



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: **Albert W. Bash House**

Year Built: **1908**

Street and Number: 4238 12th Avenue NE

Assessor's File No. 114200-1010

Legal Description: Lot 22, Block 10, Brooklyn Addition to Seattle, according to the plat recorded in Volume 7 of Plats, Page 32, Records of King County, Washington.

Plat Name: Brooklyn Addition **Block:** 10 **Lot:** 22

Present Use: Rooming house

Present Owner: Sharifah Sabah, Lina Baharain

Original Owner: Albert W. Bash and family

Original Use: Single family house, boarding house

Architect: **Unknown**

Builder: Unknown

Submitted by: David Peterson / Historic Resource Consulting **Date:** January 25, 2019
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Reviewed by: _____ **Date:** _____
(Historic Preservation Officer)



Albert W. Bash house

4238 12th Avenue NE

Seattle Landmarks Preservation Board

January 25, 2019
(revised March 12, 2019)

Albert W. Bash House - 4238 12th Avenue NE
Seattle Landmark Nomination

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I. INTRODUCTION

This report was written at the request of The Standard at Seattle LLC, a development company, in order to ascertain its historic nature 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 from September and October 2018. Sources used in this report include:

- No original drawings, but some historic permits and drawings of alterations, were on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library.
- 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): Albert W. Bash house

Year Built: 1908

Street & Number: 4238 12th Avenue NE

Assessor's File No.: 114200-1010

Original Owner: Albert W. Bash and family

Present Owner: Sharifah Sabah, Lina Baharain

Original Use: Single family house, boarding house

Present Use: Rooming house

Original Designer: Unknown

Original Builder: Unknown

Plat/Block/Lot: Plat: Brooklyn Addition / Block: 10 / Lot: 22

Legal Description: Lot 22, Block 10, Brooklyn Addition to Seattle, according to the plat recorded in Volume 7 of Plats, Page 32, Records of King County, Washington.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property is a midblock parcel located on 12th Avenue NE, just south of NE 43rd Street, in the University District neighborhood. The parcel is rectangular in plan, measuring approximately 40 by 103 feet, oriented east-west. The site is gently sloped, dropping approximately eight feet from northeast to southwest property corner. There is an alley along the east (rear) side of the property. The subject building is oriented east-west and sits at the center rear of the lot, with a front yard, but minimal side and rear yards which primarily provide circulation through the site.

To the north of the subject property, sharing a property line, is an empty lot currently being used as a staging area for the construction of the Sound Transit light rail tunnel currently under construction to the northeast across the alley.

To the south, sharing a property line, is a three-story 20-unit masonry veneer apartment building, called the Cedrus Apartments, constructed in 1958.

To the northwest of the subject property, across 12th Avenue NE, is the three-story 15-unit unreinforced masonry Roberta Apartments, constructed in 1929 in the Collegiate Gothic style. South of that, directly to the west of the subject property, is a three-story 15-unit wood frame apartment building constructed in 1979.

To the east of the subject property, across the alley and occupying the northeast corner of the block, is a fenced lot which is part of the construction site of the Sound Transit tunnel. South of that, directly across the alley from the subject site, is the Varsity Arms Condominium, a three-story 20-unit unreinforced masonry Collegiate Gothic building constructed in 1928.

While the University District has several Seattle-designated landmarks, the following are those within a three or four block radius:

- University Methodist Episcopal Church and parsonage (1907) at the corner of 42nd & Brooklyn;
- Neptune Theater (1921, Henderson Ryan), at the corner of 45th & Brooklyn;
- Anhalt Hall (1928, Frederick Anhalt), at 711 NE 43rd Street;
- Parrington Hall (1902) on the University of Washington campus.

The University of Washington campus lies two blocks to the east of the subject site, on the east side of 15th Avenue NE.

At the north end of the subject block is the southernmost part of a block-long excavation on the east side of Brooklyn Avenue between NE 43rd and 45th Streets, which is to be a new underground light-rail station, opening in 2021. That location is already the site of the two tallest buildings in the University District, the 22-story UW Tower (1973), and the 15-story Hotel Deca (b. 1932), at Brooklyn and NE 45th Street.

For city planning purposes, the subject parcel is zoned SM-U/R 75-240[M1] (Seattle Mixed-Urban Residential with an allowed height between 75 and 240 feet), and is located in the University District Northwest Urban Center Village overlay.

In the 1975 building inventory of the University District by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was described as “significant to the

community—special quality and character in relation to this neighborhood.”¹ The 2002 Seattle Department of Neighborhoods Seattle Historical Sites inventory sheet for the subject building does not make a statement as to whether the building is likely to meet Seattle landmark criteria and National Register criteria, only that it should be inventoried.²

B. Building description

The subject building was constructed in 1908 as a single family house, but as early as 1910 it was functioning as a boarding house. There were two permitted additions made at the rear of the house in 1914 and 1916, and other unpermitted additions made some time after 1937, likely the 1950s and 1960s.

Today, the house is two and a half stories of wood frame construction over a concrete partial basement, is roughly rectangular in plan, and measures approximately 58 feet by 25 feet (at the front) and 27 feet (at the rear). Historic tax records indicate that the original 1908 portion of the house is the front 33 feet by 25 feet, which is largely intact although generally suffers from deferred maintenance. According to historic tax records, Sanborn maps, and permits, in 1914 and 1916, a narrow, L- or T-shaped two-story 20 foot long addition was made at the rear which featured one-story full-width porches on the north and south sides. Permits describe them as sleeping porches. By 1937, these porches had been enclosed, as evidenced by the tax assessor photo of that year. The massing of the building today primarily dates to that period, although there may have been other minor alterations made to the rear of the house since that time.

The house is an American Foursquare in type and features eclectic, Queen Anne style detailing on the original building mass. The house is clad primarily in painted cedar clapboard siding at the first floor, and shingles at the second story above the window sill line. There are also shingles at the second story of the projecting rear addition. The rest of the rear portion of the house, which were constructed as additions, are clad with a vertically grooved wood siding product. Windows at the front mass of the house are typically large, double hung wood sash with twenty-one gridded upper lights over a larger single pane. Some on the sides are protected by metal storm windows. Windows at the rear of the house are a mix of simpler one-over-one wood sash, mid-20th century aluminum or metal frame, or metal or vinyl sash from recent decades.

The roof is hipped, with very deep painted beadboard eaves supported by shaped brackets. The roof is clad in contemporary asphalt composite shingles. The front or west elevation features a one-story projecting low-hip-roofed porch, also with deep eaves and shaped brackets, located at the first floor northwest building corner. The porch is supported by Tuscan posts with shaped impost blocks and covers a slightly recessed main entry, which is reached by a high flight of non-original wood steps. The main entry includes a non-original front door flanked by two clear leaded glass sidelights.

Other features of the front elevation include a prominent shingled dormer with a broken cornice and ogee arch in the gable; a double window beneath it centered on the second floor; and highly decorative projecting brackets beneath the second floor corner window sills and the first floor window sill.

At the front original mass of the house, the south elevation features a projecting clinker-brick chimney towards the front, and an original one-story hip-roofed projecting square bay window at the first floor towards the back. Offset above this square bay window is another square bay window,

¹ Nyberg and Steinbrueck, 1975, unpaginated.

² Summary for 4238 12th AVE / Parcel ID 1142000945 / Inv # UD105, Seattle Department of Neighborhoods Seattle Historic Sites database, 2002.

shed roofed and without shaped rafter ends, which is non-original and dates to one of the building additions at an unknown time. Also on the south elevation is a double-gabled dormer window at the roof, which is difficult to see from ground level but visible in aerial photographs.

The north elevation of the original front mass of the house features a two-story projecting stair bay, with original windows protected by storm windows, which breaks the roof line and is separately roofed. There is a door to the basement level units on the north elevation below the stair bay, with non-original windows lighting the basement level.

The rear or east elevation, and the rear portion of the north and south sides of the house, represent a series of additions to the structure over time, presumably related to the building’s long-time use as a boarding house. The additions are identifiable by their form, structure, and detail, which do not match the original front of the house. Additions include small projecting gable and shed roofed bays, built with a concern for interior space rather than exterior appearance. Identifiable at the rear is the two story c.1914-1916 gable-roofed narrow two-story addition, flanked by what were originally shed-roofed sleeping porches but which are now enclosed. On the north side, the sleeping porch received a second-story addition built at some time after 1937 as it is not visible in the tax assessor photo of that year. At the base of the east elevation gable is a small projecting deck porch, of unknown date, with lattice enclosing the first floor and with a railing at the second, providing covered access to the first floor, and access to the second floor reached by a flight of wood steps.

Only part of the building interior was available for inspection for this report, including the front entry hall and stair, the first floor corridor, and two residential units. The original house interior is divided into separate rentable rooms or suites of rooms, some with original interior finishes. They are accessed from a series of access points on the exterior of the house, or along the interior corridor and entry hall stair. The kitchen appears to be shared. Tax records indicate that the interior ceiling heights when built were 8 feet 6 inches at the first floor, 8 feet at the second floor, 7 feet at the basement, and 6-7 feet at the attic. Original finishes were hardwood and fir floors (tile floors added at some locations later), plaster walls, and fir trim.

C. Summary of primary alterations

The subject building was constructed in 1908 as a single family house, with permitted and unpermitted additions made at the rear in order to expand available rooms for its use as a boarding house. Below are the historic permits on file:

<u>Permit</u> ³	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
143204	1914	----	“Sleeping porch”
151625	1916	----	“Sleeping porch & plumbing”
----	1952	----	“See letter on file, occ. one fam. residence only”
BN14638	1963	\$5,000	“Alter exis. bldg. & occupy as rooming house”
BN33285	1963	\$2,500	“Alter bldg & occupy as room’g house & 2 apts”

³ The earliest permit listed on the permit card on file at the SDCI Microfilm Library for the subject address is permit #16931 dated 1902. However, it provides conflicting information and appears to be referring to another property, even though it lists the correct plat, block, and lot. The work described is “To repair roof and foundation of dwelling,” at a cost of \$100, for work to be done by a W. Kearney, and the permit was signed by a Harry Lever. The permit must refer to another parcel, because the subject building was not constructed until 1908, as is stated in tax records and is supported by a brief classified ad in January 1909 describing the house as “new” (“Girl for general housework,” Seattle Times, January 9, 1909, p. 8). Also, the subject parcel is shown as an empty lot on the 1905 Sanborn fire insurance map for the block, but the house does appear in the next Sanborn map issued, for 1919, meaning that it was built between those years.

The 1914-1916 permits correspond to part of the additions at the rear of the building, as do the 1963 permits, for which rudimentary drawings were available. While the 1914-16 sleeping porches might have been considered sympathetic alterations to the property, their enclosure and other alterations made to the rear portion of the property are not sympathetic with the original house.

No original drawings are on file for the property, although drawings for the 1963 alterations are. A visual inspection of the building, compared to the Sanborn fire insurance maps of 1919 and 1950, and the 1937 tax assessor photo, provide an indication of the major alterations to the house.

Below is a summary of the primary alterations to the building, since 1908:

- One- and two-story unsympathetic additions to rear of building (1914-c.1960s).
- Most windows at the basement level of the original portion of the house have been replaced with metal sash.
- Interiors have been altered over time.

III. HISTORICAL CONTEXT

A. The Development of the University District

Following the founding of Seattle in 1851, the area that would become the University District was not incorporated into the city boundaries until 1891. The first settlers in the area received land grants and began farming there in 1867, when the area was relatively rural and far from the city center. By 1887 the Seattle Lake Shore & Eastern Railway—today's Burke-Gilman Trail—had been developed and built by a group of investors, providing an east-west connection between Fremont and the west shore of Lake Washington.⁴

In 1890, James Moore—a prolific developer in early Seattle who already had success developing the Latona tract to the west, in 1889—purchased property, including part of the original settlers' farm, and began to subdivide it into building parcels. The first of these was the “Brooklyn Addition” (where the subject parcel is located), which corresponds approximately to the thirty-eight blocks between today's Roosevelt Way NE on the west, 15th Avenue NE on the east, NE 45th Street on the north, and Portage Bay to the south. Accordingly, the new neighborhood was advertised by Moore as “Brooklyn.” In 1891, large areas north of the existing city were annexed to Seattle, including today's University District, Green Lake, Wallingford, Phinney Ridge, Montlake, and Magnolia. Many of Moore's street names were changed after annexation, to match Seattle's numbered street system. Seattle's population at this time was about 42,000 people. However, a nationwide financial crash in 1893 slowed development of the new neighborhood for a few initial years.⁵

The most significant event for the young neighborhood of Brooklyn was the decision in 1891 to relocate the University of Washington to this area from downtown Seattle, where physical growth for the institution had been limited. The university regents retained the original campus downtown for future development (today known as the University Tract), and began building in 1895 the new campus on the considerable acreage east of 15th Avenue NE and south of NE 45th Street, to the waterfront of Union Bay and Lake Union. The university spurred significant growth in the neighborhood. In addition to hundreds of students who attended the university, the non-student population quickly grew, so that by the first decade of the 1900s a complete community had developed, with apartment and single family housing, shops, churches, schools, and civic buildings.

⁴ Information in this section primarily from Tobin, pp. 7-22; and HistoryLink.org, “Seattle Neighborhoods: University District—Thumbnail History,” by Paul Dorpat, June 18, 2001, corrected May 2002.

⁵ Tobin, p. 10.

By this time, the neighborhood had come to be called the University District rather than Brooklyn. From 1900 to 1910, Seattle continued to grow due to population increase and through major annexations that took place in 1907. In 1900 the population was about 80,700; by 1910 it had nearly tripled to over 237,000.

In 1909, the Alaska-Yukon-Pacific Exposition was held on the University of Washington campus, a significant event which improved the university with permanent buildings and landscaping, and spurred further growth in the area. University Way, which included a trolley route along it as early as 1892, had developed by this time into the primary north-south and commercial spine of the neighborhood. A 1907 trolley line from Wallingford along NE 45th Street established that route as the primary east-west spine through the neighborhood.

The construction of the Lake Washington Ship Canal from 1911-1917 was another catalyst for growth in the area, and the period from 1915-1929 can be considered the neighborhood's commercial heyday. In 1919 an improved University Bridge resulted in increased traffic in the area. The opening of the new Montlake Bridge in 1925 furthered this growth.⁶

In the immediate vicinity of the subject building, the most substantial buildings initially were a block to the east, along University Way. Two physically prominent churches anchored the subject block's corners of Brooklyn Avenue—the University Methodist Episcopal Church at southeast corner of 42nd Street (1907), today a designated Seattle landmark; and University Congregational Church (1910, demolished) at the northeast corner of 43rd Street, which was demolished around 1970, replaced by a bank, and today the site of the future light rail station. In the 1920s, the single family homes in the immediate vicinity were often replaced with three- or more-story masonry apartment buildings built to the property lines, such as the nearby Stanford, Campus, and Wellesley apartment buildings. The largest of these nearby, the eight-story University Manor Apartments at the southeast corner of Brooklyn and 43rd, was constructed in 1926 and features elaborate Collegiate Gothic details, including humorous cast-stone grotesque corbels at sidewalk level.

