

The City of Seattle

Landmarks Preservation Board

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

Name Fairfax Condominium / Fairfax Apartments Year Built 1923
(Common, present or historic)

Street and Number 1508 10th Ave E, Seattle, WA 98102

Assessor's File No. Parcel #2458700000

Legal Description All of Lot 5 and the west 17 feet of Lot 2 in Block 3 of the 1904 Hollywood Addition to the city of Seattle according to the plat thereof, recorded in Volume 11 of plats, page 43, in King County, State of Washington

Plat Name: Hollywood Block 3 Lot 5

Present Owner: Fairfax Homeowners Association Present Use: Residential Condominium

Address: 1508 10th Ave E, Seattle, WA 98102

Original Owner: James Eustace Blackwell

Original Use: Residential Apartment House

Architect: James Eustace Blackwell

Builder: G. F. Martin

Photographs

Submitted by: Fairfax Homeowners Association

Address: 1508 10th Ave E, Seattle, WA 98102

Phone: 206-323-4490 Date 11 / 02 / 20

Reviewed: _____ Date _____
Historic Preservation Officer

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INTRODUCTION

This report is a project of the Fairfax Homeowners Association. Research for the history of the neighborhood, building and architect was undertaken and written by Susan Beardsley, Vice President of the Fairfax Board. The architectural description and documentation was provided by Jeff Murdock of Historic Seattle. Images have been provided, where possible, for reference in place of footnotes.

ARCHITECTURAL DESCRIPTION

SITE

Located on north Capitol Hill, the Fairfax is a notable feature of the curve in 10th Avenue East between East Galer and East Garfield streets **[Image 1, 3-5]**. The oyster-colored building faces west and is set off from the main thoroughfare, behind a two block long planting strip, on a paved road that is used for parking **[Image 6]**. Judiciously designed to make maximum use of its diagonally-fronted 4,657 SF lot, it is one of the few apartment houses in this neighborhood of single-family homes. A few other apartment buildings are further north on 10th Ave. E. near the small business area close to Roanoke Park.

The area surrounding the Fairfax is rich with Seattle landmarks. Located across 10th Ave. E. from the old St. Nicholas School for Girls and sandwiched between the Roanoke Park Historic District to the north, the Harvard-Belmont Historic District to the southwest, Volunteer Park and Lake View Cemetery to the east, and the Broadway shopping area just south, the Fairfax is a distinguished and recognizable feature of this neighborhood.

EXTERIOR FEATURES

The Fairfax apartment building was constructed in the Gothic Revival style popular in the early 1920's. The three-story building (over a day-lit basement) fronts on 10th Avenue E., and is recognizable for its stepped facade, Gothic Revival details and vertical expression **[Image 7]**. The design and many decorative elements of the Fairfax (its verticality, prominent parapet finials **[Images 25-26]**, panels with grouped lancet arches **[Image 9]**) are seen later in the Gothic Revival downtown landmark, The Shafer Building **[Images 61-62]**, a project which was probably in Blackwell's office at the same time the Fairfax was designed.

The 4,657 square foot site is trapezoidal in shape, with the south property line measuring 106'-3" **[Image 2]**. The east (rear) property line is 55'-6", oriented slightly to the northeast of due north. The north property line is 62'-7" and the west property line is 71'-8", running diagonally from southwest to northeast, negotiating the curve of 10th Avenue E. The site slopes up moderately from front (west) to rear (east) and a retaining wall on the north and east property lines allow for access around the building **[Images 17-20]**. There are no alleys adjacent to the parcel.

The building is sited on the south property line and is rectangular in shape, with a 21' x 25' notch at the northwest corner, to accommodate the shape of the site **[Image 8]**. There is also a 14' x 15' light court located at the center of the south wall of the building **[Images 27-33]**. The building was constructed with a 5' setback from the north property line and a 3' setback at the southeast corner, which gets larger (to about 6') as the property line shifts northeast.

PLAN/LAYOUT

The main entry portico is a half floor above grade, facing 10th Avenue E, at the corner of the "notch" of the building **[Image 10-11]**. Eleven steps lead up to the covered porch and the entry. Entering the building, a single corridor runs the length of the building (west to east), with a secondary access at the rear **[Images 35-36]**. The main basement door is accessed directly below the main entrance, by way of a walk

adjacent to the main stair, with three steps down to the basement level **[Images 15-16]**. At the rear, eight steps are tucked against the building to get back up to grade. A modern fire stair connects all floors at this location **[Image 18]**.

