

Seattle Landmark Board Designation:

# **THE CAYTON-REVELS HOUSE**

518 14th Avenue East  
Capitol Hill | Seattle







# Criteria for Designation

- **Criteria 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
- **Criteria B** – It is associated in a significant way with the life of a person important in the history of the City, state, or nation
- **Criteria 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
- **Criteria D**– It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction
- **Criteria E** – It is an outstanding work of a designer or builder
- **Criteria 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.

# Criteria A:

*Associated with a historic event with a significant effect upon the community, City, state, or nation*

## THE SATTLE REPUBLICAN

### ONLY THE NEGRO NOT WANTED.

Daniel Jones, the Seattle real estate shark, went into court a few days ago and swore that the owning and occupying of real estate on the part of a Negro "in an exclusive community," which is a community where the property is sold at a big price and building restrictions are imposed in order to prevent only gold bugs from living thereon, greatly depreciated the value of that property. In making such a statement Mr. Jones was both false and foolish, and if not false, then he was unreasonably foolish and should have no standing in court. Every foot of land in America, since it was stolen from the Indians by the white men, is or was in fee simple owned by some white person and if all of them had have taken the same view of other races owning property herein as Mr. Jones is trying to do, then the black man would still be as homeless as a March hare. If the rich white man has the legal right to prevent a

**First documented instance of racial residential discrimination against Black Americans in Seattle.**

- Real estate broker Daniel Jones sued Cayton in 1909 for lowering property values by living in his Capitol Hill home.
- Jones developed much of Seattle including Squire Park and Mt. Baker—and went on to famously try to stop other Black Americans from moving to his Mt. Baker developments.
- Capitol Hill officially began incorporating racial restrictive covenants in property deeds in the 1920s.

*The Seattle Republican, Vol. 15, No 24, April 9, 1909*

# Criteria B:

*Associated with a person important in the history of the City, state, or nation*



*Photo: Vivian G. Harsh Research Collection of Afro-American History and Literature, Chicago Public Library*

