

The City of Seattle

Landmarks Preservation Board

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

Landmark NOMINATION Application

Name: Thomas and Sarah Esther Bordeaux House
Original Use: Single-family Residence
Current Use: Single-family Residence
Year Built: 1903
Year Altered: 1913
Address: 806 14th Avenue East, Seattle, Washington 98112
Assessor's File No.: 134630-0150

Legal Description: BEGINNING AT A POINT 14.00 FEET DUE WEST FROM THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 10 OF CAPITOL HILL ADDITION TO THE CITY OF SEATTLE DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 10, RECORDS OF KING COUNTY AUDITOR;
THENCE WEST 100.0 FEET;
THENCE NORTH 117.50 FEET;
THENCE EAST 100.0 FEET;
THENCE SOUTH 117.50 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOTS 9 AND 10 IN BLOCK 10 OF THE UNRECORDED PLAT OF CAPITOL HILL)

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Original Owner: Thomas and Sarah Esther Bordeaux
Original Designer: William D. Kimball
Original Builder: Harvey J. Allan
Alteration Designer: Bebb & Mendel
Alteration Builder: Harvey J. Allan
Current Owner: Scott and Katherine Renschler
Address: 806 14th Avenue East, Seattle, Washington 98112



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Landmarks Preservation Board

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

Submitted by: Sound Historical Resources LLC; Attention: Adam S. Alsobrook, AIA
Address: 6523 California Avenue SW, PMB 380, Seattle, WA 98136
Telephone: (206) 582-9989

Date: February 14, 2020

Reviewed: _____ Date: _____
Historic Preservation Officer



The Thomas and Sarah Esther Bordeaux House
806 Fourteenth Avenue East, Seattle, Washington

Seattle Landmark Nomination REVISED
February 14, 2020

SOUND HISTORICAL RESOURCES, LLC
6523 California Ave. SW, PMB 380, Seattle, Washington 98136 • 206-582-9989

TABLE OF CONTENTS

I.	INTRODUCTION	2
	Background	
	Research Sources	
	Seattle’s Landmark Process	
II.	BUILDING INFORMATION	4
III.	ARCHITECTURAL DESCRIPTION	5
	A. Site and Neighborhood Context	
	B. Building Description	
	C. Summary of Alterations	
IV.	HISTORICAL CONTEXT	20
	A. The Development of Capitol Hill’s “Millionaire’s Row” Neighborhood	
	B. Construction of the Bordeaux House and Development of the Property	
	C. Owners of the Bordeaux House	
	D. The Original Architect, William D. Kimball	
	E. The Architects of the 1913 Additions and Alterations, Bebb & Mendel	
	F. The Builder of the Original 1903 House and the 1913 Alterations, Harvey J. Allan	
	G. The Eclectic Tudor Revival and Queen Anne Architectural Style	
V.	BIBLIOGRAPHY	51
VI.	LIST OF FIGURES AND ILLUSTRATIONS	57
	Figures and Illustrations	60
	Site Plan	123
	Appendix: Buildings by William D. Kimball, Architect	124

I. INTRODUCTION

This landmark nomination report was prepared at the request of the current owners of the Thomas and Sarah Esther Bordeaux House. It was researched, written, and composed by Adam S. Alsobrook, AIA of Sound Historical Resources, LLC and Marvin J. Anderson, AIA of Marvin Anderson Architects PLLC, both of Seattle, Washington. All photographic images date from August 2019, unless noted otherwise.

Sources used for researching this report include:

- Documents held by the City of Seattle Department of Construction and Inspections (SDCI) microfilm library, including building permit records and copies of construction drawings.
- King County tax assessor records, including current tax records accessed online and historic tax records held at the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.
- Historic photographs of the subject property to assess changes made to the exterior of the building over time, including the historic tax assessor photos from the Real Property Record Card held at the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.
- Newspapers, books, periodicals, city directories, maps, and other reference materials, accessed either online or at the Seattle Public Library.
- City of Seattle Landmark nomination documents for other properties and buildings, accessed online.
- City of Seattle Historical Resources Survey Database accessed online.
- On-site photographs and inspection made of the building by the author.

References to sources are in footnotes throughout this report. For a full list of the sources used by the author in the preparation of this report, please refer to the bibliography located at the end of this document.

Please note that the cardinal directions of street names indicated throughout this report are the modern cardinal directions adopted by City of Seattle Ordinance 89910 in 1961. The historic cardinal directions of streets used prior to 1961 have been changed for consistency and ease of locating properties identified in this report.

The Thomas and Sarah Esther Bordeaux House is named in honor of the original residents of the house. Please note that this full name of the house has been abbreviated to the “Bordeaux House” throughout the rest of this report for brevity and ease of reading.

SEATTLE'S LANDMARK PROCESS

The following section gives an overview of the City of Seattle's local landmark designation procedures and is provided for readers who may be unfamiliar with this process.

Historic landmarks are properties that have been determined to be significant cultural resources to the community, city, state, or nation. These landmarks are designated at the local, state, and national levels. Listing in the State or National Register of Historic Places recognizes historic properties at the state and national levels, and the City of Seattle is responsible for the designation of historic landmarks at the local level.

The City of Seattle Landmarks Preservation Board is responsible for determining which properties meet the standards for landmark designation. This board is quasi-judicial and issues rulings of its determinations and decisions. The landmark designation has three sequential steps: nomination, designation, and the negotiation of the controls and incentives agreement between the Owner and the City of Seattle's Historic Preservation Office, followed by its approval by the board. The final step in this process occurs when the Seattle City Council passes the designation ordinance. Public meetings occur at all four steps of the landmark process to allow comment on the landmark nomination from the property owner, applicant, members of the public, and other interested parties.

The City of Seattle Landmarks Preservation Ordinance (SMC 25.12.350) requires that potential landmarks be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or Nation." It must also possess integrity, or its ability to convey its significance. The Landmarks Preservation Ordinance also requires that a potential landmark meet one or more of the six designation criteria:

Criterion A: *It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or*

Criterion B: *It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or*

Criterion C: *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or*

Criterion D: *It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or*

Criterion E: *It is an outstanding work of a designer or builder; or*

Criterion F: *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.*

A landmark nomination may be prepared by anyone. The Landmark Preservation Board's review does not consider land use issues such as future changes or uses. If a property owner proposes a substantial development of a property through the Master Use Permit process, the Seattle Department of Construction and Inspections (SDCI) and Department of Neighborhoods (DON) has an integrated review process of potential landmarks under SEPA and Master Use Permit procedures. This policy states that a landmark nomination may be required for buildings that are over 50 years old or those that have been surveyed and previously recommended as eligible for landmark status.

II. BUILDING INFORMATION

Name: Thomas and Sarah Esther Bordeaux House

Year Built: 1903

Year Altered: 1913

Street & Number: 806 14th Avenue East, Seattle, Washington 98112

Assessor's Parcel Number: 134630-0150

Original Owner: Thomas and Sarah Esther Bordeaux

Current Owner: Scott and Katherine Renschler

Original Use: Single-family Residence

Current Use: Single-family Residence

Original Architect: William D. Kimball

Original Builder: Harvey J. Allan

Alteration Architect: Bebb & Mendel

Alteration Builder: Harvey J. Allan

Plat Name / Block / Lot: Capitol Hill Unrecorded / Block 10 / Lot 9-10

Legal Description: BEGINNING AT A POINT 14.00 FEET DUE WEST FROM THE
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SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood Context

This report provides information about an existing single-family residence located at the northeast corner of 14th Avenue East and East Valley Street in Seattle. The residence located on this parcel was constructed in 1903 and is referred to as the Thomas and Sarah Esther Bordeaux House in honor of the original residents of the house. This full name of the house has been abbreviated to the “Bordeaux House” throughout the rest of this report for brevity and ease of reading.

SITE LOCATION

The subject property consists of a parcel rectangular in plan that measures about 118 feet by 100 feet, with the long dimension oriented north-south along 14th Avenue East. The grade along 14th Avenue East is generally level, and the grade along East Valley Street slopes up gently toward the east. A stone masonry retaining wall approximately two feet in height extends along the south and west property lines and features stone steps at the southwest corner of the site flanked with two large stone masonry bollards. The ground level slopes up about six feet from the top of the stone masonry wall to the ground level at the house, which is generally level. Both 14th Avenue East and East Valley Street are paved with asphalt, and there is an alley located immediately to the east of the property, which is paved in concrete. Despite extensive research, the reason for the unusual configuration of the alley in the center of this subject block remains a mystery. **[Figures 13 – 20]**

NEIGHBORHOOD CONTEXT

The neighborhood in which the Bordeaux House is located currently consists mainly of large, single-family residences, virtually all of which are well over 100 years old. This small residential district, located along 14th Avenue East between East Roy Street to the south and East Prospect Street to the north, is commonly referred to as “Millionaire’s Row” due to the stately scale of the houses and the wealth of the families which originally resided in them. Practically all the existing residences were constructed between 1901 and 1915, though a few more modern buildings have been inserted into the fabric of the neighborhood. Two of these houses were constructed in 1949 and 1952, and the most recent one was constructed in 1978. The residences are built from a variety of materials, including stone and brick masonry, stucco plaster with painted wood half-timbering, painted wood clapboard siding, painted wood shingle siding, painted wood windows, and painted wood trim, soffits, fascia, and other assorted architectural details. Roofs are typically clad in asphalt composition shingles.

The Charles H. Cobb House is located immediately to the north of the Bordeaux House. This two-and-one-half story, Swiss Chalet-style residence was designed by architects Bebb & Mendel and constructed in 1903. The house sits on a double lot at the southeast corner of East Aloha Street and 14th Avenue East, with the main entry facing East Aloha Street. **[Figure 21]**

The two-and-one-half story residence located immediately to the east of the Bordeaux House across the alley was constructed in 1905. The main entry faces East Valley Street. This house is raised above the sidewalk level approximately six to eight feet. **[Figure 22]**

The Elbridge A. Stuart House is located to the south of the Bordeaux House across East Valley Street. This two-and-one-half story, Swiss Chalet-style residence was designed by architects Bebb & Mendel and constructed in 1904. The house sits on a double lot at the northwest corner of East Valley Street and 14th Avenue East, with the main entry oriented toward 14th Avenue East. **[Figure 23]**

The David Skinner House is located to the southwest of the Bordeaux House across the intersection of 14th Avenue East and East Valley Street. This two-and-one-half Colonial Revival house was designed by architect W.W. Sabin and built in 1903. This house sits on a triple lot and is located immediately to the south of the Andrew Weber House.

The two-and-one-half story Andrew Weber House is located to the west of the Bordeaux House across 14th Avenue East. Designed by architects Donnellan & Barton and constructed in 1902, this Colonial Revival house sits about three feet above the sidewalk level. The main entry is located on the south side of the house, which has its long axis oriented east west. **[Figure 18]**

The James A. Moore House is located immediately to the northwest of the Bordeaux House across 14th Avenue East, immediately north of the Andrew Weber House. This Renaissance Revival residence was designed by architect William D. Kimball and constructed in 1903. Kimball was also the original architect of the Bordeaux House, which was also built in 1903. The James A. Moore House is designated as a City of Seattle landmark. **[Figure 24]**

NEARBY CITY OF SEATTLE LANDMARKS

Designated City of Seattle landmarks located within a quarter-mile radius of the subject property include the following:

1. Moore House, 811 14th Avenue East (1903; W.D. Kimball, architect)
2. Maryland Apartments, 626 13th Avenue East (1910; Henderson Ryan, architect)
3. Parker-Fersen House, 1409 East Prospect Street (1909; Frederick Sexton, architect)
4. Volunteer Park Grounds, 1400 East Prospect Street (1909-1910; John Charles Olmsted, Olmsted Brothers Landscape Architects)
5. Volunteer Park Water Tower, 1400 East Prospect Street (1906-1908)
6. Volunteer Park Reservoir, 1400 East Prospect Street (1901)
7. Highland Apartments, 931 11th Avenue East (1924; Stuart & Wheatley, architects)
8. Anhalt Apartment Building, 1005 East Roy Street (1928; Anhalt and Borchert, designers and builders)
9. Anhalt Apartment Building, 1014 East Roy Street (1929-1930; Anhalt and Borchert, designers and builders)
10. St. Joseph's Church, 732 18th Avenue East (1929; A.H. Albertson, architect)

HISTORIC STATUS

Currently, the Bordeaux House is not located within a local historic district. A National Register of Historic Places (NRHP) nomination for the Seattle Millionaire’s Row Historic District has been submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP), but the status of this nomination is unknown. In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Capitol Hill neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the Bordeaux House was identified as a “building significant to [the] City.”¹

A City of Seattle landmark nomination for the Bordeaux House was submitted in March 1979, and the house was also inventoried by the City of Seattle in August 1979.² However, no records exist that indicate what action, if any, was taken on the 1979 landmark nomination. The author contacted the Landmarks Preservation Board staff to check the status of the Bordeaux House, and staff confirmed that the house was not designated as a City of Seattle landmark.³

The City of Seattle Department of Neighborhoods Historic Resources Survey Database indicates that the Bordeaux House is located within a potential National and/or local historic district. The database also indicates that the property appears to meet the criteria for listing in the National Register of Historic Places and also appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.⁴

B. Building Description

SITE

The Bordeaux House was built in 1903 as a single-family residence. The primary structure of the house is wood frame, with a reinforced concrete foundation. The building is two-and-one-half stories tall, with a full basement. The main footprint of the house measures approximately 41 feet by 56 feet, with the long axis of the house oriented in a north-south direction. The house faces west onto 14th Avenue. A one-story wing measuring approximately 12 feet wide by 16 feet long is located at the northeast corner of the house. The main mass of the house is set back about 37 feet from the west property line, and about 30 feet from the south property line. One-story-tall covered porches are located at the northwest and southwest corners of the house, and each measure approximately 8 feet by 18 feet, with their long dimensions each oriented in an east-west direction.

¹ Nyberg, Folke, and Victor Steinbrueck, for the Historic Seattle Preservation and Development Authority, “Capitol Hill: An Inventory of Buildings and Urban Design Resources.” Seattle: Historic Seattle, 1975.

² Landmark Nomination Form for the Bordeaux/Wieman Residence, March 16, 1979; and City of Seattle Office of Urban Conservation Inventory Field Form, August 6, 1979.

³ Email from Erin Doherty to Adam Alsobrook, August 20, 2019.

⁴ City of Seattle Department of Neighborhoods Seattle Historical Sites Survey, 806 14th Avenue East, Seattle, Washington, King County Assessor #134630-0150, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1133156578>, acc. September 10, 2019.

There is a one-story brick veneer garage building located at the northeast corner of the parcel. **[Figures 83 – 87]** The garage measures approximately 24 feet by 20 feet, with the long dimension oriented in an east-west direction. The garage was constructed in 1912. The north and east walls of the garage are both built to the north and east property lines. The concrete paved alley is immediately adjacent to the garage and extends southward along the east property line toward East Valley Street. **[Figures 85 and 86]** A vehicle parking pad paved with permeable concrete pavers is located along the east property line between the alley and the stone terrace located along the east side of the house. **[Figure 87]** A brick paved patio seating area is located at the southeast corner of the site, immediately south of the vehicle parking pad and stone terrace.

Stone masonry retaining walls are located along the south and west property lines of the site. These granite walls were constructed in 1904. Granite steps are located at the southwest corner of the property and are flanked by two cylindrical granite masonry newel posts. **[Figures 88 - 90]** A planting strip about four feet wide is located along the south property line between the retaining wall and the sidewalk. A similar planting strip is located along the west property line but is only about two feet wide. Five-foot-wide concrete sidewalks are located along the west and south of the property. The sidewalks are separated from the street by a planting strip approximately nine feet wide. **[Figure 89]**

No street trees are indicated on the Seattle Department of Transportation Map of Seattle Street Trees.⁵ There are currently two small Victoria Evergreen Magnolia (*Magnolia grandiflora* ‘Victoria’) street trees located in the planting strip between the sidewalk and curb to the south of the house. Two small Commemoration Sugar Maple (*Acer saccharum* ‘Commemoration’) street trees are located in the planting strip between the sidewalk and curb to the west of the house.

A granite hitching post was once located along the curb line immediately west of the southwest corner of the property, but the hitching post is no longer extant. A granite coach mounting step block carved with the name “BORDEAUX” was also once located along the curb line near the intersection of 14th Avenue East and East Valley Street, but sadly this object has also been lost.⁶

OVERVIEW OF THE BORDEAUX HOUSE

Architect William D. Kimball designed the Bordeaux House in a distinctive combination of the Queen Anne and Tudor Revival architectural styles. The eclectic style of the house is discussed in greater detail later in this report. The main mass of the house is two stories tall. Living spaces

⁵ Seattle Department of Transportation (SDOT) Seattle Street Trees <http://web6.seattle.gov/SDOT/StreetTrees/>, accessed August 19, 2019.

⁶ The hitching post and coach mounting step block had both been removed by 1975, when the Nyberg and Steinbrueck survey was made. Once a relatively common fixture in the neighborhood, the stone coach mounting step blocks have gradually been removed or lost over the years. One of the remaining historic step blocks in the neighborhood is located to the west of the Elbridge A. Stuart House and is carved with the name “STUART.” There is also a hitching post located to the north of the Stuart House along the curb line.

under the steeply pitched hipped roof comprise a half or attic story above the two main stories of the house. The main approach to the house is from the southwest corner of the property, where a flight of granite steps leads from the sidewalk level to the ground level of the site, which is approximately eight feet above the sidewalk. **[Figure 90]** The octagonal turret at the southwest corner of the second floor is located on axis with the granite stairs and pathway. The orientation of the approach pathway and the turreted southwest corner of the house provide the visitor with a picturesque oblique view of the south and west facades of the house. The formal main entry is located on the west façade of the house, facing 14th Avenue East. Two informal entrances are located on the east façade of the house facing the parking pad and alley, and an additional informal entrance is located on the south façade of the kitchen wing to the north of the parking pad.

WEST FAÇADE

The main mass of the west façade of the house is approximately 56 feet wide. There are covered porches at the northwest and southwest corners of the house which each extend out approximately eight feet beyond the main mass. The first floor of the house is clad in brick masonry veneer. The brick is dark red pressed brick and is laid in running bond with whitish-gray colored mortar joints. The first story of the west façade is symmetrical, with the main entry located at the center of the house. **[Figures 91 and 92]** The recessed entry porch is flanked on each side by a set of two painted wood double-hung windows mullied together. Each of the sets of windows are centered in the lengths of wall in which they are located. The jambs and head of the windows are trimmed with an 8-inch-wide painted wood flat trim with molded backband.

A painted flat wood frieze band runs horizontally above the capitals of the porch columns, the heads of the windows, and the centrally located recessed porch. The frieze band serves as the transition between the brick masonry veneer walls of the first story and the walls of the upper stories, which are clad in a decorative “fachwerk” of exposed painted wood half-timbering with stucco plaster infill panels. The half-timbering creates a rectilinear grid on the exterior of the second story. Each of the painted wood boards of the half-timbering is about 6 inches wide. The boards serve as the vertical trim at the jambs and heads of the windows, and also serve as vertical trim dividing groups of two windows. Painted wood fachwerk also runs horizontally at the sills and heads of the windows. When the house was originally constructed, there were also diagonal painted wood half-timbers at the second story, but all the diagonals were removed as part of the 1913 remodel. **[Figures 66 – 69, 91, and 92]** The painted wood double-hung windows at the second story are tall and narrow two-over-two-light units.

The formal main entry to the house is centered on the first-floor level and protected by a covered porch approximately six feet deep and twenty feet wide. **[Figures 93 and 94]** The porch is accessed by a flight of six granite steps. Each side of the steps is flanked with a brick masonry cheek wall extending out from the façade of the house. Low brick masonry walls protect the west side of the porch at each side of the steps. The porch floor is covered with dark red tiles each about 12 inches

square and features a simple border of smaller 3 inch square dark reddish-black tiles along all four sides of the porch.

The entrance door is centered on the porch and is made of stained wood, which harmonizes with the stained wood paneling and detailing of the foyer beyond. The threshold is granite, and the door is surrounded at the head and jambs by an 8-inch-wide painted wood flat trim with molded backband. Two large French casement windows flank the entrance door. Each of these windows has two painted wood casement sashes, each about 30 inches wide by about 48 inches tall. Each sash is glazed with leaded glass in a rectilinear grid pattern. **[Figure 95]** A painted wood frieze band extends around the perimeter of the porch above the top of the window and door trim. Painted wood crown molding conceals the joint between the ceiling and the top of the frieze band. Narrow painted wood boards make up the ceiling, and four painted wood beams about 6 inches wide by 12 inches deep support the ceiling.

There is another recessed porch at the second story, which is approximately the same depth and width as the recessed main entry porch at the first story below. **[Figure 96]** A low, half-timbered wall extends along the west side of this porch, and two painted wood columns with decorative capitals frame the doors leading out to the porch. Two painted wood pilasters are also located at each side of the porch. The porch floor is painted metal, and the ceiling is painted wood. Each of the painted wood French door leading out to the porch have thirty-two equal lights apiece, and each door has a painted wood transom above with eight equal lights apiece. These doors and transoms are original to the house. Two painted wood windows of nine lights apiece flank the French doors and provide light to a closet and a laundry room.

There is a projecting bay to the north of the recessed porch at the second story, which projects about two feet beyond the second story façade. **[Figure 97]** This projecting bay extends upwards, dividing the overhanging roof eave and engaging with the half-timbered dormer above. The gable end of the dormer features two painted wood nine-light-over-one-light double-hung windows. The fachwerk at the gable ends of this projecting bay feature two diagonal half-timbers located to each side of the windows. These half-timbers are mirror images of each other off the centerline of the windows. The projecting eaves feature deep painted wood vergeboards at the rakes.

The turret at the southwest corner of the second story is perhaps one of the most noticeable features of the house. **[Figure 98]** The turret is octagonal in plan and projects approximately two feet from the west and south facades of the house. The base of the turret at the west façade is comprised of painted wood molding that corbels out from the main wall plane. Three painted wood double-hung windows are located at the west, southwest, and south walls of the turret. Each of these windows is two-over-two-lights with a two-light transom window above. A small, narrow painted wood keystone detail rests atop each of the turret windows. Three round, painted wood windows are located in the upper portion of the turret at the third level of the house. Each of these windows is

original and has decorative leaded glass glazing and highly decorated painted wood framing and trim at the exterior. The turret is topped with a peaked octagonal roof that is said to look like a candle snuffer.

There is a three-sided dormer located at the third level of the house, which is centered on the recessed porches below. The window on the west-facing wall is a painted wood twelve-over-one-light double-hung window. This window has a painted wood transom window above, also with twelve equal lights. There are transom windows on the walls that face northwest and southwest, each with twelve lights apiece. The sills and heads of these transom windows align with the transom window in the center. The gable end of the dormer above features half-timbering but features slightly curving diagonals in addition to the typical horizontal and vertical painted board fachwerk found elsewhere on the house. The diagonal members are mirror images of each other, centered on the center of the dormer. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

NORTH FAÇADE

The typical materials and detailing found on the west façade of the house continue on the north façade of the house. **[Figure 99]** Small windows just above ground level provide light and ventilation to the basement. The windows on this façade are typically painted wood double-hung units in a two-over-two-light configuration. Trim around the doors and windows is identical to the trim on the west façade.

A porch extends out from the main mass of the house approximately eight feet and runs about 18 feet along the north façade of the house. **[Figure 100]** The porch is built on piers, and the brick masonry walls beneath the porch floor feature half-moon crawlspace vents with painted wood vertical pickets. The porch floor is concrete with an incised grid pattern. The porch level is accessed by a short flight of painted concrete steps. The porch roof is supported by three equally spaced columns along the north edge of the porch. Each of these columns features a brick masonry pier about three feet high, with a painted square wood column above. Painted wood balustrades extend between the columns. These balustrades are made with flat pieces of wood with a decorative scallop cut out of each side. A painted wood frieze band wraps the top of the first story of the porch, and a short half-timbered wall above creates an enclosure for the porch at the second-floor level. A short, painted wood balustrade similar in motif to the one below caps the half-timbered wall. A single painted wood door leads from the second story corner bedroom to the porch. This door features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door. This door appears to date from the 1913 remodel.

The gable at the third level is centered on the original width of the façade. The gable end of this dormer feature diagonal painted wood half-timbering to each side of the paired windows as well

as painted wood ogee curve half-timbering above the paired windows. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

A wing of the house extends eastward from the original main volume of the house. This one-story addition was constructed in 1913. The brick masonry veneer of this addition is a continuation of the brick masonry on the exterior of the rest of the house. The roof eaves feature painted wood soffits with painted wood exposed rafter tails. There is a door located at the north side of the kitchen that is accessed by a short flight of stairs. The outside of these stairs is wrapped in a brick masonry veneer wall. The detail of the painted wood balustrade at this stair is similar to the balustrade at the porch.

EAST FACADE

The projecting kitchen and mudroom wing extends to within about four feet of the east property line. **[Figure 101]** The entire wing is clad in pressed brick masonry veneer like the rest of the house. Stairs lead up the south side of the wing to an entry door on the south side of the wing, and two windows are located at a projecting corner between the original main house and the 1913 addition. A stone paved terrace with outdoor fireplace is located at the first-floor level and is accessible from three points on the east façade.

The east façade features a bay which projects approximately three feet out from the main volume of the house. The first story portion of this bay was originally constructed as a curved wall with three or four windows but was squared off during the 1913 remodel when the kitchen wing was added. It now has three painted wood double-hung windows mullied together, with an entry door to the south of the bank of windows. The second story of the projecting bay has two painted wood double-hung windows at each corner of the bay, and the windows are set within the half-timbering like on the other façades of the house. Each of these windows are two-over-two-lights. The windows at the third level are a set of paired painted wood double-hung windows that are flanked with curved half-timbering. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

A brick masonry chimney is engaged with the wall at the southernmost bay of the east façade. Based on a visual comparison with the existing brick masonry chimney and the chimney shown in a 1905 historic photograph of the house, the portion of chimney above the roof line is clearly a reconstruction of the original. **[Figure 67]** The east-face and top of the original chimney were more detailed than the existing chimney, and the original also appears to have been taller than the existing chimney. Brick used above the roof line also appears to be different than the original brick used in the portion of the chimney below the roof line. The chimney is flanked with painted wood double-hung windows at the first story and second story. The windows at the second story are aligned with the windows below.

SOUTH FAÇADE

The typical materials and detailing found on the west, north, and east façades of the house continue on the south façade of the house. **[Figure 102]** The projecting porch on the south side of the house is a mirror image of the porch located on the north side of the house. **[Figure 103]** A pair of French doors connects the interior with the porch. Each leaf of these French doors features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door. This pair of doors is mirrored with the door on the north façade that leads from the dining room to the porch on the north side of the house, and the window looking out onto the porch is also a mirror image of a similar window on the north façade.

The windows and doors at the second story of the south façade are slightly different from most of the second story windows on the house. There is a vertical stack of single windows on the southeast corner of the south façade, consisting of a small painted wood two-light window at the basement, a two-over-two-light painted wood double-hung window at the first story, and another two-over-two-light painted wood double-hung window at the second story. However, the window at the second story has a two-light, painted wood transom window immediately above it, just like the windows at the second floor of the turret at the southwest corner of the house. Immediately to the west of this window, there is a large oval painted wood window with decorative leaded glass glazing and highly decorated painted wood framing and trim at the exterior. This window is located where the original master bathroom was located. A single painted wood door leads from the master bedroom to the porch. This door features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door and the door leading to the second story porch on the north side of the house. This door appears to date from the 1913 remodel.

A brick masonry chimney is engaged with the first and second story brick masonry walls. The chimney projects slightly from the face of the house and rises vertically between the door from the master bedroom to the porch and the turret at the southwest corner of the house. **[Figure 104]** Like the chimney on the east façade, this also appears to be a reconstruction of the original chimney. **[Figures 67, 68, 69, and 72]** The original south face and top of the chimney were more detailed than the existing chimney, and the original chimney also appears to have been taller than the existing chimney. The brick used above the roof line also appears to be different than the original brick used in the portion of the chimney below the roof line.

The dormer at the third level at the south side of the house is almost an identical mirror image with the dormer on the north side of the house. However, the windows on the south dormer are spaced more widely apart than the windows at the north dormer.

ROOF

The roof is currently clad with asphalt composition shingles. Based on historic photographs, it appears that the roof was originally clad with wood shingles, and featured decorative metal ridge

caps and peaks at the dormers, a decorative metal ridge cap at the main hipped roof ridge, and a fanciful metal finial at the top of the “candle snuffer” roof of the turret. **[Figures 66 – 69]** These decorative metal roof details are no longer extant. As previously mentioned, the upper portion of the chimneys at the east façade and south façade appear to have been modified from their original condition. Also, a third chimney was added to the house in 1913 to serve a new fireplace located on the first floor toward the center of the house. Finally, there are four existing skylights near the ridge of the main hipped roof that provide light and ventilation to the interior attic spaces.

INTERIOR

According to a contemporary newspaper account, when the Bordeaux House was originally constructed it contained a basement with laundry, storage, furnace, and vegetable rooms, a first floor with six rooms, including a smoking room and family room, five bedrooms and a sewing room on the second floor, and three finished rooms and a large hall on the third floor. The interior was to be “finished in the most modern and approved style.”⁷ Unfortunately, no plans for the original 1903 construction or the later 1913 additions and alterations survive to confirm the plan arrangement of the original construction or after the house was altered.

The house has a full basement, which houses utility and support spaces for the house, including a laundry room and mechanical room. Utility services and mechanical, electrical, and plumbing systems were fully upgraded during a 2015-2016 restoration and remodel of the house.

The main entry is located on the first floor at the west side of the house. **[Figures 105 - 109]** The entry opens into a formal foyer. After close study of the arrangement and details of this room and staircase, the author has determined that this room was one of the main interior spaces in the house altered by Bebb & Mendel in 1913. The foyer is L-shaped and measures about 20 feet long, about 12 feet wide at the narrowest at the north wall of the room, and about 20 feet wide along the south wall of the room. The centerpiece of the room is the grand staircase, constructed of oak and stained a dark honey brown color. The newel posts are richly carved, and the balusters feature vertical pickets topped with panels with a Tudor Revival-style detail below the handrail.