Above the basement level, two apartments are accessed on each side of the double-loaded corridor, with the floor plans repeating on the second through fourth floors **[Images 70-75]**. The basement (first) floor consists of two apartments on the west side of the building and service rooms toward the rear (storage room and laundry on the north side, electrical room and boiler/storage room **[Image 34]** on the south side of the corridor). The building stair is located at the halfway point of the corridor on the south side. It connects from the basement all the way to the rooftop. All floors (including the basement) have ceiling heights of 8'-6". The building's fourteen apartments range in size from 545 square feet to 935 square feet, with an average size of 624 square feet.

STRUCTURE

The 1937 King County Assessor' property record card **[Image 96]** notes that the Fairfax is "a well built building and well kept up." Structure is load bearing brick masonry over concrete basement foundation walls. On the north side, square vertical masonry piers run from the ground to the parapet **[Image 17]**, stiffening the wall and tying into the interior timber structural system, which is supported by 8" x 8" wood columns. In 2016, a new membrane roof was installed. As part of that project, the parapet was braced to the structural system. No other seismic upgrades have been made to the Fairfax. There is a non-original sauna and wood walkway on the roof that connects to the roof stair enclosure **[Images 22-24]**.

ELEVATIONS

Three walls comprise the primary elevations, due to the stepped plan of the building, two facing west and one facing north. Each of these elevations features paired window openings, vertically aligned at each floor of the building. The window groupings are each framed by a pair of diagonal pilasters that run from the ground to the top of the parapet **[Image 8]**. Each of these piers is then capped by a Gothic style finial. The Gothic revival decorative elements are repeated in a picturesque ensemble of details such as the pointed arch cast panels installed on the parapet **[Image 9]**, a pointed arched opening under the entry stair **[Image 16]**, cast iron balustrade with pointed arch details **[Image 12]**, and window details on the doors **[Images 13-15]**. The brick walls have been painted a buff color for many years.

The narrow primary elevations defined by the building form, along with the vertical pairing of windows and the diagonal piers topped by finials together create an impression of verticality which belies the building's modest footprint of 3,950 gross square feet.

The entry portico **[Image 11]** details include flattened Gothic arches, dentilated cornice and quatrefoils on each side of the arch. Originally, the upper porch on the west elevation was enclosed with a wood balustrade featuring lancet arches **[Image 95]**. The porch is now enclosed with a metal railing system.

All of the windows on the primary elevations are original, or have been replaced in-kind. They are double-hung, three-over-one sash windows **[Image 10]**. The entrance doors (main entry, upper porch and basement) are also original, as indicated on Blackwell's drawings **[Image 13-14]**.

The secondary north and rear elevations reflect a rational distribution of windows based on the apartment layout, repeating for each floor. The original windows were two or three-over-one. A few windows on the rear elevation have been replaced with one-over-one modern wood windows or greenhouse windows **[Image 20-21]**.

The south elevation is a party wall condition **[Image 31]**. At least one non-original window has been installed

on this wall. The upper part of the wall has been clad with modern (vinyl?) siding. The interior light court is also visible. There have been numerous alterations to openings in the light court over the years.

INTERIOR FEATURES

The Fairfax was constructed with interior features that were common in Seattle 1920's era apartments. A July 1923 rental advertisement in the Seattle Daily Times touted, "A combination of the most up-to-date conveniences…incorporated here, including electric ranges" **[Image 79]**. A 1924 ad described corner suites with breakfast nooks, hardwood floors, ivory woodwork, French doors and door mirrors **[Image 81]**. The floor plan shows some unusual features such as Murphy In-A-Door beds, which pivoted vertically from dedicated closets into living rooms, to provide extra sleeping space **[Image 45]**. Many of these closets have been converted into small offices, storage spaces and various other uses. A small secondary door for each apartment was accessible from the hall. Each one led to a small closet, which could be locked from inside the apartment, providing space for individual deliveries. Most of these small doors are still extant in the Fairfax **[Image 37]**. The central stair still reflects the original design, with its trefoil cutouts **[Image 38]**. The Fairfax public interiors reflect very few changes, remarkable for the building's age, while condominium interiors have been altered to varying degrees to suit their owners.