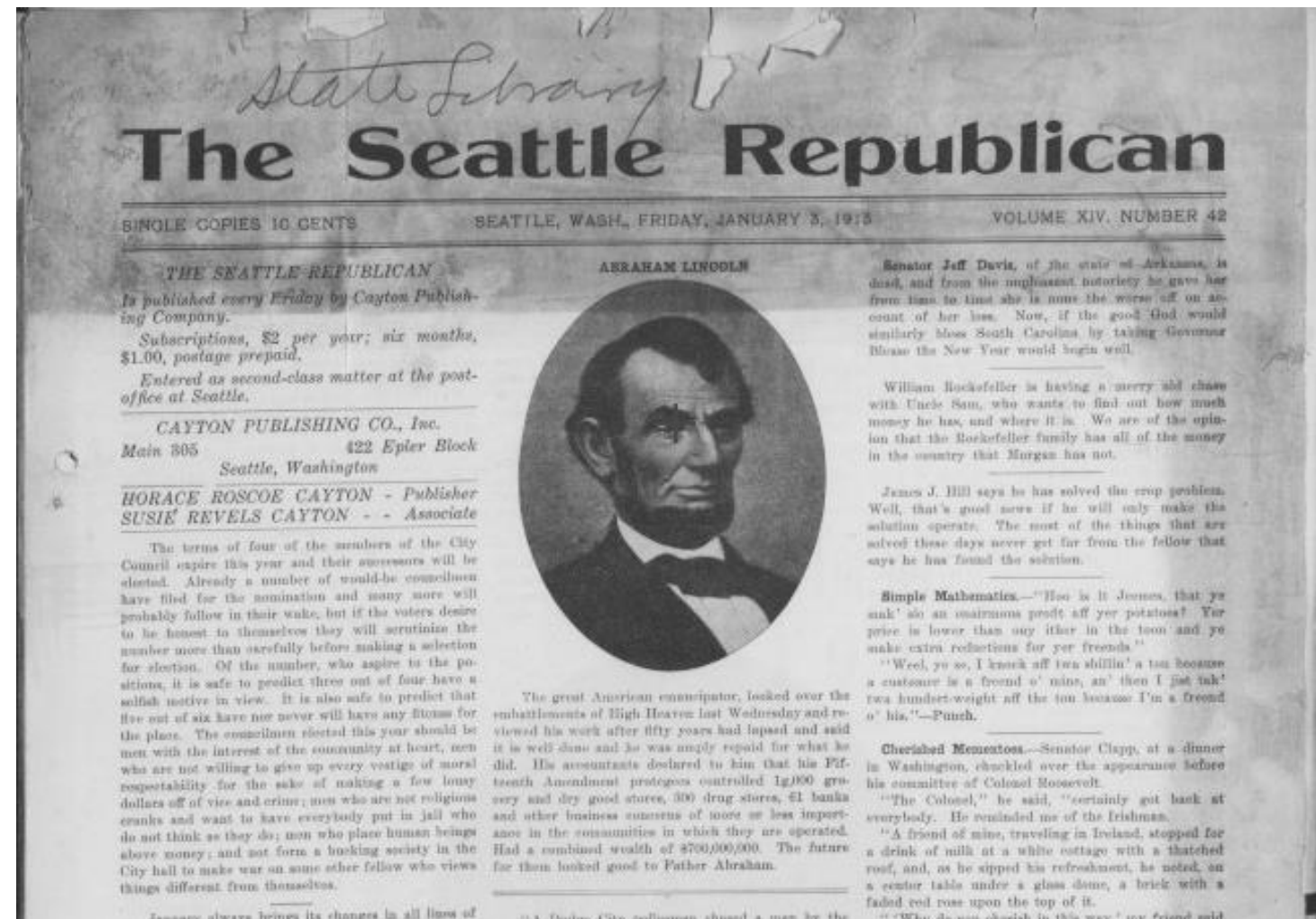
*Cayton family, circa 1904*

- Horace Cayton published one of the most-read newspapers in the city from 1894-1913, the Black-owned *Seattle Republican*
- Susie is the daughter of Hiram Revels, the first Black U.S. Senator (Mississippi, 1870); she is also likely Seattle's first female Associate Editor in 1900
- Both made significant contributions to the development of early Seattle including:
  - Republican party politics
  - Children's Hospital policies
  - Founding of Seattle NAACP
  - Civil rights activism

# Criteria C:

*Associated with an aspect of the cultural, political, or economic heritage of the community, City, state or nation*

- Women's history
- Black American history
- Civil rights activism
- History of journalism
- History of local politics
- Regional racial discrimination
- Seattle police reform





# Criteria D:

*Embodies characteristics of an architectural style, or period, or a method of construction*

The Cayton-Revels House embodies distinctive visible characteristics of **plan or pattern book Queen Anne homes** erected on speculation by builders.



*Design No. 511, The Radford American Homes*



*Cayton-Revels House, 1937 (built 1902)*



*MLK Birth Home; Atlanta, GA (built 1895)*



# Criteria E:

*An outstanding work of a designer or builder*

The Cayton-Revels House is the finest Queen Anne style home built by Felmley & Plumb--who built out 16th Avenue a few blocks away as well homes in other parts of Seattle.



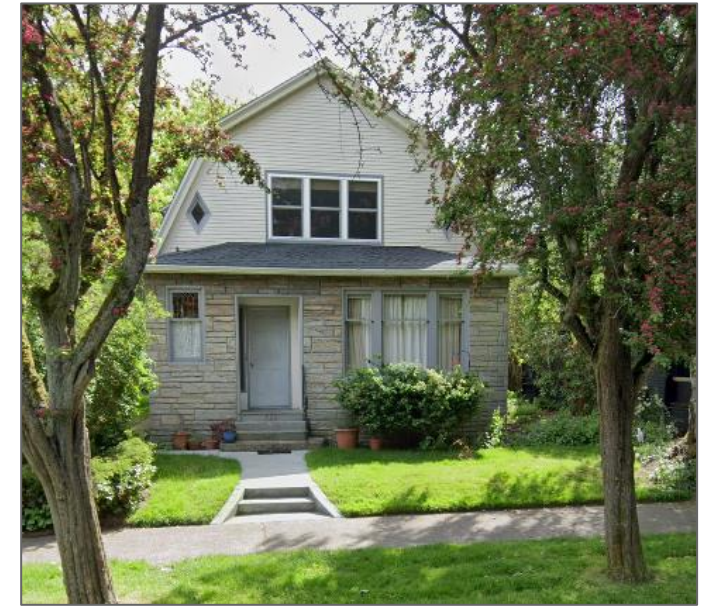
**Folk Victorian, 1902**  
417 14th Ave. E