The room features stained oak wood paneled wainscoting approximately five feet high on all the walls. The walls above the wainscoting are smooth painted plaster, and the ceiling is also smooth painted plaster. Stained oak wood crown molding encircles the room. The stained oak wood trim at the windows, doors, and cased openings features richly carved details along the tops of the jambs. Stained oak wood transom panels are located above the doors, windows, and cased openings, and the center of each panel is richly carved in a motif that matches the carving throughout the rest of the room. There are stained oak wood radiator enclosures with metal ventilation grilles located under each of the leaded glass casement windows. The floor of the room is stained oak wood, laid in strips about 2½ to 3 inches wide. The floor features a dark stained

⁷ “Fine House for Wealthy Logger,” *Seattle Daily Bulletin*, July 15, 1903.

mahogany inlay of four narrow strips. This border delineates a rectangular perimeter of the former footprint of the room as it likely appeared prior to the 1913 replacement of the original staircase and addition of the vestibule at the southeast corner of the room. **[Figure 108]**

A cased opening with a painted plaster Tudor Revival-style flat pointed arch leads to a vestibule at the southeast corner of the room. **[Figure 107]** The door in the north wall of the vestibule leads to a modern, non-original powder room located under the stairway, and the door in the east wall leads to the library. A 1913-era Western Electric intercommunication telephone set is mounted on the south wall inside the vestibule, and a central vacuum cleaning system port is located at the baseboard inside the vestibule. **[Figures 108 and 109]** Electrical switches have brass walls plates and are the push button type typical of the 1913 era of construction. The door hardware consists of original heavy brass hexagonal doorknobs with hexagonal brass rosettes and key escutcheons.

The dining room is located to the north of the foyer and is accessed through a wide opening with double pocket doors. **[Figures 110 and 111]** The floor is stained oak wood with dark stained mahogany inlay, which is identical to the treatment of the floor in foyer. This room has dark painted wood paneled wainscoting approximately six feet high on all four walls. The plaster walls are wallpapered between the top of the wainscoting and the bottom of the painted wood frieze band. There are seven box beams at the ceiling which run in a north-south direction. These painted wood beams neatly divide the ceiling into eight equal coffered sections, each of which is trimmed with painted wood crown molding. The pair of windows at the west wall look out onto the west lawn, and the single window at the north wall looks out onto the adjacent covered porch. A wide painted wood door connects the dining room with the covered porch. A short hallway located at the east end of the room leads to the butler's pantry and kitchen to the east of the dining room.

The library is located to the east of the foyer and is accessed via the aforementioned door located at the east wall of the foyer vestibule. **[Figure 112]** This room may have been the smoking room noted in the *Seattle Daily Bulletin*.⁸ This room has stained wood paneling wainscoting along all four walls which extends about four feet above the floor. The stained wood door and window trim is less detailed than the trim and detailing in the foyer, but the overall design and configuration of the stained wood trim is consistent with the 1913 work at the foyer. The fireplace features a tile surround with stained wood mantel. The stained wood flooring is similar to the flooring found in the foyer and dining room, but the intertwining Greek key motif of the darker inlay at each corner is slightly different than the detail in those adjacent rooms. Painted crown molding is located at all four walls of the room.

A wide cased opening at the south wall of the foyer leads to the music room. **[Figures 113 and 114]** The head and jambs of this opening have stained wood trim, but the profile is simpler than the trim profile in the foyer, and also lacks the carved panel details. The walls of the room are

⁸ "Fine House for Wealthy Logger," *Seattle Daily Bulletin*, Wednesday, July 15, 1903.

painted plaster with stained wood baseboards and are trimmed with painted wood crown molding at the painted plaster ceiling. The stained wood flooring of this room is similar to the floor of the foyer and includes the dark stained mahogany Greek key detail at the northwest and southwest corners of the room. The paired windows at the west wall of the room look out onto the lawn and the walkway leading up to the entry. A stained wood radiator enclosure with metal ventilation grilles is located under these windows. The single window at the southwest corner of the room looks out onto the adjacent covered porch. A pair of stained wood French doors leads out to the covered porch. Each of the door leaves have a full-light leaded glass panel.

A deep cased opening was constructed between the music room and the living room to the east during the 2015-2016 restoration and renovation project. **[Figure 115]** There are painted wood built-in bookcases at the north and south sides of the opening. The doors of these bookcases have leaded glass panels with a design inspired by the design of the leaded glass panels at the French doors and casement windows added during the 1913 alterations. The dark stained mahogany inlay in the floor indicates that the music room and living room were originally one large room. The stained wood trim of the doors and windows is the same as in the music room to the west, and the rest of the detailing is also identical. There is a single window at the south wall of the living room that looks out onto south lawn of the house. During the 1913 remodel, this single window replaced the pair of windows that were originally in the location. There are two windows at the east end of the room: one to the north of the fireplace and the other to the south. The fireplace has a tile surround and a stained wood mantel. **[Figure 116]** There are stained wood radiator enclosures at each of these windows, and due to the fact that each of these enclosures overlaps the Greek key floor inlay detail, it appears that this woodwork was also added during the 1913 Bebb & Mendel remodel. A doorway at the north wall of the living room leads to the library beyond.

The kitchen and mudroom are located at the northeast corner of the house. This area of the first floor of the house has been extensively modified since the original construction of the house in 1903. Bebb & Mendel added the wing to the east of the existing kitchen in 1913, so it is very likely that the kitchen was enlarged and remodeled at the same time. The existing condition plans created prior to the 2015-2016 remodel indicate the configuration of this space and show how the spaces in the northeast corner of the house apparently changed over time. Given the fact that other families lived in the house for long periods of time after the Bordeaux family moved out, it is possible that the kitchen has been remodeled at least four times since 1903, including the most recent restoration and renovation of 2015-2016. The kitchen is directly adjacent to a mud room at the east, the library to the south, and the butler's pantry and dining room to the west. A painted wood staircase leads from the south side of the kitchen up to the second floor. This staircase is a reconstruction of the original service stair that would have been used by the household staff.

The main staircase in the foyer goes up a half flight to a landing, and then turns ninety degrees for the rest of its run to the second floor. **[Figure 117]** On the second floor the staircase is located

within a central hallway. The stained oak wood newel posts and balustrade are the same design as below in the foyer. The floor of the hallway is stained wood but lacks the inlay detail found at the public spaces downstairs. The hallway has painted wood wainscoting around the perimeter of the space, which is approximately three feet high. The walls are painted plaster with a painted wood frieze band and crown molding at the ceiling. The ceiling is also smooth painted plaster. A painted wood built-in linen cabinet is located at the west wall of the hallway, and there is a small sitting area to the south of the linen cabinet. There are a pair of doors that lead out to the covered porch at the west side of the house. **[Figure 118]**

There are two bedrooms located at the northeast and northwest corners of the second floor north of the hallway. A door at the north wall of the northwest bedroom leads out to the second story porch above the covered porch off the dining room below. This door features a full-light leaded glass panel similar in design to the 1913 doors and windows at the first floor. A bathroom is located between these two bedrooms, and a narrow stairway located to the west of the bathroom leads up to the third-floor attic spaces. There is another bedroom located to the east of the hallway, and the master suite is located along the entire south end of the second floor. Typical materials found at the second floor include stained wood floors, painted wood baseboards, painted smooth finish plaster walls and ceilings, and painted wood built-in casework.

The master bedroom is located at the southwest corner of the house and features a circular window seat located within the turret. **[Figure 119]** There is also a fireplace with tile surround and a painted wood mantel. **[Figure 120]** The detailing of the window seat and fireplace suggest that these features are original to the house. A door at the south wall of the master bedroom leads out to a second story porch located over the covered porch at the first floor below. This door features a full-light leaded glass panel similar in design to the 1913 doors and windows at the first floor. The master bathroom and closet are located to the east of the master bedroom. The large oval leaded glass window on the south wall of the master bathroom affords generous amount of light to this space. The frame of this window is original, but the window sash is an exact replacement of the deteriorated original window sash.

The third-floor attic spaces include a large billiards room, a large hall, and three finished rooms, which were most likely used as quarters for domestic servants. These spaces are tucked in under the steeply pitched hipped roof and the dormers located at all four sides of the house. Typical materials found at the third floor include stained wood floors, painted wood baseboards, painted smooth finish plaster walls and ceilings, and painted wood built-in casework. There is a small sitting room located in the upper portion of the turret at the southwest corner of the house. The three circular leaded glass windows in this room provide a wide view of the neighborhood below. **[Figures 121 and 122]**

C. Summary of Alterations

The Bordeaux House has been altered slightly since it was originally constructed in 1903. Here is a list of known permitted additions and alterations to the subject property:

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
21562	1903	\$15,000	Build 2 story frame residence 40'6" x 55'10"
27477	1904	\$600	Construct about 120 lineal feet of stone bulkhead
116960	1912	\$600	Build 1 story brick veneer garage 20' x 24'
123417	1913	\$7,000	Build 2 additions 2' x 19' and 16' x 16' and build 2 fireplace and change stairs and partitions as per plans
990524-033	1999	----	Install low voltage security system
990614-014	1999	----	Install 200-amp service and rewire kitchen
6043488	2004	----	Install fireplace insert
6484596	2015	\$189,538	Construct interior alterations to existing single family residence, per STFI
6473049	2015	\$95,000	Construct additions and alterations to existing single family residence, per plan

Historic photographs of the Bordeaux House dating from circa 1904-1905, 1906, and 1913, along with the historic photographs from the Real Property Record Card provide a wealth of additional information about the alterations that have been made to the house since it was originally constructed. [Figures 62 – 69] Major additions and alterations to the house likely made prior to 1969 observed thus far include:

1913 ADDITIONS AND ALTERATIONS BY BEBB & MENDEL

- Addition of a one-story 16-foot by 16-foot wing at the east end of the kitchen at the northeast corner of the first floor.
- Likely remodel of the kitchen at the northeast corner of the first floor.
- Alteration of the original curved wall to the east of the library with the construction of a 2-foot by 19-foot addition at the east façade of the first floor.
- Remodel of the main public spaces on the first floor, including the foyer, dining room, music room, and living room, including alterations to partitions, changing wainscoting and trim, installing radiator enclosures, and constructing a new stained wood grand staircase.
- Reconfiguration and replacement of windows and doors at the first floor, including:
 - Replacement of paired windows at the first-floor south façade with a single window.
 - Installation of French doors with full-light leaded glass glazing at the south wall of music room.
 - Replacement of three double-hung windows with transoms at the west wall of the music room with a pair of double-hung windows.
 - Replacement of four double-hung windows with transoms at the west wall of the foyer with two French casement windows with leaded glass glazing.
 - Replacement of the original front door and transom window.

- Replacement of three double-hung windows with transoms at the west wall of the dining room with a pair of double-hung windows.
- Reconfiguration of the steps, cheek wall, and porch guardrail at the west entry at the first floor.
- Replacement of the wood and stucco plaster columns at the covered porches at the north and south ends of the first floor with brick masonry columns.
- Reconfiguration and replacement of doors at the second floor, including:
 - Installation of a door with full-light leaded glass glazing at the north wall of the northwest bedroom.
 - Installation of a door with full-light leaded glass glazing at the south wall of the master bedroom.
- Removal of all the diagonal painted wood half-timbering “fachwerk” at the second story exterior walls.
- Installation of two windows at the east wall of the second-floor covered porch on the west side of the house.
- Addition of a chimney at the center of the roof.

ALTERATIONS MADE AFTER 1913

- Reconstruction of the upper portion of the three chimneys above the roofline. The exact date of this work is not known, but it occurred sometime between 1937 and 1979.
- Replacement of the brick masonry columns at the covered porches at the north and south ends of the first floor with painted wood columns.

ALTERATIONS MADE DURING THE RESTORATION AND REMODEL IN 2015-2016:

- Full gut and remodel of the daylight basement.
- Remodel of the butler’s pantry, powder room, kitchen, mudroom, and back service stairs on the first-floor level.
- Remodel of the laundry room, hall bathroom, and master bathroom on the second-floor level.
- Remodel of the hallway and game room at the attic level.
- Replacement of severely deteriorated wood windows on the north, east, south, and west facades with new windows. Please refer to the exterior elevations for clarification on the window replacement scope of work.

IV. HISTORICAL CONTEXT

A. The Development of Capitol Hill's "Millionaire's Row" Neighborhood

JAMES A. MOORE FOUNDS "CAPITOL HILL"

Selim E. Woodworth received Bounty Land Warrant #38,010 from the United States Government in 1856 as partial compensation for serving in the United States Navy during the Mexican War. He received 160 acres of land in King County, but he and his family settled in San Francisco, California and never lived in Washington Territory. Woodworth died in 1871 and his wife remarried, and various other encumbrances on the clear title of the property meant that the tract of land stayed in the Woodworth family until 1900. The attorneys for the Woodworth estate sold the 160-acre parcel to Hugh C. Wallace of Tacoma on July 10, 1900 for \$190,000 (about \$5.8 million in 2019 dollars). Wallace journeyed to Seattle the very same day and sold the parcel to the Moore Investment Company for \$225,000 (about \$6.8 million in 2019 dollars).⁹

James A. Moore was originally from Nova Scotia and arrived in Seattle around 1886-1887. As the son of a wealthy ship owner and builder, Moore had the means to acquire large parcels of undeveloped land in the small city of Seattle. He opened a real estate business, the Moore Investment Company, in 1897. Buoyed by the influx of money and people to Seattle due to the Klondike gold rush, the Moore Investment Company came to be known as the leading real estate firm in Seattle. Moore eventually developed contacts with East Coast financiers and was instrumental in bringing even larger amounts of capital to the city to help develop new neighborhoods filled with business buildings and residences. He also acted as a lender of money to property buyers. Two of his early real estate developments were residential areas in Brooklyn, which later became the University District, and in Renton Hills, south of the future Capitol Hill.¹⁰

The modern boundaries of the Capitol Hill neighborhood are generally described as East Galer Street and Lake View Cemetery to the north, 23rd and 24th Avenues to the east, the Pike Street/Pine Street corridor to the south, and Interstate 5 to the west.¹¹ **[Figure 5 and 7]** However, the area that James Moore referred to as Capitol Hill is the district roughly south of East Galer Street, west of Twentieth Avenue East, north of East Roy Street, and east of Eleventh Avenue East. **[Figure 6 and 8]** This area of Seattle was completely logged off in the 1880s. Initially known as Broadway Hill, James Moore began referring to the area as Capitol Hill when he began selling lots there in 1901.¹²

⁹ Williams, Jacqueline B., *The Hill With A Future: Seattle's Capitol Hill 1900-1946*, p. 11-12.

¹⁰ Williams, Jacqueline B., *The Hill With A Future: Seattle's Capitol Hill 1900-1946*, p. 12.

¹¹ Williams, Jacqueline B., *The Hill With A Future: Seattle's Capitol Hill 1900-1946*, p. 5.

¹² "Seattle Neighborhoods: Capitol Hill, Part 1 – Thumbnail History," HistoryLink.org, accessed August 9, 2019.

“MILLIONAIRE’S ROW”

James Moore set aside a large, unplatted portion of the Capitol Hill tract as a residential enclave for himself and other prominent Seattleites. This area is situated along both sides of 14th Avenue East and extends roughly from East Roy Street north to East Prospect Street, which was once the last leg of the old wagon road that led to Lake View Cemetery. Under Moore’s control this relatively short portion of street quickly became a tony residential address for Seattle’s well-heeled and distinguished captains of industry. The list of original residents of this street read like a “who’s who” of influential early residents of Seattle, including Chester F. White (lumber tycoon), Charles H. Cobb (another lumber tycoon), Thomas Bordeaux (yet another lumber tycoon), Elbridge A. Stuart (founder of the Carnation Evaporated Milk Company), Robert H. Tripple (real estate investor formerly associated with the Moore Investment Company), and of course, James A. Moore himself. **[Figure 3]** It is not known for certain when the moniker “Millionaire’s Row began to be used in describing this stretch of 14th Avenue East, but the name eventually stuck and is commonly used as the name of this exclusive neighborhood within the larger neighborhood of Capitol Hill.¹³

Moore went above and beyond the usual standards of the day when it came to prepare his Capitol Hill residential districts for sale. He paved streets with a layer of asphalt over a concrete foundation, which won accolades from the press and potential property buyers since the paved streets kept the dust down.¹⁴ Moore also installed five-foot-wide concrete sidewalks with nine-foot-wide parking strips, laid six-inch diameter water mains and eight-inch diameter sanitary sewer pipes, and made allowances for the future addition of street lighting and utility poles. **[Figure 2]** The backyards of the lots were separated by alleys, which provided an alternate route for unattractive overhead utility wires. Purportedly at the suggestion of the City Engineer, Moore also constructed planted median strips in the center of 14th Avenue East as a deterrent for having a streetcar line running along the street. The improved condition of the new residential district is depicted in an image published in a 1901 issue of *The Argus*, which appears to be a view of the intersection of East Aloha Street and 14th Avenue East looking west toward downtown Seattle and Lake Union, with the Olympic mountain range in the far background.¹⁵ **[Figure 1]** When the area was completely logged off, the elevated topography of the district afforded what must have been stunning views in all directions. However, as trees were planted and the landscaping matured, the views became restricted and the street evolved into a verdant passageway to Volunteer Park at the north of Millionaire’s Row. **[Figure 4]**

In addition to the water mains and sanitary sewer lines installed by Moore, other utilities extended their lines to serve the burgeoning developments on Capitol Hill. Illuminating gas manufactured from coal had been available in Seattle since 1873, and some of the early houses on Millionaire’s

¹³ <https://www.millionairesrow.net/>, accessed September 9, 2019.

¹⁴ “No Dust There: Makes Home Buyers Appreciate Capitol Hill,” *The Seattle Mail and Herald*, June 28, 1902, p. 9.

¹⁵ “Capitol Hill: The Choicest Locality in Seattle for the Best Homes,” *The Argus*, October 26, 1901, reproduced in Williams, Jacqueline B., *The Hill With A Future: Seattle’s Capitol Hill 1900-1946*, p. 13.

Row, such as the Bordeaux House, were originally piped for this “city gas.” The private Seattle Gas & Electric Company had generated electricity beginning in 1886, but this supply was used mainly for electric streetcars and apparently little domestic application.¹⁶ A review of contemporary real estate advertisements indicate that some houses in Capitol Hill were wired for electricity as early as 1900-1901, but the domestic use of electricity did not really become more widely popular until October 1905, when the publicly-owned Seattle City Light began providing inexpensive electricity from their new hydroelectric generating plant on the Cedar River.¹⁷ Telephone service was likely the last utilities to be widely adopted in the district, since it is estimated that only one-third of households in Seattle had telephones in 1900.¹⁸

Building lots along 14th Avenue East typically measured about 60 feet wide by 100 feet deep, and many owners purchased two lots on which to build. The 1905 Baist map shows that some of the early purchasers of double lots included James A. Moore, Chester F. White, Charles H. Cobb, Thomas Bordeaux, and Elbridge A. Stuart. **[Figure 9]** The 1912 Baist map reveals that at least two of the properties along 14th Avenue East appear to be triple lots, like those of Anson S. Burwell and David Skinner, and Chester F. White’s property appears to consist of four lots along 14th Avenue East between East Aloha Street and East Ward Street. **[Figure 10]**

Twenty-two structures, including nineteen residences and three large carriage houses, were constructed along 14th Avenue East between 1902 and 1914. The earliest houses along 14th Avenue East were constructed in 1902, and the last were constructed in 1913 and 1914. Fourteen houses and two carriage houses, over one-half of the structures along Millionaire’s Row, had been constructed by the end of 1905. Five more houses and one carriage house were built along the street after 1905 and before the end of 1914, and seven more carriage houses and automobile garages had been constructed by 1917. Both the east and west sides of 14th Avenue East were completely built-out by 1920. **[Figures 11 and 12]**

B. Construction of the Bordeaux House and Development of the Property

THE BORDEAUX HOUSE IS CONSTRUCTED, 1903

According to newspaper advertisements, the Moore Investment Company began offering lots for sale on Capitol Hill in early November, 1901.¹⁹ Thomas Bordeaux purchased two lots from the Moore Investment Company prior to November 20, 1901,²⁰ but Bordeaux did not make plans to improve the property until May 1903, when it was announced that architect William D. Kimball

¹⁶ “Business and Industry in Seattle in 1900,” HistoryLink.org, <https://www.historylink.org/File/1669>, accessed September 9, 2019.

¹⁷ “Turning Point 4: Seattle City Light: 100 Years of Public Power,” HistoryLink.org, <https://www.historylink.org/File/9295>, accessed September 9, 2019.

¹⁸ “Business and Industry in Seattle in 1900,” HistoryLink.org, <https://www.historylink.org/File/1669>, accessed September 9, 2019.

¹⁹ “Scores Of Buyers On Capitol Hill,” *The Seattle Star*, November 21, 1901, p. 4.

²⁰ “Scores Of Buyers On Capitol Hill,” *The Seattle Daily Times*, November 20, 1901, p. 5.

was preparing plans for a “very fine residence” on a “beautiful corner lot” at Fourteenth Avenue and Valley Street.²¹ Subsequent development of the property was covered extensively in the local press. *The Washington Standard* newspaper of Olympia noted on June 5, 1903 that “they have a ‘Capitol Hill’ in Seattle, and Thomas Bordeaux, of this county, is building a residence on it.”²² On July 15, 1903, the *Seattle Daily Bulletin* reported that the three-story residence with concrete basement would measure 56 feet by 40 feet, with the first floor to be clad in brick veneer, and the upper floors clad in plaster on wire lath. The article also stated:

*“The interior will be finished in the most modern and approved style. The first floor will be divided into six rooms, including smoking and family room. On the second will be five chambers and sewing room; the third will have three finished rooms and a large hall. The basement will have laundry, storage, and vegetable rooms, furnace room, etc. The total cost of this improvement will be \$15,000.”*²³

The next day, the *Seattle Daily Times* reported that a building permit had been issued to Thomas Bordeaux to construct a residence at Fourteenth Avenue and Valley Street.²⁴ City of Seattle building permit number 21562 was issued on July 16, 1903 to build a two-story frame residence measuring 55 feet by 40½ feet, with four chimneys and five fireplaces. William D. Kimball is listed as the architect, and the builder is identified as H.J. Allan.²⁵ The *Seattle Daily Bulletin* also announced on July 17, 1903 that the building permit had been issued.²⁶

It is not known exactly when construction of the house was completed. Since an extension of the original building permit was not requested, it is reasonable to assume that the house was completed within the 140-day construction period under the building permit, which would have been early December 1903. Landscaping began to be installed not long after construction was completed, and on May 16, 1904, City of Seattle building permit number 27477 was issued to construct approximately 120 linear feet of eighteen-inch-tall stone bulkhead wall along the inside of the property line. Unfortunately, the identity of the wall builder is scrawled so poorly on the card that the name is unintelligible.²⁷ This granite wall is laid up in a random ashlar pattern and topped with long, rectangular cap stones with rusticated faces. This wall is clearly visible in the foreground of one of the earliest known photographs of the Bordeaux House. **[Figure 64]** This wall is similar in height and appearance to the wall at the west and north property lines of the Charles H. Cobb House (1903; Bebb & Mendel, architects; extant) located immediately to the north of the Bordeaux House. **[Figure 54]**

²¹ “Another Fine Residence,” *The Seattle Sunday Times*, May 31, 1903, p. 8.

²² “City News In Brief,” *The Washington Standard* (Olympia, Washington), June 5, 1903, p. 3.

²³ “Fine House for Wealthy Logger,” *Seattle Daily Bulletin*, Wednesday, July 15, 1903.

²⁴ “To Build a Fine Home,” *The Seattle Daily Times*, July 16, 1903, p. 5.

²⁵ City of Seattle Department of Construction and Inspections (SDCI) Microfilm Records for “806 14th Avenue East.”

²⁶ “Building Permits, July 16, 1903,” *Seattle Daily Bulletin*, Friday, July 17, 1903.

²⁷ City of Seattle Department of Construction and Inspections (SDCI) Microfilm Records for “806 14th Avenue East.”

Due to Thomas Bordeaux's extensive business interests in Shelton, Washington, it appears that the Bordeaux family divided their time between Seattle and Shelton during the early 1900s. Therefore, it is unclear precisely when the entire family moved into the house and made it their primary residence. Thomas Bordeaux was listed as a resident of Shelton, Washington in the 1903 Seattle directory, which is supported by the 1902 Shelton directory, which lists Thomas Bordeaux as a resident of Shelton.²⁸ There was no listing for him in the 1904 Seattle directory.²⁹ Thomas Bordeaux's address in the 1905 Seattle directory was given as 806 14th Avenue North (now East), the first year that this house is listed as his residence.³⁰ It is curious that his wife, Sarah Esther Bordeaux (néé Webb) was not listed in the 1904 Seattle society "Blue Book," considering Thomas Bordeaux's high-profile stature in the Seattle business circles.³¹ In late September, 1907, the family placed an advertisement in the *Seattle Daily Times* seeking an experienced cook for a family of five, which appears to indicate that the entire Bordeaux family may have resided at this address by late 1907.³² However, the 1907 and 1908 Seattle directories list only Thomas Bordeaux and one of his sons, Chester Ray Bordeaux, as residents at this house.³³ It appears that the 1910 census is the first record of the entire Bordeaux family residing at the house, and the 1912 Seattle directory was the first time that Thomas Bordeaux's wife is also listed at the address.³⁴

THE DETACHED GARAGE IS CONSTRUCTED, 1912

Thomas Bordeaux was an early and enthusiastic adopter of the private automobile, and he constructed one of the first detached garages in the neighborhood. Along with James A. Moore, J.D. Day, and his next-door-neighbor Charles Cobb, Bordeaux was a founding member of the Capitol Hill Auto Club of Seattle in January, 1907.³⁵ A few months later in May, 1907 he received a chauffeur-driven Pierce Great Arrow automobile from the Broadway Auto Company.³⁶ This car was the first six-cylinder car manufactured by the George N. Pierce Company of Buffalo, New York, and likely cost somewhere in the neighborhood of \$6,500 to \$7,750 (about \$177,000 to \$211,000 in 2019 dollars).³⁷ Thomas Bordeaux received City of Seattle building permit 116960 on September 18, 1912 to build a 20 foot by 24 foot one-story, brick veneer garage. Unfortunately, the architect and builder of this \$600 garage (about \$16,000 in 2019 dollars) are not identified on the permit card. Thomas Bordeaux purchased a new 1913 model Alco seven-passenger car in November 1912, so he may have purchased a new car to go into his new garage.³⁸

²⁸ *Polk's Directory for Seattle*, 1903, p. 296; and *Polk's Directory for Shelton*, 1902, p. 257.

²⁹ *Polk's Directory for Seattle*, 1904, p. 228.

³⁰ *Polk's Directory for Seattle*, 1905, p. 259.

³¹ *Seattle Blue Book*, 1904, p. 10.

³² "Wanted," *The Seattle Daily Times*, September 21, 1907, p. 8.

³³ *Polk's Directory for Seattle*, 1907, p. 240; and 1908, p. 248.

³⁴ 1910 United States Federal Census for Thomas Bordeaux, Ancestry.com, accessed August 23, 2019; and *Polk's Directory for Seattle*, 1912, p. 227.

³⁵ "Corporation Papers," *The Seattle Daily Times*, January 30, 1907, p. 11.

³⁶ "_,," *The Seattle Sunday Times*, May 12, 1907, p. 18.

³⁷ "Pierce-Arrow Motor Car Company History: The Glidden Tour Years," <https://www.pierce-arrow.org/history/history2.php>, accessed August 23, 2019.

³⁸ "_,," *The Seattle Sunday Times*, November 12, 1912, p. 42.

THE BORDEAUX HOUSE IS REMODELED, 1913

On May 29, 1913, City of Seattle building permit number 123417 was issued to Thomas Bordeaux to build two additions to the existing house, one measuring 2 feet by 19 feet, and the other measuring 16 feet by 16 feet. The work under the permit also included the construction of two fireplaces, changing the stairs, and changing interior partitions. The noted Seattle architecture firm of Bebb & Mendel were the designers of this major remodeling of the house.³⁹ The \$7,000 cost of the additions and alterations (over \$181,000 in 2019 dollars) was almost half of the original construction cost of the house in 1903. This significant cost indicates extensive remodeling as well as additions. There is also strong evidence that Bebb & Mendel also upgraded the utility systems of the house, including the replacement of the original gas lighting with new electrical service, the installation of a new telephone and intercommunication system, and the addition of a central vacuum cleaning system.⁴⁰ A list of known additions and alterations made to the house by Bebb & Mendel is located earlier in this report under Section III.

C. Owners of the Bordeaux House

THE BORDEAUX FAMILY, 1903 – 1935

Thomas Bordeaux was born June 10, 1852 to parents Theophile and Marie Elmiere Bazinette Bordeaux at St. Isadore, Laprairie County, near Montreal, Quebec, Canada. His grandfather, Jerenne Bordeaux, was an early French pioneer settler in Canada who settled in an area of Quebec across the St. Lawrence River from Montreal. Thomas Bordeaux's father was born in 1829 and died in 1911, and his mother was born in 1832 and died about 1860. Thomas was one of four sons born to his parents. Thomas received a basic education in French reading and writing at a log schoolhouse near the family homestead until he was about ten years old, when he began working on the family farm. He worked at the farm and also took odd jobs until he immigrated to the United States sometime between 1869 and 1872.⁴¹

Soon after Thomas Bordeaux arrived in the United States, he began working in the logging camps around Chippewa Falls, Wisconsin. He worked as a timber faller and buckler in the woods of

³⁹ City of Seattle Department of Construction and Inspections (SDCI) Microfilm Records for 806 14th Avenue East.

⁴⁰ Conversations with the current owners of the house and the general contractor who renovated the house in 2015-2016 reveal that the house was originally piped for gas lighting. Public electrical utility service was available in Capitol Hill as early as October 1905, and one newspaper account states that the house was wired for electricity in 1910. However, remaining physical evidence in the house points strongly to these utility upgrades being performed in 1913 during the Bebb & Mendel alterations. For example, the original fuse panel in the Bordeaux House was manufactured by the A.G. Electric & Manufacturing Company of Seattle, which did not exist until late 1912. The Tuec Model 240 Stationary Cleaner in the basement was manufactured by the United Electric Company of Canton, Ohio sometime after July 11, 1912, which is the last patent date identified on the builder's plate on the front of the machine. The one remaining Western Electric telephone set in the entry hall also dates from this same time period.

⁴¹ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II*; Bagley, Clarence B. *History of King County Washington, Volume IV*. Chicago, Seattle: The S.J. Clarke Publishing Company, 1929; Hanford, C.H. *Seattle and Environs: 1852-1924, Volume II*. Chicago, Seattle: Pioneer Historical Publishing Company, 1924; and Ancestry.com.

