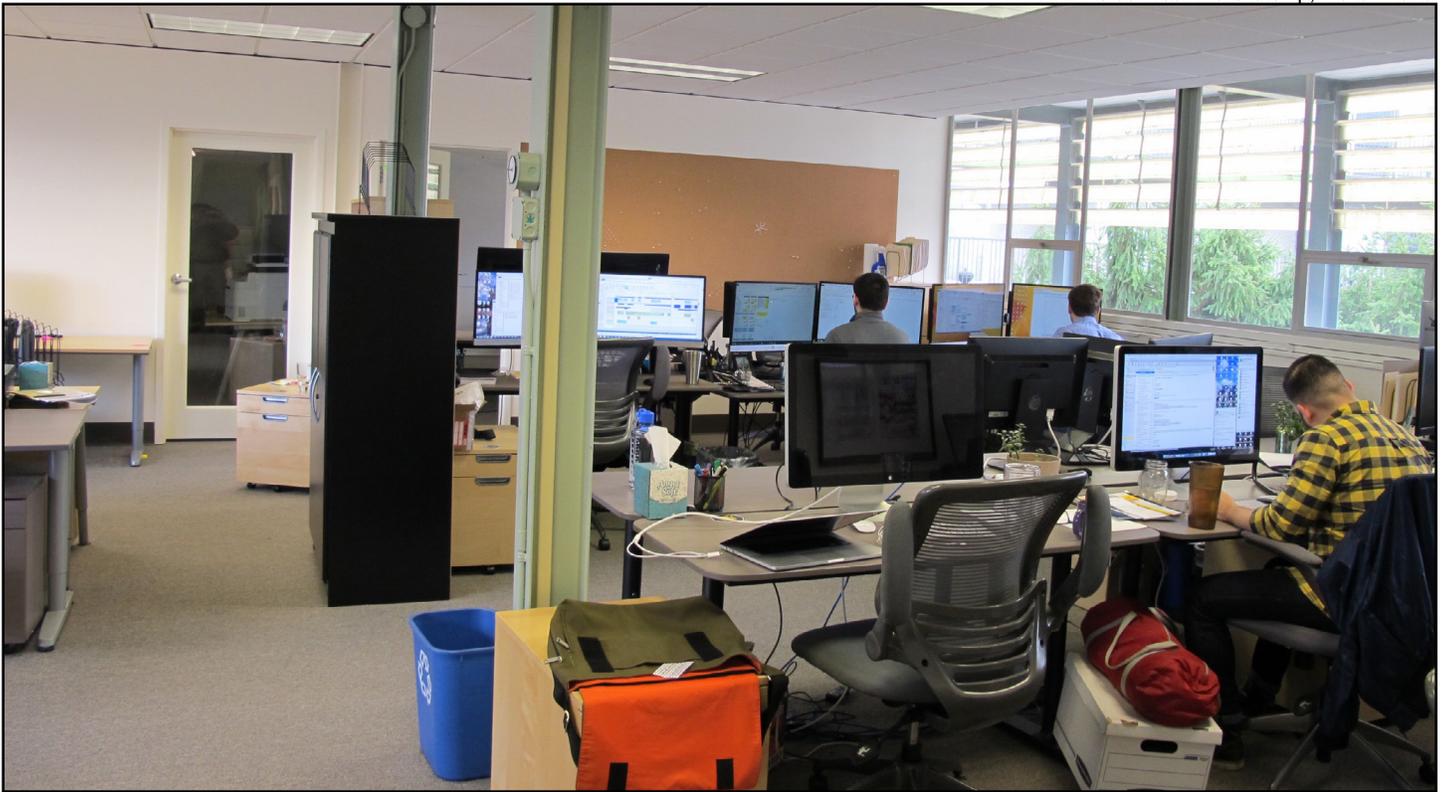


Figure 19 • Second floor offices, southern façade



Figure 20 • First floor offices, southern façade



Figure 21 • Lake Union from eastern Capitol Hill, ca. 1895



Figure 22 • David Thompson Denny Jr.'s residence at 2800 Eastlake Avenue E, date unknown (Demolished)