**Queen Anne, 1902**  
518 14th Ave. E



**Dutch Colonial-ish, 1903**  
526 16th Ave. E



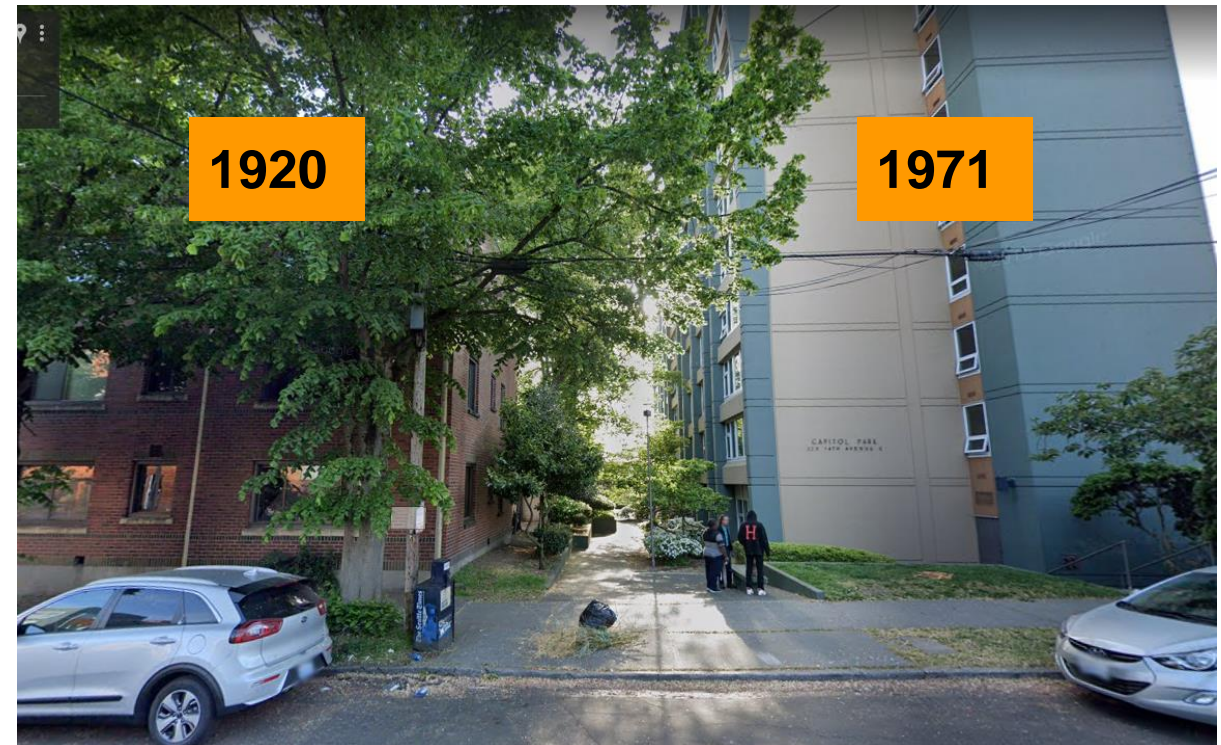
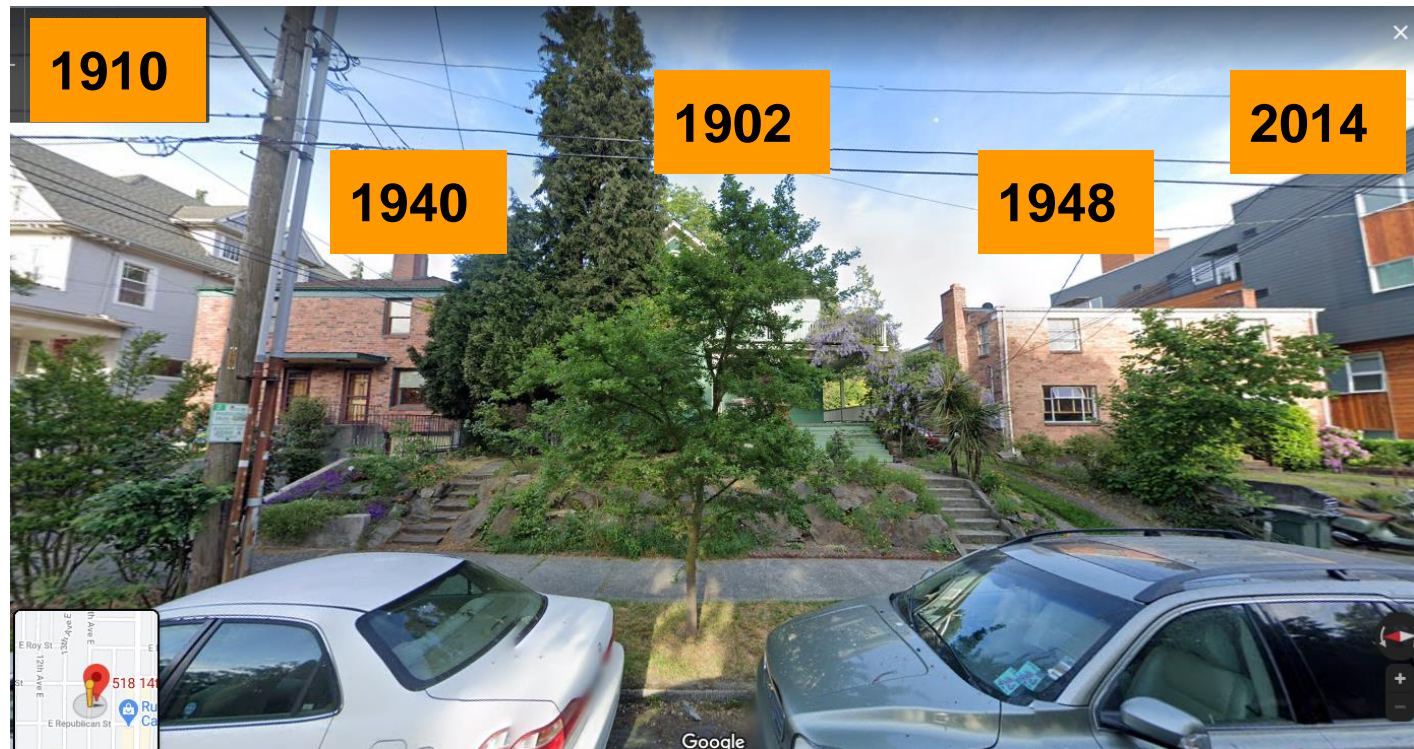
**Dutch Colonial-ish, 1905**  
522 16th Ave. E