Wisconsin for two years, picking up some rudimentary English along the way. After hearing tales of gold from fellow French-Canadians who had just returned from California, Thomas decided to pull up stakes and head west to try his luck at prospecting.⁴² He journeyed west, prospecting unsuccessfully for gold in Montana, Idaho, and eastern Washington. Thomas eventually ended up in San Francisco, but once again he found no luck in finding gold, so he spent almost all his remaining savings on a steerage ticket on a boat heading up to Seattle.⁴³

By his own recollection many years later, after a passage of ten days he arrived in Seattle in July 1875, almost broke and speaking practically no English. In addition to the stories of gold Thomas heard back in the Wisconsin logging camps, he had also heard tales of the great stands of timber in the Pacific Northwest, far from the forests of Chippewa Falls.⁴⁴ As he recalled later, he had “two, good strong arms and could fall or buck a tree with the best of them,” and it appears that he worked in a logging camp above Lake Washington for a period of time, where he would sluice the logs down to the water and tow the log rafts to the sawmills that dotted the shoreline.⁴⁵ One of his biographies noted that by 1879 plentiful timber had created a glut in the market and logs could not be sold for sufficient money to cover the wages of loggers. So, Thomas decided to relocate to Walla Walla, Washington, where he earned money cutting cordwood. He also cut logs to be made into crossties for the rails of the Northern Pacific Railway. Thomas returned to a booming Seattle in either 1882 or 1883, where he soon found work as a timber faller in a logging camp on the Snohomish River. In an episode which foreshadows his later success in acquiring and developing property, he reportedly purchased a timbered lot at the corner of Ninth Avenue and Olive Street, cut down all the trees and sold the lumber, which in short order paid for the lot, which he also later sold.⁴⁶

In 1883, Thomas Bordeaux moved from Seattle to the small town of Shelton in Mason County, Washington Territory, where his brother Joseph had settled when he came to the West Coast. The stands of Douglas fir trees in the area at the time were described as three times the height of Great Lakes timber and twice the diameter, just like the stories of trees in the Pacific Northwest that Thomas heard back in Chippewa Falls.⁴⁷ Thomas and Joseph Bordeaux first worked at George Perry’s logging camp west of Shelton, on the south side of Goldsborough Creek.⁴⁸

⁴² Bagley, Clarence B. *History of King County Washington, Volume IV*. Chicago, Seattle: The S.J. Clarke Publishing Company, 1929.

⁴³ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II*, p. 65, and “Why I Am In Seattle,” *The Seattle Daily Times*, January 14, 1924, p. 1 and 3.

⁴⁴ “Why I Am In Seattle,” *The Seattle Daily Times*, January 14, 1924, p. 1 and 3.

⁴⁵ “Why I Am In Seattle,” *The Seattle Daily Times*, January 14, 1924, p. 1 and 3; and Bagley, Clarence B. *History of King County Washington, Volume IV*. Chicago, Seattle: The S.J. Clarke Publishing Company, 1929.

⁴⁶ Bagley, Clarence B. *History of King County Washington, Volume IV*. Chicago, Seattle: The S.J. Clarke Publishing Company, 1929.

⁴⁷ Fredson, Michael., *Log Towns: New Market, Arcadia, North Bay, Union City, Kamilche, New Kamilche, Shelton’s Point, Shelton, Lilliwaup Falls, Potlatch, Matlock, Bordeaux*. Self-published (?), 1993, p. 54.

⁴⁸ *Ibid.*, p. 47.

Thomas Bordeaux estimated that by 1885 he had saved about \$1,800 in wages earned over the past five years.⁴⁹ That same year he pooled his savings with his brother Joseph and opened his first independent logging operation, going into business as the Bordeaux Brothers Logging Company. They purchased a team of oxen from their old boss George Perry partly on credit, assembled a pantry of corned beef and beans, and established their first logging camp south of Goldsborough Creek.⁵⁰ Thomas and his brother worked their timber lands for about five years, with Joe “bullwhacking” the teams of oxen and Thomas keeping the books, selling logs, promoting the business, and purchasing supplies. The Bordeaux brothers reportedly hired any Frenchman who could swing an axe.⁵¹ They also hired a French cook and amateur acrobat named Henry Faubert, who later became brother-in-law to Thomas and Joseph when he married their sister Virginia in 1891.⁵² Thomas Bordeaux appeared in the 1887 directory for Shelton, with his occupation given as “logger.”⁵³ The Bordeaux brothers dammed Goldsborough Creek to create a holding pond for their logs, but once the Satsop Railroad Company reached their timber claim in 1885 they switched to shipping their logs to Shelton, where they “boomed” or stored them in yards located on tidelands owned by Thomas Bordeaux.⁵⁴

The Bordeaux family set down roots in Mason County when they established their home ranch in 1885 on Scott’s Prairie, northwest of Shelton, where they raised hay for oxen and horses.⁵⁵ By 1887, Shelton boasted two hotels, two boarding houses, four saloons, a boot and shoe store, two retail stores, two blacksmith shops, and one newspaper.⁵⁶ In 1888, the local newspaper declared that the timber would likely last a dozen more years, but also noted that the supply rapidly diminished with each passing day, as the frenetic logging activity continued.⁵⁷ As Thomas became more and more successful throughout the rest of the 1880s, he began to establish social connections among the community in Shelton and take an active interest in the affairs of the city and county. He became a Freemason in Mount Moriah Lodge Number 11 of Shelton, and in 1888 served on the committee that supervised the construction of their second lodge building, a two-story building measuring 24 feet by 60 feet which served as the lodge’s home until 1926. Thomas also later served as secretary of the lodge.⁵⁸ And in 1889 he was elected as one of the first trustees of the newly incorporated City of Shelton.⁵⁹ Thomas Bordeaux also took time to settle into domestic life when

⁴⁹ “Why I Am In Seattle,” *The Seattle Daily Times*, January 14, 1924, p. 1 and 3.

⁵⁰ Fredson, p. 47.

⁵¹ Fredson, p. 47.

⁵² Fredson, p. 115.

⁵³ *Polk’s Puget Sound Directory for Shelton*, 1887, p. 521.

⁵⁴ Fredson, p. 57-58.

⁵⁵ Thomas, Berwyn B., *Shelton, Washington: The First Century: 1885-1985*. Belfair, Washington: Mason County Historical Society, 1985, p. 8.

⁵⁶ *Ibid.*, p. 4.

⁵⁷ Olsen and Randlett, p. 20, quoting the *Mason County Journal* of August 31, 1888.

⁵⁸ Pan-American Supplement, p. 14.

⁵⁹ “Territorial Items,” *The Washington Standard* (Olympia, Washington), February 8, 1889, p. 2.

he married Mary Ritner in 1889. Mary and Thomas had two children, Chester Raymond Bordeaux (1890-1959) and Russell Bordeaux (1895-1987).⁶⁰ **[Figures 73 and 74]**

By 1889, five years after the Bordeaux brothers went into the logging business, Shelton was home to four hotels, two markets, two barbershops, one drug store, one furniture store, a town hall, the county courthouse, and a school building.⁶¹ Demand for timber abated abruptly in early 1889, and log prices fell, causing financial problems for the residents of Shelton. The lack of business forced pioneer logger Mark Draham into default at the bank owned by Alfred H. Anderson. Anderson traded Draham for one-half interest in the Bordeaux Brothers Logging Company to help cover Draham's debt to the bank. Anderson purchased his interest in the company shortly before the Bordeaux brothers reorganized and incorporated their company as the Mason County Logging Company in 1890.⁶² Thomas Bordeaux served as president and manager of the newly-incorporated company, with his brother Joseph as treasurer, Alfred Anderson as secretary, and Fred Stabenfeld as bookkeeper.⁶³

Alfred Anderson was born in LaCrosse, Wisconsin in 1856 to Mons Anderson, reportedly the wealthiest man in LaCrosse. His father owned a successful wholesale dry goods and manufacturing business which supplied logging companies with materials and equipment. After crossing the continent via the Northern Pacific Railroad, Anderson arrived in Portland, Oregon in 1883 and took a steamer from there up to Shelton.⁶⁴ After becoming good friends and partners with Thomas and Joseph Bordeaux in 1890, Anderson went on to have a profound influence on the fortunes of the Bordeaux family. In addition to his work with the Bordeaux family, Anderson also greatly influenced operations of the lumber business in Washington State. He was inspired by the ability of the Pacific Pine Lumber Company of San Francisco to control lumber prices by purchasing all the products of its members, so in 1890 he created a trade organization called the Puget Sound Lumbermen's Association. This purpose of this organization was to standardize the measurement methods used by mills to survey the number of logs, and to also set favorable prices by controlling supply and demand for lumber products.⁶⁵

Amidst the financial chaos spawned by the Panic of 1893, Anderson reorganized the failed Shelton Bank into the State Bank of Shelton. **[Figure 78]** Thomas Bordeaux and Anderson, along with logger Sol Simpson, sat on the board of the new bank, and by 1901 Thomas Bordeaux was identified as vice-president of the bank.⁶⁶ Anderson also went on to form the Simpson Logging Company with Sol Simpson in 1895. Also, in 1895, Anderson and Simpson reorganized an existing

⁶⁰ Thomas Bordeaux on Ancestry.com, accessed August 27, 2019.

⁶¹ Fredson, p. 69.

⁶² Fredson, p. 72.

⁶³ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II*, p. 65.

⁶⁴ Fredson, p. 54.

⁶⁵ Fredson, p. 81.

⁶⁶ Fredson, p. 82, and Pan-American Supplement, p. 18.

store and merged with another company to form the Lumbermen's Mercantile Company. Simpson served as president, with Anderson and Thomas Bordeaux as vice-presidents.⁶⁷ The Lumbermen's Mercantile initially operated out of a two-story, 20,000 square foot store building in downtown Shelton, plus three warehouses near the docks, and by 1903 maintained merchandise worth \$50,000 and did about \$200,000 worth of business annually.⁶⁸ In 1912 the company constructed a new, larger building at the corner of Third Street and Railroad Avenue, which housed the offices of the Simpson Logging Company on the second floor.

Despite a brief lull in 1891, the logging industry in Mason County continued to be profitable after the incorporation of the Mason County Logging Company, and by 1892 it was reported that the total lumber production in Mason County consisted of 100,000,000 board feet of timber.⁶⁹ However, as the 1890s progressed, it appears that shrewd lumber operators like Anderson and the Bordeaux brothers sought alternative ways to create income from sources other than logging. They may have noted the increasing scarcity of old-growth Douglas fir in the rapidly disappearing forests with alarm and decided to take steps to insulate themselves from potential future losses of revenue. Thomas Bordeaux in particular appears to have diversified his interests beyond logging, purchasing 23 acres of oyster beds in Skookum Bay with a consortium of nine other investors which reads like a "who's who" of Shelton businessmen.⁷⁰ Thomas also reportedly invested in other local companies during the 1890s, such as the Shelton Navigation Company, the Pacific Tug Company, and the Anderson Tug Company.⁷¹

Despite the effects of the Panic of 1893 and more minor collapses of log prices in 1903 and 1904, lumber production in Washington increased dramatically between 1890 and 1905. In 1890, total production in the State of Washington was sixth in the nation behind Indiana, Minnesota, Pennsylvania, Wisconsin, and Michigan, which held first place. By 1900, Washington was fifth in the nation, but by 1904 Washington ranked second in the nation for total lumber production, behind Wisconsin. In 1905, Washington held the top rank nationally, with 557 mills producing a staggering 3,917,163,000 board feet of lumber.⁷² Mason County certainly contributed to the continued growth of the lumber industry in Washington, with the *Seattle Post-Intelligencer* reporting in 1898 that the four largest logging companies in the state were located in the county: two of which were owned by Simpson, one by the Bordeaux brothers, and the third by a man named Frank Williamson. These four companies boasted a combined employment of over 750 employees and monthly payrolls of around \$50,000.⁷³ The downside to this massive production of

⁶⁷ Fredson, p. 89.

⁶⁸ Pan-American Supplement, p. 28; and Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II*, p. 65.

⁶⁹ Fredson, p. 83; and Thomas, p. 9.

⁷⁰ Fredson, p. 95.

⁷¹ Thomas, Berwyn B., *Shelton, Washington: The First Century: 1885-1985*. Belfair, Washington: Mason County Historical Society, 1985, p. 9; *Polk's Directory for Seattle*, 1903, p. 296; and Fredson, p. 125.

⁷² Olsen and Randlett, p. 20, quoting the *Mason County Journal* of January 18, 1907.

⁷³ Fredson, p. 110.

lumber was the rapid rate at which the timber was being consumed. The *Mason County Journal* noted in 1903 that the forests in the state were being consumed at the rate of about two billion board feet per year.⁷⁴ [Figure 82]

Sadly, in the midst of the late 1890s lumber boom in Shelton, Thomas Bordeaux's wife, Mary, died of typhoid fever at their home on March 15, 1898.⁷⁵ Thomas married Sarah Esther "Essie" Webb on June 27, 1900.⁷⁶ [Figures 74 and 75] Essie Webb was the daughter of Thomas Webb, an early pioneer of Mason County and prominent member of the community.⁷⁷ Thomas Webb owned one of the largest farms on the lower Skokomish, Riverside Place, where he raised Holstein cattle.⁷⁸ He was also the owner of the Webb Hotel, which was constructed in 1890 and managed by Thomas Bordeaux's brother-in-law, Henry Faubert.⁷⁹ Thomas and Essie Bordeaux resided in the family home at the corner of First Street and Franklin Avenue in Shelton.⁸⁰ They had one son, Theofield Knox Bordeaux.⁸¹

By 1901, the Mason County Logging Company operated four logging camps in Mason and Thurston Counties. These four camps employed over 225 men and worked over 15,000 acres of timber lands.⁸² Alfred Anderson also founded two more logging towns in the early 1900s: Potlatch, located on the Hood Canal, and Bordeaux, located in the Black Hills area of Thurston County, where the Mason County Logging Company was purchasing more holdings.⁸³ In 1900, Thomas and his brothers Joseph and Gilbert "Blacky" Bordeaux formed the Mumby Lumber & Shingle Company with Samuel C. Mumby, F.R. Brown, and the Alfred Anderson, with headquarters at Bordeaux.⁸⁴ However, during 1901, Thomas Bordeaux was frequently away from Shelton as he travelled to Seattle for business more frequently, often accompanied by his wife.⁸⁵ The year 1901 appears to signal a shift for the Bordeaux family away from Shelton and more toward Seattle, and in November of that year Thomas purchased the two lots on Fourteenth Avenue from the Moore Investment Company. The environment in Mason County was also changing at the dawn of the

⁷⁴ Olsen and Randlett, p. 14, quoting the *Mason County Journal* of February 20, 1903.

⁷⁵ "Washington Notes," *The Semi-Weekly Spokesman-Review*, March 18, 1898, p. 3.

⁷⁶ "Bordeaux, Thomas," *Who's Who on the Pacific Coast*, 1913, p. 60.

⁷⁷ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II.*

⁷⁸ Thomas, Berwyn B., *Shelton, Washington: The First Century: 1885-1985*. Belfair, Washington: Mason County Historical Society, 1985, p. 11.

⁷⁹ Pan-American Supplement, p. 21.

⁸⁰ Pan-American Supplement, p. 24.

⁸¹ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II.*, p. 65.

⁸² Pan-American Supplement, p. 23-24.

⁸³ Fredson, p. 117.

⁸⁴ "S.C. Mumby, Noted Pioneer Lumber Operator, Is Dead," *The Seattle Daily Times*, June 9, 1933, p. 5; and Fredson, p. 124.

⁸⁵ "Hotel Arrivals," *The Seattle Daily Times*, April 29, 1901, p. 14; "Hotel Arrivals," *The Seattle Daily Times*, June 17, 1901, p. 14; "_,," *The Seattle Daily Times*, August 14, 1901, p. 7; "Hotel Arrivals," *The Seattle Daily Times*, August 29, 1901, p. 2; and "Hotel Arrivals," *The Seattle Daily Times*, October 16, 1901, p. 6.

twentieth century. A massive and devastating series of forest fires extending from North Oregon to Kalama, Washington, and north to Everett in 1902 burned 700,000 acres of timber and the cut-over areas of former forest.⁸⁶ Log prices sagged again in 1903, and in February, 1904, Thomas Bordeaux transferred his office to Seattle.⁸⁷

Despite the move to Seattle, Thomas Bordeaux continued to maintain extensive interests in Shelton, Mason County, and Thurston County throughout the first decade of the twentieth century. In 1905 the Mason County Logging Company purchased 5,000 acres of timberland in the Black Hills from the Tacoma Mill Company for a then-staggering \$200,000 (almost \$6,000,000 in 2019 dollars), which reflected the growing scarcity of old-growth timber to be logged. After the purchase, company clerk Edgar Bordeaux moved the office desks and company safe from Shelton to Bordeaux in the Black Hills.⁸⁸ After the Webb Hotel was destroyed by fire on September 15, 1907, Thomas Bordeaux was reported to be considering the construction of a new brick hotel to replace the Webb.⁸⁹ **[Figure 79]** A few months later, Thomas brought architect Charles W. Saunders of the Seattle architectural firm Saunders & Lawton to Shelton, and it was reported that Saunders had prepared the plans for a new, three-story hotel constructed of concrete and to cost an estimated \$25,000.⁹⁰ This new hotel building was constructed, and after its completion in late 1908 it operated as the Hotel Shelton. **[Figure 80]** The decision to use fire-resistant materials in the construction of the building was wise, for the building survived the fire that destroyed most of downtown Shelton on August 27, 1914.⁹¹ Thomas Bordeaux, his brother, Alfred Anderson, and two other prominent citizens of Shelton paid the construction costs for the new hotel.⁹² Finally, in 1908, the Mason County Logging Company was reorganized and recapitalized with a \$1,000,000 capital stock issue, with half owned by Alfred Anderson and the other half owned by the Bordeaux brothers.⁹³

Unfortunately, among the economic success that the Bordeaux family enjoyed, they once again suffered unimaginable personal tragedy. On January 18, 1906, Theofield Knox Bordeaux, the four-year-old son of Thomas and Essie Bordeaux, drowned in a shallow pond near the Bordeaux home at 806 Fourteenth Avenue. The *Seattle Daily Times* reported that he had been allowed to go to the pond to watch the fishes at about noon, and after he did not return in about an hour, Essie Bordeaux went to go look for him. She found him partially submerged in the water and pulled him out to try and revive him. Two doctors were called to also try and resuscitate him, but sadly he passed away

⁸⁶ Fredson, p. 131.

⁸⁷ Fredson, p. 131-132.

⁸⁸ Fredson, p. 136.

⁸⁹ *Pacific Builder and Engineer*, October 5, 1907, p. 8.

⁹⁰ *Pacific Builder and Engineer*, June 6, 1908, p. 10.

⁹¹ "Fire destroys downtown Shelton on August 27, 1914," HistoryLink.org, <https://historylink.org/File/7736>, accessed August 22, 2019.

⁹² Fredson, p. 143.

⁹³ Fredson, p. 124.

a few hours later.⁹⁴ Knox Bordeaux was buried at Lake View cemetery.⁹⁵ Less than a month after the tragic death of their son, Thomas and Essie Bordeaux left Seattle and headed to California for a long visit to Essie's extended family.

It appears that between 1905 and 1910 Thomas Bordeaux became more heavily involved in real estate speculation and development in Seattle. In October 1907 it was reported that he had purchased a 78 foot by 119 foot lot at the northwest corner of First Avenue and King Street for \$124,000, with the intention of building a four-story brick masonry building.⁹⁶ It is not clear if the planned building was constructed. In September and December 1907, he was reported as being an investor in the Metropolitan Building Company.⁹⁷ In September 1909, it was reported that he planned to construct a seven-story, \$100,000 hotel or office building at the southwest corner of Westlake and Olive Street, though it appears that no plans materialized for this site, despite reports to the contrary.⁹⁸ Finally, in September 1910 it was reported that he was an investor in a real estate development project on tide land lots located west of Fourth Avenue South and south of Connecticut Street.⁹⁹

Apart from frequent classified advertisements for the First National Bank of Seattle that list Thomas Bordeaux as a director of the bank, press accounts of Thomas Bordeaux's professional activities taper off noticeably after 1910. He continued to manage his various logging ventures remotely from Seattle. By 1913 his office was located on the ninth floor of the Henry Building, which was built in 1910 as the second of three buildings built by the Metropolitan Building Company and collectively referred to as the White-Henry-Stuart Building until it was demolished in 1974.¹⁰⁰ Regular news of his business activities declined noticeably around 1909-1910, but around the same time he and his wife were mentioned more frequently in the society pages of the newspaper. In addition to his membership in various Masonic orders, Thomas was also a member of the Seattle Chamber of Commerce, the Metropolitan Club, the Commercial Club, the Rainier Club, the Seattle Golf and Country Club, and a member of the Washington Forest Fire Association.¹⁰¹ Both Thomas and Essie Bordeaux were enthusiastic supporters of charitable and

⁹⁴ "No Inquest To Be Held On Drowned Boy," *The Seattle Daily Times*, January 19, 1906, p. 5.

⁹⁵ "Deaths and Funerals," *The Seattle Daily Times*, January 19, 1906, p. 4.

⁹⁶ "Lot Is Sold for \$124,000," *The Seattle Sunday Times*, October 20, 1907, p. 12.

⁹⁷ "Old University Grounds To Be Improved," *The Seattle Sunday Times*, September 22, 1907, p. 1; and *Pacific Builder and Engineer*, December 7, 1907, p. 7.

⁹⁸ "Bordeaux To Build On Westlake," *The Seattle Daily Times*, September 7, 1909, p. 13; *Pacific Builder and Engineer*, September 11, 1909, p. 6; "More New Buildings Reported," *The Seattle Sunday Times*, September 12, 1909, p. 38; and "Construction Sets Great Mark In 1909," *The Seattle Sunday Times*, January 2, 1910, p. 29.

⁹⁹ "\$500,000 Buildings On Tide Land Lots," *The Seattle Sunday Times*, September 11, 1910, p. 7.

¹⁰⁰ "Bordeaux, Thomas," *Who's Who on the Pacific Coast*, 1913, p. 60; and PCAD, <http://pcad.lib.washington.edu/building/6081/>, accessed August 28, 2019.

¹⁰¹ Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II.*, p. 66; Bagley, Clarence B. *History of King County Washington, Volume IV.* Chicago, Seattle: The S.J. Clarke Publishing Company, 1929, p. 201; Hanford, C.H. *Seattle and Environs: 1852-1924, Volume II.* Chicago, Seattle: Pioneer Historical Publishing Company, 1924, p. 171; "Bordeaux, Thomas,"

philanthropic causes such as the Red Cross, Seattle Symphony, and the Children's Orthopedic Hospital.¹⁰² Social events at their house during the 1910s and 1920s consisted of a veritable whirlwind of breakfasts, luncheons, teas, bridge parties, dinners, dances, fetes, and fundraisers too numerous to recount here. Thomas and Essie also traveled frequently to visit Essie's relatives in California, friends in Shelton, and their summer house in Bordeaux, Washington, designed by Olympia architect Samuel G. Ward, Jr. and built in 1911.¹⁰³ **[Figure 81]** Thomas and Essie also made a grand four-month-long tour of Europe for four months in 1921, sailing from New York on April 28, 1921 and returning in late August.¹⁰⁴ The Bordeaux family continued to enjoy an active social life throughout the rest of the 1920s and into the early 1930s.

It is unknown exactly what effect the stock market crash in 1929 and ensuing Great Depression had on the Bordeaux family's personal fortunes. Thomas appears to have retired at some point during the 1920s. He passed away at the age of 82 at his home at 806 14th Avenue on June 13, 1934. His funeral was held at the Scottish Rite Temple on Broadway and he was buried at Lake View Cemetery.¹⁰⁵ His wife, Sarah Esther "Essie" Bordeaux, lived in the house about another year until she moved to 1223 Spring Street in August 1935.¹⁰⁶ She passed away there on January 17, 1949.¹⁰⁷ She left an estate of over \$400,000 (over \$4.3 million in 2019 dollars) to her two sons.¹⁰⁸

THE SHAW FAMILY, 1935 – 1961

The second residents of the house were the family of Gordon Terrance Shaw, born in Ottawa, Ontario, Canada on December 4, 1891.¹⁰⁹ He arrived in the United States in 1892, settling first in Superior, Wisconsin before moving to Seattle in 1907. Shaw began his working career around 1908, first as an apprentice at the Seaborn Iron Works.¹¹⁰ By 1910 he was a stenographer at the Brown-David Publishing Company, and the following year he was an agent for Brown, David & Newman, Inc.¹¹¹ Shaw was listed in the 1912 Seattle directory as both a student at the Seattle Business College and a stenographer at the Albers Brothers Milling Company.¹¹² He continued working as a stenographer and then salesman at that company until 1916, when he appeared in the Spokane, Washington directory as manager of the Albers Brothers Milling Company operations

Who's Who on the Pacific Coast, 1913, p. 60; and "Delegates Named," *The Seattle Sunday Times*, September 17, 1911, p. 9.

¹⁰² "Work Progresses On New Floor For Kiddie's Hospital," *The Seattle Daily Times*, October 15, 1920, p. 8.

¹⁰³ DAHP

¹⁰⁴ "_,," *The Seattle Daily Times*, April 6, 1921, p. 12; and "Personal Mention," *The Seattle Daily Times*, August 29, 1921, p. 9.

¹⁰⁵ "Bordeaux, Well Known Lumber Pioneer, Dies," *The Seattle Daily Times*, June 14, 1934, p. 9.

¹⁰⁶ "Removal," *The Seattle Sunday Times*, August 25, 1935, p. 36.

¹⁰⁷ "Mrs. Thomas Bordeaux Rites Tomorrow," *The Seattle Daily Times*, January 18, 1949, p. 8.

¹⁰⁸ "Bordeaux Estate Exceeds \$100,000," *The Seattle Daily Times*, January 21, 1949, p. 19; and "Burckhardt Community Estate Valued at \$940,808," *The Seattle Daily Times*, February 16, 1949, p. 28.

¹⁰⁹ U.S., World War II Draft Registration Cards, 1942 for Gordon Terrance Shaw, Ancestry.com, accessed September 3, 2019.

¹¹⁰ *Polk's Directory for Seattle*, 1908, p. 1174.

¹¹¹ *Polk's Directory for Seattle*, 1910, p. 1415; and 1911 p. 1237.

¹¹² *Polk's Directory for Seattle*, 1912, p. 1260.

at that city.¹¹³ He was back in Seattle by the next year, and continued to work for the Albers Brothers Milling Company as a grain buyer until he founded his own grain brokerage in 1917.¹¹⁴ Shaw's grain-trading concern was later known as Gordon T. Shaw, Inc., and eventually had offices in both Seattle and Spokane, grain elevators in Eastern Washington, and a farm-implement business. He was also president of the Seattle Grain Exchange for thirty years.¹¹⁵

Gordon Shaw married Fredericka "Freddie" Shaw on June 27, 1919.¹¹⁶ They had five daughters, all of whom were raised in the house. The Shaw family purchased the Bordeaux House from Sarah Esther "Essie" Bordeaux in August 1935.¹¹⁷ Just like the Bordeaux family before them, the Shaws led a very active social life, and Freddie Shaw was frequently hostess of innumerable events at their house. Various members of the family were also frequently mentioned in the society pages of the newspaper. They were devoted Catholics and members of St. Therese Parish. Gordon Shaw was a member of the College Club, Rainier Club, Washington Athletic Club, Broadmoor Golf Club, and was a past-president of the Arctic Club. He reportedly had a contagious sense of humor and fondness of playing dominoes and was also said to have been an excellent storyteller. He was devoted to charitable causes, and was widely known for giving out dozens of turkeys to needy families each Thanksgiving.¹¹⁸ Gordon and Freddie Shaw purchased a smaller house in the Broadmoor neighborhood and moved out of the 806 Fourteenth Avenue house in 1961.¹¹⁹ Fredericka "Freddie" Shaw passed away in 1978, and Gordon died in 1985 at the age of ninety-three.¹²⁰

THE WIEMAN FAMILY, 1961 – 1999

Francis "Frank" Wieman was born in Spokane, Washington on October 19, 1927. He enlisted in the U.S. Navy in 1946 and served as an electronics technician. While in the Navy he supervised a radio station near the Eniwetok Atoll in the Marshall Islands of the South Pacific Ocean, where he witnessed three atomic bomb tests.¹²¹ He was discharged from the Navy in 1948. He married Eileen Poole in 1952, the same year that he graduated from Gonzaga University with a Bachelor

¹¹³ *Polk's Directory for Seattle*, 1913, p. 1443; 1914, p. 1532; 1915, p. 1398; 1916, p. 1398; and *Polk's Directory for Spokane*, 1916, p. 789.

¹¹⁴ *Polk's Directory for Seattle*, 1917, p. 1437; 1918, p. 1598; and 1919, p. 1598; and U.S., World War I Draft Registration Cards, 1917-1918 for Gordon Terrace Ambrose Shaw, Ancestry.com, accessed September 3, 2019.

¹¹⁵ "Gordon Shaw, 93, Ex-President of Seattle Grain," *The Seattle Times*, September 19, 1985, p. D20.

¹¹⁶ Washington, Marriage Records, 1854-2013 for Gordon T. Shaw, Ancestry.com, accessed September 3, 2019.

¹¹⁷ Statement of Purchase for 806 14th Avenue North, Harry Broderick, Inc., August 15, 1935.

¹¹⁸ "Gordon Shaw, 93, Ex-President of Seattle Grain," *The Seattle Times*, September 19, 1985, p. D20.

¹¹⁹ "Families' Moves to New Homes Mark Summer's End," *The Seattle Sunday Times*, September 17, 1961, p. 182.

¹²⁰ "Gordon Shaw, 93, Ex-President of Seattle Grain," *The Seattle Times*, September 19, 1985, p. D20.

¹²¹ Obituary for Francis (Frank) Wieman, https://funerals.coop/obituaries/2014-obituaries/february_2014/francis-frank-wieman.html, accessed September 3, 2019.

of Science in Electrical Engineering.¹²² They moved to Burbank, California after their honeymoon, where Frank worked for Lockheed Aircraft.¹²³

In September 1961, Frank and Eileen Wieman purchased the Bordeaux House from the Shaw family.¹²⁴ After moving to Seattle in 1960-61, Frank Wieman worked as an engineer for Boeing, retiring from the company in 1990. While at Boeing, he invented a high power frequency multiplier device and received United States patent number 3,348,125 for his invention in 1967.¹²⁵ Frank was an avid sports fan and also enjoyed a wide range of hobbies, including carpentry, conserving and repairing antiques, designing and fabricating stained glass, and making homemade wine. The Wiemans sold the house in 1999.¹²⁶ Eileen passed away in 1984, and Frank Wieman died in 2014.¹²⁷ They had three children.¹²⁸

SUBSEQUENT OWNERS, 1999 – PRESENT

The Bordeaux House was owned by Narendra K. and Machel A. Varma from 1999 to 2004. Harvey and Lisa N. Motulsky owned the house from 2004 to 2014. Scott and Katie Renschler purchased the house in 2014, lovingly renovating and restoring it in 2015.¹²⁹

¹²² “Rites at St. Anthony’s Unite Eileen Poole, F.W. Wieman,” *The Missoulian* (Missoula, Montana), June 22, 1952, p. 17.

¹²³ *Ibid.*

¹²⁴ “Families’ Moves to New Homes Mark Summer’s End,” *The Seattle Sunday Times*, September 17, 1961, p. 182.

¹²⁵ United States Patent 3,348,125, <https://patents.google.com/patent/US3348125A/en>, accessed September 3, 2019.