With department stores, several theaters, and a few high-rise buildings by the late 1920s and early 1930s, the University District had by mid-century the one of the largest commercial cores outside of downtown Seattle. The overall population of Seattle through this period continued to grow but leveled off in the 1940s at approximately 366,000.

After World War II, the university's enrollment almost tripled, as veterans took advantage of the G.I. Bill. Fueled by wartime growth and postwar expansion and more annexations, Seattle's population by 1960 had reached 557,000.

Beginning in the late 1940s, parking congestion was a noticeable problem in the University District, and parking lots began to replace old houses and underperforming commercial buildings. Merchants organized the University District Parking Association to alleviate the problem. The presence of two high-rise buildings, the 9-story Brooklyn Building at 45th & Brooklyn (b. 1929; home of the General Insurance Company after 1936, and replaced in 1973 by the even larger 22-story Safeco Tower, now called the UW Tower) and the 15-story Edmond Meany Hotel (b. 1932, now the Hotel Deca), probably precipitated the increased demand over time for parking in the blocks north of NE 45th Street.

In 1947, a new state law enabled the university to acquire property by condemnation. A new campus plan in 1948 proposed expansion westward beyond its traditional boundaries, into the University District neighborhood. In the 1950s the ever-larger university began a controversial, decades-long program of purchasing homes, apartment buildings, and commercial structures west of 15th Avenue

⁶ Tobin, p. 13.

NE and south of NE 41st Street in order to redevelop more university buildings. A new campus approach, dubbed Campus Parkway, was constructed midblock between 41st and 40th Streets NE through condemned and demolished properties between 1950 and 1953.

Postwar suburban and commercial expansion in the 1950s and 1960s began to take a toll on the businesses of the University District centered around University Way. Shopping areas such as University Village and Northgate Mall—both opening in the late 1950s—were more receptive to a new car-centered culture. The construction of the I-5 interstate highway in the late 1950s accelerated this trend, and also established a powerful western boundary to the neighborhood.⁷

In the late 1950s and early 1960s, 11th Avenue NE (northbound) and Roosevelt Way (southbound) were converted to twinned one-way arterials in order to handle the increasingly higher volumes of car traffic between University Bridge and Lake City Way.⁸ Roosevelt Way NE between NE 50th Street and University Bridge—which had already seen the development of car dealerships as early as the 1920s—was jointly promoted in the mid 1960s as the densest new and used car shopping zone in the state by the six automobile dealers along this strip.⁹

In 1965, the daytime population of the University District was approximately 70,000, and a University Development Plan began that year to address pressing concerns including growth, traffic and rapid transit, parking, zoning between family neighborhoods and denser development, schools, and parks.¹⁰ Enrollment at the University reached a high in 1979 of 37,549 students.¹¹ Also in the late 1960s through the 1970s, the University District became the center of Seattle's counterculture movement, home to numerous coffee houses, music venues, alternative and fringe social and commercial ventures, and the site of repeated protests during the Vietnam War.

By the 1980s, the demographics of the University District had shifted towards a mostly student population. The closing in 1989 of the University Heights Elementary School (built 1902 with a 1908 addition) in the heart of the University District due to a failing enrollment, demonstrably reflected this trend.¹² In the 1990s, the neighborhood, like the rest of the city, experienced a building boom during an expansive national economy, with the construction of additional multifamily housing, office and university space, and renovation of older buildings in the area. This development trend is expected to increase in upcoming years, following the construction of a light rail station near NE 45th Street and Brooklyn Avenue NE (one block from the subject site), connecting the neighborhood to downtown and beyond. Significant upzoning of surrounding blocks in 2017 is expected to drive building heights and densities to levels not seen outside the downtown commercial core.

Today the boundaries of the University District generally include the area from Interstate 5 on the west, to the Portage Bay and Lake Washington shoreline on the south and east, and to Ravenna Boulevard and NE 45th Street on the north. The neighborhood has approximately 35,000 permanent residents, in addition to 50,000 university students and employees.¹³ The neighborhood remains dominated by the nearby University of Washington, but is nevertheless a vibrant, walkable "city

⁷ Tobin, p. 19.

⁸ The project was planned in 1954 and was finally completed in 1960. See Seattle city council ordinance No. 86535, passed and authorized in October 1957, and "One Way in Roosevelt Way," *The Seattle Times*, January 12, 1960, editorials.

⁹ "Dealers promote 'U-Strip'," *The Seattle Times*, December 12, 1965, p. 12-C. See also Tobin, p. 15.

¹⁰ Nielsen, p. 130.

¹¹ Tobin, p. 20.

¹² HistoryLink.org, "Seattle Neighborhoods: University District—Thumbnail History," by Paul Dorpat, June 18, 2001, corrected May 2002. Accessed March 2, 2011.

¹³ Tobin, p. 22.

within a city," with shops, restaurants, entertainment venues, and offices which serve not only the student population, but adjacent neighborhoods and the city as a whole as well.

B. Building owners and occupants

The subject building was constructed in 1908 as a single family house in the new Brooklyn neighborhood, which had been platted in 1890.¹⁴ The original owner was either Albert W. Bash or a person named C. Bash. Albert Bash is listed in 1909 as the first resident of the subject house in Polk's Seattle Directory.¹⁵ The first property transaction listed in title abstracts indicate that the property was transferred or sold in 1912 from C. Bash—likely either Albert's younger sister Cora Bash, or his daughter Clementine Cora Bash—to Mary I. Bash, Albert's other daughter. Therefore, alternatively, the house may have been in the name of Cora or Clementine Bash between 1908 and 1912.

Albert W. Bash and family, the original owners and occupants

Albert Weimer Bash was born in 1848 in the hamlet of Sugar Creek Falls (now Beach City) in Starck County in northeastern Ohio, approximately thirty miles south of Akron.¹⁶ He was the oldest of nine children. His father, Henry Bash (1825-1906), had made a living in Starck County supplying horses and cattle to Union troops during the Civil War.¹⁷ In 1879, Albert married Flora Spangler Bash (born 1854) in Huron County, Ohio. In 1880, Albert and Flora were living in Huntington, Indiana, according to the federal census of that year, where Albert was listed as a "stock dealer." Around 1881, they moved to Port Townsend, Washington, where he was appointed Collector of Customs, and where they began to raise a family—their daughters Clementine and Mary Imogene were born in 1882 and 1891 respectively. Port Townsend, established in 1851, had been assigned the U.S. Customs headquarters and official Port of Entry for Puget Sound in 1854, requiring that all arriving ships stop there for inspection.¹⁸

In 1883, Albert's parents in Ohio also moved to Port Townsend, where his father Henry was appointed an Inspector of Customs, and later appointed to federal Shipping Commissioner by President Chester Arthur. The families lived there for many years, and both were closely associated with the development of the Presbyterian Church there and in the Puget Sound region.¹⁹ Both Henry Bash and Albert Bash built large Victorian-style homes between 1885 and 1890 in Port Townsend, of which the former is a National Register listed property.²⁰

Also in 1883, Albert's childhood friend Benjamin Harrison—who was to be elected president of the United States in 1884—visited the Bash family there and was impressed with the city (at a time when it was competing with Tacoma and Seattle for regional pre-eminence), and with the role of Albert and Henry Bash as customs officials. Reportedly, these personal connections were

¹⁴ The 2002 Seattle Department of Neighborhoods Seattle Historical Sites inventory sheet for the subject building states that "This house is thought to be one of the original farmhouses in the [University] District, although this has not been substantiated." No evidence was found to support this statement. This statement appears to be incorrect, since farmhouses would have referred to a period before the neighborhood was platted in 1890. The subject lot is empty in the 1905 Sanborn fire insurance map. (Summary for 4238 12th AVE / Parcel ID 1142000945 / Inv # UD105, Seattle Department of Neighborhoods Seattle Historic Sites database, 2002).

¹⁵ The original building permit for this building (which would have indicated the owner) was not available for review when this report was written; those Microfilm Library records were undergoing months-long maintenance.

¹⁶ Information from November 26, 1904 passport application, obtained through Ancestry.com. Birthplace apparently incorrect at Bash's obituary, "Funeral of A. W. Bash held at Port Townsend," Seattle Times, December 1, 1926, p. 14.

¹⁷ Krafft and Courtois, section 8a.

¹⁸ Kolva, section 8, p. 1.

¹⁹ Welsh, pp. 439-441.

²⁰ Krafft and Courtois, section 8a. The houses are the Henry Bash house (b. 1885), 718 F Street; and the Albert W. Bash house (b.1890, altered), 1428 Monroe Street, both in Port Townsend, Washington.

part of the reason for the federal appropriation for a new customs house/post office in 1888.²¹ That building was completed in 1893, and is today a National Register listed property.

In the 1890s, Albert Bash also owned a farm in Oak Harbor, Whidbey Island, across Puget Sound from Port Townsend, which appears to have been tended by tenant farmers, rather than by the Bash family.²²

In 1895, at age 47, Albert Bash visited China for the first time, apparently as part of a Presbyterian mission related to the peace conference ending the First Sino-Japanese War (1894-95). Based on contacts and experiences during that trip, he conceived and initially developed a venture to construct an American railway in southern China. The project, which Bash was involved in from 1895 to 1912, was backed by a syndicate of East Coast financiers, businessmen, and former politicians, and led by former Ohio senator Calvin Brice. Bash acted as general agent for the venture entity, called the American China Development Company, which in the end was only partly successful in building the railroad.²³ During this seventeen-year period of extensive negotiations, Bash was largely absent from Seattle, and located either in China, or in New York City, where most of the investors were based.²⁴

Perhaps because Albert was increasingly out of the country for significant lengths of time, and because their children Clementine and Mary were nearing college age, Flora and the children moved to Seattle in the late 1890s, appearing in the 1900 federal census as residents of what is now the Columbia City neighborhood. In 1900, Albert was listed in the federal census as residing in a boarding house in Brooklyn, New York. In late 1908 or early 1909, they had moved to the subject house. In 1910, Albert Bash appears in the New York census, again as a boarder in Brooklyn that year, rather than Seattle.

Within a few years after 1909, the Bash children Clementine and Mary both attended the University of Washington, a few blocks away. The 1910 census lists Flora, Clementine, and Mary living at the subject house, with income from ten additional “roomers” and “boarders” in the house.²⁵ Between about 1906 and 1913, Flora visited China repeatedly as a missionary, and during those trips collected Chinese artworks and rugs, which the family sold at auction in Seattle and New York between 1912 and 1913.²⁶ In 1913, after attending the UW, the Women’s Medical College in Philadelphia, and completing an internship in New York, Clementine Bash left for China to become a medical missionary.²⁷ For her part, Mary Bash graduated from the UW in 1914 and later attended the University of Iowa and Columbia University.

²¹ Kolva, section 8, pp. 1-2.

²² “D. R. Judkins Oak Harbor photographs circa 1890,” University of Washington Special Collections, Coll. No. PH1352.

²³ A complete summary of the negotiations and construction efforts is available at “American China Development Company,” Wikipedia.org, https://en.wikipedia.org/wiki/American_China_Development_Company.

²⁴ The Hankow-Canton Railway connecting the cities today known as Wuhan and Guangzhou. See “Funeral of A. W. Bash held at Port Townsend,” *Seattle Times*, December 1, 1926, p. 14; and Knight, p. 1, which also references Bash’s participation in the American China Development Company, and the China Investment and Construction Company. See also “American railway in China,” *New York Times*, December 10, 1895, p. 15; “Mr. Brice’s Chinese railway: the ex-senator heads the scheme to connect Hankow to Canton,” *New York Times*, October 4, 1898; and “Would develop China: New York syndicate waiting to learn what railway or mining concessions it can obtain,” *New York Times*, October 20, 1903, p. 11.

²⁵ A “boarder” at a boarding house has meals provided by the owner included in their rent; a “roomer” only pays for the room and has their meals elsewhere.

²⁶ Anderson, Enoch. “Rare Oriental relics placed on exhibition in University museum—collection of artistic Chinese creations, assembled by Mrs. Flora F. Bash of Seattle, shown on campus,” *Seattle Times*, May 18, 1913, p. 21; and “\$800 for Chinese silk rug,” *New York Times*, May 17, 1912, p. 14.

²⁷ “Girl dedicates life to helping Chinese—Dr. Clementine Bash, native daughter of Washington, will go to Peking March 18 as a medical missionary,” *Seattle Times*, March 8, 1913, p. 7. Her later whereabouts could not be found for this report.

In 1914 and 1916, the Bashes added to the rear of the subject building a two-story wing with two one-story un-enclosed sleeping porches, according to building permits on file, presumably to expand their boarding house capacity.

In 1919, the Bashes sold the subject house. By the early 1920s, Albert Bash was listed as living at the Kenney Home, a nursing home in West Seattle associated with the Presbyterian Church. Mary Bash returned to Seattle in 1925 and worked for the UW as the assistant dean of women for many years, living at 5220 18th Avenue NE near the campus, with her mother Flora, who died in 1933 at age 79. Dr. Clementine Bash died in Peking (now Beijing), China, in 1941 after working in China for over 30 years, and serving as superintendent of the Douw Presbyterian Hospital there for 24 years.²⁸ In 1946, Mary Bash left the UW to become the Dean of Women at Oregon State College (now University) in Corvallis, until her death at age 62 in 1953.²⁹

George E. and Lillian Cameron, second owners of the subject property

In 1919, the property was sold to George E. Cameron and his wife Lillian, who resided there from that year until at least 1941. During these years, the property continued to be operated as a boarding house.

Little information could be found about the Camerons. According to federal census and other records, George Edward Cameron was born in Fenelon Falls, Ontario (approximately 80 miles northeast of Toronto) in 1877, and immigrated to the United States in 1891.³⁰ His wife, Lillian Brewer Cameron, was born in Texas in 1879, and they married in Seattle in 1918, when he was 41 and she was 39. Lillian had three older children from a previous marriage, and the five initially lived together in the subject house, at least in 1920, according to census data from that year. In the 1930 census, only one Cameron child is listed at the address, but there are eight roomers listed there—a mix of international and American students.

By 1937, as evidenced by the Sanborn map and tax assessor photo from those years, the Camerons enclosed the two rear porches along the north and south sides of the existing rear wing of the house, apparently to increase the boarding house capacity.

By the 1940 census, George and Lillian lived at the house, with only two “roomers,” both apparently American citizens—a 22 year old recreation supervisor from Oregon, and a 24 year old electrical engineer from Washington State.