BUILDING ALTERATIONS

The Fairfax has been fortunate to have maintained its appearance and structural integrity over the decades. The only noticeable alteration to the front of the building is the replacement of the original wooden railing on the deck above the front door with an iron railing. Some windows in the "courtyard" and rear of the building have been upgraded, but most on the primary elevation are still the original ones. At some point the brick exterior began to be painted. There is no indication that the range of colors used were anything other than the ecru/oyster shade seen today.

- **1922**: Permit 217968(?) granted to James Blackwell for original construction
- **1981**: Permit 594143 issued to John W. Demco for reconstruction of retaining wall on north property line
- **1981:** Permit 598748 was issued for the installation of a gable-type skylight in Apt. 404, greenhouse windows in the bathrooms of apartments 404 and 401, and small balconies off kitchens of same.
- **1994**: TCI Cablevision installed cable service
- **1995**: Permit 683057 to extend the retaining wall on the south side of the property
- **1996**: Permit 684138 to Snyder Hartung Architects to remove deck over the "courtyard" between apartments 401 and 404. Steel frame Juliet balconies were added to existing kitchen doors to deck outside each of those units. The stair landing access door to deck was replaced with rebuilt 1/2 wall and greenhouse window
- **1999?**: Fire escape added to back of building
- **2000?**: Plumbing upgraded with new copper service lines
- **2009**: Refurbishment of original windows
- **2012**: Permit 6281859 was issued to reconstruct retaining wall on the east side of the property due to the neighbors trees encroaching and damaging the wall
- **2015**: Permit 6460938 was issued repair the side sewer extending from the building west to 10th Ave. E.
- **2016**: New roof installed

NEIGHBORHOOD

In the mid-1800s the northern end of what is now Capitol Hill was steep and densely forested. The area was inhabited by the People of the Large Lake, the Duwamish. Rich in deer, wild pigs, game birds and fish, it was also home to cougars, bears and otters. Forests were a major attraction of the Northwest and a source of revenue for early white settlers who grew rich by shipping most of the lumber south to San Francisco. From the city's beginnings in Pioneer Square, land was cleared in stages from downtown, up Renton Hill (today's First Hill) and to north Capitol Hill. By 1880 Seattle's population had grown to 3,533, the native peoples had been displaced, the wildlife gone and the hill logged off. Farms and orchards dotted the northwestern slopes. The entire area, then called Broadway Hill, began to be of interest as a residential district before 1901 when James A. Moore developed a large tract southeast of what would become Volunteer Park and renamed the area Capitol Hill.

The property later to be occupied by the Fairfax in 1923 is shown on an 1890 map as an empty space west of Lake View Cemetery **[Image 50]**. This land was owned by John Leary, one of Seattle's most energetic and ambitious individuals. Among his many other city properties, this one originally extended from the Cemetery west to Lake Union, between Roy and Roanoke streets.

The Great Fire of 1889 presented an opportunity for growth as an influx of people came to Seattle to rebuild a more robust and fire-resistant city. By 1890 Seattle's population had surged to nearly 43,000. Residential growth followed early public transit lines as they branched out from the center of town and by 1890 had reached North Capitol Hill. The Union Trunk Line was running along Broadway in 1891. An 1896 City of Seattle map **[Image 51]** shows a streetcar route running along 10th Ave. N. (renamed 10th Ave. E. by Ordinance 89910 in 1961), where it angles off diagonally across the Leary property to Federal Ave. N., proceeding to its terminus at E. Lynn St., then the city limit.

By 1902 the various streetcar companies were consolidated into the Seattle Electric Railway Company. The tracks were all normalized to a standard gauge, new cars were purchased and the system was modernized to run on electricity. An added benefit to riders was the ability to transfer between routes without having to pay a separate fare. A 1914 map shows Capitol Hill having all the routes in place that are familiar today **[Image 52]**. In 1919 the city bought the streetcar system and renamed it the Seattle Municipal Street Railway. By the 1920s Broadway had become one of the most popular shopping streets in the city and Capitol Hill was was succeeding First Hill as a desirable place to have a home. This was helped by the proximity of many schools, churches and cultural institutions, all of which are within walking distance of the Fairfax.