Figure 23 • Eastlake Neighborhood from Queen Anne Hill, 1910

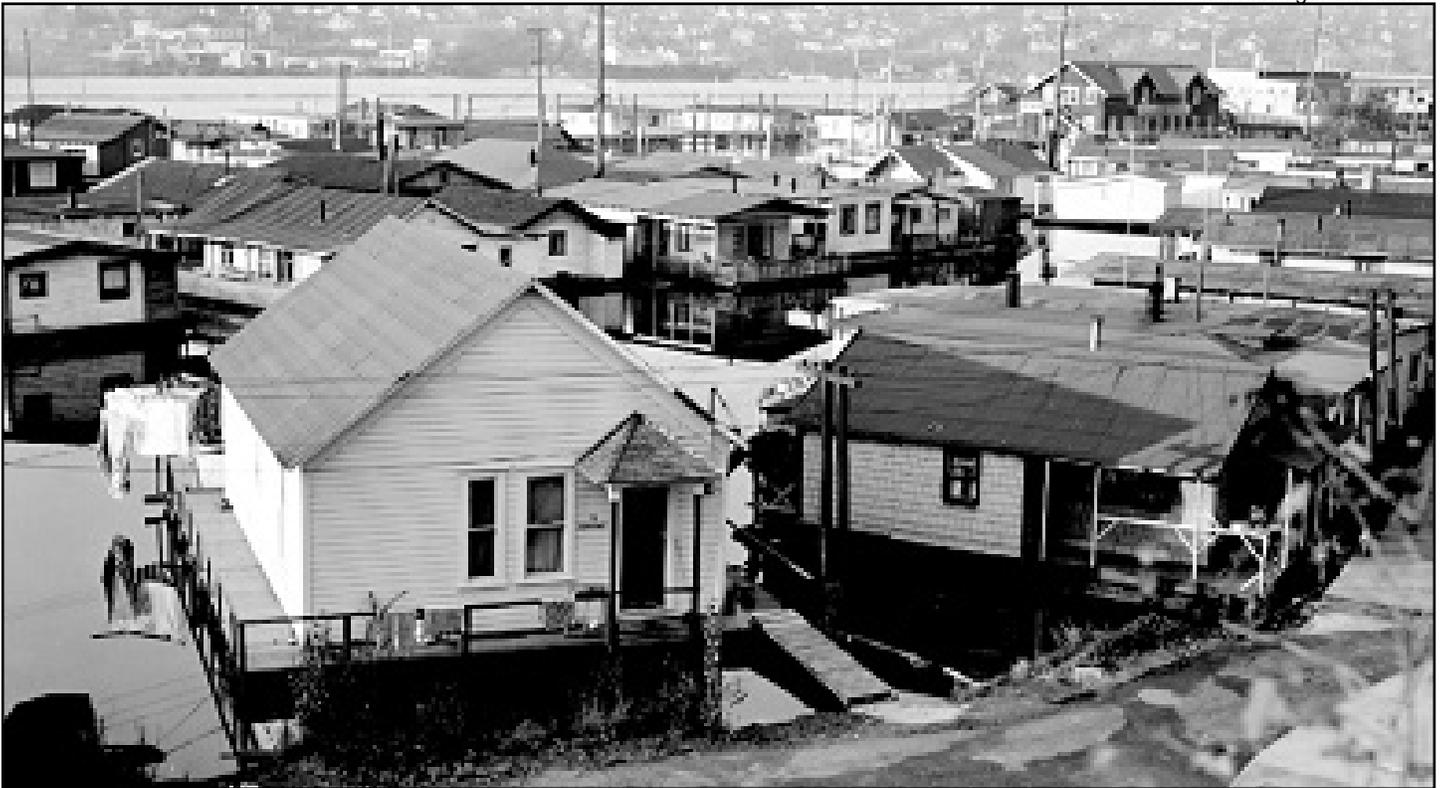


Figure 24 • Houseboats on Roanoke Street, November 3, 1953



Figure 25 • City Light Auxiliary Steam Plant, ca. 1920



Figure 26 • Eastlake Neighborhood, viewing north from E. Lynn Street, Sept 15, 1927