¹²⁶ King County Department of Assessments, Parcel 134630-0150.

¹²⁷ Obituary for Francis (Frank) Wieman, https://funerals.coop/obituaries/2014-obituaries/february_2014/francis-frank-wieman.html, accessed September 3, 2019.

¹²⁸ *Ibid.*

¹²⁹ Seattle Department of Construction and Inspections (SDCI) Permit 6473049 and 6484596 for 806 14th Avenue East, Seattle, WA.

D. The Original Architect, William D. Kimball

William Donaldson Kimball was born on December 5, 1851, the first of Julius Henry and Camilla Almeria (née Donaldson) Kimball's six children. By then Julius was one of Kenosha, Wisconsin's civic leaders, having worked with his father George to clear and plat the 80 acres claimed in 1836, now part of Kenosha's downtown.¹³⁰ Julius built numerous buildings during William's youth – the Kimball Opera House in 1857, grain elevators in 1861 – while establishing several banks. At the age of 15 William Kimball entered Racine College, an Episcopal preparatory school founded in 1852. Kimball remained in the grammar school at Racine College for three years, and on April 21, 1869 "reported for duty" at the Virginia Military Academy (VMI) in Lexington, Virginia.¹³¹

Established along the lines of the United States Military Academy (USMA), VMI was first and foremost a school of engineering.¹³² Following the French *École Polytechnique*, both VMI and the USMA emphasized a mathematical and theoretical approach to engineering education, a stark contrast to 'hands on' apprenticeship training then common in America. In addition to mathematics, English, Latin, and French, Kimball's first classes at VMI included descriptive geometry every day and drawing three afternoons a week: where descriptive geometry provided mathematical principles for engineering drawing, Kimball's afternoon classes included drawing the human figure, the study of shades and shadows, linear perspective, and topography, all in a variety of media.¹³³ Although Kimball remained at VMI less than three years and never advanced far enough to take courses in engineering or architecture, the drawing skills he developed and his immersion in the school's engineering culture were to remain with him throughout his career.

By 1872, Kimball was already calling himself an "architect," a common practice of the era following a few years of study or apprenticeship. After a short time living in Milwaukee he moved to Indianapolis to become a draftsman with Hodgeson and Brown, architects.¹³⁴ By the time Kimball joined the firm, Isaac Hodgeson (1826-1909) was already well known for the design of eight county courthouses in Indiana:¹³⁵ among other projects, Kimball worked on a courthouse and

¹³⁰ Information on Kimball's family and upbringing from Alexander F. Forrest, *The Kimballs of Kenosha*, Barrington, Illinois (1994). A short biographical note on William D. Kimball by Dennis Alan Andersen is in *Shaping Seattle Architecture*, edited by Jeffrey Ochsner, Seattle: University of Washington Press (2014): p. 450.

¹³¹ We thank Mary Laura Kludy, Archives and Records Management Specialist at the Virginia Military Institute Archives for providing us copies of William Kimball's academic records.

¹³² Jonson Miller, "Citizen Soldiers and Professional Engineers: The Antebellum Engineering Culture of the Virginia Military Institute," Ph.D. dissertation, Virginia Polytechnic Institute and State University (2008). Jonson Miller, "Pathways and purposes of the 'French tradition' of engineering in Antebellum America: the case of the Virginia Military Institute," *Engineering Studies*, v. 5, n. 2 (2013): pp. 117-136.

¹³³ Miller, "Pathways and purposes," p. 124. *Register of the Officers and Cadets of the Virginia Military Institute* (1869): p. 34.

¹³⁴ The 1872 *Milwaukee City Directory* (p. 162) is the first in which Kimball appears in the city, and lists him as an architect. *Indianapolis City Directory* (1873): p. 194. *Indianapolis City Directory* (1874): p. 222.

¹³⁵ On Hodgeson, who practiced in Indiana, Kentucky, Nebraska, and Minnesota, see the Nebraska State Historical Society website [http://www.e-nebraskahistory.org/index.php?title=Isaac_Hodgson_\(1826-1909\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Isaac_Hodgson_(1826-1909),_Architect)

commercial building for Indianapolis, putting his rendering skills to good use.¹³⁶ After several years in Indianapolis Kimball moved to Baltimore where he took a position with the Baltimore & Ohio Railroad,¹³⁷ probably obtained through one of his mother's relatives who were prominent in the city, before returning to Wisconsin where the 1880 United States Census recorded him working as an architect and living at home in Kenosha.

Shortly after Kimball's June 30, 1881 marriage to Jean Lansing Ashley the couple moved to Minneapolis where the 1882 and 1883 city directories listed him in partnership with Henry Neill Wilson (1853-1926), now better remembered for his later work in Massachusetts.¹³⁸ Wilson & Kimball appear to have designed only a handful of buildings, most notably the Skiles & Lindley Block, a four story masonry office and store building in downtown Minneapolis that Kimball rendered for publication in the national magazine *American Architect and Building News*.¹³⁹ **[Figure 37]** By late 1883 Kimball was practicing on his own, designing mostly single family residences and rowhouses with an occasional warehouse or office building, but also participating in competitions like that in 1888 for a new courthouse and city hall, won by Long & Kees.¹⁴⁰ (Please see the appendix for a list of Kimball's buildings.) While in his designs Kimball adopted a few conventions of the increasingly popular Richardson Romanesque style, his work was largely Victorian eclectic, with a profusion of towers, dormers, gables, and details, as seen in his rendering for the 1884 Gates Rowhouses, also published in the *American Architect and Building News*.¹⁴¹ **[Figure 38]**

Although economists view the recession of 1887-88 as slight, the slowdown in building and arrival of his second child Ashley Baldwin in 1888 were enough to compel Kimball to take a draughtsman's position at Herzog Manufacturing Co., a bridge builder.¹⁴² While he participated in competitions and completed a few residences in the late 1880s, lack of work persisted, a condition that, combined with the death of their son Ashley in January 1891, prompted William and Jean Kimball to leave Minneapolis for their home state of Wisconsin.

¹³⁶ Drawings of the building, at least one of which is signed by Kimball, are in the Library of Congress.
<https://www.loc.gov/pictures/item/ade1997000471/>

¹³⁷ Timothy Heggland, nomination for Prospect Hill Historic District, National Register of Historic Places (2005): Section 8, page 17.

¹³⁸ *Minneapolis City Directory for 1882-83*, Minneapolis, Johnson Smith & Harrison (1882): pp. 301, 562.
Minneapolis City Directory for 1888-84, Minneapolis, Johnson Smith & Harrison (1883): pp. 356, 662. On Wilson, see Wikipedia entry among others: https://en.wikipedia.org/wiki/H._Neill_Wilson

¹³⁹ Announced in late 1882 (*Star Tribune*, September 16, 1882: p. 7), the now-demolished building on Nicollet Avenue at Seventh Street was ready for occupancy the following summer. It was published in the June 16, 1883 issue of *American Architect*.

¹⁴⁰ *Star Tribune* (Minneapolis) (February 19, 1888): p. 9. *Engineering & Building Record* described Kimball's entry as "four stories and basement, with a high arched entrance, a square tower on Fourth Street, and an open court in the centre." (February 25, 1888): p. 205

¹⁴¹ The Gates rowhouses were announced in the *Star Tribune* on May 25, 1884 (p. 6) and published in *American Architect* on November 8, 1884.

¹⁴² *Minneapolis City Directory for 1888-9*, R.L. Polk & Co. (1888): p. 785.

Kimball's decade of practice in Milwaukee, Wisconsin was busy, seeing him complete nearly two dozen residences, most of which remain in use, along with office buildings and several churches. Among his first buildings was the 1891 Guild Hall and Cathedral Institute for All Saints' Episcopal Cathedral (E. Townsend Mix, 1868), a two-and-one-half story Gothic revival structure that while symmetrical exhibits Kimball's continuing exploration of picturesque motifs. **[Figure 39]** His Goldsmith building of the following year shows comparable compositional vitality, now in a large, nine-story office block that assembled a variety of forms and details characteristic of contemporary work in nearby Chicago. **[Figure 40]**

Kimball's residential work in Milwaukee exhibited a competent, mature hand, facile in numerous popular styles. While many of the homes he designed were modest, similar to those found in any prosperous American city of the era, others like the 1895 Barth Residence were more substantial. **[Figure 41]** With its Germanesque stepped gables and ornamentation, the home's style probably reflects the desires of client John Barth, who with his brother Frank was a liquor merchant with trade extending over four states.¹⁴³ Kimball's Sawyer house of the same year is equally grand but stylistically quite different. **[Figure 42]** Designed for Civil War veteran and successful grain merchant Major James Sawyer, the symmetrical neoclassical / colonial revival clapboard residence boasts a two-story columned portico with pediment along with other colonial details.¹⁴⁴ As it had in Minneapolis, Kimball's practice also included rowhouse design. While his 1897 brick and stone rowhouses for Edward Wall reveal Kimball's continuing eclectic sensibilities, the overall composition was now more restrained. **[Figure 43]** And while picturesque, Kimball's 1898 Union Church in Berlin, Wisconsin is an equally assured composition, balanced and serene yet with a variety of roof forms and detail. **[Figure 44]**

On February 23, 1901 *The Improvement Bulletin* announced that "W.D. Kimball, formerly of Minneapolis and for ten years practicing in Milwaukee, has decided to chase the star of empire as far west as Seattle and will open an office there at once."¹⁴⁵ The *Seattle Star* welcomed Kimball's arrival, noting "the building progress of Seattle is bringing a large number of prominent architects from all over the country."¹⁴⁶ It is not known why the 50 year old Kimball left Wisconsin or what drew him west: perhaps it was Seattle's explosive growth spurred in part by the Klondike Gold Rush; perhaps it was a mid-life crisis; or perhaps it was increased wealth from the delayed settlement of his late grandfather's estate, which owned Kenosha's gas works (in which William Kimball was an officer) and extensive real estate.¹⁴⁷

¹⁴³ Wisconsin Historical Society Architecture and History Inventory for 1331 N. Astor Street.
<https://www.wisconsinhistory.org/Records/Property/HI29789>

¹⁴⁴ Wisconsin Historical Society Architecture and History Inventory for 2705 N. Shepard Ave.
<https://www.wisconsinhistory.org/Records/Property/HI41946> Nomination for Prospect Hill Historic District, National Register of Historic Places (2005): section 7, p. 4.

¹⁴⁵ *The Improvement Bulletin* (Minneapolis), v. 23, n. 14 (February 23, 1901): p. 10.

¹⁴⁶ "Will Locate Here," *Seattle Star* (February 23, 1901): p. 1.

¹⁴⁷ "Settle Old Estate," *The Daily Tribune* (Wisconsin Rapids), (May 5, 1900): p. 6.

William and Jean Kimball were quickly accepted into Seattle's business and social circles. William joined the local American Institute of Architects chapter and in 1902 was elected second vice-president while Jean, active in Daughters of the American Revolution, entertained regularly at the Kimball home.¹⁴⁸ Among Kimball's first buildings in Seattle were three for the newly established Independent Telephone Company, in which Kimball was also vice-president.¹⁴⁹ Announced in July 1901, the company's headquarters and main switchboard were housed in a now demolished two-story fireproof station at the corner of Fourth Avenue and Seneca Street, reportedly Seattle's second steel-framed structure.¹⁵⁰ This was followed in early 1902 by two substations, also now demolished, one on the corner of First Avenue and Mercer Street, the other on Columbia Street at Twentieth Avenue.¹⁵¹ **[Figure 45]** Together, the three buildings and their equipment gave Seattle one of the most advanced telephone systems on the West Coast.

The year 1902 was busy for Kimball, seeing him design, in addition to the phone company buildings, four residences, an addition to the University Club, a three-story block of flats,¹⁵² and a large concrete and brick warehouse for Seattle Smelting.¹⁵³ Kimball's fanciful addition for the University Club at Boren and Madison (existing), which doubled the size of the club's quarters, recalled his previous work in the Midwest but was perhaps a bit too elaborate for Seattle's elite: when constructed the tall corner tower was omitted and detailing was revised to better blend with the original 1889 Queen Anne-style Stacy mansion.¹⁵⁴ **[Figures 46 and 47]** As it had in Milwaukee, Kimball's residential work displayed the ability to work in a variety of styles. For Etta Kelly he designed a \$5,500 colonial-style residence in Denny-Blaine Park while for Thomas Shephard, partner in Burke, Shephard & McGilvra he designed a "cottage" near Lake Washington.¹⁵⁵ In the summer of 1902 Kimball began design on the first of three residences he was to see built on Fourteenth Avenue East, the Fred Rowell residence (925 Fourteenth Ave. E., existing). A prominent attorney and early buyer on Moore's "Millionaire's Row," Rowell "spared no expense to have his future home thoroughly built and modern in every particular."¹⁵⁶ **[Figure**

¹⁴⁸ "Architects in Annual Session," *Seattle Times* (November 23, 1902): p. 10. In 1906 Kimball was among a delegation of local AIA members to travel to San Francisco "to learn exactly what opportunities are open to Washington architects" following the earthquake and fire; *Seattle Times* (April 30, 1906): p. 4.

¹⁴⁹ In 1903 the president and treasurer of the Independent Telephone Company both lived in Ohio: vice-president Kimball and secretary / general manager S.B. Claypool were based in Seattle. George Havens, "Seattle: Problems Boldly Met and Conquered," *American Telephone Journal* (June 20, 1903): pp. 393-396.

¹⁵⁰ "Automatic Company is Ready to Build," *Seattle Star* (July 18, 1901): p. 3.

¹⁵¹ *Seattle Times* (February 1, 1902): p. 9. *Seattle Times* (March 2, 1902): p. 17.

¹⁵² The 12-unit flat building for E.J. Wolf and E.P. Berard was located at Belmont Ave and Pine St. *Improvement Bulletin* (August 9, 1902): p. 22.

¹⁵³ *Seattle Times* (April 6, 1902): p. 32.

¹⁵⁴ "Seattle Society," *Seattle Times* (March 2, 1902): p. 34. Luci Baker Johnson, "Social and Cultural Life," in *Tradition and Change on Seattle's First Hill*, edited by Lawrence Kreisman, Seattle: Historic Seattle Preservation Foundation (2014): pp. 68-70.

¹⁵⁵ The Shephard cottage, announced in the *Seattle Times* on April 13, 1902 (p. 31), has not been located. The Kelly residence, announced in the *Seattle Times* on August 24, 1902 (p. 40), has also not been located.

¹⁵⁶ "A \$7,000 Capitol Hill Residence," *Seattle Times* (August 14, 1902): p. 5. By August 24, 1902, the estimated cost of the house had grown to \$8,000 (*Seattle Times*, p. 40).

48] Where Rowell's house was shingled with a long arcaded porch on the side, developer James Moore's brick house one block to the south was much more substantial in appearance. Also designed in the summer of 1902 and originally planned to be clad entirely in sandstone, Moore's \$18,000 house at 811 Fourteenth Avenue (existing, City of Seattle Landmark) received its building permit on April 2, 1903, the same day as Rowell's house.¹⁵⁷ **[Figure 49]**

With construction of several large and detailed structures underway, Kimball's new design work slowed in 1903. In late spring the *Seattle Times* announced he was "preparing plans for a very fine residence" at the corner of Fourteenth Avenue and Valley Street for Thomas Bordeaux.¹⁵⁸ Construction on the \$15,000 house began in early summer,¹⁵⁹ just as Kimball submitted his competition entry for the new Carnegie-funded Seattle Public Library downtown¹⁶⁰ and began work on a three-story addition to the Cataract Building in Pioneer Square.¹⁶¹ **[Figure 50]** Kimball's addition produced an architecturally well-integrated whole but could not withstand the 1949 earthquake; reduced again to two stories the structure, now known as the Furuya Building (Second Ave. S. and S. Main Street, existing) was rehabilitated in 2009-2010 when Kimball's addition was rebuilt.¹⁶²

The following years remained slow for Kimball even as Seattle continued to grow rapidly. September 1903 saw announcement of a three-story hotel for the Renton Clay Works on James Street between Fourth and Fifth Avenues,¹⁶³ followed by a year of silence until permits were issued for two homes designed by Kimball for Judge C.H. Hanford and Silas C. Rull, both announced in September 1904.¹⁶⁴ Only two projects from Kimball's office have been located for 1905: a speculative design for a seven-story building on two blocks bounded by Yesler, Jefferson, Third and Fourth prepared for the Chamber of Commerce and an elaborate Old Peoples' Home for an unspecified site "which certain wealthy residents expect to erect here soon."¹⁶⁵ **[Figure 51]** In 1906 Kimball designed a four-story family hotel for Claude Ramsay at northeast corner of Ninth

¹⁵⁷ *Seattle Times* (July 27, 1902): p. 26. Permits are available posted on the Millionaire's Row website at <https://www.millionairesrow.net/92514thE.html> and <https://www.millionairesrow.net/81114thE.html>

¹⁵⁸ "Another Fine Residence," *Seattle Times* (May 31, 1903): p. 8.

¹⁵⁹ "Fine House for Wealthy Logger," *Seattle Daily Bulletin* (July 15, 1903). "To Build a Fine Home," *Seattle Times* (July 16, 1903): p. 5. *Improvement Bulletin* (August 8, 1903): p. 20.

¹⁶⁰ Won by Chicago architect Peter Weber, the library competition closed on June 1, 1903; see <https://www.historylink.org/File/9869>. Kimball's entry was listed in *Thirteenth Annual Report of the Seattle Public Library* (1903): p. 5.

¹⁶¹ *Engineering News* (June 11, 1903): p. 332.

¹⁶² See Eugenia Woo's blog post, "Evolution of a Building in Pioneer Square," at <https://main2seattle.wordpress.com/2010/01/08/hello-blogosphere-2/>

¹⁶³ *Improvement Bulletin* (September 26, 1903): p. 19. *Seattle Times* (September 27, 1903): p. 43. The site is now home of the King County Administration building.

¹⁶⁴ Permits for both houses were issued on September 26, 1904. The two-story \$10,000 Hanford residence, now demolished, was at 1518 N. Broadway. The \$2,000 Rull residence is still existing at 108 19th Ave. *Seattle Times* (September 27, 1904): p. 15.

¹⁶⁵ The Chamber of Commerce project was announced in the *Seattle Times* (May 7, 1905): p. 54. "Proposed Old Peoples' Home," *Seattle Times* (August 27, 1905): p. 24.

and Madison,¹⁶⁶ followed in early 1907 by another speculative project at Fourth and Yesler, a three story branch library.¹⁶⁷ **[Figure 52]** That August Kimball announced the largest building of his career, an eighteen-story skyscraper for Puget Sound Realty Associates.¹⁶⁸ Proposed for the corner of Marion Street and Third Avenue, the \$800,000 steel-framed structure was to be clad in brick with neoclassical terra cotta ornament. It was never built. **[Figure 53]**

William Donaldson Kimball **[Figure 54]** died suddenly from heart disease on December 30, 1907.¹⁶⁹ He was fifty-six years old, well-connected in Seattle's business community, and arguably still in the prime of his career. His last years, however, had been difficult and lacking in work. As Seattle grew and matured its architectural profession was changing and the first decades of the twentieth century found an increasing number of university-educated and academically oriented architects among its ranks. In contrast, Kimball might be called a nineteenth-century architect, educated but not in architecture and versed in styles that had passed from fashion. Despite this, Kimball's last building for Puget Sound Realty showed him adapting. Had he lived; Kimball might today be remembered in Seattle for more than the fine houses he designed on Millionaire's Row.

E. The Architects of the 1913 Additions and Alterations, Bebb & Mendel

The noted Seattle architectural firm of Bebb & Mendel were the architects of the 1913 additions and alterations to the Bordeaux House.¹⁷⁰ Charles Herbert Bebb and St. Louis (Louis) Leonard Mendel founded the firm of Bebb & Mendel, Architects between 1898 and 1901, and they worked in partnership until the dissolution of their firm in late 1913.¹⁷¹

Charles Herbert Bebb was born in England in 1862 and received his education at King's College in London, the University of Lausanne in Switzerland, and at the Royal School of Mines in London. **[Figure 58]** Trained as a civil engineer, Bebb worked on a railroad construction project in South Africa between 1877 and 1882, and thereafter immigrated to the United States.¹⁷² He relocated to Chicago in 1886, first working as a construction engineer for the Illinois Terra Cotta Company, where he developed fireproofing technology for commercial buildings.¹⁷³ His firm was

¹⁶⁶ *Pacific Building and Engineering Record* (April 21, 1906): p. 6. *Engineering Record* (April 28, 1906): p. 63. *American Architect and Building News* (May 12, 1906): p. xv.

¹⁶⁷ "Suggestion for Branch Library," *Seattle Times* (April 14, 1907): p. 64.

¹⁶⁸ "Another Skyscraper for Third Avenue," *Seattle Times* (August 11, 1907): p. 43. *Improvement Bulletin* (August 17, 1907): p. 22. *Seattle of To-Day* (1907, p. 203) listed Kimball's design of an eighteen-story Trustee Building, which appears to be the same as the Puget Sound Realty Building.

¹⁶⁹ "Architect Dies," *Seattle Times* (December 30, 1907): p. 7.

¹⁷⁰ City of Seattle Building Permit 123417, May 29, 1913, City of Seattle Department of Construction and Inspections Microfilm Records for 806 14th Avenue East; and *Seattle Daily Bulletin*, May 30, 1913, p. 2.

¹⁷¹ *Shaping Seattle Architecture*, p. 73; and "Bebb & Mendel Architects," *The Seattle Sunday Times*, February 14, 1909, p. 107; "Louis L. Mendel," *Pacific Builder and Engineer*, March 21, 1914, p. 175; and "Pioneer Firm of Architects Dissolved," *The Seattle Sunday Times*, December 14, 1913, p. 41.

¹⁷² *Shaping Seattle Architecture*, p. 73.

¹⁷³ *Shaping Seattle Architecture*, p. 73.

awarded the contract to supply fireproofing for the Auditorium Building in Chicago, designed by the famous architectural firm of Dankmar Adler and Louis Henri Sullivan. Adler & Sullivan hired Bebb as their chief superintending architect close to the conclusion of the Auditorium Building project, and sent him to Seattle in late September 1890 to superintend the construction of the Seattle Opera House, a project which was never completed.¹⁷⁴ After the Seattle Opera House project collapsed due to financial difficulties, Bebb briefly returned to Chicago before returning to Seattle permanently in 1893. He worked as an architectural engineer for the Denny Clay Company between 1893 and 1898, and then opened his own architectural practice in 1898.¹⁷⁵

St. Louis (Louis) Leonard Mendel was born in Germany in 1867 and immigrated to the United States in 1882.¹⁷⁶ **[Figure 59]** Upon his arrival in the United States, he settled in Cleveland, Ohio, working first for the architectural firm of Lehman & Schmidt, and then with the Schweinfurth Brothers.¹⁷⁷ Mendel journeyed west in 1886 and worked in San Diego, California for about two years.¹⁷⁸ He arrived in Seattle around 1889 and worked in the firm of Hetherington, Clements and Company, Architects.¹⁷⁹ In 1890, Mendel formed a partnership with Morris W. Gleichman and Samuel W. Lane and practiced as Gleichman, Lane & Mendel.¹⁸⁰ Mendel relocated to Tacoma around 1891 and formed the firm of Roath & Mendel and later did business as Robertson & Mendel.¹⁸¹ Mendel worked on a variety of projects during this period, including public, business, and school buildings in Seattle, Tacoma, Port Townsend, Sehome (now Bellingham), and Yakima.¹⁸² Attempting to escape the lingering effects of the Panic of 1893, Mendel relocated to Los Angeles, California, where he formed the firm of Wilson & Mendel with Clayton D. Wilson.¹⁸³ While in Los Angeles he also designed a variety of business buildings and houses under the firm name McCarthy & Mendel.¹⁸⁴ He moved to Seattle about 1898-1899, where he reportedly found employment as a draftsman in the office of Charles H. Bebb.¹⁸⁵

¹⁷⁴ *Shaping Seattle Architecture*, p. 73; Ochsner, Jeffrey and Dennis Alan Anderson, "Adler and Sullivan's Seattle Opera House Project," *Journal of the Society of Architectural Historians*, September 1989, p. 226; and *Polk's Directory for Seattle*, 1891, p. 153.

¹⁷⁵ *Shaping Seattle Architecture*, p. 73.

¹⁷⁶ "St. Louis Leonard Mendel," *The Seattle Daily Times*, June 11, 1940, p. 21.

¹⁷⁷ "Louis L. Mendel," *Pacific Builder and Engineer*, March 21, 1914, p. 175.

¹⁷⁸ "Louis L. Mendel," *Pacific Builder and Engineer*, March 21, 1914, p. 175.

¹⁷⁹ *Shaping Seattle Architecture*, p. 72.

¹⁸⁰ "Louis Leonard Mendel, Sr.," Pacific Coast Architecture Database (PCAD), accessed September 6, 2019; and *Polk's Directory for Seattle*, 1891, p. 565.

¹⁸¹ *Polk's Directory for Tacoma*, 1892, p. 511; and 1893, p. 555.

¹⁸² *Shaping Seattle Architecture*, p. 73.

¹⁸³ *Maxwell's Directory for Los Angeles*, 1896, p. 950; and 1897, p. 639.

¹⁸⁴ "House and Lot," *The Los Angeles Times*, June 30, 1894, p. 5; "The Local Building Boom," *Los Angeles Herald*, November 11, 1894, p. 17; "How We Are Growing," *Los Angeles Herald*, November 30, 1894, p. 5; "Los Angeles Real Estate," *Los Angeles Herald*, May 12, 1895, p. 5; "Sporting," *The Los Angeles Times*, July 8, 1895, p. 3; "Grand Opening Today," *Los Angeles Herald*, September 28, 1895, p. 7; "Among the Architects," *Los Angeles Herald*, May 19, 1898, p. 11; "Among the Architects," *Los Angeles Herald*, May 26, 1898, p. 11; and "Among the Architects," *Los Angeles Herald*, June 16, 1898, p. 11.

¹⁸⁵ *Shaping Seattle Architecture*, p. 74.

As mentioned previously, there is conflicting information about when Charles H. Bebb and Louis L. Mendel founded the firm of Bebb & Mendel, Architects. Bebb was listed in a directory of architects in numerous issues of the *Seattle Post-Intelligencer* during 1899, with his office in Room 109 of the Washington Block.¹⁸⁶ Louis Leonard Mendel did not appear in the Seattle directory until 1900, and directory listings show Bebb and Mendel working together in Rooms 109-110 of the Washington Building that same year.¹⁸⁷ The first listing for the partnership occurred in 1901.¹⁸⁸ Two published sources from 1909 and 1914 indicate that they formed a business partnership and founded the firm of Bebb & Mendel, Architects in 1898.¹⁸⁹ However, other sources state that their partnership was formed in February 1901.¹⁹⁰ Regardless of the precise date of their founding, Bebb & Mendel went on to become one of the most prolific architecture firms in Seattle during the first decade and one-half of the twentieth century, designing a dizzying array of buildings, including tall office buildings, hotels, apartment buildings, and some of the largest and most luxurious residences to be found in the city.¹⁹¹

Bebb & Mendel designed buildings of all types, but this report focuses on their designs for single-family residences and how those designs relate to the additions and alterations they made to the Bordeaux House in 1913. Due to the large volume of residential work designed by Bebb & Mendel, we have not attempted to produce an exhaustive, comprehensive list of all the residential projects designed by the firm, but have instead selected representative examples of the firm's work that are stylistically akin to their work at the Bordeaux House.

Bebb & Mendel designed houses in the several different architectural styles that were in vogue in Seattle during the first fifteen years of the twentieth century, but their Swiss Chalet, Tudor Revival, and Elizabethan house designs proved to be particularly popular among their wealthy residential clients. In general, these houses typically featured square or rectangular plans, a first floor clad with stone or brick masonry, upper floors clad in half-timbered construction of stucco plaster and hewed beams, a decorative wood frieze band above the second floor level, gable ends with half-timbered construction, and tall wood barge boards at the gable roof rakes. Examples of houses designed by Bebb & Mendel in these styles include:

- Margaret Lenore Denny House, 1220 Boren Avenue, Seattle (1901; demolished) **[Figure 53]**
- Charles H. Cobb House, 1409 East Aloha Street, Seattle (1903; extant) **[Figure 54]**
- Fred S. Stimson House, 405 West Highland Drive, Seattle (1903; extant) **[Figure 55]**
- Charles E. Peabody House, 1140 Harvard Avenue East, Seattle (1905; demolished)

¹⁸⁶ "Architects," *The Seattle Post-Intelligencer*, December 3, 1899, p. 23.

¹⁸⁷ *Polk's Directory for Seattle*, 1900, p. 719 and p. 1124.

¹⁸⁸ *Polk's Directory for Seattle*, 1901, p. 216 and p. 820.

¹⁸⁹ "Bebb & Mendel Architects," *The Seattle Sunday Times*, February 14, 1909, p. 107; and "Louis L. Mendel," *Pacific Builder and Engineer*, March 21, 1914, p. 175.

¹⁹⁰ *Shaping Seattle Architecture*, p. 74.

¹⁹¹ *Shaping Seattle Architecture*, p. 74.

- Orion O. Denny House, 1204 Boren Avenue, Seattle (1905; demolished) **[Figure 56]**
- Ferdinand Schmitz Summer Cottage, Alki Point, West Seattle (1905; demolished) **[Figure 57]**
- Charles H. Black House, 613 West Lee Street, Seattle (1906; extant; City of Seattle landmark) **[Figure 28]**
- John A. Campbell House, 618 36th Avenue East, Seattle (1908; extant) **[Figure 29]**
- Louis R. Plachner House, 1124 22nd Avenue East, Seattle (1911; extant) **[Figure 31]**
- Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14th Avenue East, Seattle (1913; extant) **[Figure 34]**

These ten houses represent an arc of Bebb & Mendel’s residential design work between the founding of their firm and the dissolution of their partnership in late 1913. The additions and alterations they made to the Bordeaux House in May 1913 modified architect William D. Kimbell’s amalgam of the Late Victorian Stick and Swiss Chalet styles and brought the house into line with their other work in the Tudor Revival and Elizabethan styles. One of the most noticeable ways that Bebb & Mendel modified the Bordeaux House was their removal of all the diagonal half-timbers at the second floor of the house. The removal of these diagonal wood members erased some elements of the original 1903 design that had become dated and outmoded a decade later, and helped tie the Bordeaux House to Bebb & Mendel’s other Tudor Revival and Elizabethan residential designs, including their 1903 house for Charles H. Cobb immediately to the north, which does not exhibit diagonal half-timbering. Their other alterations, such as changing windows on the west and south facades, installing leaded-glass casement windows and French doors, and creating a dramatic, carved wood grand staircase in the formal entry all helped to modernize the appearance of the house and bring it more into the Edwardian era.