# Criteria F:

*Easily identifiable visual feature of its neighborhood; contributes to the distinctive quality or identity of such neighborhood or the City.*

The Cayton-Revels House is the oldest building remaining on the block--and visually distinctive for the Pacific Northwest because of its double-decker porch.





# Specific Areas of Exterior Designation

*Full exterior of West, North, and South facades, and main floor exterior of East façade.*



1909



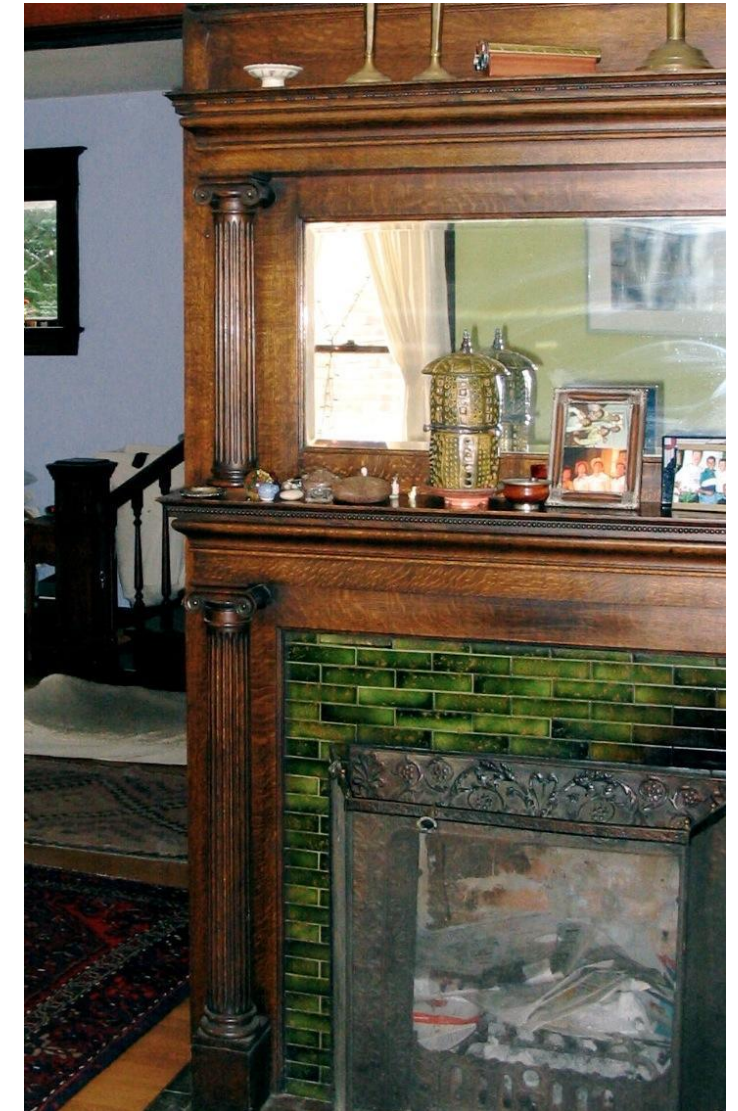
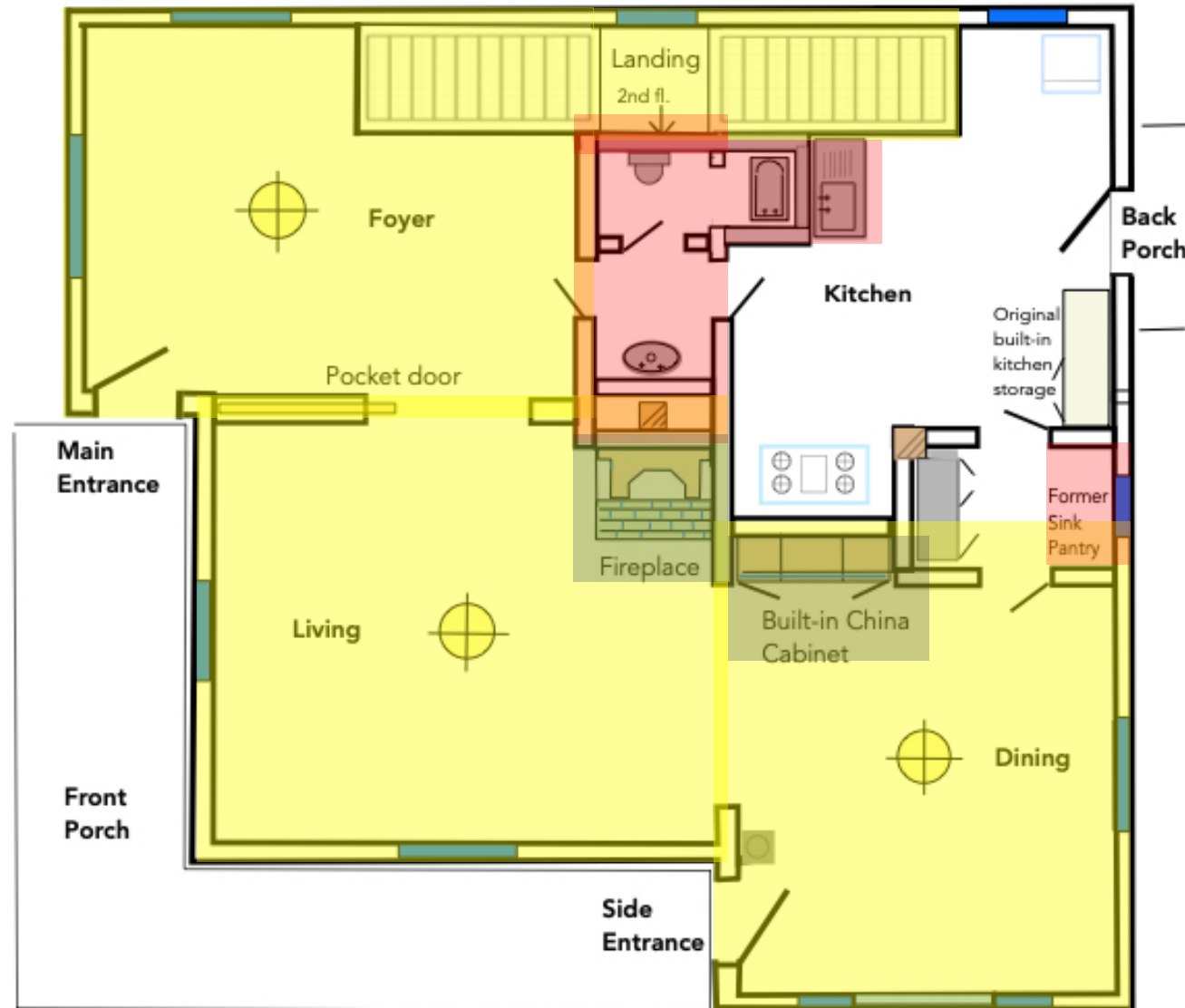
2020







# Specific Areas of Interior Designation



*First floor including the stairs up to the second floor, but excluding the kitchen and bathroom*















# Overview

## Designation of 518 14<sup>th</sup> Avenue East

- **Exterior:** Full exterior of West, North, and South facades, and main floor exterior of East façade.
- **Interior:** First floor including the stairs up to the second floor, but excluding the kitchen and bathroom

## Based on following landmark criteria:

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