Although many grand homes were built by the wealthy on Capitol Hill, most of the homes were more modest by the standards of the day. The Hill was becoming a middle-class community, especially after 1900 when, due to the Klondike Gold Rush, Seattle's population doubled to over 80,000.

By 1910, with a population of 237,000, the city had undertaken much activity on the blocks adjacent to the future site of the Fairfax in the way of street grading and paving, water and sewer pipe installation and construction of sidewalks. Many nearby neighborhood features were well established and contributed to the attractiveness and importance of this part of Capitol Hill. Among them, directly to the east are three notable public greenspaces:

One of the first pieces of land to be cleared on Broadway Hill was donated in 1872 by David "Doc" Maynard, a Mason, to be used as a cemetery. A wagon road was cleared through a hog farm along what is now 14th Ave. E. Originally called the Masonic Cemetery, it was later renamed Lake View Cemetery, due to the scenic views of Lake Washington. It was to become the resting place of many of the city's founders.

In 1876 the city purchased 40 acres just south of the cemetery from J. M. Colman for the sum of $2,000 with the intent of developing its own cemetery for the citizens of Seattle and taking advantage of the road already cleared to the Masonic property. It was suggested by Mary Blanchard Leary, first wife of John Leary, that the new cemetery should have an Indian name and so it was called Washelli Cemetery, a Makah word for the west wind. Ten years later the city decided it would be more advantageous to turn the land into a public park, so the Washelli graves were resettled next door in the Lake View Cemetery.

Originally called Lake View Park, then City Park, in 1901 it was given the name Volunteer Park to honor those who fought in the Spanish-American War. In 1903, John C. Olmsted, of the prestigious eastern firm Olmsted Brothers, was hired by Seattle's Board of Parks Commissioner to design a complete park system for the city. He drew up a plan with many parks connected by a series of boulevards. Due to budget constraints following the depression of 1893, Volunteer Park was the only part of the Olmsted plan that was implemented at that time. Today the park boasts, among other features, a Conservatory and the 1933 Carl F. Gould-designed Art Deco Asian Art Museum, designated a Seattle Landmark in 1989 and listed on the National Register of Historic Places in 2016. Volunteer Park itself was listed on the National Register of Historic Places May 3, 1976, and on the Seattle Landmark list in November 2011. Several individual park structures are landmarks as well.

Directly north of Lake View Cemetery, across East Howe Street, is the Grand Army of the Republic Cemetery, devoted to the veterans of the Civil War. David and Huldah Kaufman, one of the first Jewish families to settle in the city, donated the land in 1895 for the interment of Union veterans and their wives. Among the 526 graves are three black soldiers and two Confederates. In 1942 the 63rd Coast Artillery put up a power plant, searchlight and quarters for their crew as part of World War II's temporary defense system. The War brought a lot of military and other service activity to this neighborhood with the need for training and housing people in the armed forces.

Among the other noteworthy features of the Fairfax neighborhood are:

Saint Mark's Episcopal Cathedral **[Image 53]** was founded in 1889 and moved several times as the congregation grew, until its final purchase in 1923 of land at 1245 10th Ave. N. Money was raised and construction was begun on a new church in 1928. A grand plan was imagined for the building, but due to the Depression a more modest building, designed by San Francisco architects Arthur Brown, Jr. and E. Frere Champney, was erected and came to be known as "The Holy Box." It was dedicated in 1931 and served the community until 1941, when, due to financial trouble, the St. Louis firm holding the mortgage foreclosed. It was put up for sale, but remained empty until World War II made it attractive to the U. S. Army in 1943 as an anti-aircraft training center. Services were held elsewhere and by the end of 1944 the congregation was able to return to 10th Ave. Dedicated congregational fundraising between 1944 and 1947 resulted in the mortgage finally being paid off.