Unfortunately, other than the brief descriptions of the work that were indicated on the building permit and published in the *Seattle Daily Bulletin*, no other records of Bebb & Mendel’s work on the Bordeaux House exist. The additions and alterations were not covered in the local newspapers, and the plans filed with the building permit were destroyed about one year after the permit application, which was standard practice at the time. Any plans of the house that may have been given to the owners have also been lost, and no record of the project exists in the records of the firm held at local archives. Drawings of the firm’s work are somewhat difficult to obtain, particularly since the firm’s office was destroyed by a catastrophic fire at the Times Building in February 1913. Bebb & Mendel suffered over \$60,000 (about \$1.5 million in 2019 dollars) in losses, including a \$2,000 library, though those losses were covered by insurance. Plans for an estimated \$800,000 (about \$21 million in 2019 dollars) in building work were also lost.¹⁹² First-hand accounts of the effect this loss had on the Bebb & Mendel partnership have not been discovered, but one can imagine that the aftermath of the fire placed a great deal of stress on the partners. Bebb & Mendel dissolved their partnership in December 1913.¹⁹³

¹⁹² “Fire Losses,” *The Seattle Daily Times*, February 13, 1913, p. 2.

¹⁹³ “Pioneer Firm of Architects Dissolved,” *The Seattle Sunday Times*, December 14, 1913, p. 41.

After dissolution of their partnership, Louis L. Mendel opened an office in the Oriental Building, and Charles H. Bebb formed the partnership of Bebb & Gould with architect Carl F. Gould, Sr. in 1914.¹⁹⁴ Mendel continued practicing architecture both independently and in partnership with other architects, including forming the partnership of Mendel & James in 1921 with architect Harry H. James.¹⁹⁵ Later he was in partnership as Mendel & Buchinger, Architects between 1924 and 1928, and he retired in 1932 during the depths of the Great Depression. He managed the Pine Crest Apartments in Seattle after his retirement, a position which he held until his death in 1940.¹⁹⁶ The firm of Bebb & Gould went on to have a lengthy partnership designing some of the most prominent buildings in Seattle of the 1920s and 1930s. Gould died in 1939, and the partnership dissolved. Bebb was briefly in partnership with John Paul Jones as Bebb & Jones between 1940 and 1942, and then as partner in the firm of Sylliaasen, Bebb, Jones and Bouillion, Architects until his death in 1942.¹⁹⁷

F. The Builder of the Original 1903 House and the 1913 Alterations, Harvey J. Allan

Harvey J. Allan is identified as the builder on the 1903 building permit for the Bordeaux House, and he is also listed as the builder on the 1913 permit when the house was altered.¹⁹⁸ Harvey J. Allan (whose last name was sometimes alternately spelled as ‘Allen’) was active as a builder in Seattle from about 1899 until he retired around 1930.¹⁹⁹

Harvey J. Allan was born on January 28, 1865, in River John, Nova Scotia, Canada.²⁰⁰ He immigrated to the United States in either 1883 or 1884²⁰¹ and eventually settled in Chippewa Falls, Wisconsin.²⁰² By 1887 he was employed as a carpenter at the Chippewa Falls Manufacturing Company and resided at a boarding house.²⁰³ He married his wife Annie on February 9, 1889,²⁰⁴ and they resided in Chippewa Falls until 1895.²⁰⁵

According to newspaper accounts, by 1895 Allan was working for his brother, Harding “Hardy” F. Allan.²⁰⁶ Harding Allan (whose last name was also sometimes alternately spelled as ‘Allen’)

¹⁹⁴ “Louis L. Mendel,” *Pacific Builder and Engineer*, March 21, 1914, p. 175; and “Carl Freylinghausen Gould Sr.,” Pacific Coast Architecture Database (PCAD), accessed September 8, 2019.

¹⁹⁵ *Pacific Builder and Engineer*, June 17, 1921, p. 2.

¹⁹⁶ “Louis Leonard Mendel, Sr.,” Pacific Coast Architecture Database (PCAD), accessed September 8, 2019.

¹⁹⁷ “Charles Herbert Bebb,” Pacific Coast Architecture Database (PCAD), accessed September 8, 2019.

¹⁹⁸ SDCI Microfilm Records

¹⁹⁹ Polk’s Seattle Directories

²⁰⁰ “Harvey J. Allan.” *The Seattle Daily Times*, March 5, 1937, p. 36.

²⁰¹ The 1920 United States Census states that Harvey J. Allan immigrated in 1883, while the 1900 and 1930 United States Censuses state his year of immigration as 1884.

²⁰² *Polk’s Directory for Chippewa Falls, Wisconsin, 1887*, page 46.

²⁰³ *Polk’s Directory for Chippewa Falls, Wisconsin, 1887*, page 46.

²⁰⁴ Wisconsin Historical Society, Marriage Index Record, <https://www.wisconsinhistory.org/Records/Marriage/MR1866146>, accessed August 20, 2019.

²⁰⁵ Wisconsin, State Census, 1895, Ancestry.com, accessed August 20, 2019.

²⁰⁶ “People and Events.” *The Weekly Herald* (Chippewa Falls, Wisconsin), January 10, 1895, p. 3.

was born in 1858 in River John, Nova Scotia, Canada, and immigrated to the United States in either 1880 or 1882.²⁰⁷ By 1882 he was employed at the Chippewa Falls Manufacturing Company.²⁰⁸ In 1887 he was listed as a contractor and builder in the local directory,²⁰⁹ and by 1891 Harding Allan was advertising himself as both an architect and builder.²¹⁰ Two of Harding Allan's known early building projects include a lumber company office building in Hayward, Wisconsin (1889) and a Methodist church in Chippewa Falls (1892).²¹¹ He appears to have successfully weathered the nationwide financial panic of 1893, since he purchased a commercial store building in Chippewa Falls in August, 1893 for \$10,000 (a sum of over \$285,000 in 2019 dollars).²¹² Late the following year, Harding Allan secured contracts to construct a \$20,000 high school building in Fond du Lac, Wisconsin and to design and construct a memorial chapel and sarcophagus for a Catholic diocese in Chippewa Falls.²¹³

When the school building in Fond du Lac was completed in January, 1895, Harvey J. Allen returned to Chippewa Falls at the same time his brother, Harding, also returned from the construction project at Fond du Lac.²¹⁴ Harding Allan's work on the high school building in Fond du Lac was highly praised, with the newspaper taking note that his team of specialists, including six carpenters and fifteen masons, along with about 175 other local laborers, took about fifteen weeks to complete the building, which was one month earlier than the contract allowed.²¹⁵ Harvey J. Allan was likely one of the six carpenters, though his exact role in constructing this project is unknown. Later that same year, Harding Allan secured contracts to construct large additions to a storage building in Bloomer, Wisconsin and to a wholesale grocery warehouse in Chippewa Falls.²¹⁶

It is not known if Harvey J. Allan continued to work for his brother on his new Wisconsin projects during the rest of 1895. Harvey J. Allan relocated to Seattle in 1896,²¹⁷ though he did not appear in the directory until 1899, when he was listed as a carpenter residing at 1306 Fountain.²¹⁸ By the next year he was listed in the directory as a contractor and builder, residing at the same address.²¹⁹

²⁰⁷ The 1900 United States Census states that Harding F. Allan immigrated in 1882, while the 1910 United States Census states that he immigrated in 1880.

²⁰⁸ “_.” *The Weekly Herald* (Chippewa Falls, Wisconsin), June 9, 1882, p. 5.

²⁰⁹ *Polk's Directory for Chippewa Falls, Wisconsin, 1887-1888*, p. 46.

²¹⁰ “Architects and Builders.” *Chippewa Herald-Telegram* (Chippewa Falls, Wisconsin), May 8, 1891, p. 1.

²¹¹ “_.” *The Weekly Herald* (Chippewa Falls, Wisconsin), August 9, 1889, p. 5; and “_.” *The Weekly Herald* (Chippewa Falls, Wisconsin), May 20, 1892, p. 5.

²¹² “_.” *The Weekly Herald* (Chippewa Falls, Wisconsin), August 18, 1893, p. 5.

²¹³ “Got A Big Contract.” *The Weekly Herald* (Chippewa Falls, Wisconsin), September 21, 1894, p. 5; and “Will Be Exhumed Nov. 20.” *The Weekly Herald* (Chippewa Falls, Wisconsin), November 12, 1894, p. 3.

²¹⁴ “People and Events.” *The Weekly Herald* (Chippewa Falls, Wisconsin), January 10, 1895, p. 3.

²¹⁵ “Hardy F. Allen Praised.” *The Weekly Herald* (Chippewa Falls, Wisconsin), January 10, 1895, p. 3.

²¹⁶ “Secures A Contract.” *The Weekly Herald* (Chippewa Falls, Wisconsin), July 31, 1895, p. 3; and “Another Wholesale Grocery.” *The Weekly Herald* (Chippewa Falls, Wisconsin), August 7, 1895, p. 3.

²¹⁷ “Harvey J. Allan.” *The Seattle Daily Times*, March 5, 1937, p. 36.

²¹⁸ *Polk's Directory for Seattle, 1899*, page 123.

²¹⁹ *Polk's Directory for Seattle, 1900*, page 136.

One of Harvey J. Allan's first building projects in Seattle appears to be the McGilvra School in the Madison Park neighborhood, which started in July, 1899.²²⁰ This wood, two-room school building, designed by architect W.E. Boone, was closed in 1913 and demolished in 1915.²²¹ In 1902, he built the Ross School at 3rd Avenue NW and NW 43rd Street, which was designed by the architects Josenhans & Allan and demolished in 1941.²²² Interestingly, Harvey J. Allan's brother, Harding F. Allen, also relocated from Chippewa Falls, Wisconsin to Seattle in 1902. According to a newspaper advertisement, Harding J. Allan purchased a two-story house from the Moore Investment Company in August 1902.²²³ Directory entries indicate that this house was located at 1421 East Valley Street.²²⁴

Harvey J. Allan's earliest known residential construction work in Seattle includes three houses designed by architect Frederick A. Sexton for Mrs. J.F. Mitchell, built at 425, 429, and 431 Queen Anne Avenue in 1900, which have all been demolished.²²⁵ He built his own one and one-half-story frame residence on Capitol Hill at 1420 East John Street in January, 1902 for \$2,500, which has also been demolished.²²⁶ The building permit for the \$15,000, two-story Bordeaux House was issued on July 16, 1903.²²⁷ Harvey J. Allan went on to construct a \$3,000, two-story frame residence at 913 16th Avenue East in March, 1905, which is still extant,²²⁸ followed by a \$4,000, two-story frame house for Mrs. J.W. Trotter at 533 15th Avenue East, which is no longer extant.²²⁹ Following his residential construction work in the first few years of the twentieth century, in 1907 Harvey J. Allan was hired by the Washington Shoe Manufacturing Company to construct a five-story reinforced concrete and mill construction factory building at the southeast corner of 7th Avenue South and South Snoqualmie Street. Designed by architect Andrew McBean, the \$38,000 building measured 50 feet by 150 feet, and is still extant.²³⁰ Based on a comparison of the existing building with the rendering featured in the *Seattle Sunday Times*, it appears that the building was designed to be expanded, since the existing building is about one-third the size of the building depicted in the rendering.²³¹ In 1909, Allan constructed an \$11,000, one-story reinforced concrete automobile garage building for R.D. Merrill at the northeast corner of Boylston Avenue East and

²²⁰ "School Contracts Let." *The Seattle Post-Intelligencer*, July 8, 1899, p. 5.

²²¹ "Seattle Public Schools, 1862-2000: McGilvra Elementary School." HistoryLink.org, <https://www.historylink.org/File/10559>, accessed August 21, 2019.

²²² "New Schools to Provide For The Children Of Seattle." *The Seattle Sunday Times*, August 31, 1902, p. 18; and "Seattle Public Schools, 1862-2000: Ross School." HistoryLink.org, <https://www.historylink.org/File/10583>, accessed August 19, 2019.

²²³ *The Seattle Sunday Times*, August 31, 1902, p. 18.

²²⁴ *Polk's Directory for Seattle*, 1903, p. 220.

²²⁵ "The City Hall." *The Seattle Daily Times* (published as *The Seattle Daily Times*), August 4, 1900, p. 5.

²²⁶ "Fine Residence." *The Seattle Daily Times*, January 23, p. 9.

²²⁷ SDCI Microfilm Records

²²⁸ "Building Permits." *The Seattle Daily Times*, March 28, 1905, p. 2.

²²⁹ "Building Permits." *The Seattle Daily Times*, July 20, 1905, p. 4.

²³⁰ *Pacific Builder and Engineer*, March 2, 1907, p. 15; "Weller Lots Are Sold." *The Seattle Daily Times*, February 28, 1907, p. 4; "._." *The Seattle Sunday Times*, March 17, 1907, p. 58; and "._." *The Seattle Daily Times*, August 23, 1907, p. 18.

²³¹ "._." *The Seattle Sunday Times*, January 27, 1907, p. 57.

East Aloha Street. Curiously, this building was to have also contained “living rooms” in addition to the garage, which may have been the chauffeur quarters. It is unclear if this structure is still extant.²³² At about the same time as the garage, Allan also constructed a large, two-story house for R.D. Merrill at 919 Harvard Avenue East, which was designed by architect Charles A. Platt of New York, in association with Seattle architect Carl F. Gould.²³³ This house is still extant.

Little is currently known about Harvey J. Allan’s building activities between 1909 and 1917. In 1917, he constructed a two-story garage and maintenance building at 117 Yale Avenue North, designed by architect Edwin J. Ivey for the Pacific Telephone and Telegraph Company. This building was remodeled and expanded in 1927 but is still extant.²³⁴ In February, 1919, architects Bebb and Gould awarded him the construction of a \$20,000, two-story brick residence for H.J. Fetter at 1051 East Galer Street.²³⁵ Allan also constructed a variety of projects for the Whiton Hardware Company in 1919, including altering and expanding a balcony at 110 1st Avenue South, constructing a first floor and basement for a proposed seven-story masonry building at Atlantic Street and First Avenue South, and repairing \$35,000 worth of fire damage to their building at 110 1st Avenue South.²³⁶

An article in the September 2, 1921 issue of *Pacific Builder and Engineer* stated that Harvey J. Allan was awarded a contract to construct new tail races and weirs for a generator and exciter at the Cedar Falls Power Plant operated by the Seattle City Light.²³⁷ The next year, Harvey J. Allen was hired to perform \$1,500 worth of alterations and repairs to a property at 141 39th Avenue East.²³⁸ Nothing is currently known about his projects after 1922, and according to directory entries, Allan appears to have retired by about 1930.²³⁹ The *Seattle Daily Times* reported on May 4, 1931 that Harvey J. Allan and his wife were held up at gunpoint in their home by two masked thugs and robbed of \$110 and a razor.²⁴⁰ No further mention is made of Harvey J. Allan or his wife until his death on March 5, 1937 from a stroke. He passed away in the house at 1420 East John Street which he had built for himself thirty-five years earlier.

G. The Eclectic Tudor Revival and Queen Anne Architectural Style

Architect William D. Kimball’s original 1903 design of the Bordeaux House does not fit neatly into one easily defined style. The generally symmetrical configuration of the first and second floors, the symmetry of the covered porches at the north and south ends of the house, and the

²³² “R.D. Merrill Will Erect \$11,000 Garage.” *The Seattle Sunday Times*, August 29, 1909, p. 34.

²³³ *Shaping Seattle Architecture*, p. 493.

²³⁴ “152-room Marriott hotel could land at Feathered Friends site in SLU.” *Daily Journal of Commerce*, April 11, 2017, accessed August 19, 2019.

²³⁵ *Pacific Builder and Engineer*, February 7, 1919, p. 4.

²³⁶ *Pacific Builder and Engineer*, May 30, 1919, p. 26; November 14, 1919, p. 4; November 21, 1919, p. 4.

²³⁷ *Pacific Builder and Engineer*, September 2, 1921, p. 4.

²³⁸ “Building Permits.” *The Seattle Daily Times*, May 19, 1922, p. 23.

²³⁹ *Polk’s Directory for Seattle*, 1930, p. 104; and 1931, p. 101.

²⁴⁰ “2 Thugs Hold Up Man, Wife In Residence.” *The Seattle Daily Times*, May 4, 1931, p. 3.

configuration of the hipped roof and dormers is strongly reminiscent of classical symmetrical planning. Looking at the west façade of the house, if one imagines both the projecting bay at the northwest corner and the turret at the southwest corner removed, the west façade of the house would appear almost perfectly symmetrical. The wraparound porch at the northeast corner of the first story notwithstanding, Kimball's Renaissance Revival-style design for the 1903 James A. Moore House across the street from the Bordeaux House provides a contemporary example of a house whose primary massing and façade design is symmetrical about a central axis. This treatment is common in Kimball's work, and characteristic of the architectural lessons taught at the United States Military Academy (USMA) and the Virginia Military Institute (VMI). **[Please refer to Figures 35, 37 – 39, 40 – 41, and 43]**

However, the composition and cladding of each of the facades of the Bordeaux House is more strongly reminiscent of the Tudor Revival rather than classicism. The origins of the Tudor Revival style go back to the reigns of the Tudor monarchs in England between about 1485 and 1560, and as time went on elements of Tudor buildings made their way into vernacular domestic architecture in Great Britain. The Tudor Revival style began to emerge in England around the mid-1850s, and these buildings frequently adopted some of the more modest aspects of medieval Tudor houses and rural cottages, such as steeply-pitched roofs, half-timbering, tall, narrow windows with multiple lights, tall chimneys, overhanging upper floors, and dormer windows. Some examples went even further and featured thatched roofs.

Tudor Revival houses built in the United States during the late nineteenth and early twentieth centuries often featured a first story of brick or stone masonry; steeply pitched roofs; tall, narrow windows, often in multiple groups and often with multiple lights in each window; large chimneys, often with decorative brickwork or chimney pots; and deep vergeboards at the gable roof rakes. A second story clad in decorative wood and stucco plaster half-timbering appears in about one-third of Tudor Revival examples in the United States. Half-timbering had its origins in Medieval Europe and is frequently associated with buildings in Germany, France, and England. The English tradition of half-timbering was generally simpler than the traditional German "fachwerk" half-timbering, and typically consisted of vertical, horizontal, and diagonal members, though some early English examples feature purely vertical and horizontal half-timbering with no diagonals. By the late 1800s and early 1900s in the United States it had developed into a purely decorative façade treatment. The half-timbering at the second floor of the Bordeaux House is an example of a decorative half-timbering of painted wood false timbering applied directly to the sheathing of the wood frame and then infilled with stucco plaster on wire lath.²⁴¹

Some representative examples of Tudor Revival houses in Seattle include the Stimson-Green Mansion at 1204 Minor Avenue (1901; Kirtland Cutter; extant) **[Figure 27]**, the Charles H. Black House, 613 West Lee Street (1906; Bebb & Mendel; extant) **[Figure 28]**, the John A. Campbell

²⁴¹ "Fine House for Wealthy Logger," *Seattle Daily Bulletin*, Wednesday, July 15, 1903.

House, 618 36th Avenue East (1908; Bebb & Mendel; extant) **[Figure 29]**, the Bloch House at 1439 East Prospect Street (1908; Arthur L. Loveless and Clayton D. Wilson; extant) **[Figure 30]**, the Louis R. Plachner House, 1124 22nd Avenue East (1911; Bebb & Mendel; extant) **[Figure 31]**, the O.W. Fisher House at 1039 Belmont Place (1913; Beezer Brothers; extant) **[Figure 32]**, the O.D. Fisher House at 1047 Belmont Place (1909; Beezer Brothers; extant) **[Figure 33]** and the Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14th Avenue East (1913; Bebb & Mendel; extant). **[Figure 34]**

To further complicate classifying the architectural style of the Bordeaux House, there is the issue of the turret at the southwest corner of the house. Turrets are features more commonly associated with Queen Anne architecture. There are some examples of Queen Anne-style houses that have half-timbering at their upper stories, but other than the turret the Bordeaux House does not have any of the other features commonly associated with the Queen Anne style of architecture. In the case of the Bordeaux House, the turret, with its decorative leaded glass porthole windows and exuberant “candle-snuffer” roof, helps to visually articulate the transition from the south façade to the west façade provides a visual foil to the projecting bay at the northwest corner of the house. The turret is also incidentally located on axis with the steps and walkway at the southwest corner of the property that serve as the main public entrance to the house, which no doubt afforded the occupants of the house an excellent vantage point to observe visitors, the neighborhood, and the landscape beyond. Some examples of Queen Anne houses in Seattle with turrets include the Stimson-Rogers House at 128 Aloha Street (1888; demolished) **[Figure 23]**, the Herren House at 1603 45th Avenue SW (1891; extant) **[Figure 24]**, the Patrick J. Sullivan House (1898; Josenhans & Allan; demolition imminent) **[Figure 25]**, and the Gessner/Dr. Corson House at 6420 Carleton Avenue (1902; extant). **[Figure 26]**

In summary, architect William D. Kimball’s eclectic blend of Tudor Revival and Queen Anne architecture of the Bordeaux House resulted in a house that appeared to be simultaneously in both the 19th and 20th centuries. Bebb & Mendel’s additions and alterations further refined the Tudor Revival aspects of the house, while allowing the eccentric Queen Anne turret to remain.

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VI. LIST OF FIGURES AND ILLUSTRATIONS

Development of the neighborhood

Figure 1: Moore Investment Company advertisement for Capitol Hill.	60
Figure 2: Postcard view of 14 th Avenue East looking south, circa 1905.	60
Figure 3: Postcard view of the intersection of 14 th Avenue East and East Aloha Street.	61
Figure 4: Postcard view of 14 th Avenue East looking north, circa 1912.	61

Current maps, historic maps, and aerial photographs

Figure 5: Map of Capitol Hill in 2018.	62
Figure 6: Map of the neighborhood in 2018.	62
Figure 7: Aerial photograph of Capitol Hill.	63
Figure 8: Aerial photograph of the neighborhood.	63
Figure 9: Baist map, 1905.	64
Figure 10: Baist map, 1912.	64
Figure 11: Sanborn fire insurance map, 1905.	65
Figure 12: Sanborn fire insurance map, 1917.	66

Current photos of the neighborhood and adjacent properties

Figure 13: 14 th Avenue East at East Valley Street looking north.	67
Figure 14: 14 th Avenue East at East Valley Street looking south.	67
Figure 15: Intersection of 14 th Avenue East and East Valley Street looking northeast.	68
Figure 16: Intersection of 14 th Avenue East and East Valley Street looking east.	68
Figure 17: Intersection of 14 th Avenue East and East Valley Street looking east.	69
Figure 18: Intersection of 14 th Avenue East and East Valley Street looking west.	69
Figure 19: East Valley Street immediately south of the Bordeaux House looking east.	70
Figure 20: East Valley Street immediately south of the Bordeaux House looking west.	70
Figure 21: Charles H. Cobb House.	71
Figure 22: House immediately to the east of the Bordeaux House.	71
Figure 23: Elbridge A. Stuart House.	72
Figure 24: James A. Moore House.	72

Examples of Queen Anne architecture in Seattle

Figure 25: Stimson-Rogers House at 128 Aloha Street in Queen Anne.	73
Figure 26: Herren House, 1603 45 th Avenue SW, Seattle.	73
Figure 27: Patrick J. Sullivan House.	74
Figure 28: Gessner/Dr. Corson House, 6420 Carleton Avenue South, Seattle.	74

Examples of Tudor Revival architecture in Seattle

Figure 29: Stimson-Green Mansion, 1204 Minor Avenue, Seattle.	75
Figure 30: Charles H. Black House, 613 West Lee Street, Seattle.	75
Figure 31: John A. Campbell House, 618 36 th Avenue East, Seattle.	76
Figure 32: Bloch House, 1439 East Prospect Street, Seattle.	76
Figure 33: Louis R. Plachner House, 1124 22 nd Avenue East, Seattle.	77
Figure 34: O.W. Fisher House, 1039 Belmont Place, Seattle.	77
Figure 35: O.D. Fisher House, 1047 Belmont Place, Seattle.	78
Figure 36: Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14 th Avenue East.	78

Work of William D. Kimball, Architect

Figure 37: Skiles & Lindley Block, Nicollet Avenue at Seventh Street, Minneapolis.	79
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Figure 38: C.E. Gates Rowhouses, Fourth Avenue at Fourteenth Street, Minneapolis.	79
Figure 39: Guild Hall - Cathedral Institute, 814-818 E. Juneau Ave., Milwaukee.	80
Figure 40: Goldsmith Building, 425 E. Wisconsin Ave., Milwaukee.	80
Figure 41: John Barth Residence, 1331 N. Astor St., Milwaukee.	81
Figure 42: Major James Sawyer Residence, 2705 N. Shepard Ave., Milwaukee.	81
Figure 43: Edward C. Wall Rowhouse, 918-924 E. Knapp St., Milwaukee.	82
Figure 44: Union Church, 192 E. Huron St., Berlin, Wisconsin.	82
Figure 45: Independent Telephone Company.	83
Figure 46: University Club Addition and Remodel, Madison St. at Boren Ave., Seattle.	83
Figure 47: University Club Addition and Remodel, Madison St. at Boren Ave., Seattle.	84
Figure 48: Fred Rowell Residence, 925 Fourteenth Ave. E., Seattle.	84
Figure 49: James A. Moore Residence, 811 Fourteenth Ave. E., Seattle.	85
Figure 50: Cataract Building Addition, Second Ave. S. and S. Main St., Seattle.	85
Figure 51: Old Peoples' Home, Seattle.	86
Figure 52: Branch Library, Yesler at Fourth Ave., Seattle.	86
Figure 53: Puget Sound Realty Building, Marion St. and Third Ave., Seattle.	87
Figure 54: William D. Kimball in 1907.	87

Work of Bebb & Mendel, Architects

Figure 55: Margaret Lenore Denny House, 1220 Boren Avenue, Seattle.	88
Figure 56: Charles H. Cobb House, 1409 East Aloha Street, Seattle.	88
Figure 57: Fred S. Stimson House, 405 West Highland Drive, Seattle.	89
Figure 58: Orion O. Denny House, 1204 Boren Avenue, Seattle.	89
Figure 59: Ferdinand Schmitz Summer Cottage, Alki Point, West Seattle.	90
Figure 60: Charles H. Bebb.	90
Figure 61: Louis L. Mendel.	90

Real Property Record Card

Figure 62: Real Property Record Card for Tax Lot #134630-0150.	91
Figure 63: Real Property Record Card for Tax Lot #134630-0150.	92
Figure 64: Historic photo of the Bordeaux House from the Real Property Record Card.	93
Figure 65: Historic photo of the Bordeaux House from the Real Property Record Card.	93

Historic images of the Bordeaux House

Figure 66: Historic photograph of the Bordeaux House, circa 1905.	94
Figure 67: Historic photograph of the Bordeaux House, 1905.	94
Figure 68: Historic photograph of the Bordeaux House, circa 1905.	95
Figure 69: Historic photograph of the Bordeaux House, circa 1905-1913.	95
Figure 70: Historic photograph of the Charles H. Cobb House.	96
Figure 71: Enlarged detail of Figure 69.	96
Figure 72: The Bordeaux House, 1975.	97

The Bordeaux Family

Figure 73: Thomas Bordeaux and his first wife, Mary Ritner Bordeaux.	98
Figure 74: Photograph and signature of Thomas Bordeaux.	98
Figure 75: Thomas Bordeaux's second wife, Sarah Esther "Essie" Webb Bordeaux.	99
Figure 76: Thomas Bordeaux later in life.	99

Shelton and Bordeaux, Washington

Figure 77: Bordeaux House in Shelton, Washington.	100
Figure 78: State Bank of Shelton.	100
Figure 79: Hotel Webb, Shelton, Washington.	101
Figure 80: Photo of Railroad Avenue looking north, Shelton, Washington.	101
Figure 81: Photograph of the Bordeaux Summer Cottage at Bordeaux, Washington.	102
Figure 82: Massive heavy timber beams produced by the Mumby Lumber & Shingle Company.	102

Current images of the Bordeaux House

Figure 83: View of garage to north of the Bordeaux House looking northeast.	103
Figure 84: View of west façade of garage.	103
Figure 85: View of east façade of garage looking southwest.	104
Figure 86: View of east façade of garage looking northwest.	104
Figure 87: View of the Bordeaux House looking northwest.	105
Figure 88: Granite steps at southwest corner of the property.	105
Figure 89: The Bordeaux House looking northeast.	106
Figure 90: The Bordeaux House looking northeast.	106
Figure 91: West façade of the Bordeaux House.	107
Figure 92: Northwest corner of the Bordeaux House looking southeast.	107
Figure 93: Detail view of west façade of the Bordeaux House.	108
Figure 94: Detail view of main entry porch at west façade.	108
Figure 95: Leaded glass casement windows at west porch.	109
Figure 96: Detail view of covered porch at second story of west façade.	109
Figure 97: Detail view of northwest corner of the Bordeaux House looking east.	110
Figure 98: Detail view of turret at southwest corner of the Bordeaux House.	110
Figure 99: North façade of the Bordeaux House.	111
Figure 100: Detail view of porch at north façade of the Bordeaux House.	111
Figure 101: East façade of the Bordeaux House.	112
Figure 102: South façade of the Bordeaux House.	112
Figure 103: Detail view of southeast corner of the Bordeaux House.	113
Figure 104: Detail view of chimney at south façade of the Bordeaux House.	113
Figure 105: Interior view of foyer looking northeast.	114
Figure 106: Interior view of foyer looking west.	114
Figure 107: Interior view of foyer looking east.	115
Figure 108: Detail view of inlaid wood floor and central vacuum port.	115
Figure 109: Detail view of Western Electric intercommunication telephone set at foyer.	116
Figure 110: View of dining room looking northwest.	116
Figure 111: View of dining room looking southeast.	117
Figure 112: View of the library looking northwest.	117
Figure 113: View of the music room looking south.	118
Figure 114: View of the music room looking north.	118
Figure 115: View of the living room looking east.	119
Figure 116: View of the fireplace at the east end of the living room.	119
Figure 117: Detail view of the staircase.	120
Figure 118: Detail view of the staircase looking down from the second floor.	120
Figure 119: Detail view of window seat inside turret at master bedroom.	121
Figure 120: Detail view of fireplace at master bedroom.	121
Figure 121: Detail view of sitting room inside turret at the third floor.	122
Figure 122: Detail view of framing at turret roof.	122

Development of the neighborhood

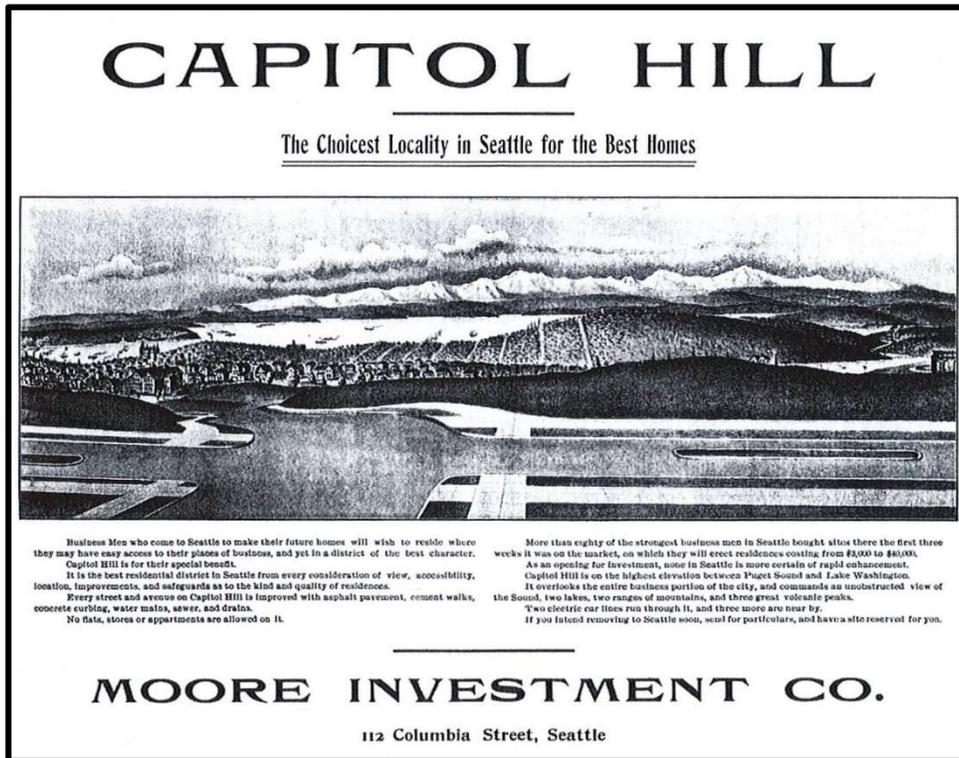


Figure 1: Moore Investment Company advertisement for Capitol Hill [*The Argus*, October 26, 1901]



Figure 2: Postcard view of 14th Avenue East looking south, circa 1905.