George was listed in city directories over the years as a carpenter, bridge carpenter, and a pile driver operator. By 1938, his profession was listed in city directories as boarding house owner, at the subject property. George died in 1942, and by 1943 Lillian was listed as residing at an address in Shoreline, Washington, and working at a bakery in the University District. Lillian died in Seattle at age 77, in 1956.³¹

Later owners of the subject property

Title abstracts list no other transactions for the property until 1949, when then-owner Helen Ulrich or Ulrick (possibly a relative of the Camerons) sold the property to Cordia (Mae?) Maddox. Helen Ulrich/Ulrick had been listed as the fee owner (meaning that she paid the taxes) of the property on tax records since 1936, indicating that she may have purchased or leased the property from George and Lillian Cameron at that time, and allowed them to continue living there until 1942. In any event, when Ulrich/Ulrick sold the property to Maddox in 1949, the latter did not complete the purchase until ten years later in 1959, probably due to a seller financing arrangement. No additional information at all could be found about either Ulrich/Ulrick, or

²⁸ “Dr. Clementine Bash dies in China hospital,” Seattle Times, January 24, 1942, p. 11.

²⁹ “Mary Bash, educator, dies at 62,” Seattle Times, December 1, 1953, p. 38.

³⁰ His c.1942 World War II draft registration card misstates his middle name as “Edwin.”

³¹ Polk’s Seattle Directory for 1943; and “Mrs. George E. Cameron,” Seattle Times, August 3, 1956, p. 34.

Maddox; they do not appear in local city directories at all and may have been out-of-state or out-of-city residents.

In 1982, the property was sold by Cordia Maddox to Monta J. Nixon and Frances A. Nixon. In 1999, they sold it to Sharifah Sabah and Lina Baharain, the current owners.

C. The subject property as a rooming house

The subject property appears to have operated on-and-off as a boarding or rooming house from at least 1910 until the present. According to the 2002 Seattle Department of Neighborhoods Seattle Historical Sites inventory sheet for the subject building, “The house...became a rooming house for University of Washington students. It was a Filipino student house for a time.”³² This section investigates these statements.

a. Rooming house

In 1910, the property owners (the Albert Bash family) housed ten roomers or boarders, according to the federal census for that year.³³ The house occupants listed in the 1910 census were:

<u>1910 Name</u>	<u>Age</u>	<u>Place of birth</u>	<u>Relation</u>	<u>Occupation</u>
Flora S. Bash	55	Ohio	Head	Landlady
Mary I. Bash	18	Washington	Daughter	None
Delbert A. Carr	21	N. Dakota	Roomer	None
Horace A. Wilson	20	United States	Roomer	None
Ethel Jeans	21	Washington	Boarder	None
Pearle Anderson	25	Washington	Boarder	None
Mabelle Conklin	25	Michigan	Boarder	[Not listed]
Florence K. Servis	19	Wyoming	Roomer	None
Rose Adams	26	Washington	Roomer	None
Boyd E. French	19	Nebraska	Roomer	None
Ben A. Kochler	19	Iowa	Roomer	None
John A. Sonle	23	Missouri	Roomer	None

The occupation “none” combined with the tenants’ ages likely means that the persons were students at the nearby University of Washington.

The Bash family sold the house in 1919 to George E. and Lillian Cameron, who apparently did not operate the house as a boarding or rooming house initially. Only family members appear to have resided there, at least in 1920. The house occupants listed in the 1920 census were:

<u>1920 Name</u>	<u>Age</u>	<u>Place of birth</u>	<u>Relation</u>	<u>Occupation</u>
George E. Cameron	42	Canada	Head	Not employed
Lillian Cameron	40	Texas	Wife	None
Perry Brewer	21	Washington	Stepson	Auto mechanic
Edith Brewer	19	Washington	Stepdaughter	[illegible]
Luella Brewer	9	Washington	Stepdaughter	None

³² Summary for 4238 12th AVE / Parcel ID 1142000945 / Inv # UD105, Seattle Department of Neighborhoods Seattle Historic Sites database, 2002.

³³ US Federal Census for 1910, accessed from Ancestry.com. A “boarder” at a boarding house has meals provided by the owner included in their rent; a “roomer” only pays for the room and has their meals elsewhere.

The Camerons probably began boarding house operations as soon as possible, by the early 1920s, as a source of revenue. However, occupants of the house, other than the Camerons, are unknown between most of 1921 and 1930, because there is no efficient way to find that information.³⁴

In the 1930 census, only one Cameron child is listed at the address, but there are eight roomers listed there. Of these, the census indicates that three were Chinese, three were from the Philippines, and one from Spain (but having one Filipino parent), all with “alien” or visitor status. The eighth “roomer” was an American, from Oregon. All were between the ages of 25 and 30, and some were likely students, particularly the persons listed without an occupation. The house occupants listed in the 1930 census were:

<u>1930 Name</u>	<u>Age</u>	<u>Place of birth</u>	<u>Relation</u>	<u>Occupation</u>
George E. Cameron	57 ³⁵	Canada-English	Head	Carpenter/bridgemaker
Lillie M. Cameron	51	Texas	Wife	None
Luella M. Brewer	19	Texas	Stepdaughter	Stenographer/real est.
Chin T. Chang	25	China	Roomer	None
Liu St. Sure	28	China	Roomer	None
Chi-sheo Swen	30	China	Roomer	None
Rosario T. Cortes	28	Philippines	Roomer	Restaurant busboy
Frank Motilla	28	Spain (Filipino)	Roomer	Bookkeeper
Irineo R. Cavatit ³⁶ [sic]	29	Philippines	Roomer	Restaurant busboy
Ramon de Oca	27	Philippines	Roomer	Hotel steward
Lucile Sandner	26	Oregon	Roomer	Playfields teacher

While the Bash family (property owners from 1909-1919) had business and personal connections to China, the Camerons (property owners 1919-c.1939) had no known connection to China, or the Philippines. No explanation could be found regarding why the Cameron’s boarding house for 1930 (and possibly the years surrounding 1930) attracted Chinese and Filipino tenants. Additionally, no indication could be found that the Bash family during their 1909-1919 ownership of the house ever attracted Chinese tenants to live in their boarding house, which might have been mentioned in the Seattle Times social columns (which are today searchable by keyword) if that had been the case. The Bash family, and Dr. Cameron Bash especially during the 1910s and 1920s, were occasionally featured in the Seattle Times due to their work and connections to China.

Beginning in 1938, occupants of a house address in Seattle can usually be traced due to reverse listings published in the Polk’s Seattle city directories after that date. However, for 1938 and 1939, only George E. Cameron is listed at the subject address. This may be because there were no tenants, or more likely because Polk’s directory (or Cameron) did not consider the roomers to be permanent residents worthy of inclusion in the city directory, as would usually be the case for the individual residents, for example, of an apartment building.

By 1940, the census for that year indicates that only two rooms were rented out, at least at the time that the census data was taken. The house occupants listed in the 1940 census were:

<u>1940 Name</u>	<u>Age</u>	<u>Place of birth</u>	<u>Relation</u>	<u>Occupation</u>
George E. Cameron	63	English-Canada	Head	[Not listed]

³⁴ The 1928 *Seattle House and Street Directory*, a unique resource which has reverse listings by address, rather than name, allowing the occupants of an address to be identified (for 1928 only), lists only George E. Cameron at the subject address.

³⁵ Apparently an error—George should have been listed as age 53.

³⁶ Correct spelling is Cabatit.

Lillian Cameron	60	Texas	Wife	Boarding house/own
Thomas L. Sheldrake	22	Oregon	Roomer	Elec. eng'r/Power Co.
James Green	20	Washington	Roomer	Recreat'n superv. NYA ³⁷

Census information for 1950 and later years were not reviewed for this report.

Below are the occupants of the house as listed in the Polk's Seattle directory for the following years (taken by decade as a random sampling):

- 1948 E. S. Dabney
- 1958 Cordia Maddox
- 1968 Cordia Maddox
- 1978 Cordia Maddox Apartments: Dennis Sung; Thomas Varetese; Simon Thomas; James Chu; Albert Huang; Sean G. Borsheng; Quas Khanit Tran; Lea Nu Horng; Alan Thompson; Her Yuan Chen; Omar Thorp; Jimmy Chu; Emilio Andayer; Steve Ginsburg
- 1988 Vacant; Luis Morera; David Karp; Tong Maw Lai; Phillip Parkhurst; Hung Kong Yu; Lambert Slow; Omar Thorp; Vacant; Emilio Andaya; Vacant; Douglas Twomey.
- 1996 John Brownfield; Haintzu Chen; Shuling Chen; Hang Cui; Wei Dang; Chueno Fanfant; Chueno Fang; Hans Jan; Shi Jiao; Dana P. Johson; Marcela Jordan; Tzujyh Lee; Dang Weijing; P. Werchowsky

No useful additional information could be found regarding E. (Elmer) S. Dabney, the only person listed as a resident in 1948. He was presumably not the owner, since he was not listed on the title abstracts, which indicate ownership. Cordia Maddox, listed as a resident for 1958 and 1968, was the owner of the property after 1949. While no other persons are listed in Polk's for those years, the house likely continued to operate as a boarding house.

For the listings in 1978, 1988, and 1996 (the last year Polk's Seattle Directory was published), the names are presumably students, and suggest a range of ethnic and/or national backgrounds. This may simply reflect the growing size and international reputation of the University of Washington in recent decades.

b. Filipino student house

Based on the information in the section above, the subject property appears to have had Chinese and Filipino students living there in 1930, and possibly in the years surrounding 1930.

Other sources provide evidence that Filipino students lived there for a time:

- A circa 1927 photograph--included in the local history books *Pamana: Half-a-century of Filipino Community Life in the Emerald City* (1986, no author listed), and also in *Filipinos*

³⁷ In 1935, the federal government established the National Youth Administration (NYA), a relief agency for unemployed young adults and students. Around the state, students were paid to work in campus libraries and cafeterias, conduct research, and maintain buildings. By 1937, The University of Washington Daily reported that one in every ten students at UW held an NYA job. ("The Great Depression in Washington State," http://depts.washington.edu/depress/university_washington.shtml).

in Puget Sound (Images of America series, 2009) by Dorothy Laigo Cordova and the Filipino American National Historical Society--shows a group of young Filipino men standing in front of the subject house.

- In the *Pamana* publication, the photograph is captioned “This is the clubhouse where the Filipino students stayed while attending the University of Washington. It was here that the clubhouse movement which started in 1926 caught the imagination of Filipino leaders who finally contributed towards the realization of the present Filipino Community Center.”³⁸
 - The description of the subject house as a “clubhouse” does not seem to be accurate, since the house was owned by George and Lillian Cameron in and around 1927, and they also resided there as their home. Additionally, it seems unlikely that the group was meeting in any individual unit, since there would not have been enough space for that many people to meet in any given rooming house unit.
- In *Filipinos of Puget Sound*, the image is captioned “Well-dressed Filipino undergraduate and graduate students at the University of Washington pose by the home where several resided around 1927. This group advocated for the need for a community center for young Filipino students and other immigrants. Before the Great Depression, several Filipino businessmen donated funds. Over the years, community queen contests also raised funds. A community center did not materialize until 1965.”³⁹ Regarding the community center mentioned in the caption, “In 1965, after years of renting different halls for events, the Filipino Community of Seattle purchased a bowling alley for its community facility.”⁴⁰ (Washington Hall, a c.1908 Seattle landmark at 153 14th Avenue, was often used for Filipino community events from the 1920s through the 1960s).⁴¹ That bowling alley located at 5740 Martin Luther King Jr. Way South, in the Hillman City neighborhood, was remodeled over the years and is today the Filipino Community Center of Seattle.⁴²
- Little is known about the c.1927 photograph. It is presently owned by the Filipino American National Historical Society, with headquarters in Seattle, which was founded by Dr. Fred Cordova and his wife, Dr. Dorothy Laigo Cordova. The framed photograph was purchased at a University District garage sale around 1990 and given to FANHS. Close inspection of the lower right corner of the original photo shows a professional photography studio took the picture (Aiko Photo Studio, located c.1928 at 613-½ Jackson Street). Why the photo was taken, and why it was taken in front of the subject house, is unknown. At least two persons have been tentatively identified in the image—Irineo R. Cabatit (who lived at the subject house at least in 1930, according to census records), and Victorio Velasco.⁴³ In the 1940s, Cabatit was active as a labor organizer in the canneries, and a “militant” civil rights activist.⁴⁴ He had earned a Masters degree in Education at the UW, and was the president of the UW Filipino Alumni Association. In later years, he pursued a diplomatic career and was vice-consul for the Philippines in Honolulu, in Seattle, and minister and consul-general for the Philippines in Thailand.⁴⁵ Velasco was a

³⁸ *Pamana: Half-a-century of Filipino Community Life in the Emerald City*, p. 15.

³⁹ Cordova, p. 18.

⁴⁰ Cordova, p. 43.

⁴¹ Interview with Dr. Dorothy Laigo Cordova, Pio de Cano Jr., and Cynthia Mejia-Giucici, February 27, 2019.

⁴² Ott, Jennifer. “The Filipino Community of Seattle, Inc., celebrates the opening of the newly renovated and expanded Filipino Community Center on May 30, 2008,” HistoryLink.com essay #9567, September 7, 2010.

⁴³ Interview with Dr. Dorothy Laigo Cordova, Pio de Cano Jr., and Cynthia Mejia-Giucici, February 27, 2019.

⁴⁴ *Pamana*, p. 79.

⁴⁵ *Pamana*, p. 79.

poet and publisher of the Filipino Forum, a community newspaper he founded in 1928.⁴⁶

For the period of 1927-1930 and the surrounding years, efforts to find other locations where Filipino students may have lived, such as rooming houses, were largely unsuccessful. However, in *American Workers, Colonial Power: Philippine Seattle and the Transpacific West, 1919-1941*, by Dorothy B. Fujita-Rony (2003), the author describes typical life as a young Filipino student at the University of Washington:

“Despite the barriers they faced, Filipinas/Filipinos still created a memorable experience for themselves. They had boarding places run by a Mrs. Edwards and a Mrs. Garrett, and then “our Filipino place,” a Filipina/o student house, on Brooklyn Avenue and Fortieth Street. A Dr. McAllen, a preacher, would visit on Sundays to minister to the Filipinos. About forty Filipinos lived there in an atmosphere of camaraderie despite economic hardship.”⁴⁷

No information could be found about the “Filipino place” at 40th and Brooklyn mentioned in the quote above. No information could be found about “Mrs. Edwards” mentioned above; there were several persons by that name in Seattle at that time, according to Polk’s Seattle Directories for the 1920s and 1930s.