Figure 27 • L'Amourita Apartments (City of Seattle Landmark), ca. 1930



Figure 28 • Eastlake Neighborhood from Queen Anne Hill, September 14, 1934



Figure 29 • Eastlake Neighborhood, viewing north on Eastlake Avenue E from near E. Garfield Street Nov 22, 1933

Seattle Post-Intelligencer, MOHAI 1986.5.9647



Figure 30 • Aerial of Lake Union and Eastlake Neighborhood from south 1958



Figure 31 • Construction of I-5, viewing from Eastlake Avenue E and Lakeview Boulevard

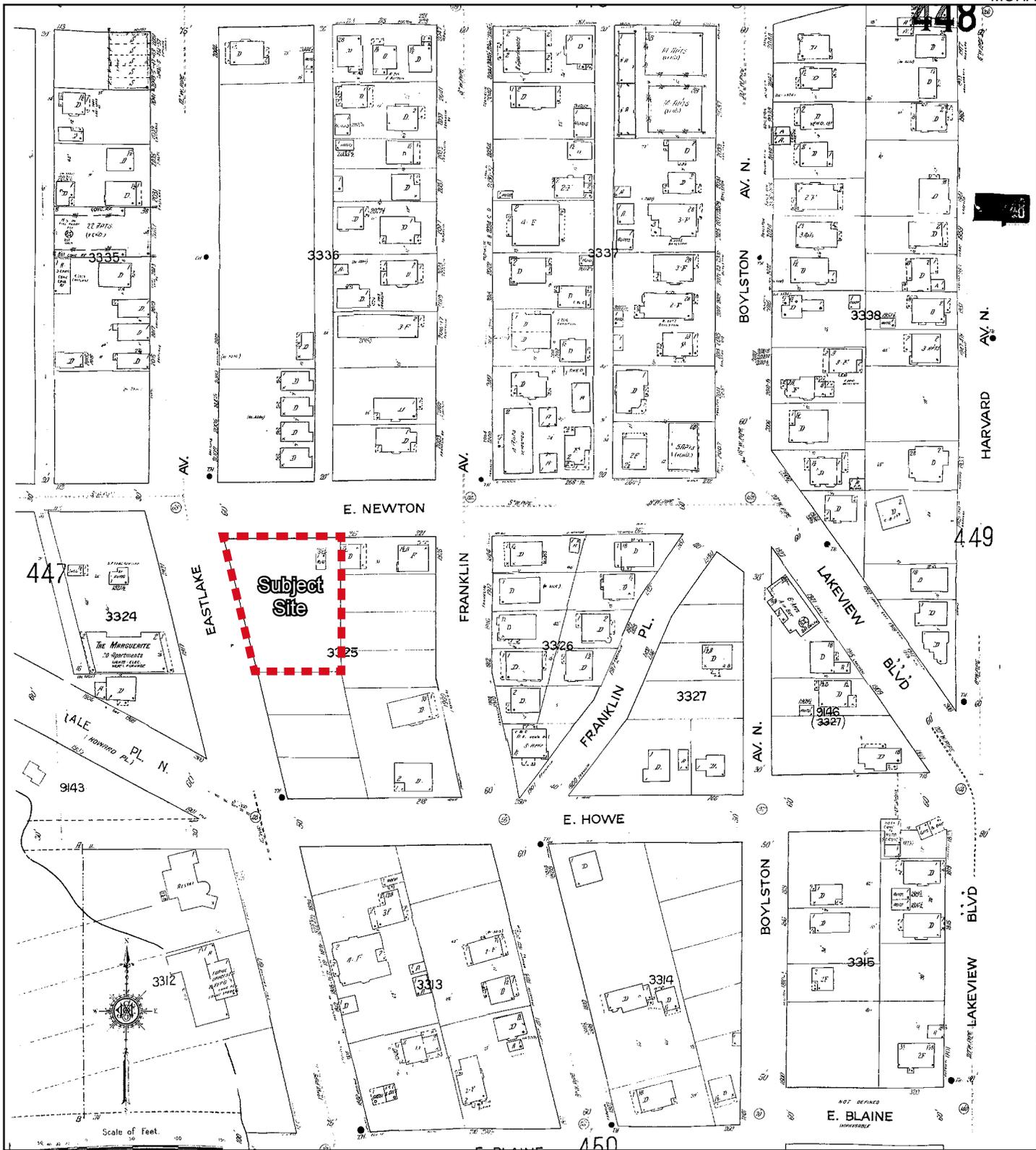


Figure 32 • Sanborn Map, 1950

Eastlake Avenue E Office Building Landmark Nomination Report