Figure 3: Postcard view of the intersection of 14th Avenue East and East Aloha Street looking southeast, circa 1905. From left to right: the Charles H. Cobb House (1903; Bebb & Mendel, architects), the Thomas Bordeaux House (1903; William D. Kimball, architect), and the Elbridge Stuart House (1904; Bebb & Mendel, architects).

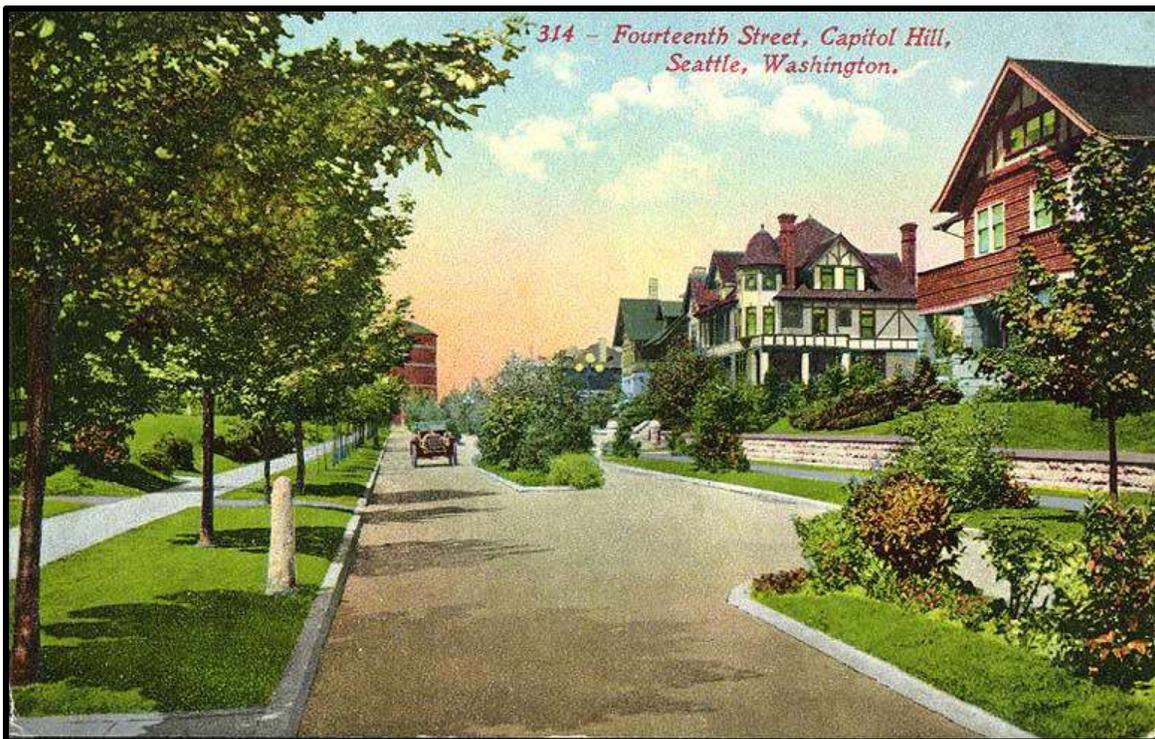


Figure 4: Postcard view of 14th Avenue East looking north, circa 1912.

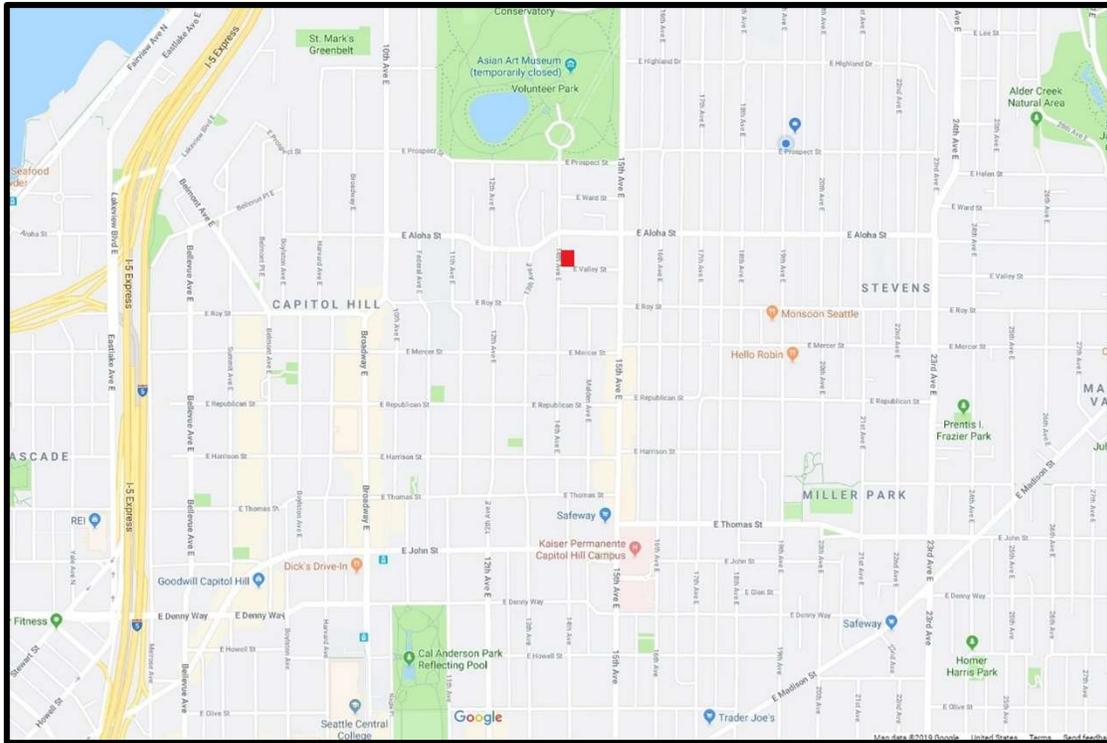


Figure 5: Map of Capitol Hill in 2018. Top of map is north. The Bordeaux House site is indicated by the red box. [Google Maps]

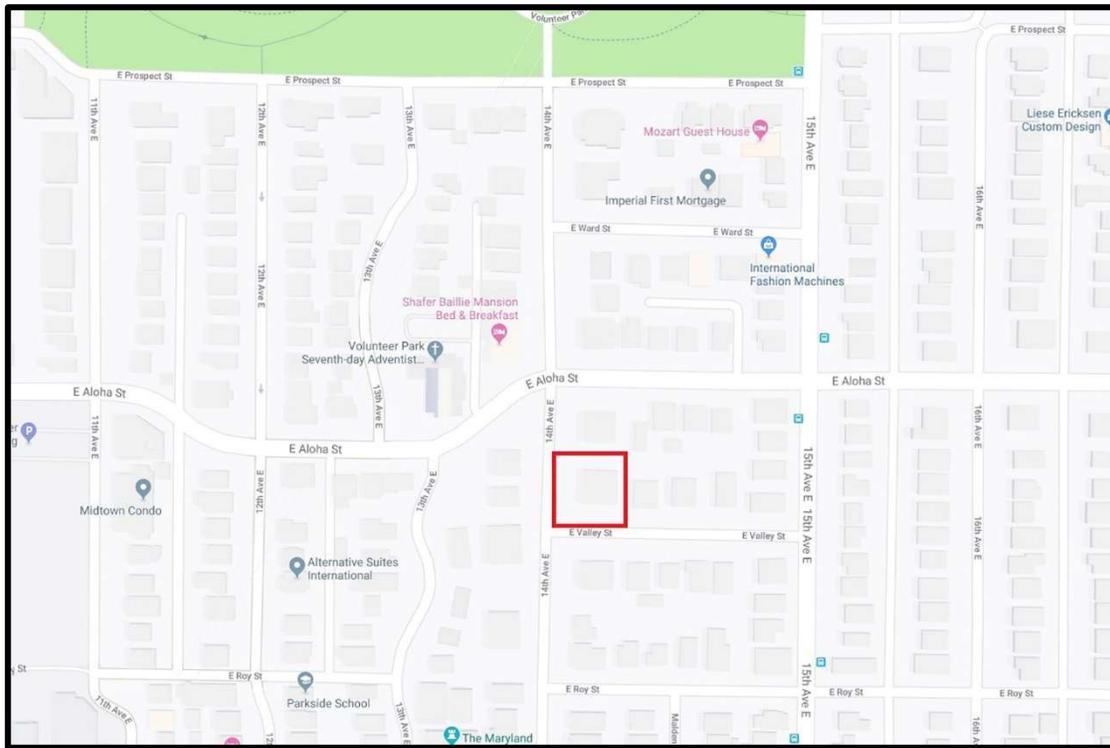


Figure 6: Map of the neighborhood in 2018. Top of map is north. The Bordeaux House site is indicated by the red box. [Google Maps]

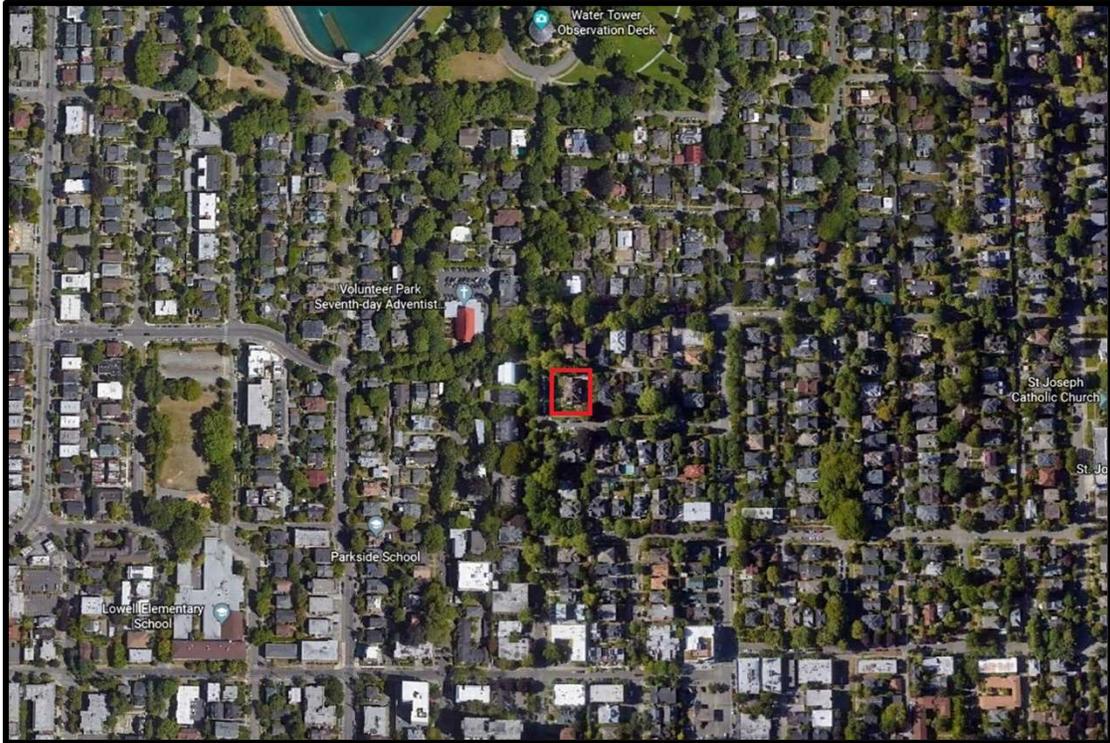


Figure 7: Aerial photograph of Capitol Hill. Top of photograph is north. The Bordeaux House site is indicated by the red box. [Google Earth]

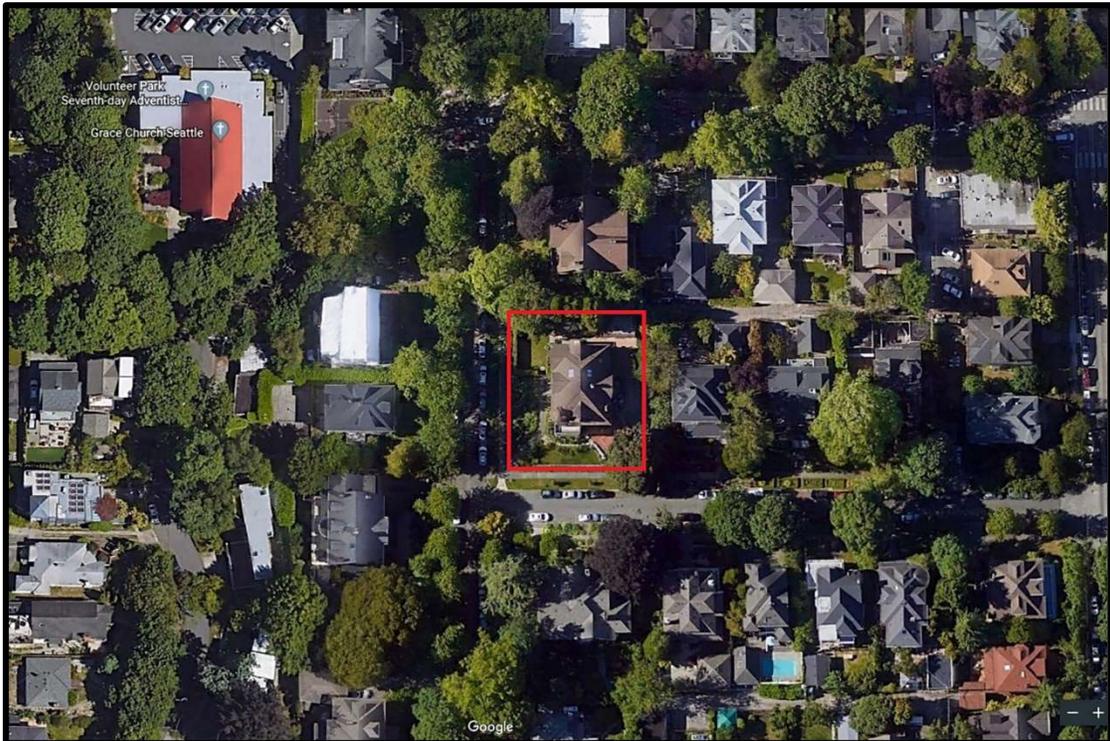


Figure 8: Aerial photograph of the neighborhood. Top of photograph is north. The Bordeaux House site is indicated by the red box. [Google Earth]

Sanborn fire insurance maps

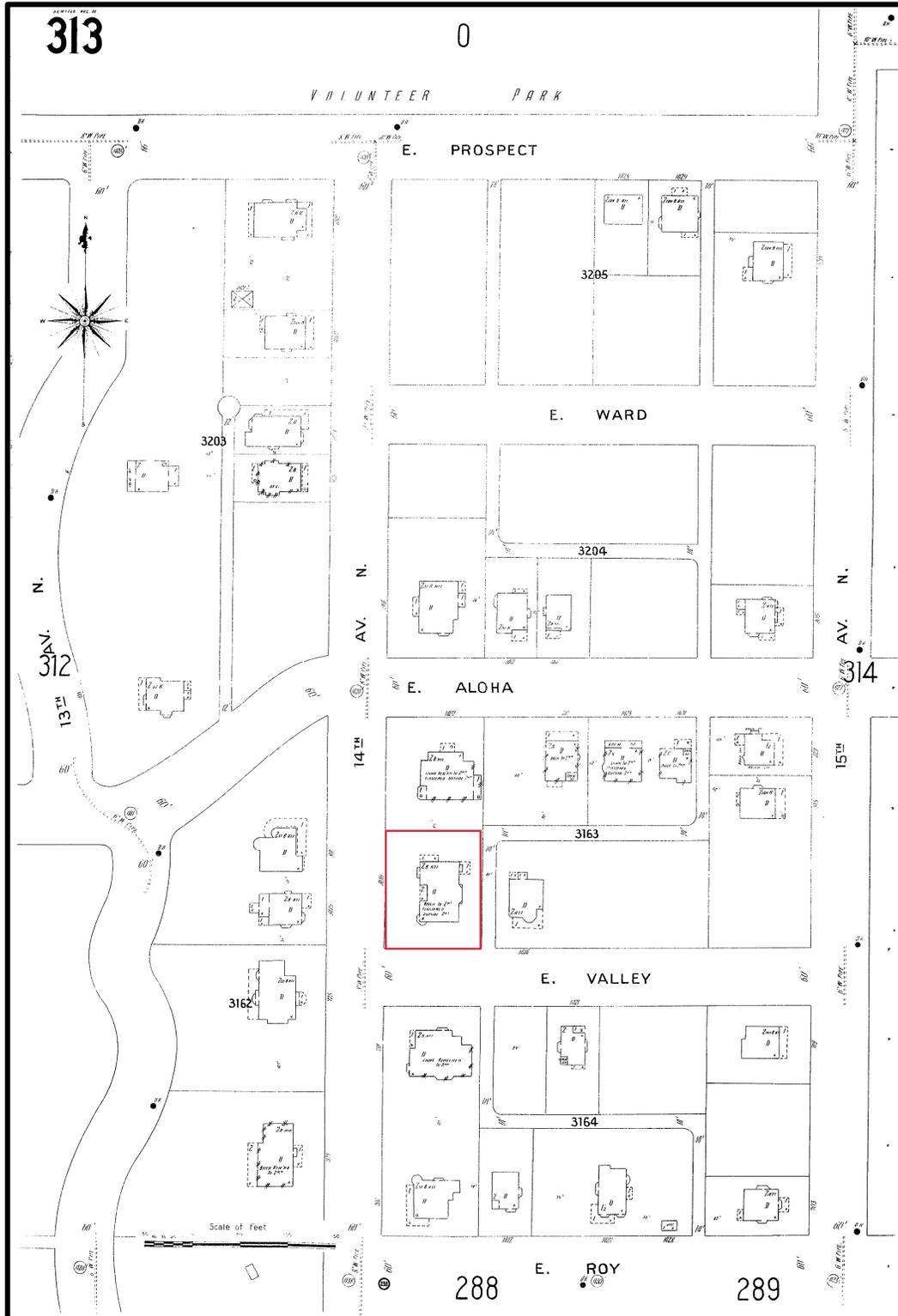


Figure 11: Sanborn fire insurance map, 1905 [Seattle Public Library online]

Sanborn fire insurance maps

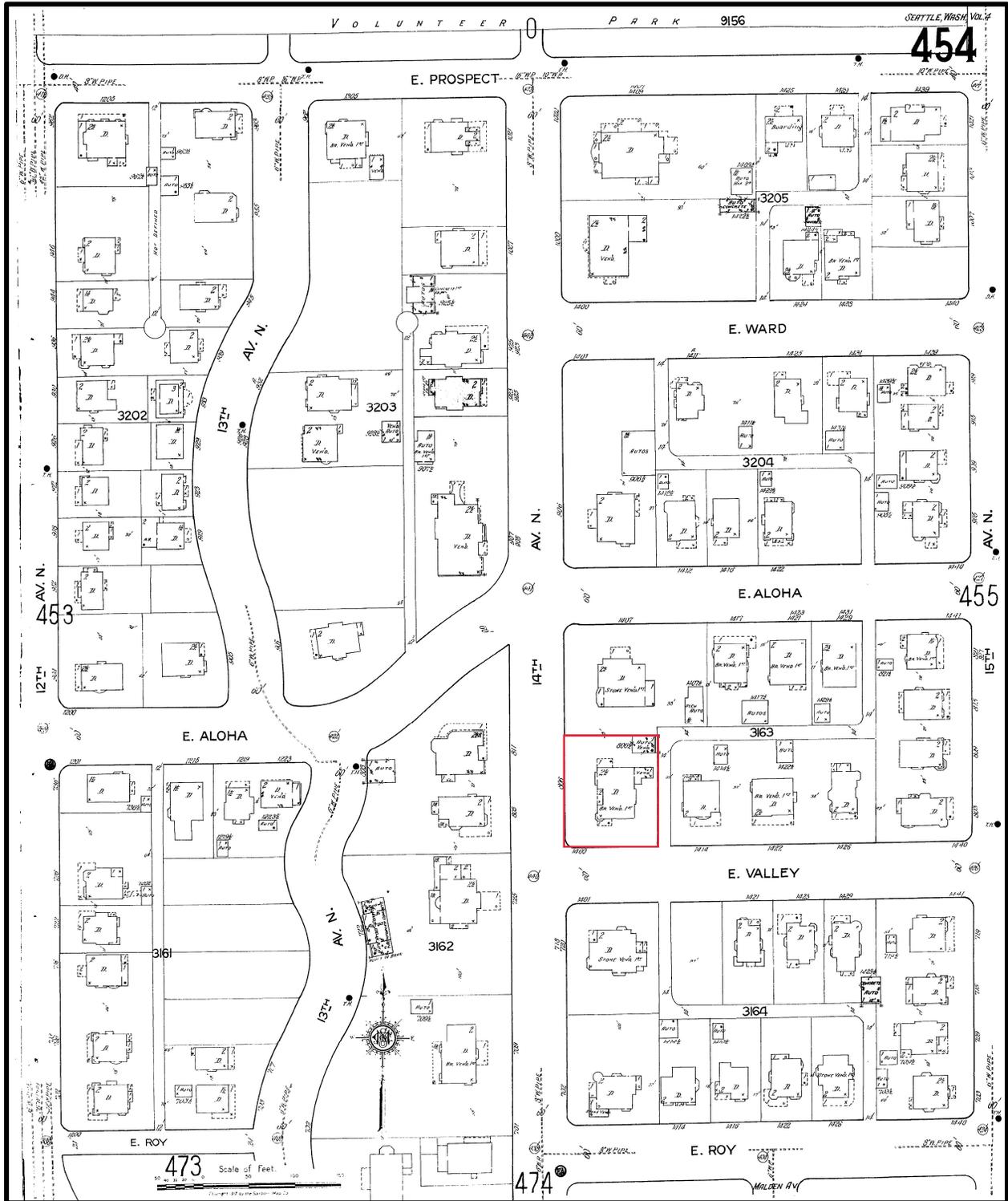


Figure 12: Sanborn fire insurance map, 1917 [Seattle Public Library online]

Current photos of the neighborhood and adjacent properties

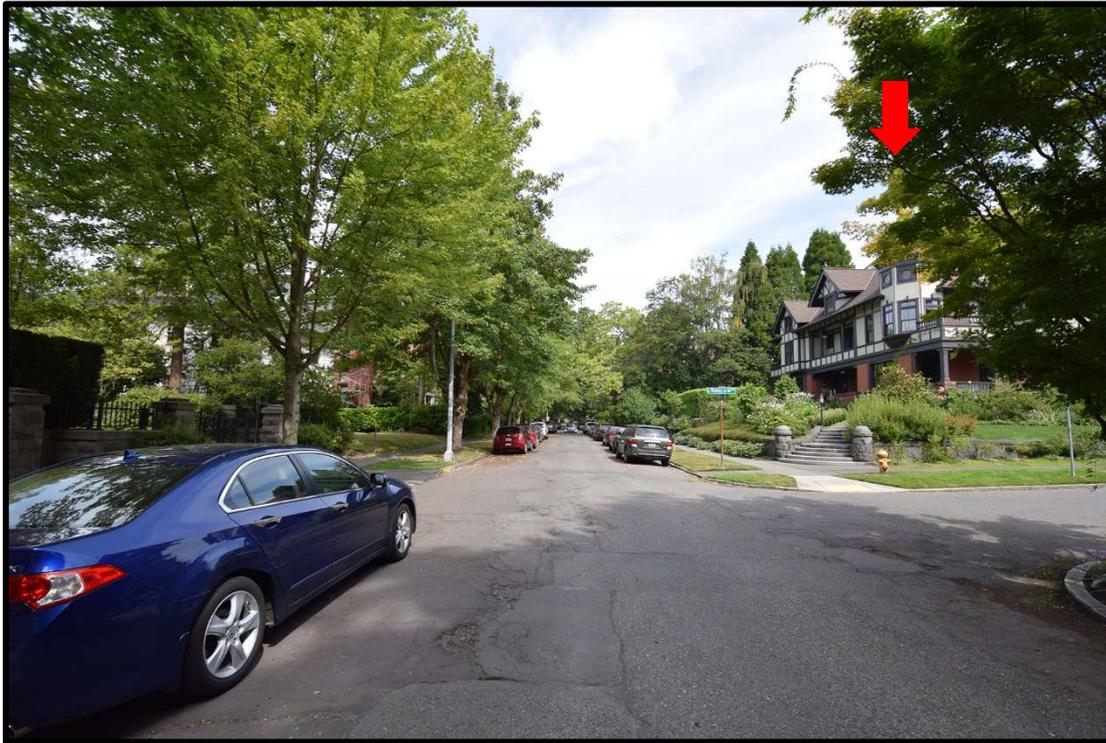


Figure 13: 14th Avenue East at East Valley Street looking north. The Bordeaux House is at the right side of the image marked with a red arrow.



Figure 14: 14th Avenue East at East Valley Street looking south.



Figure 15: Intersection of 14th Avenue East and East Valley Street looking northeast. The Bordeaux House is in the center of the image marked with a red arrow.



Figure 16: Intersection of 14th Avenue East and East Valley Street looking east. The Bordeaux House is in the far left of the image marked with a red arrow.



Figure 17: Intersection of 14th Avenue East and East Valley Street looking east. The Bordeaux House is in the extreme far left of the image marked with a red arrow.



Figure 18: Intersection of 14th Avenue East and East Valley Street looking west toward the Andrew Weber House at 805 14th Avenue East. The James A. Moore House (1903; William D. Kimball, architect; extant) is to the right of the Andrew Weber House.



Figure 19: East Valley Street immediately south of the Bordeaux House looking east.



Figure 20: East Valley Street immediately south of the Bordeaux House looking west. The Elbridge A. Stuart House (1904; Bebb & Mendel, architects; extant) is at left side of image.



Figure 21: Charles H. Cobb House (1903; Bebb & Mendel, architects; extant)
located immediately to the north of the Bordeaux House.



Figure 22: House located immediately to the east of the Bordeaux House.



Figure 23: Elbridge A. Stuart House (1904; Bebb & Mendel, architects; extant) immediately across East Valley Street to the south of the Bordeaux House.



Figure 24: James A. Moore House (1903; William D. Kimball, architect; extant) across 14th Avenue East from the Bordeaux House.