The St. Nicholas School for Girls, founded in 1910 by families wanting their daughters to have the kind of education provided by eastern preparatory schools, was originally located on Roy Street. By 1925 the enrollment had grown and the trustees purchased land for a new school at 1501 10th Ave. N., across from the Fairfax. They hired the highly regarded local firm of Bebb and Gould to design the Jacobean-style building **[Image 54]**. In 1971 St. Nicholas merged with Lakeside School. In 1981 the Cornish College of Arts, having outgrown Kerry Hall at Harvard and Roy, acquired the building for a second, north campus. By 1989 they needed to expand once again and were able to relocate to the 1928 Art Deco Lenora Square Building in the Denny Triangle neighborhood. In 2003 St. Mark's Cathedral purchased the building from Cornish and now leases space to the Gage Academy and the Bright Water School. The building was designated a Seattle Landmark in September 1984.

Just north of the school are two remarkable properties with ties to John Leary. Leary was an enterprising Canadian who had done well in New Brunswick lumber and mercantile businesses and, after a stay in Maine, decided to continue these endeavors along the timber-rich Puget Sound. He arrived in Seattle in 1869, joining about a thousand whites who had settled among the thriving indigenous communities. In 1871 he got a law degree and from that time forward became one of the city's most influential citizens. Interested in many municipal affairs, he was elected mayor in 1884. Throughout his career he was involved in timber, banking, land, mining, transportation and utilities, all to the betterment of the city and often at his own expense. He was always concerned with effective ways to move goods and, when Seattle lost out to Tacoma as the terminus of the Northern Pacific Railroad, Leary was instrumental in building the Seattle & Walla Walla Railroad. He also organized the Columbia River and Puget Sound Navigation Company, providing steamship service on the major waterways. In 1881 he bought the Seattle *Post*, as it merged into the Seattle *Post-Intelligencer*. Leary erected the Post Building block, one of Seattle's best business blocks at the time.

In the early 1900s, after selling many of his land holdings, he began clearing 15 acres of the property he called Owl or Dogwood Hill, as an estate for him and his second wife, Eliza Ferry, daughter of Washington State's first governor, Elisha Ferry. The Learys gave part of the property as a gift to Eliza's brother, Pierre Peyre Ferry and his wife, Laurena.

The Learys had been living in a mansion on Second Avenue and Madison Street in what was becoming a dense mercantile area. The home they planned at 1551 10th Ave E. **[Image 55]** became a 14-room, 2-1/2 story mansion with large landscaped grounds resembling an English estate. The noted Seattle architectural firm of Graham and Bodley was hired in 1903 to design both homes on the property, but their partnership broke up and Alfred Bodley completed the Leary commission, while John Graham, Sr., worked on the Ferry house. Eliza had to see to the completion of their home in 1907 because John Leary passed away in 1905. She lived there until her death in 1935 when the General Insurance Company bought the property, intending to use the house as an office and add another large building on the western slope. Before they could start work, they offered the house to the American Red Cross during WWII for use as their Seattle headquarters. In 1948, the home was purchased by the Episcopal Diocese of Olympia. The diocese donated the home's original Tiffany stained glass window to the Burke Museum at the University of Washington. The Eliza Ferry Leary House was added to the National Register of Historic Places on April 14, 1972.

The Pierre P. Ferry house next door at 1531 10th Ave. E. **[Image 56]** was designed in the American Arts and Crafts style by John Graham, Sr. and completed in 1904. This interior also featured work by the famed Tiffany Studios. Louis Comfort Tiffany himself is said to have come to Seattle to supervise the work. In 1934 Laurena Ferry moved away but kept the house as a rental property. In 1946 St. Mark's Cathedral purchased the house which it used as a deanery until they sold it to a private party in 1978. It was listed on the National Register of Historic Places on April 18, 1979, and as a Seattle Landmark on May 21, 1979.

One block south of the Fairfax, at 1220 10th Ave. E. **[Image 57],** is the house Louis O. Menard designed in 1912 for for John W. Bullock, one-time city council member, coal merchant and president of the Mutual Gold Mining Union. It was designated a Seattle Landmark on December 2, 2015. Many other residences in close proximity to the Fairfax are deemed significant in historic resources surveys done by the Seattle Department of Neighborhoods.

While most of this part of Capitol Hill is made up of single family homes, a few apartment buildings were constructed on 10th Ave. to the north of the Fairfax at around the same time. The nearby Alta Casa apartment building **[Images 58]** at 1645 10th Ave. is a Mediterranean Revival-style building designed by Frank H. Fowler in 1923, the same year the Fairfax was built.