“Mrs. Garrett” mentioned above may refer to Jane (or Jean) Garrott, who lived at 4324 Meridian Avenue NE with her husband Henry in 1922, at 5230 21st Avenue NE in 1925, at 4142 11th Avenue NE in 1927, at 1607 Ravenna in 1929, at 5234 20th Avenue NE in 1932, and at 5015 15th Avenue NE in 1935, none of which appear to have been boarding houses. Fujita-Rony elsewhere describes Jane Garrot [sic] as the person who (in the 1920s) “ran the International House, where all foreign students were welcome to find housing or company...”⁴⁸ The International House may have been located on the University of Washington campus.

During the 1920s and 1930s, Filipino students may have had support from several clubs in Seattle. It is not clear whether the clubs also offered housing. References to possible clubs found for this report in Polk’s Directories and Seattle Times articles include the Filipino Club at 511 King Street c. 1913; Philippine Society of Seattle, Filipino Students, and the Filipino Club c. 1918; the Broadway Filipino Club in the early 1920s, possibly related to Broadway High School; the Filipino Club at 1115 E. Terrace Street near Seattle University in the mid-1920s; and the Filipino Employment Agency at 516 S. Jackson in the late 1920s. The University of Washington had a Filipino Club which was usually listed in most UW annual Tyee yearbooks in the 1920s. In 1931, Polk’s Seattle Directory lists a Filipino Club near the subject property at 3744 Brooklyn Avenue NE, but the listing does not appear afterwards in 1932. Long-lasting groups in the 1930s and 1940s include the Filipino Catholic Club at 516 16th Avenue, and the Filipino Christian Home, at 1216 Weller Street.

D. Filipino Americans in Seattle

The first known Filipino resident in the Seattle area arrived in 1883 to work at the Port Blakeley lumber mill on Bainbridge Island.⁴⁹

⁴⁶ Pamana, p. 77.

⁴⁷ Fujita-Rony, pp. 65-66.

⁴⁸ Fujita-Rony, p. 64.

⁴⁹ This section derived from Mejia-Giudici, Cynthia, “Filipino Americans in Seattle,” HistoryLink.com essay #409, December 3, 1998.

In 1898, as a consequence of the Spanish-American War, the Philippines became an American territory. In 1903, the United States passed the Pensionado Act, providing funds for Filipino students to study in America and then return to the Philippines. By 1912, 209 Filipino students had graduated from American colleges or universities. The University of Washington enrolled the highest number of Filipinos of any institution in the United States.

Beginning in 1906, some Filipino immigrants were contracted as agricultural laborers in Hawaii (who by 1919 numbered 25,000) and others were hired by the US government that year to lay cable in the Pacific Ocean.⁵⁰ Several remained in the United States, and in 1910 there were 17 Filipino permanent residents in Washington State. The first in Seattle may have been Rufina Clemente Jenkins, wife of US Army Cavalry Sergeant Francis Jenkins, who lived in 1909 at Fort Lawton. The 1920 census counted approximately 500 Filipinos in Seattle, which was about half of all Filipinos in Washington State, and a fraction of the 5,600 on the US mainland.⁵¹

In 1924, the Asian Exclusion Act was passed by the US Congress to severely curtail the immigration of Chinese and Japanese to the United States. Because the Philippines was an American territory, the law did not affect Filipinos, and they could enter without restrictions or passports. Accordingly, they began to take the place of barred Chinese and Japanese as workers on farms, railroads, canneries, and lumber yards, and took advantage of other employment and educational opportunities in the United States.

The Filipino population of Seattle was overwhelmingly men, with a ratio of 14 male to 1 female in 1930. That year, there were approximately 3,500 in Washington State, and 1,600 in Seattle.⁵² This disparity, which had been more extreme in earlier decades, led many men to marry into other ethnic and cultural groups since the state did not have anti-miscegenation laws. For that reason, most early Filipino families in the Seattle area were interracial.⁵³

In 1924, there were enough Filipino students at the University of Washington to support a publication, *The Seattle Colonist*. In 1928, fifty-eight UW students approached Filipino businessmen to acquire a clubhouse; the following year, the members adopted the name "Seattle Filipino Community Clubhouse," which was incorporated in 1933.⁵⁴ Numerous small clubs also formed, oriented around social activities, religious societies, or made up of members who hailed from the same island or region in the Philippines. These small groups by 1935 were organized into a larger umbrella group, the Philippine Commonwealth Council of Seattle (PCCS). Later, this group would be renamed the Filipino Community of Seattle (FCS).

In the 1930s, anti-Filipino sentiment in the United States grew. In 1934, the Tydings-McDuffie Act passed by Congress rescinded the status of Filipinos from "nationals" to "aliens," and limited the number of immigrants to 50 per year. In 1935, the Filipino Repatriation Act passed, which offered free passage to Filipinos in America to return to the Philippines. By the time the act was declared unconstitutional in 1940, almost 2,200 had returned to the Philippines. Between 1930 and 1940, the Filipino population of Washington State dropped from almost 3,500 to only 2,200. In response to the classification of Filipinos as aliens, Pio de Cano Sr., a leader in the local community and first president of the PCCS, won in 1940 a landmark lawsuit against a related state law which had

⁵⁰ Chin, p. 51.

⁵¹ Chin, p. 51.

⁵² Chin, p. 54.

⁵³ Cordova, p. 8.

⁵⁴ Mejia-Giudici, Cynthia, "Filipino Americans in Seattle," HistoryLink.com essay #409, December 3, 1998.

prohibited Filipinos from owning real estate in Washington State. The case was upheld by the State Supreme Court in 1941, and as such, de Cano became the first Filipino homeowner in Seattle.⁵⁵

In the 1940s, US citizenship was granted to Filipinos enlisting in the military in World War II. In 1946, the Filipino Naturalization Bill was passed, allowing a path to citizenship for non-military Filipinos. Also in 1946, the Philippines gained their independence from the United States. In 1965, Congress passed the Nationality Act which lifted national quotas, allowing up to 20,000 emigrants from the Philippines (and other countries) to be accepted per year. A large influx of new arrivals to the Seattle area followed, in the 1960s.

In 1979, Delores Sibonga became the first member of the Seattle City Council having Filipino ancestry, and in 1992 Velma Veloria won a seat in the Washington State Legislature. In the late 1990s, Seattle's Filipino American community numbered approximately 30,000 and at that time was the largest group of Asian Americans in the area.

E. The American Foursquare house

The subject house is an American Foursquare house with Queen Anne style details.

American Foursquare refers to a type of house that was popular in the United States from about 1890 to about 1930. Foursquare designs were spread by pattern books, and were sold by Sears, Roebuck & Company as kit homes.⁵⁶ They are characterized by a simple, square plan, with a principal room in each corner (hence "foursquare"), and a low-pitched pyramidal roof. The main entrance is normally off-center, accessing either the left or right front quadrant of the main floor, but very large examples may feature a central entry. Interior and exterior details on the houses can vary; those built closer to 1900 will have more Victorian/Queen Anne or exotic styling, those around 1910 may have Mission details, while those closer to 1920 may appear with Colonial Revival or Craftsman details. They are often an eclectic mix of applied ornamentation from many periods, a feature which epitomizes the Queen Anne style.

The exteriors of Foursquare houses are highly adaptable, and provided the builders numerous opportunities not only to express their craft, but to differentiate one house from the next when built en masse on a city street. Variations may feature one-story projecting or recessed partial or full-width porches; roof dormers; front or side bay windows, of various shapes; or an add-on at the rear. The houses offered generous living area for families, and efficiently occupied the average American rectangular urban building lot. A typical Foursquare is two stories, with a living room, dining room, entry hall/stair, and kitchen on the first floor; and four bedrooms on the second floor. One-story Foursquare houses exist but are much less common.

In Seattle, the building type is sometimes called the "Seattle box" or "classic box," referring specifically to a particular variation commonly seen and popularized by local builder Fred Fehrens, local architect Victor Voorhees in his c.1907-1911 publication *Western Home Builder*, and others. Normally wood rather than masonry, the "Seattle box" usually features a recessed one-story porch (occasionally full-width) which is often supported by posts or columns with elaborate brackets. The second story usually features projecting box bay windows at the front elevation corners, with window seats on the interior, between which are usually a decorative small window or two. Window sills often project and are supported by a high number of decorative brackets. Roof eaves are often

⁵⁵ Mejia-Giudici, Cynthia, "Filipino groundbreaker Pio de Cano wins right to own property on April 30, 1940," HistoryLink.com essay #410, December 3, 1998; and "Law illegal in barring Filipino as land owner," Seattle Times, March 1, 1941, p. 3.

⁵⁶ Swope, p. 168; also pp. 169-183.

deep and open with exposed and decorative rafter tails, or enclosed with soffits and supported by numerous brackets.

Many Foursquare houses were built in Seattle between 1900 and 1925. Some neighborhoods, such as the original Capitol Hill neighborhood east of Volunteer Park, are almost entirely made up of them.

The subject building is a typical “Seattle box” with Queen Anne architectural styling, meaning it has an eclectic mix of ornamental embellishments, at least at the front of the house. These include the deep soffitted eaves with shaped brackets, ornamental window sill brackets, windows with multiple decorative lights in the upper sash, Tuscan porch columns with decorative imposts, clinker brick chimney, and the ogee arch at the front dormer gable. However, the house has been altered at the rear and sides as early as the 1930s, as evidenced by the 1937 tax assessor photo. The rear part of the house does not feature any typical Queen Anne architectural details.

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Albert W. Bash and family, original owners

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Note:

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

DON	Department of Neighborhoods, Seattle Historic Building Inventory
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
UWSC	University of Washington Special Collections

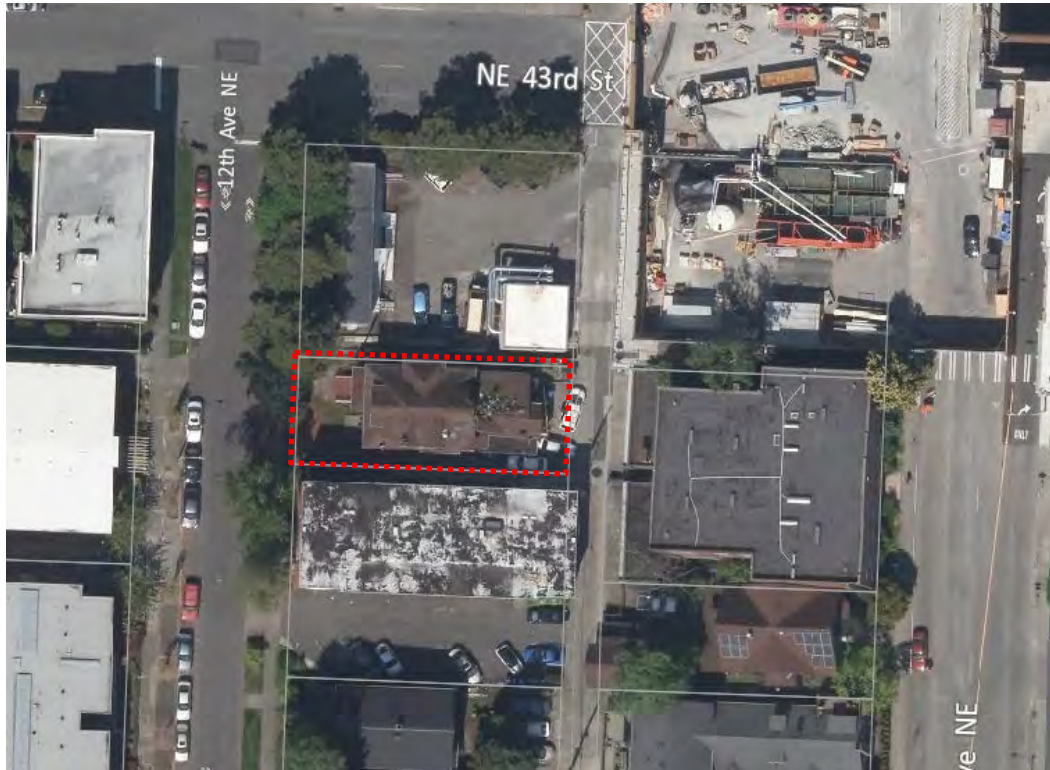


Fig. 3 – Aerial photo of the subject site. Subject parcel indicated by red dashed line.
(SDCI GIS, 2018)



Fig. 4 – Context: View south on 12th Avenue towards site; front stairs of subject building visible and indicated by arrow.



Fig. 5 – West elevation from street



Fig. 6 – West elevation



Fig. 7 – West elevation, detail of dormer window



Fig. 8 – West elevation, detail of porch



Fig. 9 – West elevation, detail of porch column and first floor window



Fig. 10 – South elevation



Fig. 11 – South elevation , detail of chimney and first floor bay window



Fig. 12 – East elevation



Fig. 13 – East and north elevations



Fig. 14 – North elevation, view west (left) and east (right)