Examples of Queen Anne architecture in Seattle



Figure 25: Stimson-Rogers House at 128 Aloha Street in Queen Anne (1888; demolished) [Courtesy of Queen Anne Historical Society online]



Figure 26: Herren House, 1603 45th Avenue SW, Seattle (1891; extant) [Photo courtesy of Seattle Department of Neighborhoods (DON) Historic Sites Survey Database online]



Figure 27: Patrick J. Sullivan House (1898; Josenhans & Allan, architects; demolition imminent) [*Seattle of Today Architecturally*, 1905]

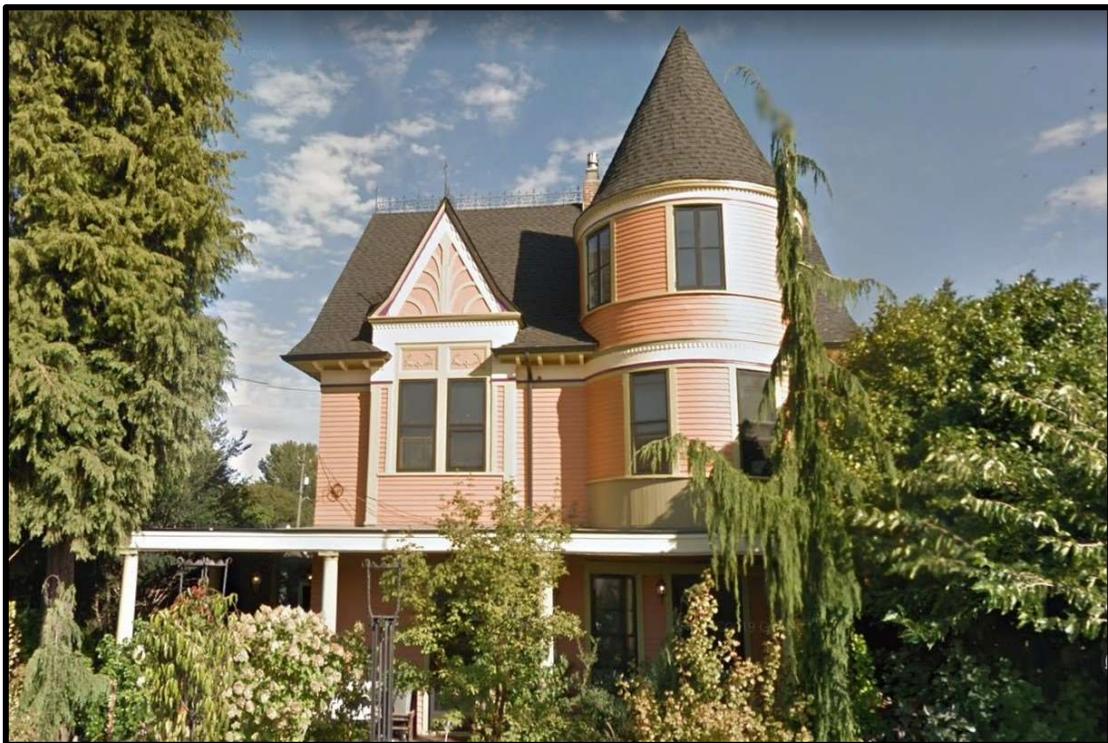


Figure 28: Gessner/Dr. Corson House, 6420 Carleton Avenue South, Seattle (1902; extant) [Google Streetview]

Examples of Tudor Revival architecture in Seattle



Figure 29: Stimson-Green Mansion, 1204 Minor Ave., Seattle (1901; Kirtland Cutter, architect; extant) [Courtesy of the Washington Trust for Historic Preservation]



Figure 30: Charles H. Black House, 613 West Lee Street, Seattle (1906; Bebb & Mendel, architects; extant; City of Seattle landmark) [*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]



Figure 31: John A. Campbell House, 618 36th Avenue East, Seattle (1908; Bebb & Mendel, architects; extant) [*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]

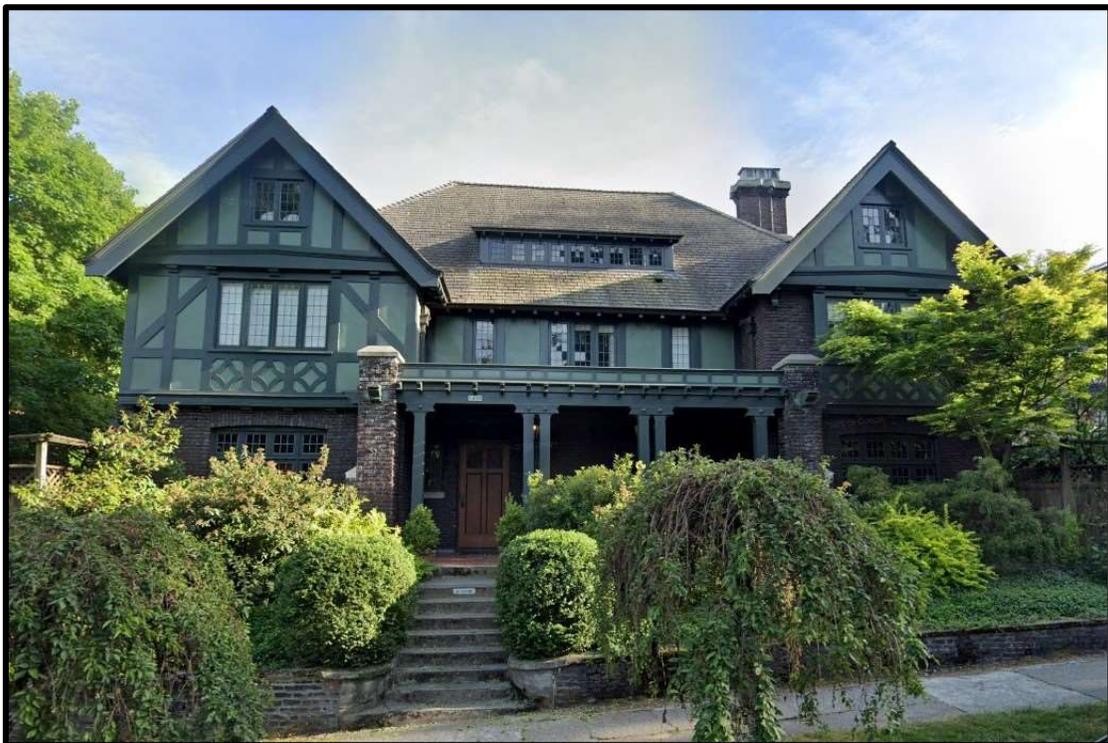


Figure 32: Bloch House, 1439 East Prospect Street, Seattle (1908; Arthur L. Loveless and Clayton D. Wilson; extant) [Google Streetview]



Figure 33: Louis R. Plachner House, 1124 22nd Avenue East, Seattle (1911; Bebb & Mendel, architects; extant) [Google Streetview]



Figure 34: O.W. Fisher House, 1039 Belmont Place, Seattle (1913; Beezer Brothers; extant) [Marvin Anderson Architects]



Figure 35: O.D. Fisher House, 1047 Belmont Place, Seattle (1909; Beezer Brothers; extant)
[*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]



Figure 36: Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14th Avenue East
(1913; Bebb & Mendel, architects; extant) [Seattle Municipal Archives, Image #182358,
image modified by Marvin Anderson Architects]

Work of William D. Kimball, Architect



Figure 37: Skiles & Lindley Block, Nicollet Avenue at Seventh Street, Minneapolis (1883; Wilson & Kimball, Architects; demolished) [Rendering by W.D. Kimball published in *American Architect and Building News* (June 16, 1883): plate 390]

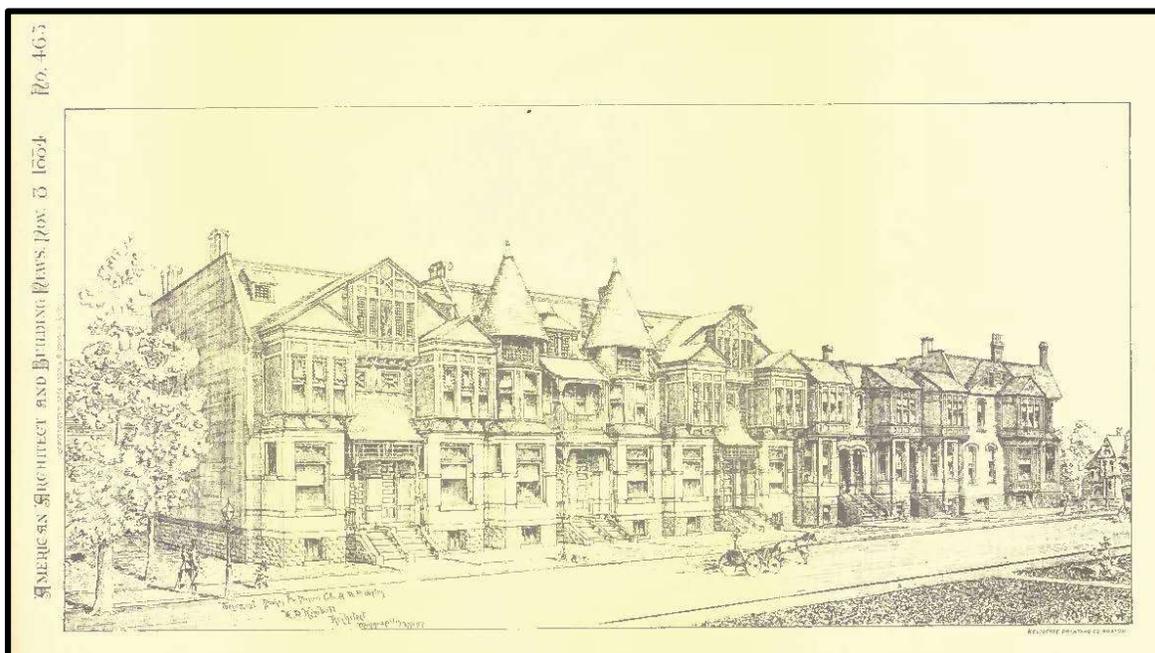


Figure 38: C.E. Gates Rowhouses, Fourth Avenue at Fourteenth Street, Minneapolis. (1884; demolished) [Rendering by W.D. Kimball published in *American Architect and Building News* (November 8, 1884): plate 463]



Figure 39: Guild Hall - Cathedral Institute, 814-818 E. Juneau Ave., Milwaukee. (1891; extant)
[Photograph 996485, Wisconsin Historical Society.
<https://www.wisconsinhistory.org/Records/Property/HI42327>]



Figure 40: Goldsmith Building, 425 E. Wisconsin Ave., Milwaukee. (1892; demolished)
[Drawing STR.Wisc.E.Pre1960.028, Milwaukee Public Library.
<https://content.mpl.org/digital/collection/HistoricPho/id/259/>]



Figure 41: John Barth Residence, 1331 N. Astor St., Milwaukee. (1895; extant) [Photograph 996480, Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Property/HI29789>]



Figure 42: Major James Sawyer Residence, 2705 N. Shepard Ave., Milwaukee. (1895; extant) [Photograph 150907, Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Property/HI41946>]



Figure 43: Edward C. Wall Rowhouse, 918-924 E. Knapp St., Milwaukee. (1897; extant) [Photograph from Apartments.com. <https://www.apartments.com/918-924-e-knapp-st-milwaukee-wi/8q30w22/>]



Figure 44: Union Church, 192 E. Huron St., Berlin, Wisconsin. (1898, extant) [Photograph 80320, Wisconsin Historical Society. <https://www.wisconsinhistory.org/Records/Property/HI48755>]

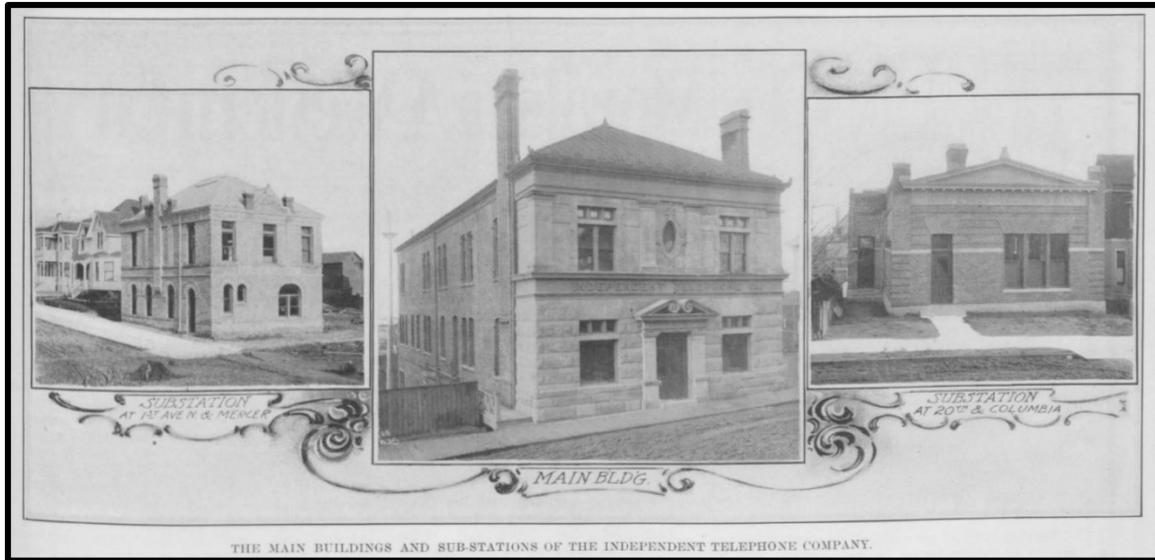


Figure 45: Independent Telephone Company. Main building (center), Fourth Ave. and Seneca St., Seattle. (1901; demolished) Substation (left), First Ave and Mercer St., Seattle. (1902; demolished) Substation (right), Columbia St. and Twentieth Ave., Seattle. (1902; demolished) [*Seattle Mail & Herald* (December 20, 1902): p. 39.]

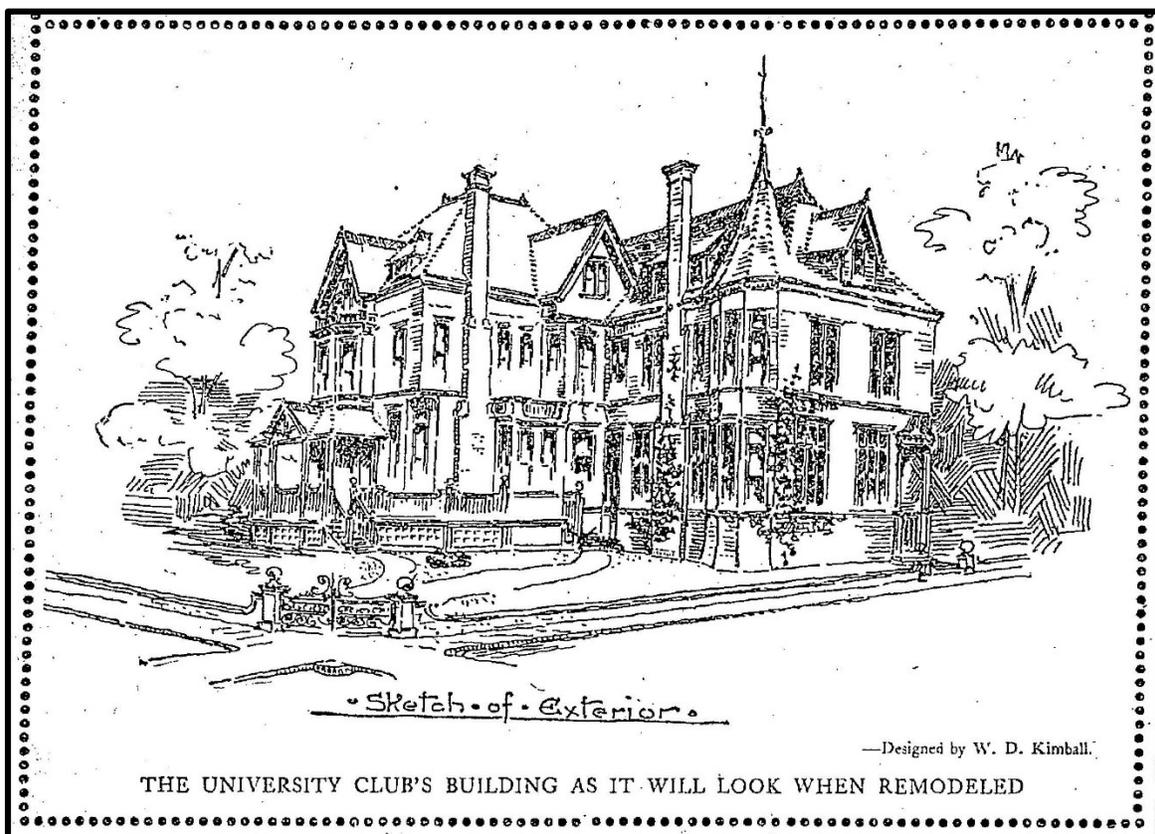


Figure 46: University Club Addition and Remodel, Madison St. at Boren Ave., Seattle. (1902; extant) [Rendering by W.D. Kimball published in the *Seattle Times* (March 2, 1902): p. 34.]



Figure 47: University Club Addition and Remodel, Madison St. at Boren Ave., Seattle. (1902; extant)
[Photograph c. 1906. University of Washington, Special Collections, Seattle Photograph Collection, negative UW27583]



Figure 48: Fred Rowell Residence, 925 Fourteenth Ave. E., Seattle. (1903; extant)
Photograph c. 1937, Washington State Archives.
[From <https://www.millionairesrow.net/92514thE/92514thE-WSA-1937.jpg>]



Figure 49: James A. Moore Residence, 811 Fourteenth Ave. E., Seattle. (1903; extant)
[Photograph c. 1937, Washington State Archives. From <https://www.millionairesrow.net/81114thE/811E-WSA-1937.jpg>]



Figure 50: Cataract Building Addition, Second Ave. S. and S. Main St., Seattle. (1903; reconstructed)
[Photograph c. 1937, Washington State Archives. From <https://main2seattle.files.wordpress.com/2010/01/524780-0900-store-1937.jpg>]

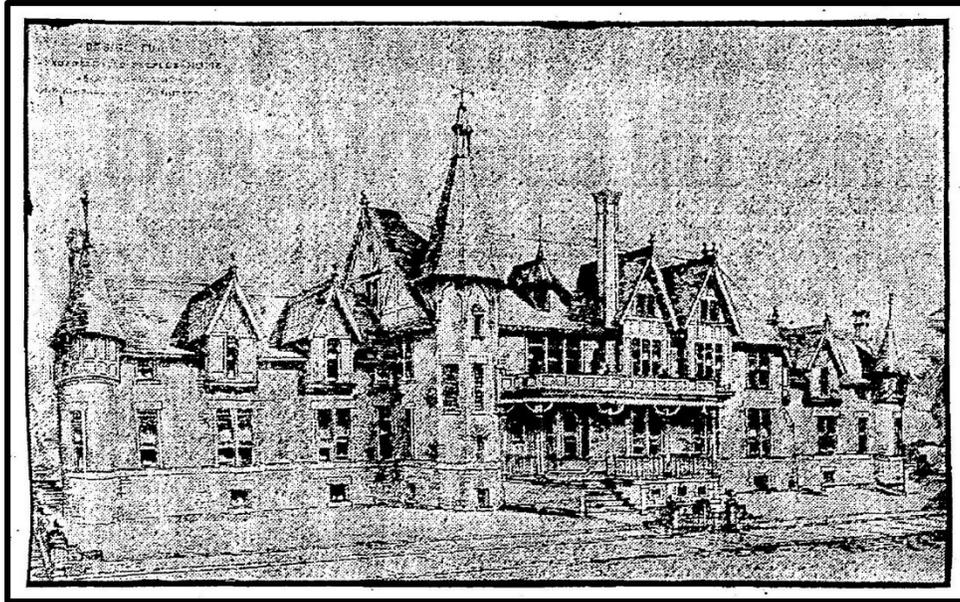
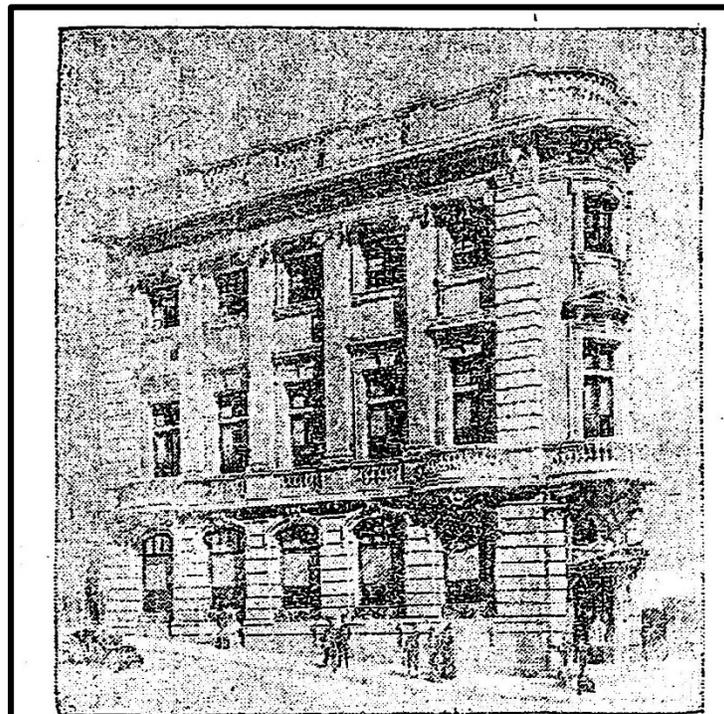


Figure 51: Old Peoples' Home, Seattle. (1905, unbuilt project)
[Rendering by W.D. Kimball from the *Seattle Times* (August 27, 1905): p. 24.]



SUGGESTION FOR BRANCH LIBRARY.

Architect W. D. Kimball has drawn the above perspective as a suggestion for a branch library building, the site being the small triangle now covered with old shacks and rubbish, directly in front of the city hall. Such a building as is pictured above can be built to a height of three stories for \$60,000, with construction of reinforced concrete and facings of stone and terra cotta.

Figure 52: Branch Library, Yesler at Fourth Ave., Seattle. (1907; unbuilt project)
[Rendering from the *Seattle Times* (April 14, 1907): p. 64.]

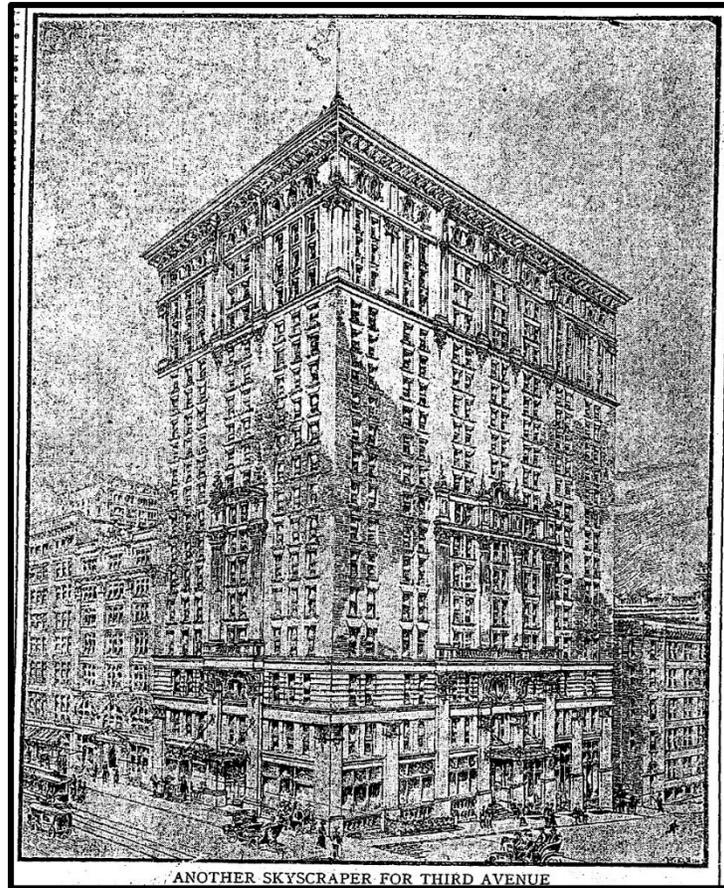


Figure 53: Puget Sound Realty Building, Marion St. and Third Ave., Seattle. (1907, unbuilt project)
[Rendering from the *Seattle Times* (August 11, 1907): p. 43.]

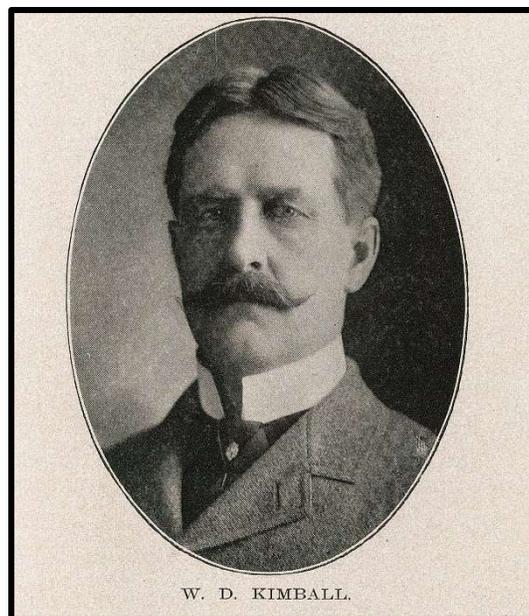


Figure 54: William D. Kimball in 1907.
[*Seattle of To-day*, National Publishing (1907): p. 203.]

Work of Bebb & Mendel, Architects



Figure 55: Margaret Lenore Denny House, 1220 Boren Avenue, Seattle (1901; Bebb & Mendel, architects; demolished) [Museum of History and Industry (MOHAI), Image #SHS2251]



Figure 56: Charles H. Cobb House, 1409 East Aloha Street, Seattle (1903; Bebb & Mendel, architects; extant) [*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]



Figure 57: Fred S. Stimson House, 405 West Highland Drive, Seattle (1903; Bebb & Mendel, architects; extant) [*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]



Figure 58: Orion O. Denny House, 1204 Boren Avenue, Seattle (1905; Bebb & Mendel, architects; demolished) [*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]

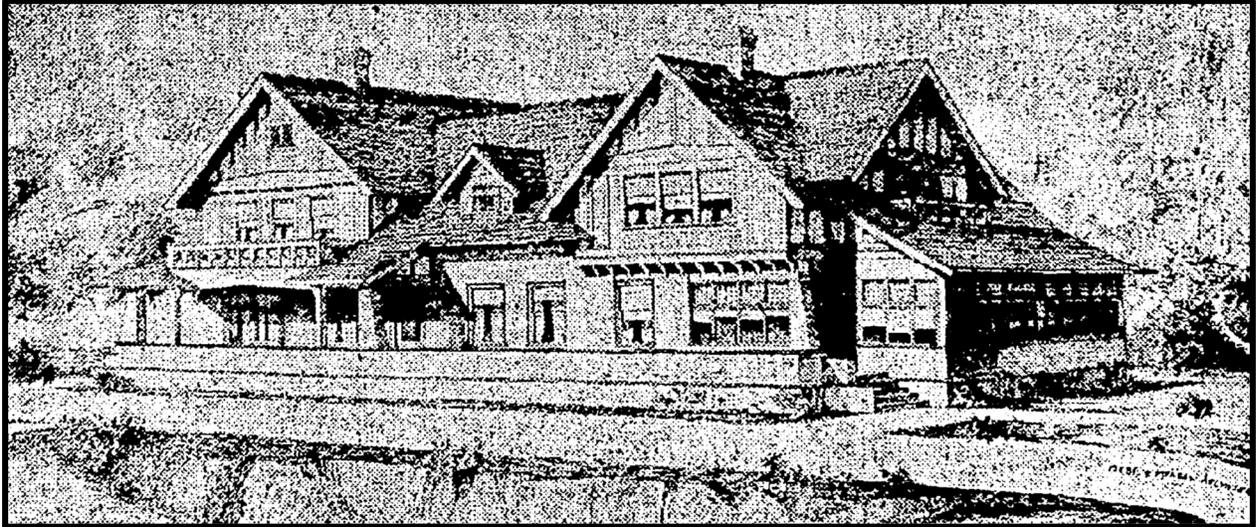


Figure 59: Ferdinand Schmitz Summer Cottage, Alki Point, West Seattle (1905; Bebb & Mendel, architects; demolished) [*The Seattle Sunday Times*, June 25, 1905, p. 17]

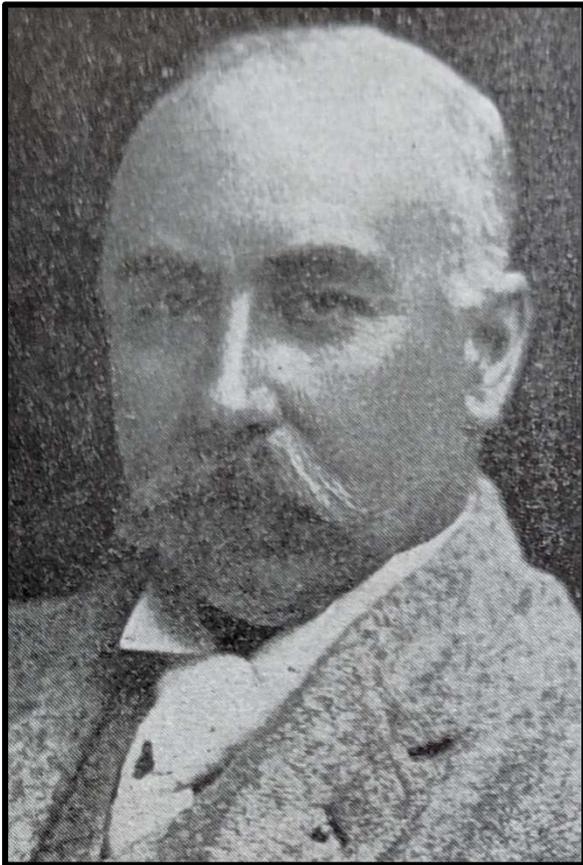


Figure 60: Charles H. Bebb [*Pacific Builder & Engineer*, January 17, 1914, p. 32]

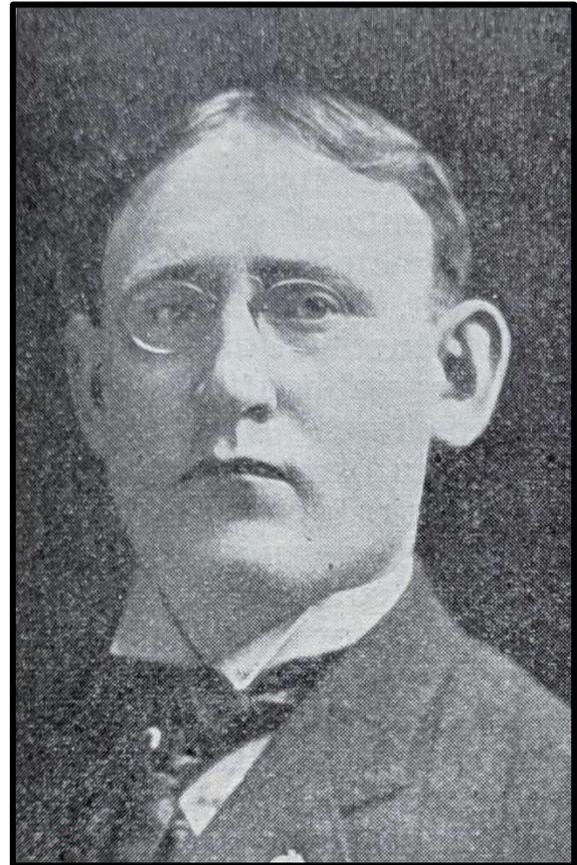


Figure 61: Louis L. Mendel [*Pacific Builder & Engineer*, March 21, 1914, p. 175]

Real Property Record Cards

CAPITOL HILL UNRECORDED

1. DISTRICT **118** 2. ADDITION **CAPITOL HILL UNRECORDED**
 SECTION TWP. N. RANGE EWM. BLOCK **10** TRACT OR LOT NO. **9-10**
 DESCRIPTION **Being Tax No. 88653 and 89228**

3. ADDRESS OF PROPERTY **806 - 14th. Ave. No.** CONTRACT PURCHASER _____
 4. FEE OWNER **GORDON T. SHAW 4-16-35**
 5. ARCHITECT _____ CONTRACTOR _____
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY **Owner** RENTAL PER MONTH \$ **none** ESTIMATED RENTAL PER MONTH \$ **100.00**
 7. CONDITION OF EXTERIOR **fair** INTERIOR **fair** FOUNDATION **fair** FLOOR PLAN **accept.**

8. BUILDING **1 Daly. dwl.** TILE WORK **See Remarks** 9. CORNER JOINTS **br. & stucco** DOWN SPOUTS SEWER CONNECTED **yes**
2 sty. & attic **4 one story** 10. FIRST FLOOR JOIST SIZE **2 x 10** AND **16** INCH CENTERS BRIDGED **yes**
16 rooms - 4 bsmt. **2 roofed** 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE **6 x 6**
5 1st. flr. **2 recessed** 12. CLASS OR GRADE NO. **V** SHAPE NO. _____
5 2nd. flr. **SEE Remarks** 13. BUILDING FINISHED OR UNFINISHED **finished**
4 attic ATTIC _____ 14. DEPRECIATION: CONDITION **58** % OBSLSE. % ECON. SUIT. % TOTAL **53**
4 plaster **4 plaster** DATE BUILT **1904** REMODELED **no**
interior walls **stairway** BUILT-INS **usual** EFFECTIVE AGE **22** YEARS FUTURE LIFE **99** YEARS
16 plaster **useful** CEILING HEIGHT **bsmt. 7'-1st. flr. 10' -2nd. flr. 9'-At. 9'6"**

1. SIZE **X** TOPOGRAPHY **sloping** GRADE **above 4** FEET
 2. STREET ROAD **graded** SURFACE **paved** ALLEY **yes-paved**
 3. SIDEWALK **conc.** SEWERAGE **sewer** WELL _____ ELECT. PUMP _____
 4. LANDSCAPING **lawn, shrubs and granite ret. wall** COND. **good**
 5. TREND **static** VALUE OF LAND _____
 6. USE OF DISTRICT **residential** VIEW **no**
 7. RESIDENTIAL **good old** ZONED **lot Res**

17 fixtures **conc.**
 2 tub leg-2 Pem **pch. conc.**
 4 toilets **roof**
 2 bas.-3 pedes. **shingle**
 2 sinks _____
 1 shw. in tub **EXTERIOR WALLS**
 1 hot w.tank **brick ven.**
 1 lavy. tray **common**
 good **stucco on**
 wire lath

BASEMENT **full**
 To 1st. flr. jst. **4 rooms**
conc. 7' **plastered**
drain
FOUNDATION

OTHER BUILDINGS CONSTRUCTION FLOOR ROOF STY. DIMENSION AREA VALUE
 GARAGE double conc. shgl. 1 20 x 24 480 \$ 150

REMARKS: **Exceptionally fine homes in district.**
TILE WORK: Floor-wall-bath -- Floor-wall-bath -- Floor-bath --
Wall- kitchen -- Porch floor.
EXTRA FEATURES: 774' hdwd. Panelling -- 1 beam ceiling --
1 built in vacuum system.
also 10 Capitol Hill unrec'd
formerly used on

DATE 8-16-61 FILE NO. 24438027 PRICE 43000-00

1964-4862-8662-970000

CAPITOL HILL UNREC.
B-10 L-9
806-14 Ave No.