The character of this section of Capitol Hill has remained much the same since the 1920s and is a green and quiet oasis of attractive family homes.

SIGNIFICANCE

THE GOTHIC REVIVAL IN SEATTLE

Architectural design in the early 1920's in Seattle reflected eclectic and historical revival styles. The Gothic Revival was most commonly applied to church designs. Numerous examples of the English Gothic and Tudor Revival are found throughout the city. A unique subset of the style, the Collegiate Gothic, is exemplified by the collection of academic buildings called for and designed by the office of Bebb & Gould in their Regents plan for the University of Washington.

Integration of the Gothic Revival style for tall buildings in New York (the Woolworth Building, 1910-1914), **[Image 59]** and Chicago (The Tribune Tower competition, 1922) **[Image 60]** were highly publicized, and may have inspired Blackwell's designs.

Designed in the same years, Blackwell's use of simplified Gothic design elements appear on both the Fairfax and Shafer **[Image 61]** buildings. The Seattle Daily Times in July 6, 1924 noted that the Shafer was "of Gothic design and finished in mat-glazed terra cotta. . .the structure is prepossessing in appearance...a noteworthy feature is the elaborate cornice capped by terra cotta finials seven feet in height..." The 1986 City of Seattle report on designation for the Liggett building (a more elaborate Gothic Revival style office building constructed in 1927) **[Image 62]** noted that the Shafer Building, was the "first major office building to adapt Gothic decoration to its terra cotta surface." A later example of a Gothic revival residential building from 1928 is First Hill's Earl W. Morrison-designed Marlborough Apartments **[Image 63]**. Features that characterize the simplified Gothic Revival design of the Fairfax are as follows:

- Verticality: Instead of a horizontal cornice, the pier buttresses extend to the top of the building and are terminated by finials with crockets, similar to the Shafer building.
- Pier buttresses: Simple diagonal piers organize the façade and extend from the ground to the top of the building, reinforcing the building's verticality.
- Pointed arches: A design motif that can be found throughout the building, including on interior stair and exterior railings, parapet friezes, door glazing details and the door opening beneath the entry stair.
- Trefoil decorative elements can be found on the interior stair balustrade and on the front porch roof.

APARTMENT DEVELOPMENT IN SEATTLE

Apartment buildings didn't become a recognizable feature of Seattle housing until the early 20th Century. Aside from the families who made their way west and settled the Puget Sound in the 1850s, most later arrivals were single men wanting to try their luck in the lumber, mining and fishing industries. Housing then consisted of low-cost lodging houses, supplying only a room in which to sleep, and boarding houses, providing a room and communal meals with other residents. Hotels were also an option at this time for renters as well as travelers, where one could stay for a single night or by the month. Some of these were modest but many catered to people of more means and those accustomed to some luxuries.

After the "Great Fire" of 1889 destroyed Seattle's downtown commercial district, more robust and fire resistant urban buildings were required. Instead of two- and three-story wood commercial buildings, a more "metropolitan" scale of four- to six-story brick buildings rich with detail characterized the downtown. The city's population in 1900 was 80,000. The rapid growth of the city meant an acute need for housing. The St. Paul Flats, erected in 1901 on what is now First Hill, was the first of many purpose-built apartment houses. The three-story building at Seneca and Summit had eighteen large units averaging 1,400 square feet offering many modern conveniences. Following the success of the St. Paul, many of Seattle's earliest and most prestigious apartment buildings were constructed in the First Hill area. As First Hill became increasingly commercial and institutional, residential areas were being developed further away in nearby neighborhoods such as Wallingford, Queen Anne and Capitol Hill.

APARTMENT DEVELOPMENT ON CAPITOL HILL

James Moore began selling parcels in his Capitol Hill tract in 1901. However, few apartment houses were among the early buildings constructed. The tract was intended to contain a community of significant homes for Seattle's wealthy, including Moore's own family mansion on "Millionaire's Row," just south of Volunteer Park. Although many grand homes were built by the well-to-do on Capitol Hill, most homes were more modest by the standards of the day. By 1910 Seattle's population had grown to an astonishing 237,000 and apartment buildings were beginning to spring up. Due to the growing need, builders were moving beyond thinking of apartments as housing for single men or the east coast tenements of the poor.