Fig. 15 – North elevation, detail of windows and siding



Fig. 16 – Interior, main entry hall and stair



Fig. 17 – Interior, main floor corridor, looking east from entry hall



Fig. 18 – Interior, common area kitchen



Fig. 19 – Interior, common area kitchen

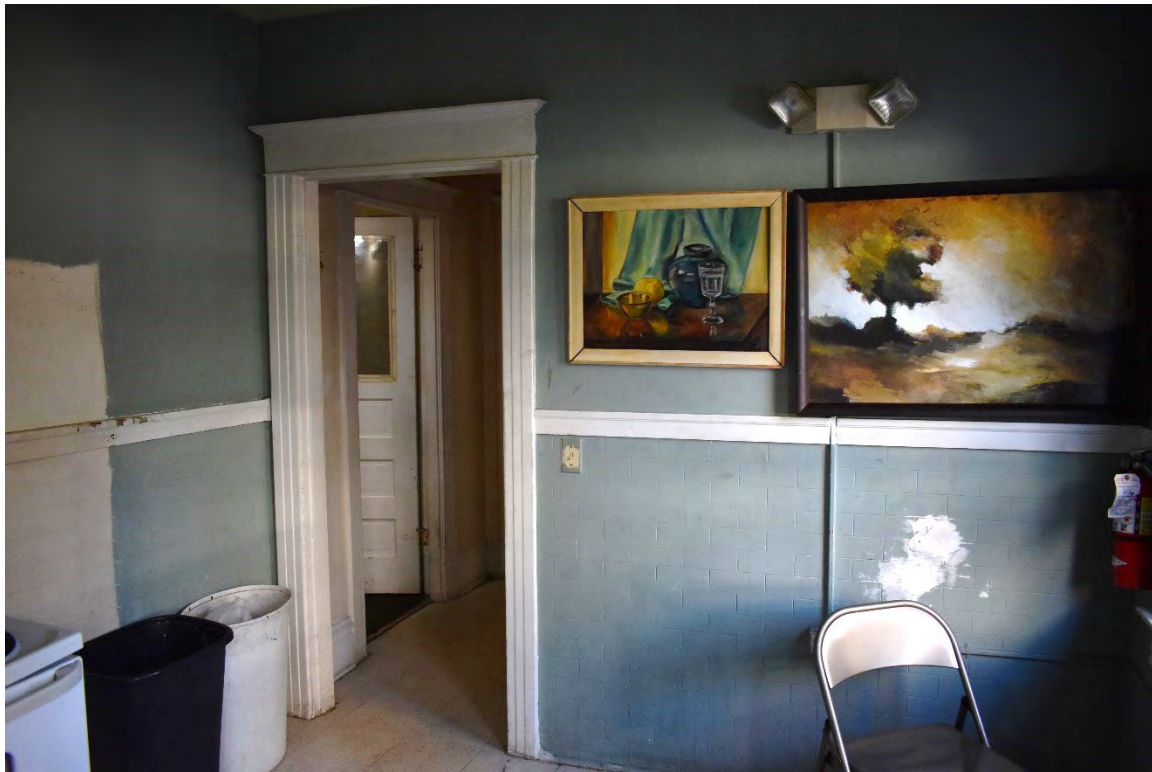


Fig. 20 – Interior, common area kitchen



Fig. 21 – Interior, typical room

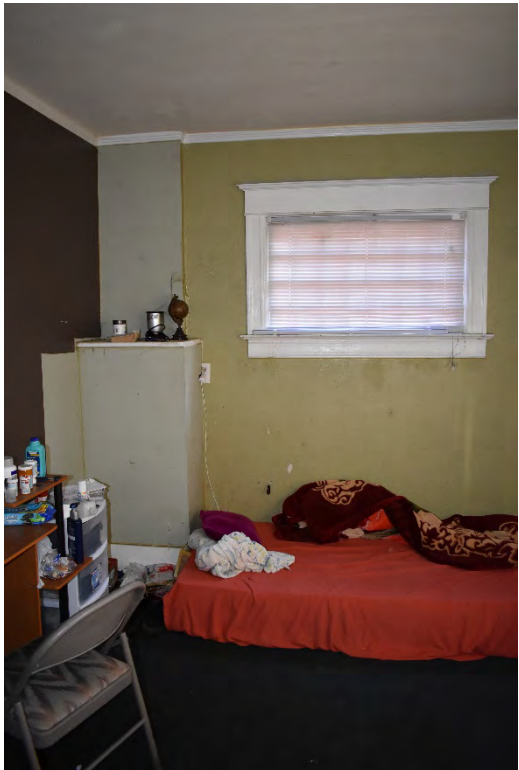


Fig. 22 – Interior, typical rooms

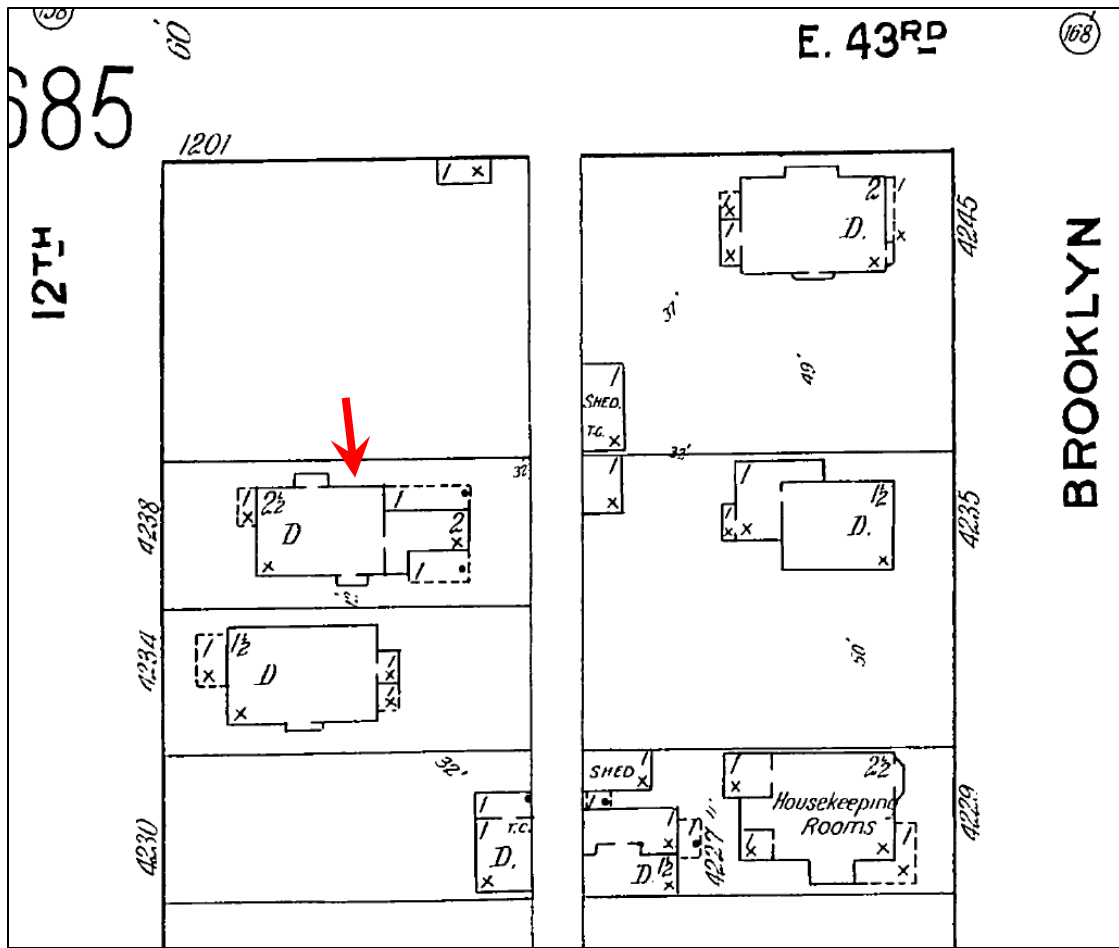


Fig. 23 – 1919 Sanborn fire insurance map showing the subject house, indicated by arrow. North is up. At rear is the L-shaped 2-story wing added 1914-1916, with one-story sleeping porches on the north and south sides.



Fig. 24 – 1927 image of the subject house (*Pamana: Half-a-century of Filipino community life in the Emerald City*, p. 15). This is the oldest known image of the subject building.

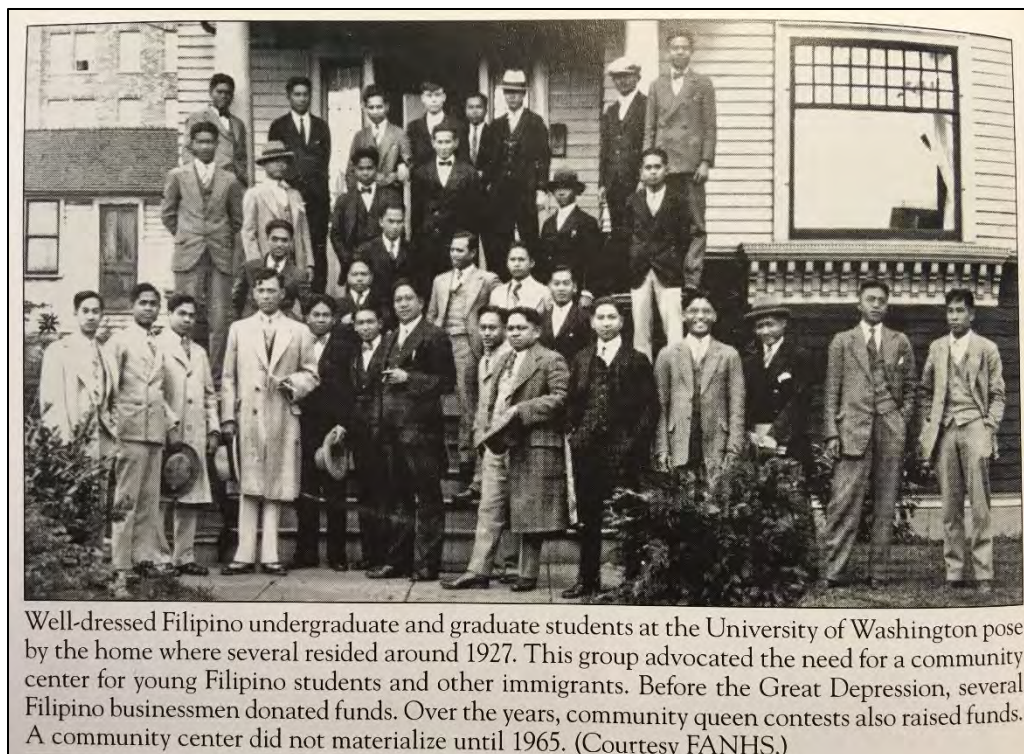


Fig. 25 – 1927 image of the subject house (*Cordova, Filipinos of Puget Sound*, p. 18).



Fig. 26 – 1937 tax assessor photo



Fig. 27 – 1975 view of the subject house, north elevation (SMA #180351)



Fig. 28 – 1975 view of the subject house, west elevation (SMA #180352)

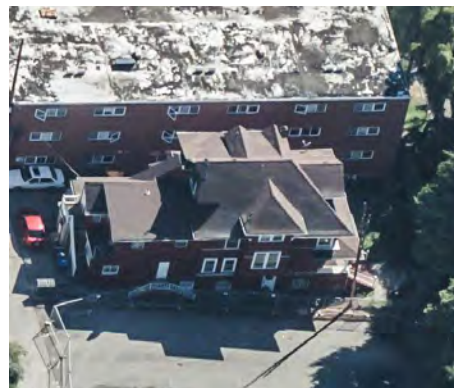


Fig. 29 – c.2018 aerial view of subject building showing roof:
 (Upper left) View from west or front of building; (Upper right) View from south;
 (Lower left) View from east or rear of building; (Lower right) View from north. (Bing Maps)

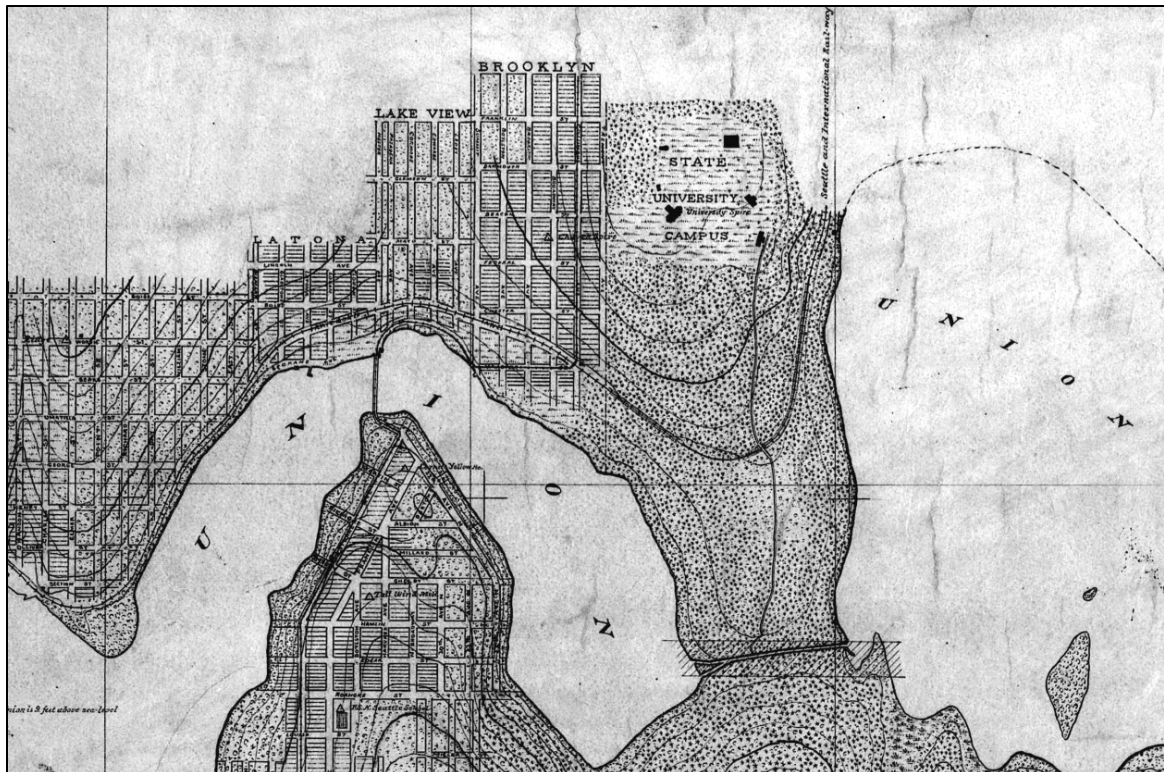


Fig. 30 – 1899 map detail, showing the Brooklyn neighborhood platted in 1890. To the west are the Latona and Lakeview plats; visible at right is the new University of Washington campus. Note the Latona Bridge visible at left center, spanning Union Bay. The Montlake Cut has not yet been built. (J. J. Gilbert, “Seattle Bay and City, Washington, topographic resurvey,” Treasury Department US Coast and Geodetic Survey, 1899)



Fig. 31 – c.1907 view of the Brooklyn neighborhood (now part of the University District), Portage Bay in foreground. Right arrow indicates Parrington Hall on the University of Washington campus; left arrow indicates estimated location of subject building (not visible), which had been built in 1908. (UWSC SEA1889).