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Figure 33 • Eastlake Avenue E Office Building, under construction, 1960



Figure 34 • Eastlake Avenue E Office Building, ca. 1980

Eastlake Avenue E Office Building Landmark Nomination Report

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Figure 35 • Tom Sparling, ca. 1939

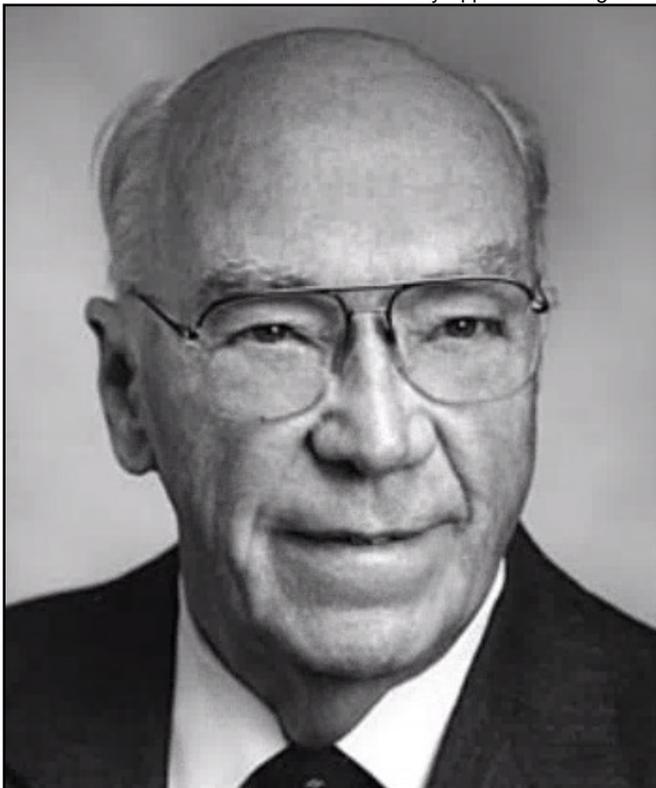


Figure 36 • Tom Sparling



Figure 37 • Barcelona Pavilion, Barcelona, Spain (1929, Mies van der Rohe)



Figure 38 • Crown Hall, Illinois Institute of Technology (1956, Mies van der Rohe)



Figure 39 • Bacardi Building, Mexico City, Mexico (1956, Mies van der Rohe)