During the 1920s and 1930s, Capitol Hill became a popular spot in the city and attractive as a place to live due to the number of schools, churches, shopping, parks and cultural institutions. Since many of the new arrivals during these years were young families and the single women who were increasingly entering the work force, apartments proved desirable and more affordable than houses for a growing middle class. Architects began designing upscale apartments in the neighborhood to complement its grand homes. Designer-builders such as Frederick Anhalt and Arthur Loveless began to build revival style apartments of distinct architectural quality. The Gothic Revival Fairfax designed by James Blackwell reflects this trend. These buildings provided living space with all the conveniences of a house and contributed to the middle-class housing stock.

In the 1920s, with a population of nearly 327,000, apartments were being built at a dizzying rate and were considered an outstanding investment, as gains could be made generating rent and in the later sale of the building. This real estate bonanza didn't slow until the Great Depression of the 1930s. Apartment buildings have been a major feature of Seattle housing ever since.

FAIRFAX HISTORY

As John Leary began clearing this 15-acre property in the early 1900s on which to build two homes, the North Broadway Improvement Club saw a chance to connect the north and south ends of 10th Ave. N., which at that time was bisected by the Leary land **[Image 64]**. The Broadway business district was growing and the club hoped to create a continuous thoroughfare that would run the hill's complete distance northward. Leary eventually agreed to do this, even offering to pay for grading the street and adding sidewalks, on condition that no unsightly poles, billboards or streetcars disturb his view **[Image 65].**

The plat that resulted from that agreement, conveyed to the city of Seattle on February 18, 1904, by the Ferry-Leary Land Company and Sam Hill, was called the Hollywood Addition **[Image 66]**. It was comprised of the blocks from E. Galer halfway to E. Blaine. The eastern edge ended at Lake View Cemetery, including Federal Ave. N., and the western boundary was the 10th Ave N. extension **[Image 67]** created by Ordinances 10929 and 11447 in mid-1904.

In 1905 the Seattle Electric Company began running its streetcars down the newly opened street, using the curve in 10th Ave. N. near E. Galer that is a remnant of the circular drive onto the Leary lot. In 1944, when the city widened 10th Ave. N., this original road was bypassed and became the parking strip it is today **[Images 68-69]**. (In 1961, Ordinance 89910 changed all the north-south street directionals in this area from North to East.)

The Fairfax was designed and built in 1923 as an investment property by architect James Eustace Blackwell **[Image 76]**. An article in the March 24, 1923, *Seattle Daily Times* includes the Fairfax among several construction projects in the city**.** It reports it will cost $50,000 to build and have "fourteen handsome suites." G. F. Martin was the general contractor and Henry Broderick would soon have management responsibility **[Image 77].**

Early Classified ads list the Fairfax having unfurnished 3- and 4-room apartments with "the most up-to-date conveniences," including hardwood floors, shower bath, wall beds, French doors, electric range, breakfast nook, and close to the park on the Broadway car line. Rental rates were $65 to $85 a month **[Images 78-79]**. By summer of 1924 rents seem to have gone down, as ads announced "a new schedule of prices" from $50 to $67.50 a month **[Images 80-81]**.

Residents throughout the years were a mixture of the middle class and those hoping to become so. The social pages of the twenties noted many newlyweds would make their first home at the Fairfax **[Images 82-86].** It was also home to families with small children and single professionals, both men and women.

In the fall of 1924 the Fairfax was sold to investor Frank Owen Birney of Spokane for $75,000. Henry C. Ewing & Co. was the agent for the transaction. A *Seattle Daily Times* article on the sale noted that the Fairfax was "recognized as one of the best-equipped apartments in the city." Blackwell took his $25,000 profit and added it to his $40,000 purchase of the Rieff Apartments at Broadway and Alder **[Images 87-88].**

By March of 1927 the building was for sale again. Realtors Perkinson & Bridges placed a Classified ad stating that the building had "46 rooms" and was being "sacrificed" for $50,000 **[Image 89]**. It appears to have been bought by J. B. Ruddy, because two years later in fall of 1929, the Christensen Realty Company was his agent in the sale of the Fairfax to L. W. Nordhus for $68,000. A small article about the sale in the *Seattle Daily Times* reported the building "contains 23 beautifully furnished suites" **[Image 90]**. (It appears the size of the building was misrepresented, or "suites" and "rooms" were used interchangeably.)