Fig. 32 – 1909 Alaska-Yukon-Pacific Exposition at the UW campus, view northward; some buildings were temporary, others permanent. The University District neighborhood is visible at upper left. Approximate location of subject building indicated by arrow. The arched main AYP Exposition gate is visible below and to left of arrow. (Wikimedia)



Fig. 33 – (Left) 1909 Alaska-Yukon-Pacific Exposition arched main gate at 15th Avenue & 40th St.; (Right) 1928 view of the College Inn, built 1909 for the AYP Exposition, visible in left photo also. By 1928, the eight-story Commodore Apartments had been built to the right of the College Inn. (Left: Paul Dorpat; Right: SMA #2888)

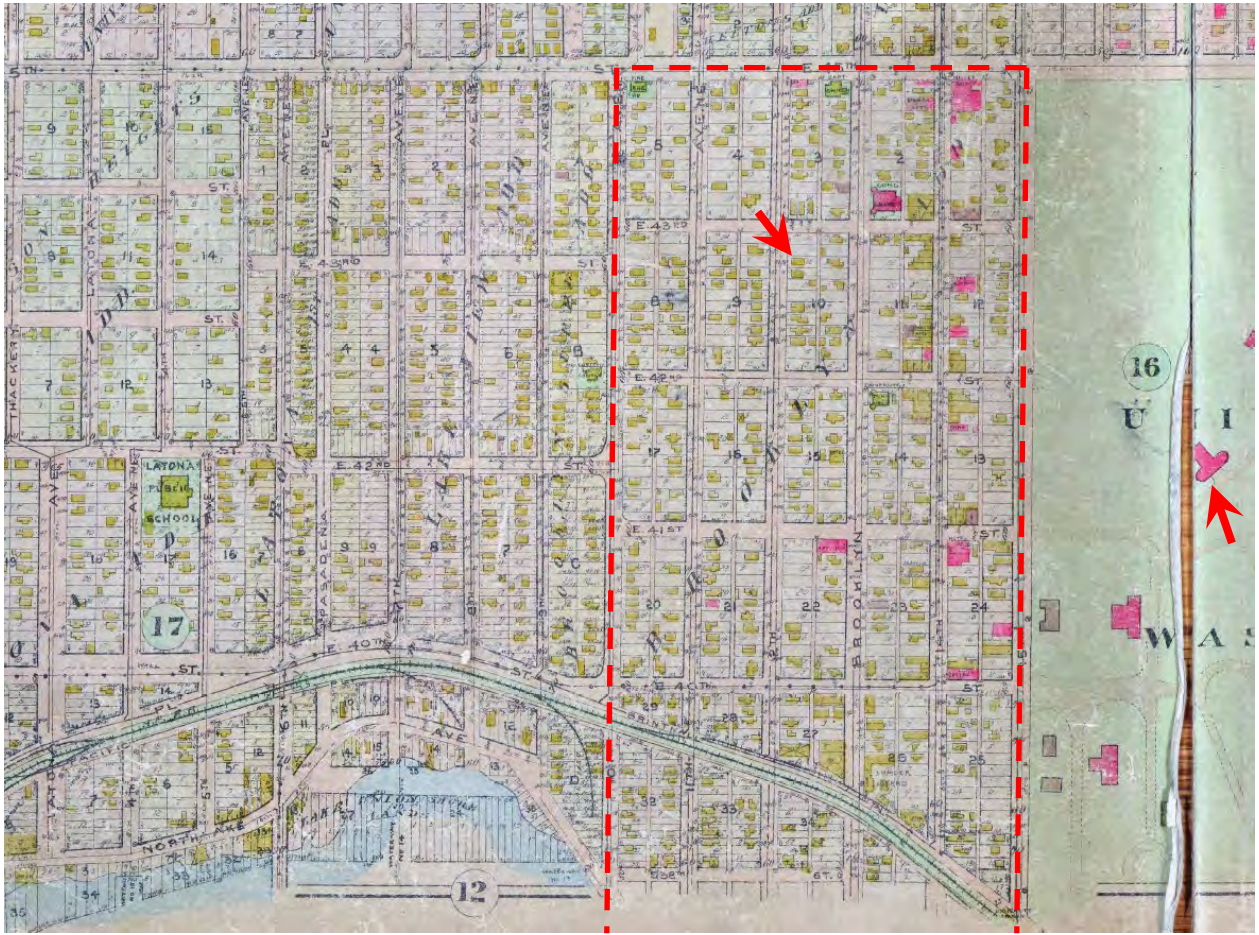


Fig. 34 – 1912 Baist map of the original Brooklyn neighborhood plat (later University District) indicated by red dashed lines; west of that is the Latona neighborhood, anchored by the Latona Public School. Subject building indicated by left arrow. North is up. Red buildings represent masonry structures. The UW campus is the green area at far right, east of 15th Avenue NE, with Parrington Hall indicated by the right arrow. The uppermost east-west street shown is NE 45th Street. Portage Bay is largely cut off at the lower part of the map.



Fig. 35 – Circa 1912 view of the Latona neighborhood waterfront, one half mile southeast of the subject site., near today’s Interstate 5 bridge. Parrington Hall on the UW campus is visible and indicated by arrow. (Paul Dorpat)



Fig. 36 – 1918 view of University Way NE at NE 42nd Street, three blocks southeast of the site. (Paul Dorpat, Dan Kerlee)



Fig. 37 – University Methodist Episcopal Church (built 1907) at Brooklyn Avenue & 42rd Street, a block from the subject site. The building is a designated Seattle landmark. (Paul Dorpat)



Fig. 38 – University Congregational Church (built 1910) at Brooklyn & 43rd Street, a half-block from the subject site. The church was demolished around 1970. (Paul Dorpat)



Fig. 39 – 1927 view northward on University Way at 45th Street, three blocks northeast of the subject site. (SMA #2844)



Fig. 40 – Circa 1930 view of the corner of University Way & 43rd Street, two blocks east of the subject site. (Paul Dorpat)



Fig. 41 – Circa 1930s southeasterly view of the University District near the subject site. The subject building is not visible. The intersection of NE 43rd Street & Brooklyn is at lower right.



Fig. 42 – 1948 view of 42nd Street from the UW campus; 15th Avenue NE crossing in foreground. The tower of the University Methodist Episcopal Church at Brooklyn & 42nd is visible at far left, one block from the subject site. (Paul Dorpat)



Fig. 43 – 1933 northeastward view of the University District, showing University Bridge in foreground under construction. UW campus at upper right. (SMA 7989)



Fig. 44 – Circa 1940 northward view of the University of Washington. University District visible at left. Arrow indicates approximate location of subject building.



Fig. 45 – 1954 view of 12th Avenue NE & NE 45th Street, one block north of the subject site. The Art Deco style Meany Hotel (now Hotel Deca) is visible at right. (SMA #76528)



Fig. 46 – 1959 view of University Way NE & NE 45th Street, three blocks northeast of the subject site. Meany Hotel (now Hotel Deca) is the tall building at left. (SMA #61203)



Fig. 47 – 1959 view eastward of NE 45th Street from Interstate 5 highway, under construction, approximately six blocks west of the subject site. The Meany Hotel (now Hotel Deca) is the tall building at center, across from the Brooklyn Building. (SMA #61203)



Fig. 48 – 1959 view northward of Roosevelt and 11th Avenues, being converted to twinned one-way arterials. Campus Parkway in foreground, with retaining wall. Subject property just out of frame near upper right. (SMA #62966)



Fig. 49 – 1949 view eastward from the University District towards the UW campus, with annotation showing a proposed path for the new Campus Parkway, which was constructed 1950-1953. Subject property is not visible, approximately two blocks to the left of the street visible at left, NE 41st Street. (Paul Dorpat, Ron Edge)



Fig. 50 – 2017 University of Washington campus map, showing post-1950 expansion into the University District neighborhood and Portage Bay waterfront (left or west of the pale green portion, which represents the original campus). Subject building’s approximate location indicated by arrow. North is up. (University of Washington)



Fig. 51 – Henry Bash house (b. 1885), 718 F Street, Port Townsend, Washington.
The house is listed on the National Register of Historic Places.



Fig. 52 – Albert W. Bash house (b.1890, altered), 1428 Monroe Street, Port Townsend, Washington.

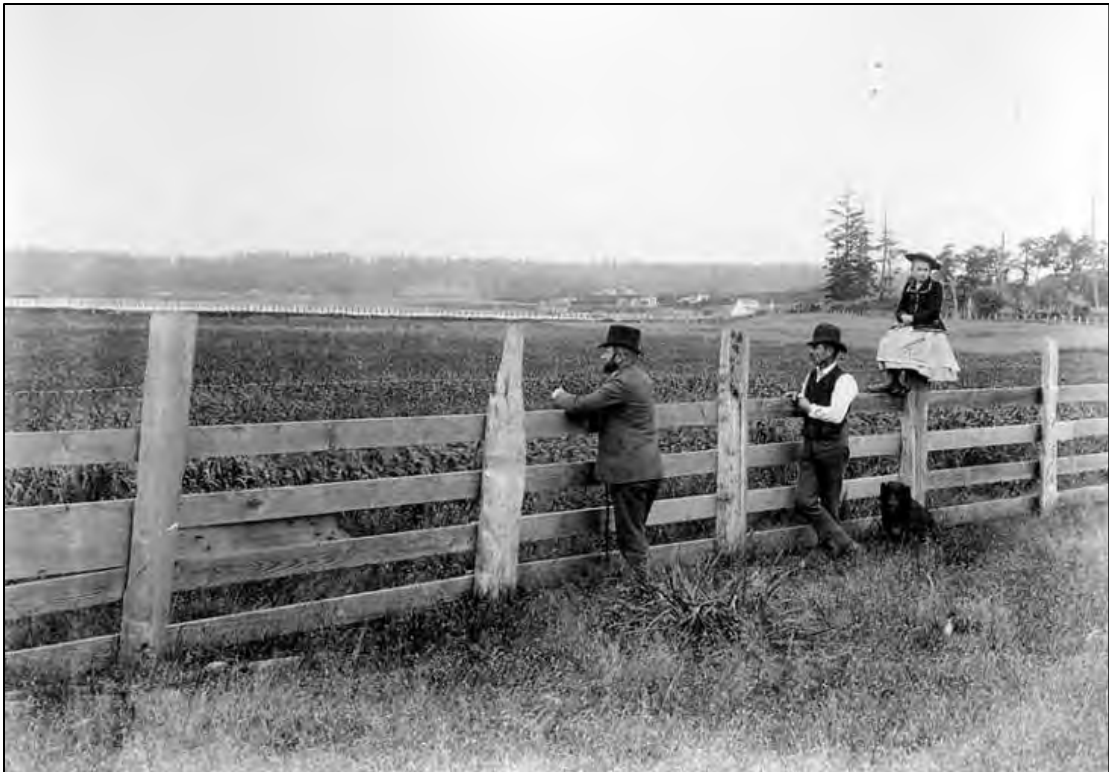


Fig. 53 – 1895 view of Albert W. Bash (far left) and daughter Clementine Bash (far right), at Bash’s farm in Oak Harbor, Whidbey Island. Unidentified man at center. (UWSC #WAS0043)



Fig. 54 – Dr. Clementine Bash in 1920. (Seattle Times, September 17, 1920, p. 21)

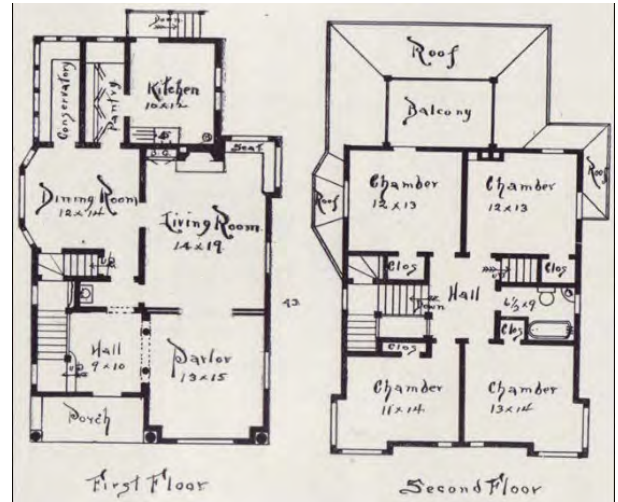


Fig. 55 – Plan book example of what is today called an American Foursquare house, from Victor Voorhees’s publication *Western Home Builder*. The type is characterized by four major rooms in each building corner. This image reflects a subset in Seattle called a “Seattle Box.”



Fig. 56 – Douglas house (1905) at 108 Hayes Street, an example of a “Seattle box.” (DON)



Fig. 57 – Padden house (1906) at 1426 E. Roy Street, an American Foursquare house. (DON)



Fig. 58 – (Four images) American Foursquare houses located on Capitol Hill, built c.1900-1910, between E. Aloha Street & E. Prospect Street, and 16th & 17th Avenue E. These largely have Neoclassical or Colonial Revival detailing.



Fig. 59 – Charles and Annie Fletcher house (1909) at 5269 17th Avenue NE, an example of an American Foursquare with Mission-style detailing. (DON)



Fig. 60 – Singerman house (1904), today the Gaslight Inn, 1727 15th Avenue, a Seattle landmark. An example of a larger American Foursquare house with Queen Anne detailing. (DON)



Fig. 61 – Satterlee house (1904) at 4866 Beach Drive SW, a Seattle landmark. This example is a rarer large American Foursquare house, with enough space to have a central entry. (DON)

DISTRICT 7 2. ADDITION _____ BROOKLYN
 SECTION _____ TWP. _____ N. RANGE _____ EWM. _____ BLOCK 10 TRACT OR LOT NO. 22 201
 DESCRIPTION _____
 LIMITS N.L.
 CODE NO. 1
 PERMIT NO. _____
 DATE _____
 3. ADDRESS OF PROPERTY 4238--12 Ave. N.E. CONTRACT PURCHASER _____
 4. FEE OWNER HELEN ULYCK. <3-7-36>
 5. ARCHITECT _____ CONTRACTOR _____
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY Tenant RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ 50.00
 7. CONDITION OF EXTERIOR Poor F INTERIOR Med. A FOUNDATION Med. A FLOOR PLAN Accept.

8. BUILDING 2 1/2 Fmly. Dwl.
2 Stories
15 Rms. 18
6 1st Flr.
5 2nd Flr.
4 Attic 2 Bdr.
 INTERIOR WALLS
11 Pl.
4 Ceiled
2 Pl 3d
 FLOORS
2 H.W.
13 Fir
15
 FIRE PLACE
1 Brick
 INTERIOR TRIM
11 Fir
4 Unfinished
 PLUMBING
18 Fixtures
2 Tub Leg
32 Toilets
2 Basin
1 Sink
1 H.W. Tank
1 Ldy. Tray
Cheap

TILE WORK None
L Bath
L Kit
L DR. Bd
 ATTIC 33x25
4 Pl. 8204
Stairway
Useful
 HEATING FA-28304
H.A. Furn
Stoker (Risdon)
Oil burn.
 BASEMENT Full
Frame & Conc.
4' 3'
Conc. Flr. 8004
Drain R1-4
2 C Room
 FOUNDATION
Conc. & P&B
Pch. P&B
 ROOF
Shingle
Comp.
 EXTERIOR WALLS
Rustic
4" Cedar Sid.
Shingles

PORCHES OP50
2 One Story
Roofed
2 Rec.
 EXTRA FEATURES
1 Box 2 Sty.
2 Dormer 10'
 BUILT-INS
Usual
 CONSTRUCTION 7-5
Sgl. Dbl. 6
Cheap Med.
 CEILING HEIGHT
Basement 7'
1st Flr. 8 1/2'
2nd Flr. 8'

9. CORNER JOINTS Mitered DOWN SPOUTS SEWER CONNECTED No
 10. FIRST FLOOR JOIST SIZE 2 x 8 AND 16 INCH CENTERS BRIDGED No
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 6
 12. CLASS OR GRADE NO. 3 SHAPE NO. _____
 13. BUILDING FINISHED OR UNFINISHED Finished
 14. DEPRECIATION: CONDITION 65 % OBSLSE. _____ % ECON. SUIT _____ % TOTAL 50 %
 DATE BUILT 1908 REMODELED 1915
 EFFECTIVE AGE 60 YEARS FUTURE LIFE 17 YEARS
 LAND INFORMATION
 1. SIZE 40 x 103 TOPOGRAPHY Level GRADE Above 3 FEET
 2. STREET ROAD Graded SURFACE Paved ALLEY Paved
 3. SIDEWALK Conc. SEWERAGE Sewer WELL _____ ELECT. PUMP _____
 4. LANDSCAPING Lawn, Shrubs and Trees COND. Fair
 5. TREND Static VALUE OF LAND _____
 6. USE OF DISTRICT Res. Apt. VIEW Poor
 7. RESIDENTIAL Med. Old ZONED 2- RES
 REMARKS _____