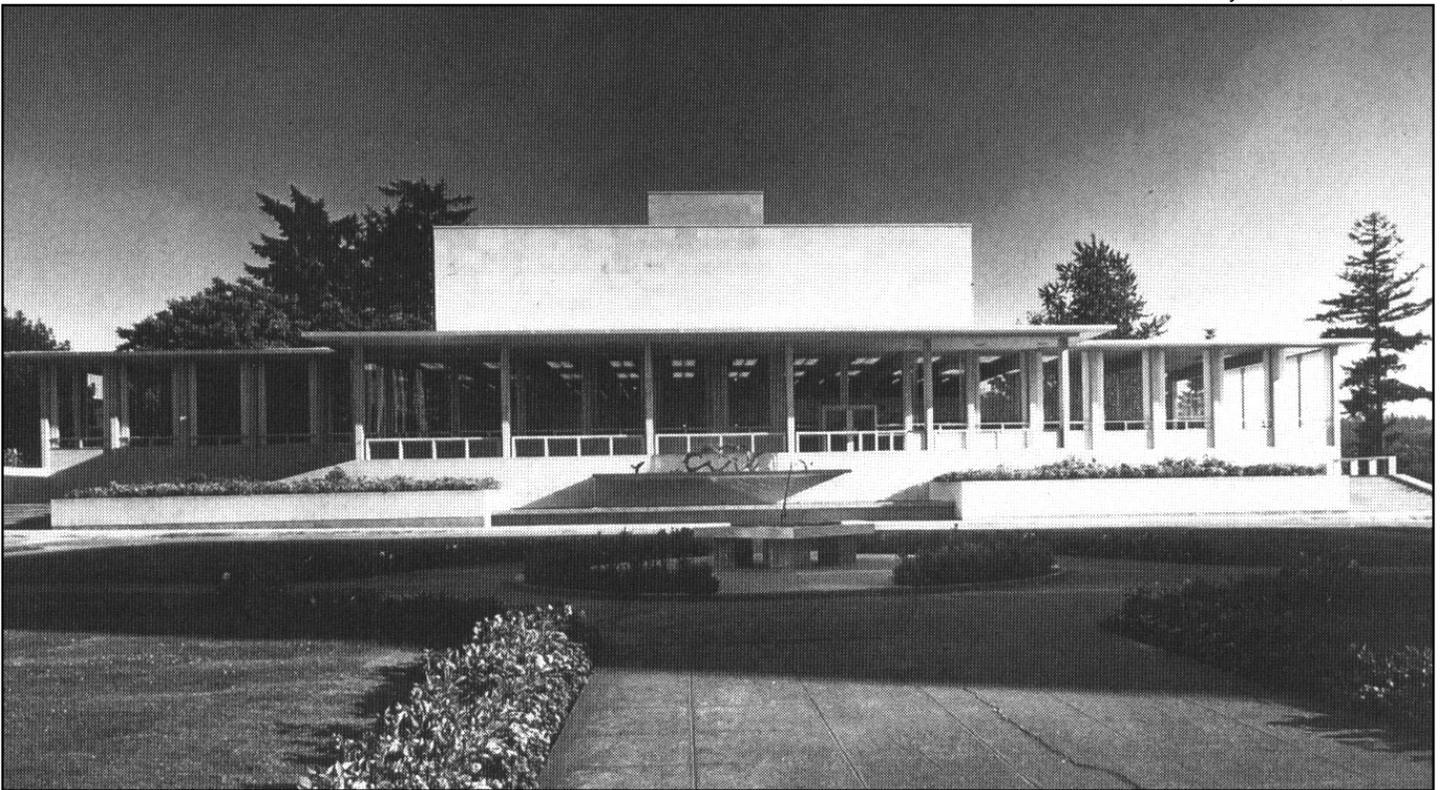


Figure 40 • Washington State Library, Olympia (1954-59, Paul Thiry)



Figure 41 • University of Washington Faculty Center, Seattle (1960, Steinbrueck and Kirk)



Figure 42 • The Blakeley Clinic (Paul Hayden Kirk, 1957)



Figure 43 • Offices of Kirk, Wallace & McKinley (Kirk, Wallace & McKinley, 1961)

The Johnson Partnership



Figure 44 • 6850 35th Avenue NE (Eugene Zema, 1962)

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Figure 45 • Fauntleroy Community Church, 9140 California Avenue SW (Durham, Anderson & Freed, 1952)

www.roadsidearchitecture.com



Figure 46 • St. James Presbyterian Church, Bellingham, WA (Durham, Anderson & Freed, 1957)



Figure 47 • Congregation Ezra Bessaroth Synagogue, 5217 S Brandon Street (Durham, Anderson & Freed, 1969)

sacred-destinations.com



Figure 48 • Mount Zion Baptist Church 1634 19th Avenue (Durham, Anderson & Freed, 1975)



Figure 49 • Seattle Fire Station No. 5, 925 Alaskan Way (Durham, Anderson & Freed, 1963)



Figure 50 • Evergreen State College Library (Durham, Anderson & Freed, 1971)

APPENDIX 2

BUILDING PLANS