FLOOR PLAN **SC 26'-1"**

FRONT

Figure 62: Real Property Record Card for Tax Lot #134630-0150, [Puget Sound Reg'l Archives (PSRA)]

LAND CLASSIFICATION AND SEGREGATION
 SCALE ONE INCH 100 FEET TO 2 1/2 ACRES OR 330 FEET
 THIS SQUARE INDICATES 2 1/2 ACRES

SECTION NE 29
 TWP. 25 N
 RANGE 4 E

AERIAL PHOTO _____
 QUARTER MAP _____
 PLAT MAP # 2735

TAX LOT NO. _____
 PARCEL NO. _____

14th Ave. N.
 100'
 90'
 30'
 14'
 2
 E. Valley St.

YEAR	AC.	LAND	BLDGS.	TOTAL	REASON	BY	DATE
1957	1540		4730	6270			
1958	1580		5500	7080			10-42
1959	1580		4730	6270			
1960	1580		4730	6270			
1961	1580		4730	6270			
1962	1580		4730	6270			
1963	1580		4730	6270			
1964	1580		4730	6270			
1965	1580		4730	6270			
1966	1580		4730	6270			
1967	1580		4730	6270			
1968	1580		4730	6270			
1969	1580		4730	6270			
1970	1580		4730	6270			
1971	1580		4730	6270			
1972	1580		4730	6270			
1973	1580		4730	6270			
1974	1580		4730	6270			
1975	1580		4730	6270			
1976	1580		4730	6270			
1977	1580		4730	6270			
1978	1580		4730	6270			
1979	1580		4730	6270			
1980	1580		4730	6270			
1981	1580		4730	6270			
1982	1580		4730	6270			
1983	1580		4730	6270			
1984	1580		4730	6270			
1985	1580		4730	6270			
1986	1580		4730	6270			
1987	1580		4730	6270			
1988	1580		4730	6270			
1989	1580		4730	6270			
1990	1580		4730	6270			
1991	1580		4730	6270			
1992	1580		4730	6270			
1993	1580		4730	6270			
1994	1580		4730	6270			
1995	1580		4730	6270			
1996	1580		4730	6270			
1997	1580		4730	6270			
1998	1580		4730	6270			
1999	1580		4730	6270			
2000	1580		4730	6270			
2001	1580		4730	6270			
2002	1580		4730	6270			
2003	1580		4730	6270			
2004	1580		4730	6270			
2005	1580		4730	6270			
2006	1580		4730	6270			
2007	1580		4730	6270			
2008	1580		4730	6270			
2009	1580		4730	6270			
2010	1580		4730	6270			
2011	1580		4730	6270			
2012	1580		4730	6270			
2013	1580		4730	6270			
2014	1580		4730	6270			
2015	1580		4730	6270			
2016	1580		4730	6270			
2017	1580		4730	6270			
2018	1580		4730	6270			
2019	1580		4730	6270			
2020	1580		4730	6270			

DISTRICT: Seattle 1 ROAD _____ SCHOOL _____ WATER _____ FIRE _____

134630-0150 3000 4850 0010

13468 0150

Figure 63: Real Property Record Card for Tax Lot #134630-0150, [PSRA]



Figure 64: Historic photograph of the Bordeaux House from the Real Property Record Card, circa 1936-1937 [PSRA]



Figure 65: Historic photograph of the Bordeaux House from the Real Property Record Card, circa 1936-1937 [PSRA]



Figure 66: Historic photograph of the Bordeaux House, circa 1905, taken from across 14th Avenue East looking east.



Figure 67: Historic photograph of the Bordeaux House, 1905, taken from across East Valley Street looking northwest [*The Mason County Journal, Special 1905 Edition*, August 1905, courtesy of Liz Arbaugh, director of the Mason County Historical Society]



Figure 68: Historic photograph of the Bordeaux House, circa 1905.
[Courtesy Collection of Scott and Katie Renschler]



Figure 69: Historic photograph of the Bordeaux House, circa 1905-1913.
[*Homes and Gardens of the Pacific Coast, Volume 1: Seattle, 1913*]

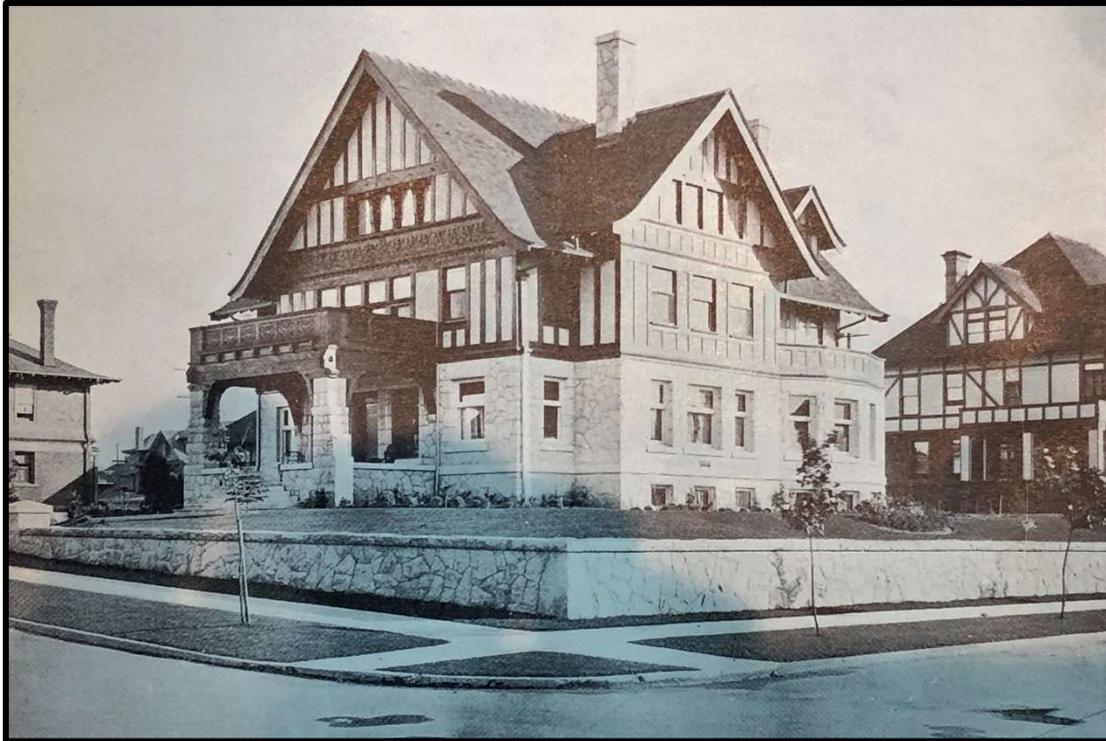


Figure 70: Historic photograph of the Charles H. Cobb House with the north façade of the Bordeaux House in the background. Circa 1906. [Bebb & Mendel Catalog, 1906, SPL]



Figure 71: Enlarged detail of Figure 69 showing the north façade of the Bordeaux House. Circa 1906. [Bebb & Mendel Catalog, 1906, SPL]



Figure 72: The Bordeaux House, 1975 [Seattle Municipal Archives, Image #181376] The circular windows at the turret are original and were restored in 2015-2016. The doors leading out to the first floor and second floor porches are also from the 1913 remodel and were restored in 2015-2016. The deteriorated wood one-over-one-light windows were replaced in 2015-2016.

The Bordeaux Family



Figure 73: Thomas Bordeaux and his first wife, Mary Ritner Bordeaux, circa late 1880s-early 1890s. [Courtesy of Liz Arbaugh, director of the Mason County Historical Society]

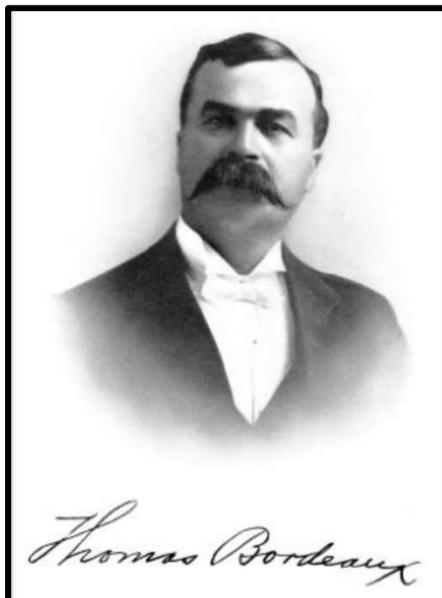


Figure 74: Photograph and signature of Thomas Bordeaux [Prosser, William Farrand. *A History of the Puget Sound Country, Its Resources, Its Commerce and Its People, Volume II*. New York, Chicago: The Lewis Publishing Company, 1903. p. 64-66]



Figure 75 (left): Thomas Bordeaux's second wife, Sarah Esther "Essie" Webb Bordeaux, circa 1900
[Courtesy of Liz Arbaugh, director of the Mason County Historical Society]

Figure 76 (right): Thomas Bordeaux later in life, circa late 1910s-early 1920s.
[Courtesy Collection of Scott and Katie Renschler]

Shelton and Bordeaux, Washington



Figure 77: Bordeaux House in Shelton, Washington, photograph circa 1909, when his brother Gilbert Bordeaux resided there (status unknown) [Olsen, Susan and Mary Randlett, *An Illustrated History of Mason County, Washington*. Mason County Senior Center: Shelton, 1978.]

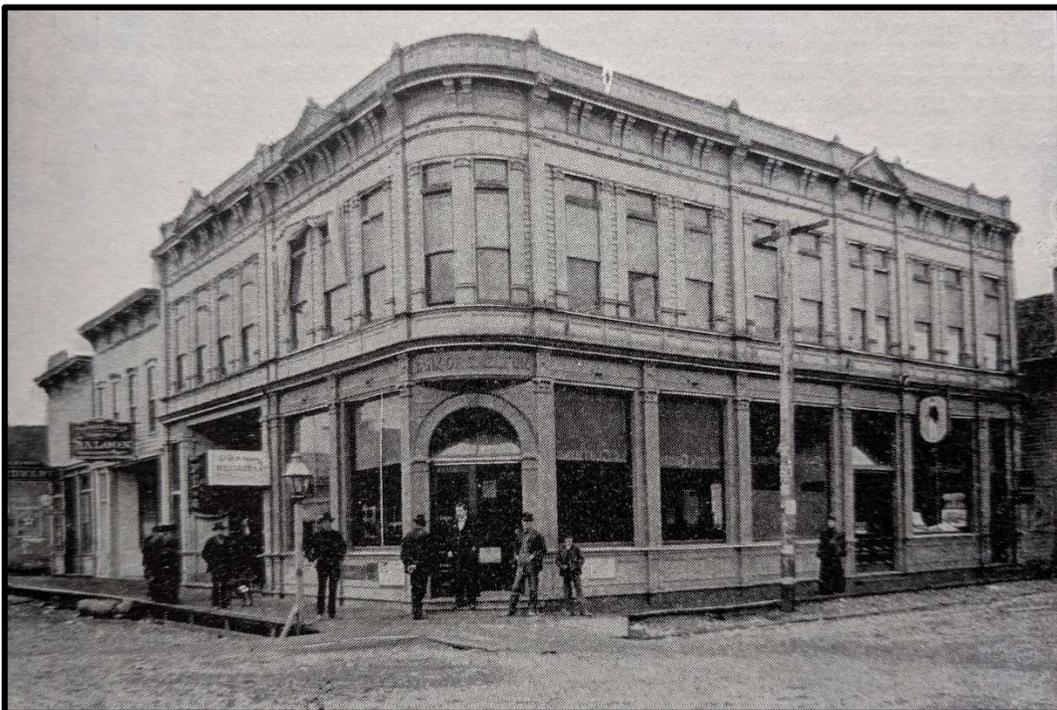


Figure 78: State Bank of Shelton, photograph circa 1901 (burned) [*Pan-American Exposition Supplement to the Mason County Journal*. Shelton, Washington, 1901, p. 18.]



Figure 79: Hotel Webb, Shelton, Washington, photograph circa 1901 (burned)[*Pan-American Exposition Supplement to the Mason County Journal*. Shelton, Washington, 1901, p. 21.]



Figure 80: Photo of Railroad Avenue looking north, Shelton, Washington, circa 1908, with Hotel Shelton at left of image.



Figure 81: Photograph of the Bordeaux Summer Cottage at Bordeaux, Washington (extant) [Courtesy Washington State Department of Archaeology and Historic Preservation (DAHP)]



Figure 82: Massive heavy timber beams produced by the Mumby Lumber & Shingle Company, Bordeaux, Washington. Photograph circa 1910-1920. [Courtesy Washington State Historical Society, Catalog #2004.0.991]

Current images of the Bordeaux House



Figure 83: View of garage to north of the Bordeaux House looking northeast.



Figure 84: View of west façade of garage.



Figure 85: View of east façade of garage looking southwest.



Figure 86: View of east façade of garage looking northwest.



Figure 87: View of the Bordeaux House looking northwest.



Figure 88: Granite steps at southwest corner of the property.



Figure 89: The Bordeaux House looking northeast.



Figure 90: The Bordeaux House looking northeast.



Figure 91: West façade of the Bordeaux House.



Figure 92: Northwest corner of the Bordeaux House looking southeast.



Figure 93: Detail view of west façade of the Bordeaux House.



Figure 94: Detail view of main entry porch at west façade.



Figure 95: Leaded glass casement windows at west porch.



Figure 96: Detail view of covered porch at second story of west façade.



Figure 97: Detail view of northwest corner of the Bordeaux House looking east.



Figure 98: Detail view of turret at southwest corner of the Bordeaux House.



Figure 99: North façade of the Bordeaux House.



Figure 100: Detail view of porch at north façade of the Bordeaux House.

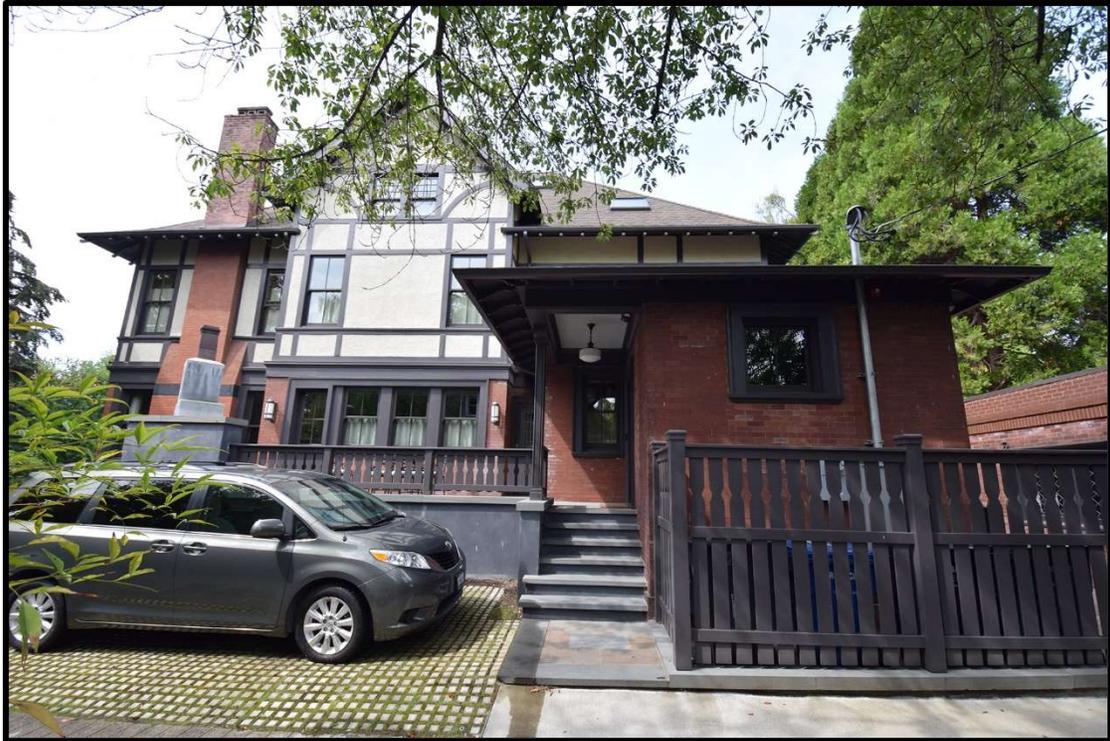


Figure 101: East façade of the Bordeaux House.



Figure 102: South façade of the Bordeaux House.



Figure 103: Detail view of southeast corner of the Bordeaux House.



Figure 104: Detail view of chimney at south façade of the Bordeaux House.



Figure 105: Interior view of foyer looking northeast.



Figure 106: Interior view of foyer looking west.



Figure 107: Interior view of foyer looking east.



Figure 108: Detail view of inlaid wood floor and central vacuum port.



Figure 109: Detail view of Western Electric intercommunication telephone set at foyer.



Figure 110: View of dining room looking northwest.



Figure 111: View of dining room looking southeast.



Figure 112: View of the library looking northwest.



Figure 113: View of the music room looking south.



Figure 114: View of the music room looking north.



Figure 115: View of the living room looking east.



Figure 116: View of the fireplace at the east end of the living room.



Figure 117: Detail view of the staircase.



Figure 118: Detail view of the staircase looking down from the second floor.



Figure 119: Detail view of window seat inside turret at master bedroom.



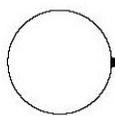
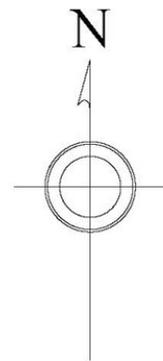
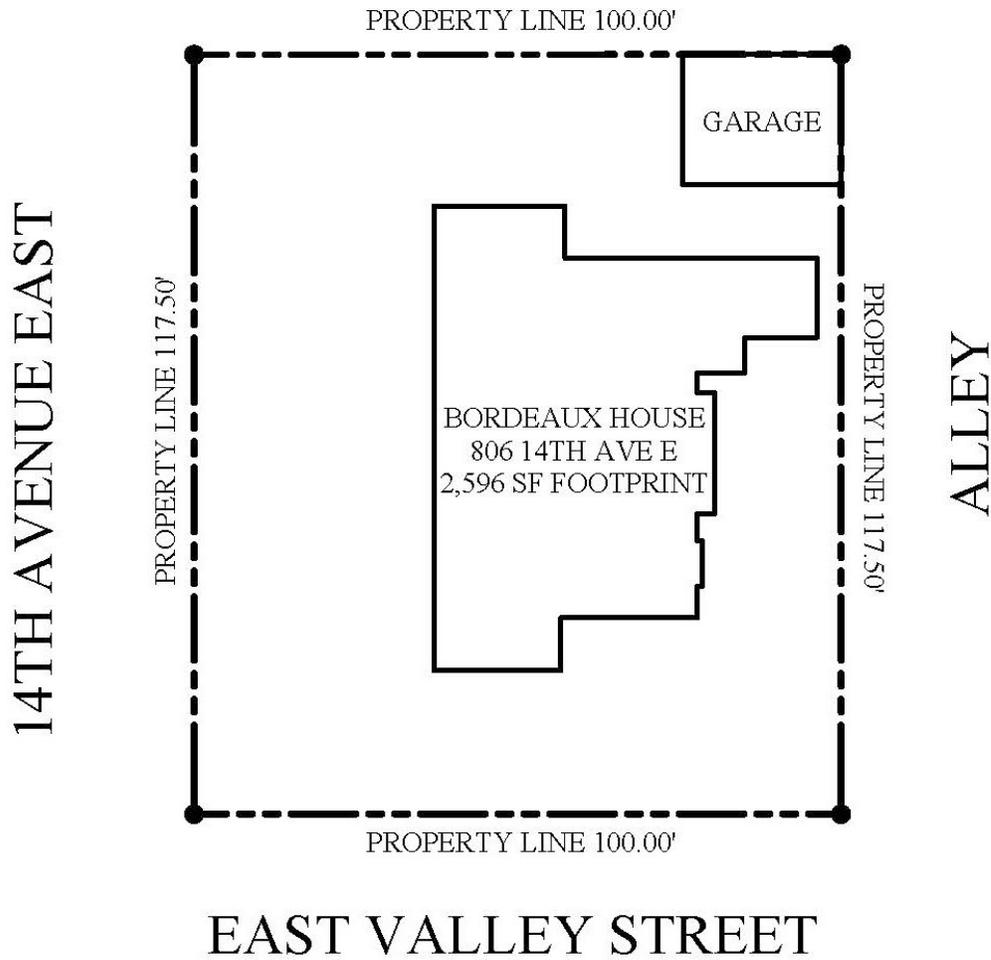
Figure 120: Detail view of fireplace at master bedroom.



Figure 121: Detail view of sitting room inside turret at the third floor.



Figure 122: Detail view of framing at turret roof.



SITE PLAN

SCALE: 1/32" = 1'-0"

Work of William D. Kimball, Architect

Year	Name	Address	City	Status
1883	William Regan Cottage		Minneapolis	
1883	Skiles & Lindley Block	Nicollet Ave at Seventh St	Minneapolis	Demolished
1883	J. Briggs Residence		Minneapolis	
1884	Dr. A.A. Camp Warehouse	Third Ave S btw Fourth and Fifth Streets	Minneapolis	
1884	C.E. Gates Rowhouses	Three-and-a-half Ave S, Fourteenth St, Fourth Ave	Minneapolis	Demolished
1884	William D. Kimball Residence	Spruce Place and Fourteenth St	Minneapolis	Demolished
1885	Holway Rowhouses (Castle Townhomes)	300-314 1/4 26th Ave N	Minneapolis	Existing
1885	Caroll and Burt Gates Tenements	Grant Street btw Willow and Spruce Place South	Minneapolis	Project?
1885	Charles Reeve Tenement	Fourth Ave S near Tenth St	Minneapolis	
1885	T.D. Skiles Block	Washington Ave	Minneapolis	
1886	Central Park Terrace	West Grant btw Willow and Spruce Place	Minneapolis	Demolished
1886	Leonard Kimball Residence	2633 Girard Ave	Minneapolis	Demolished
1887	Henry Welles Residence & Carriage House	1731 Hennepin Ave	Minneapolis	Demolished
1887	Henry Welles Barn		Minneapolis	Demolished
1888	W.W. Clark Residence	St Anthony Park	Minneapolis	
1888	Courthouse and City Hall		Minneapolis	Competition entry
1888	E.H. Holbrook Double Residence	Vine Place below 17th St	Minneapolis	
1890	South Side Police Station		Milwaukee	Competition entry
1891	Guild Hall and Cathedral Institute	814-818 E Juneau	Milwaukee	Existing
1891	Glenway Maxon Residence	2735 W State St	Milwaukee	Existing
1892	Thomas E. Camp Residence	2201-2203 N Terrace Ave	Milwaukee	Existing
1892	Goldsmith Building	425 E Wisconsin Ave	Milwaukee	Demolished
1892	Glenway Maxon Duplex	2837-2839 W State St	Milwaukee	Existing
1893	William Perthesius Residence	3209 N Summit Ave	Milwaukee	Existing

1894	Albert N. Fairchild Residence	2757 N Sheperd Ave	Milwaukee	Existing
1894	Richard Hoppen Residence	2715 N Summit Ave	Milwaukee	Existing
1894	Keene Memorial Hospital	Pierce and Hanover Sts.	Milwaukee	Project?
1894	John A. McCredie Residence	2741 N Summit Ave	Milwaukee	Existing
1894	Milwaukee Library and Museum		Milwaukee	Competition entry
1894	Residence	1518 E Kane Place	Milwaukee	Existing
1895	John Barth Residence & Carriage House	1331 N Astor St	Milwaukee	Existing
1895	William Becker Residence & Stable	2344 E Back Bay, North Point	Milwaukee	Existing
1895	George Douglass Residence	2704 N Shepard Ave	Milwaukee	Existing
1895	John L. Kellog Residence	2824 N Summit Ave	Milwaukee	Existing
1895	H. Hasso Kuehn Residence	1709 N Marshall	Milwaukee	Existing
1895	J.C. Price Residence		Milwaukee	
1895	James Sawyer Residence	2705 N Shepard Ave	Milwaukee	Existing
1895	Charles D. Skinner Residence	2753 N Hackett Ave	Milwaukee	Existing
1895	Ella & Alton Streeter Residence	2739 N Shepard Ave	Milwaukee	Existing
1895	Howard Van Wyck Residence	2735 N Summit Ave	Milwaukee	Existing
1895	Westminster United Presbyterian Church	2308 E Bellevue Place at Farwell	Milwaukee	Existing
1896	Schoolhouse, 21st Ward		Milwaukee	Competition entry?
1897	Edward C. Wall Rowhouses	918-924 E Knapp St	Milwaukee	Existing
1898	O.Z. Bartlett Residence Renovations	184 Prospect Ave	Milwaukee	
1898	William O. Hooker Residence	752 N 32nd St	Milwaukee	Existing
1898	Union Church	192 E Huron St	Berlin, WI	Existing
1899	Gerald B. McDowell Residence		Kenosha, WI	
1899	St Bartholomew Episcopal Church		Pewaukee, WI	Unbuilt?
1900	Presbyterian Church		Neenah, WI	Competition entry

1900	Francis M. Snavely Residence	2685 N Lake Drive	Milwaukee	Existing
1901	Power Station for 'The Light & Water Co.'		Montesano, WA	Demolished
1901	Headquarters, Seattle Automatic Telephone Company	Seneca St corner Fourth Ave	Seattle	Demolished
1902	Independent Telephone Company Substation	First Ave W corner Mercer St	Seattle	Demolished
1902	Independent Telephone Company Substation	Columbia St and Twentieth Ave	Seattle	Demolished
1902	Etta Kelly Residence	Denny-Blaine Park	Seattle	?
1902	James Moore Residence	811 Fourteenth Ave E	Seattle	Existing
1902	Fred Rowell Residence	925 Fourteenth Ave E	Seattle	Existing
1902	Seattle Smelting Warehouse	Interbay	Seattle	?
1902	Thomas R. Shephard Cottage	nr Lake Washington	Seattle	?
1902	University Club Addition and Remodel	Madison St at Boren Ave	Seattle	Existing
1902	E.J. Wolff and E.P. Berard Building	Belmont Ave and Pine St	Seattle	Demolished
1903	Thomas Bordeaux, Thomas Residence	806 Fourteenth Ave E	Seattle	Existing
1903	Cataract Building Addition	Second Ave S and S Main St (NE corner)	Seattle	Existing
1903	Renton Clay Works Hotel	James St (south side) btw Fourth and Fifth	Seattle	?
1903	Seattle Public Library		Seattle	Competition entry
1904	Judge C.H. Hanford Residence	1518 N. Broadway	Seattle	Demolished
1904	Silas C. Rull Residence	108 19th Ave	Seattle	Existing
1905	Building Project	Yesler / Jefferson / Third / Fourth	Seattle	Project
1905	Old People's Home		Seattle	Project
1906	Claude C. Ramsay Family Hotel	Ninth and Madison	Seattle	
1907	Branch Library	Yesler at Fourth	Seattle	Project
1907	Puget Sound Realty Building (Trustee Building)	Marion St at Third	Seattle	Project



FACSIMILE
206
632 5901

TELEPHONE
206
547 6242

SEATTLE
WASHINGTON
98103

3540
WALLINGFORD
AVENUE N

JAS
DESIGN
BUILD

PROPOSED
EXTERIOR
ELEVATION

DATE:
01.21.2015
B I D S E T



P R O P O S E D W E S T E L E V A T I O N

SCALE: 1/4" = 1'-0"

RESTORED ORIGINAL WINDOWS AND DOORS

REPLACEMENT WINDOWS AND DOORS

A12



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

- RESTORED ORIGINAL WINDOWS AND DOORS
- REPLACEMENT WINDOWS AND DOORS

FACSIMILE
206
632 5901

TELEPHONE
206
547 6242

SEATTLE
WASHINGTON
98103

3540
WALLINGFORD
AVENUE N

JAS
DESIGN
BUILD

PROPOSED
EXTERIOR
ELEVATIONS

DATE:
01.21.2015
B I D S E T

A13

FACSIMILE
206
632 5901

TELEPHONE
206
547 6242

SEATTLE
WASHINGTON
98103

3540
WALLINGFORD
AVENUE N

JAS
DESIGN
BUILD

PROPOSED
ELEVATIONS

DATE:
01.21.2015
B I D S E T

A14



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

RESTORED ORIGINAL WINDOWS
AND DOORS

REPLACEMENT WINDOWS
AND DOORS

FACSIMILE
206
632 5901

TELEPHONE
206
547 6242

SEATTLE
WASHINGTON
98103

3540
WALLINGFORD
AVENUE N

JAS
DESIGN
BUILD

PROPOSED
ELEVATIONS

DATE:
01.21.2015
B I D S E T

A15



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

- RESTORED ORIGINAL WINDOWS AND DOORS
- REPLACEMENT WINDOWS AND DOORS