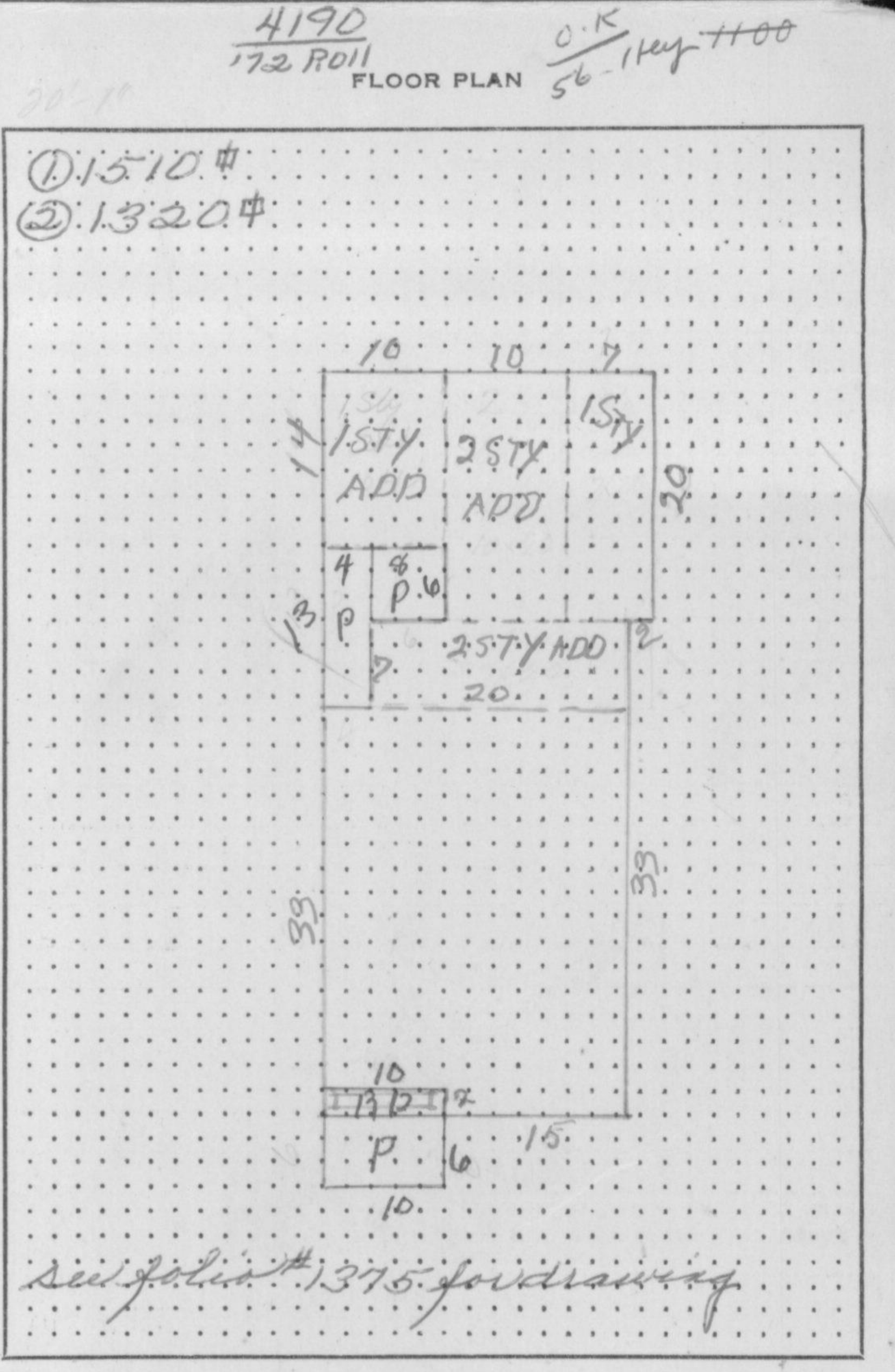


MAIN BUILDING	
DIMENSION	SQ. FT. AREA
25 x 33	1178 1510
7 x 21	
Add 10 x 20	140
" 10 x 14	140
PCH. 4 x 13	52
PCH. 6 x 6	36
PCH. 6 x 10	60
IMPROVEMENT VALUE	
MAIN BUILDING	\$ 2200
OTHER BUILDINGS	\$ 2600
TOTAL	\$ 4800
ASSESSED VALUE 50%	\$ 2400
DATE	6-10-37

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					X		\$
					X		
					X		
					X		
					X		

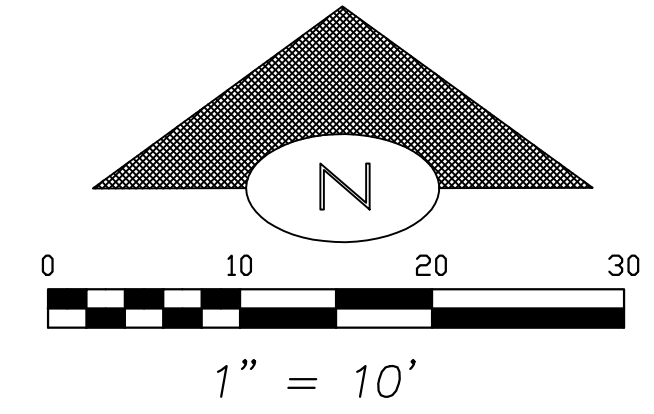
O	C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS Old Homes and Apts. in block



TOPOGRAPHIC SURVEY

NE 1/4 SECTION 17, TOWNSHIP 25N, RANGE 4E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON
STANDARD AT SEATTLE

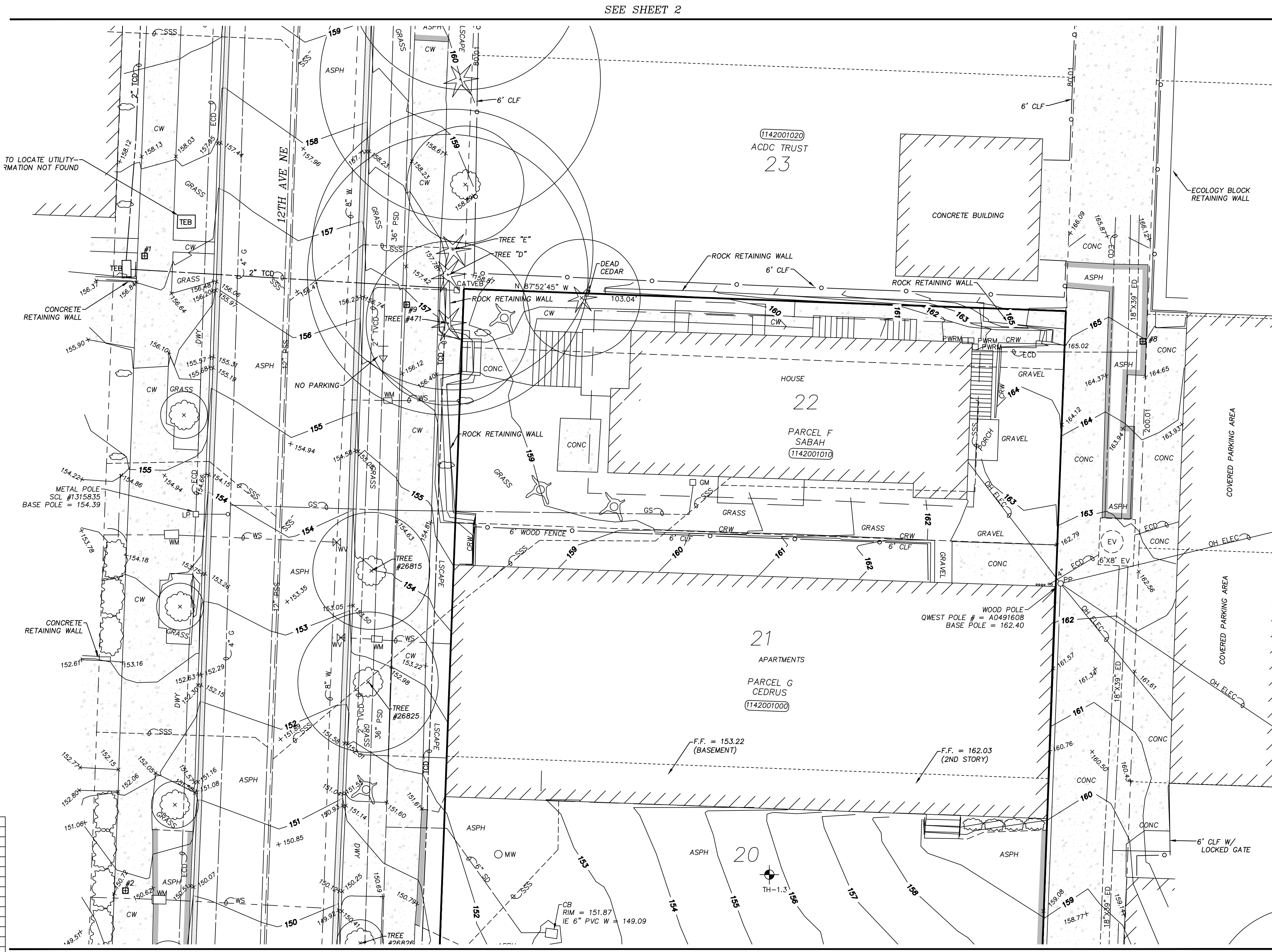


LEGEND

- FOUND MONUMENT
- CALCULATED POSITION CONTROL POINT
- TEST HOLE
- ELECTRIC VAULT
- POWER TRANSFORMER
- WOOD POWER POLE
- WOOD GUY POLE
- METAL POLE WITH LIGHT
- METAL STRAIN POLE
- POWER METER
- ANCHOR
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE ENCLOSURE BOX
- CABLE TV ENCLOSURE BOX
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- TRAFFIC SIGNAL
- PARKING METER
- ROAD SIGN AS NOTED
- STREET SIGN AS NOTED
- POST
- BOLLARD
- MAILBOX
- BICYCLE RACK
- HEDGE
- BUSH
- STUMP
- SMALL DECIDUOUS < 12" WITH DRIPLINE
- LARGE DECIDUOUS >= 12" WITH DRIPLINE
- SMALL CONIFER < 12" WITH DRIPLINE
- LARGE CONIFER >= 12" WITH DRIPLINE
- PLATLINE
- EASEMENT
- TIGHT OF WAY
- PROPERTY LINE
- LOT LINE
- MONUMENT LINE
- WATER LINE
- SANITARY SEWER
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND TELECOMMUNICATIONS
- BUILDING OVERHANG
- FENCE AS NOTED
- CONCRETE HATCH
- BUILDING HATCH
- TRUNCATED DOME HATCH
- BRICK HATCH

CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	244094.876	1275161.997	157.10	FND MAGNAIL
2	243986.314	1275158.722	150.84	FND MAGNAIL
3	243863.676	1275157.820	143.44	SET MAGNAIL
4	243639.273	1275145.603	131.86	SET MAGNAIL
5	243628.724	1275324.277	140.50	SET MAGNAIL
6	243765.948	1275307.582	145.86	SET MAGNAIL
7	243958.333	1275328.413	157.58	SET MAGNAIL
8	244080.262	1275332.744	165.00	FND MAGNAIL
9	244086.537	1275206.832	156.86	SET MAGNAIL
10	243671.502	1275420.692	147.38	SET MAGNAIL
11	243619.970	1275479.346	147.20	SET MAGNAIL
12	243817.508	1275436.711	156.55	FND MAGNAIL
13	243990.988	1275493.583	167.29	FND MAGNAIL



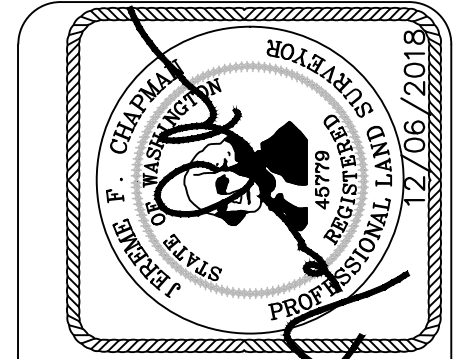
SEE SHEET 2

SEE SHEET 4

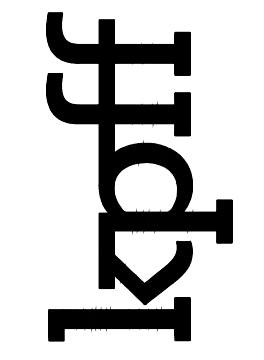
SEE SHEET 6

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION MADE BY ME OR UNDER MY DIRECTION.

12/06/2018
DATE
JEROME F. CHAPMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 45779

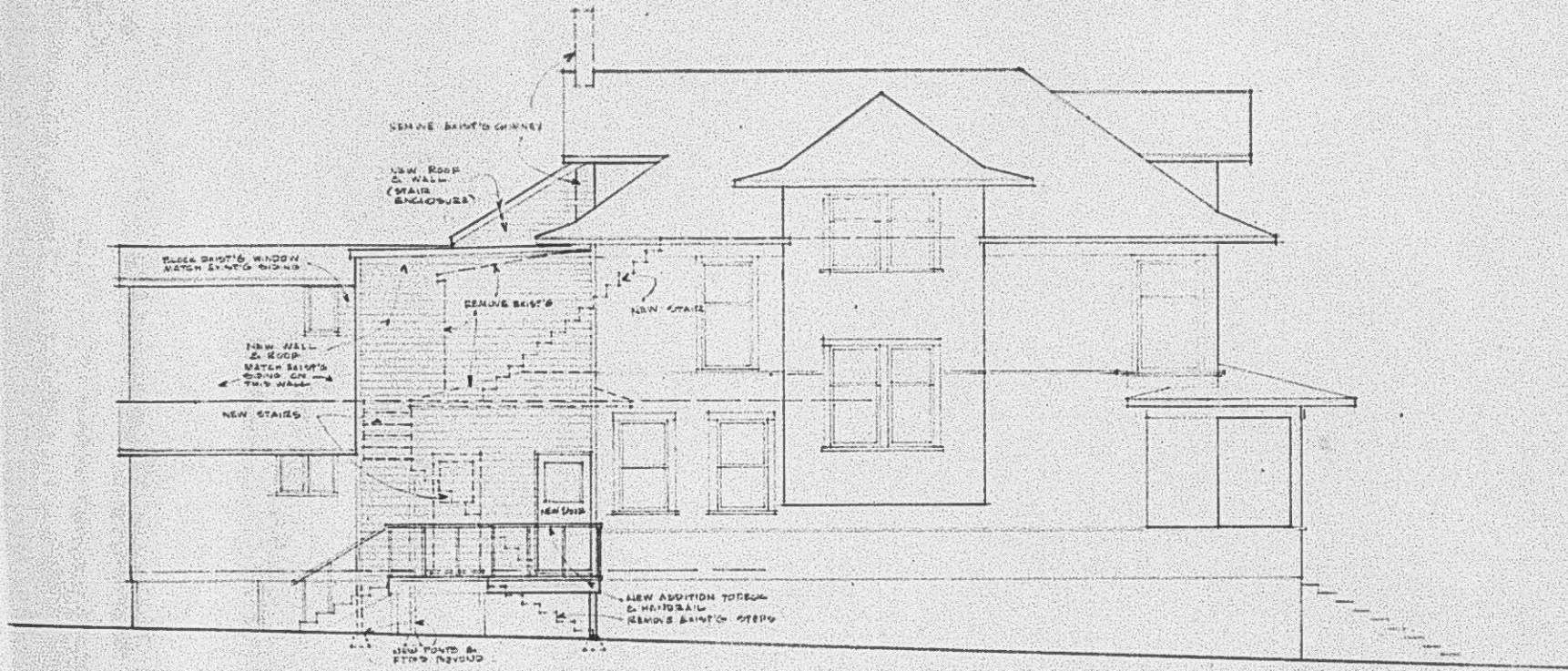


612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com



TOPOGRAPHIC SURVEY
OF A PORTION OF
SEC. 17 TWP 25 N, R 4 E, W.M.,
AT THE REQUEST OF
W & A ENGINEERING

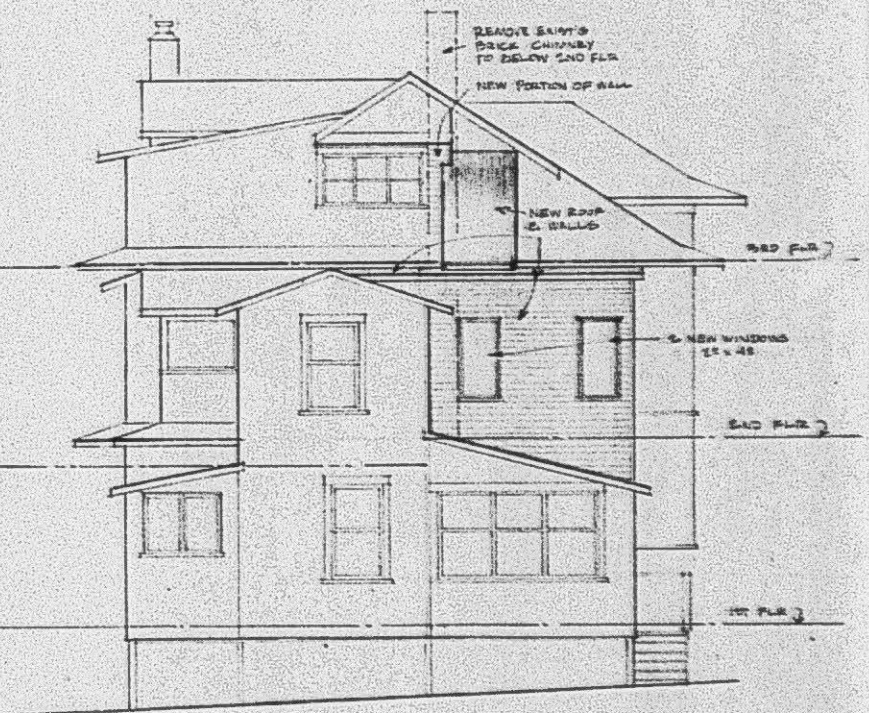
SCALE: 1" = 10'
JOB: 81800106
DATE: 12/06/2018
SHEET 3 OF 8



NORTH ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

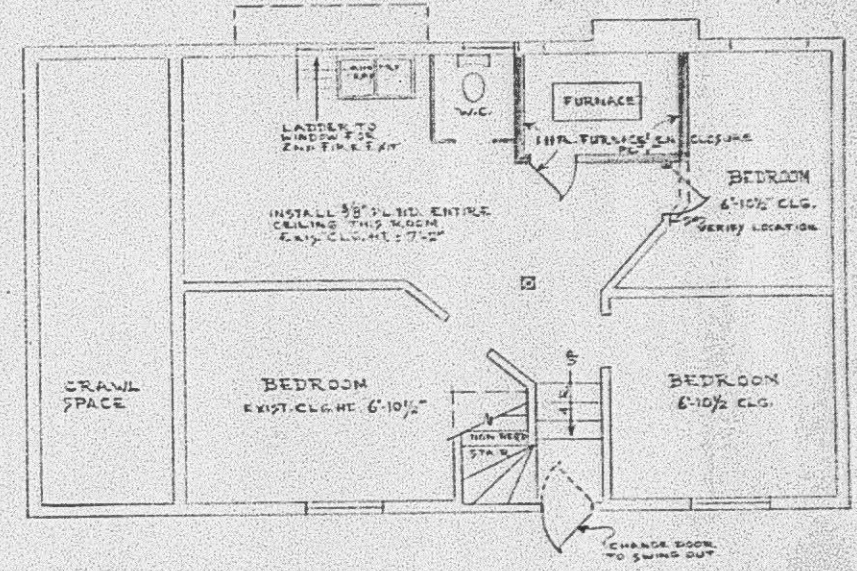
BN 14638

LOGGING HOUSE ALTERATIONS
4235 12TH AVE. NE, SEATTLE 5, WASHINGTON
MISS CORDIA MADDOX, OWNER

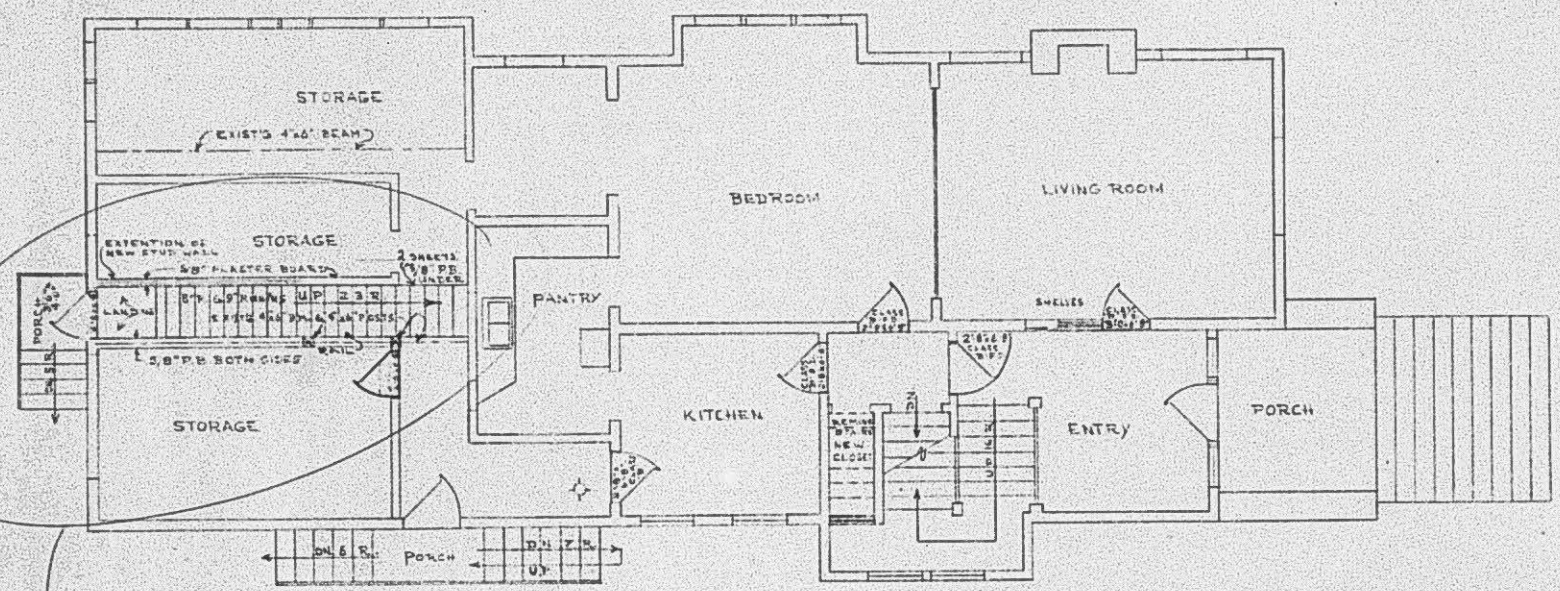
TED BOWER, ARCHITECT
1914 NE 48TH ST., SEATTLE - MR2-6649 2

NOTE: FIRE DAMPER ALL DUCTS AT PENETRATION OF FURNACE ROOM WALL

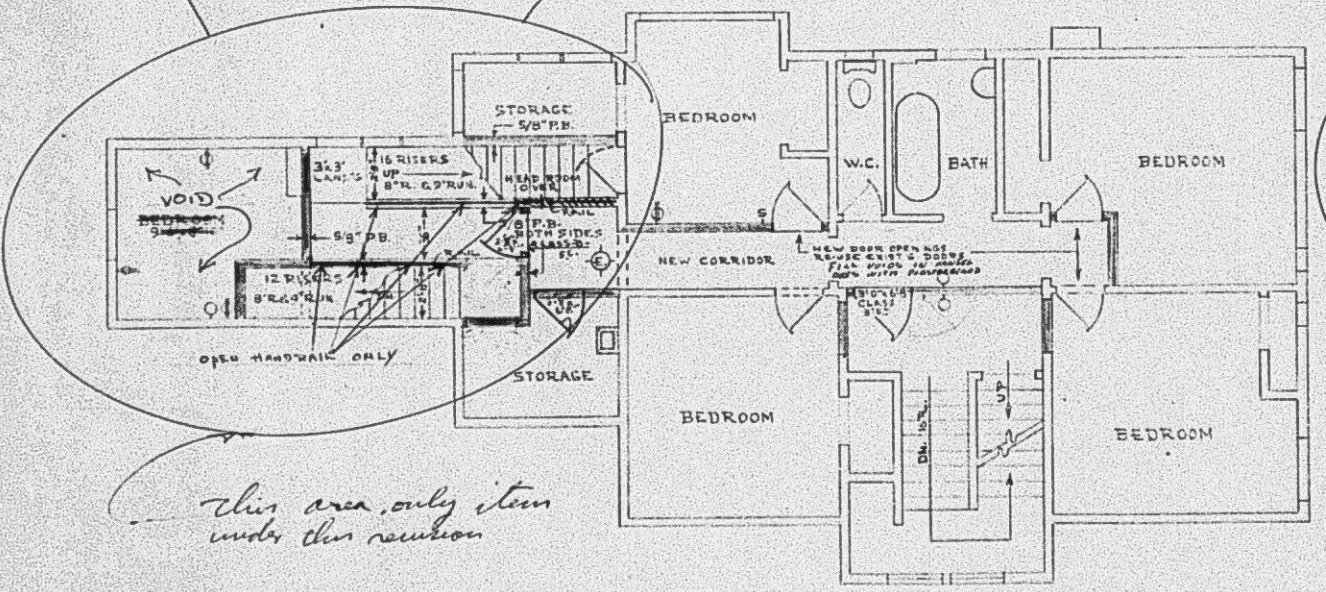
PROVIDE OUTSIDE AIR SUPPLY FOR COMBUSTION



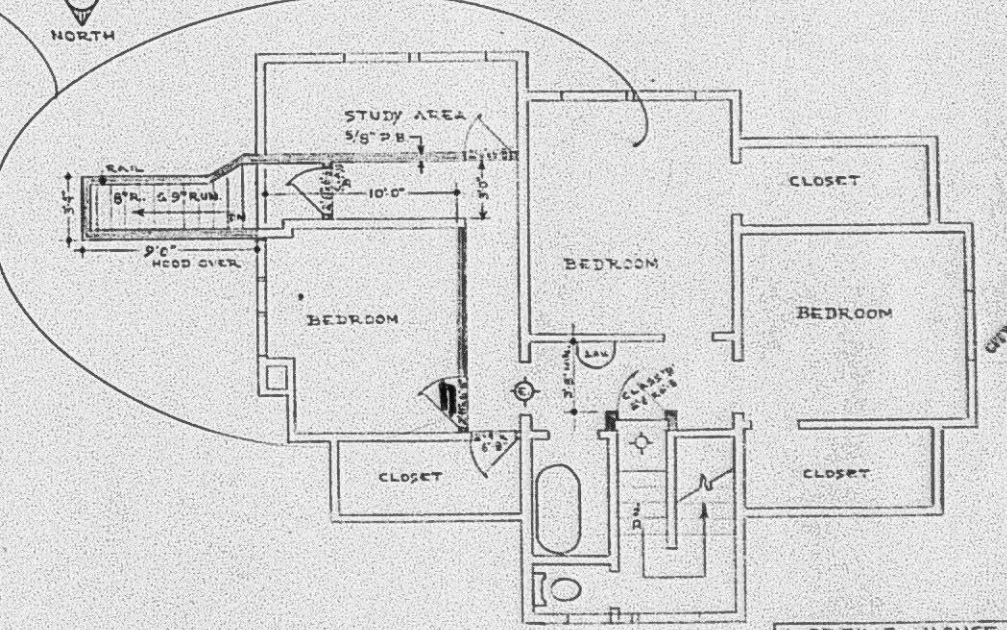
-BASEMENT PLAN - 1/4" = 1'-0"



-FIRST FLOOR PLAN - SCALE 1/4" = 1'-0"



-SECOND FLOOR PLAN - SCALE 1/4" = 1'-0"



-THIRD FLOOR PLAN - 1/4" = 1'-0"

CITY OF SEATTLE
 JUN 18 1980
 No STRUC-UP-PL
 CHANGES

- LEGEND:
- NEW STUD WALL
 - EXISTING TO BE REMOVED
 - EXISTING TO REMAIN

ELEC.NOTE: NO SWITCHES FOR STAIRWAY LIGHT OUTLETS.

NOTE: ALL NEW PARTITIONS TO BE 2"x4" STUDS 16" O.C. (OF STANDARD GRADE) WITH 5/8" PLED BOTH SIDES (1 HOUR FIRE RESISTIVE CONSTRUCTION).
 1'-8" clear headroom in all stair way.

LOGGING HOUSE ALTERATIONS
 4255 12TH AVE. NE, SEATTLE 5, WA.
 MISS CORONA MADSEN, OWNER

1/1

BN14638

4236-44 18th NE

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