The Fairfax was up for auction in early 1931 and sold to W. J. Fortier and W. E. Olson, investors from eastern Washington, for $55,000 in a deal transacted by the C. D. Bridges Co. **[Images 91-92].**

At some point in the late 1920s, instead of having owners or agents lease out units, a tenant was given that responsibility. The U. S. Census of 1930 lists among the Fairfax residents seven couples with children, five couples without, and one single mother. Harry Jenkins, building manager, lived in Unit 101 with his wife and two children. Residents included an accountant, art teacher, bank teller, bank executive, two bookkeepers, engraver, machinist, manager in ladies apparel, printer, two salespeople, stenographer, and streetcar conductor. Rents ranged from $35 to $52.

Maintenance tasks also came to be handled by a resident. The *Seattle Daily Times* of April 2, 1935, reported that the resident janitor, W. B. Aitken, was locked up in the basement while robbers rifled through items in the storage area **[Image 93].**

During the years following the depression, rents were lower. As an ad from 1936 indicated, one of the units was going for $30 a month **[Image 94]**. In 1937 a series of records was established for property tax purposes through a survey funded by a contract between King County Assessor and the federal Works Progress Administration (WPA). The survey was completed in 1940. Photographs were taken as descriptive examples at that time as well **[Image 95]**.

The census of 1940 recorded only nine apartments occupied. There were five couples without children, two single women and two single mothers. Myrtle Fromhold managed the building while her husband Arthur, 39, worked as a bottler for Hemrich Brewery. Other men had jobs as credit supervisor for an oil company, beverage distributor salesman, inspector for a shingle company and owner of a woodwork machinery shop. Widow Acquilena White, 52, a social worker, lived with her daughter, 22, who was an assistant in a doctor's office, and her son, 20, a truck driver. Lottie Kreitel, 42, a divorced department store salesperson, had two daughters, one 11 years old and the other, 23, a public library clerk. Of the two single women, Bessie Vandivert, 61, was a public school teacher, and divorcee Anne Duggan, 43, was a hotel maid. The rents then were $30 to $45.

The Department of Assessments record **[Image 96]** shows the building was owned by Halcyone A. Knapp in December 1940 and valued at $26,500. In August 1941 it passed to the Seattle Federal Savings & Loan. The Washington Mutual Savings Bank took over the $17,500 mortgage in April 1944 and in May passed the building to John E. Kobelin. He and wife Katherine managed the building from 1943-1944, while residing in Apt. 202. It returned to Washington Mutual in early 1945. The building's value increased incrementally over the next few years: Annetta C. Carpenter paid $38,500 in June 1945, J. Carlton Scott paid $47,500 in January 1946. Annetta Carpenter is listed as owner again in February 1955. Alan Gronberg bought the building in July 1964 for $85,000 and handled the leasing himself **[Image 97]**. A February 24, 1966 *Seattle Times* classified ad for a furnished apartment in the Fairfax was listed for $35 a month.

On March 24, 1982, the Fairfax Group was formed for the purpose of converting the building to condominiums, under King County Recording Number 8203240601, in Volume 59 of Condominiums, Pages 46 through 49, inclusive. The principals were Robert K. and Kathleen Lehr, Raymond and Shirley Freidman, with Timothy McHugh and Deane and Jesslyn Hilt **[Image 98]**.

Advertising for the new condominiums began in fall of 1981 **[Images 99-103]**. Prices ranged from $57,225 to $95,000. The first three apartments were sold by April 1982: Unit 101 for $52,925, unit 102 for $46,000 and unit 401 for $95,000.

Tim McHugh, one of the principals in the conversion and owner of Unit 204, seems to have been the general caretaker of the building during the sales. In November of 1982, he signed a contract for a five year lease for two washing machines and two dryers. The Fairfax paid $15 a month for each machine to the Metered Washer Company. The residents were charged 75¢ per wash load and 50¢ to dry. McHugh sold his apartment in June 1989 to Bryce William Miller for $51,500.

Since the condominium conversion in 1982, resident owners at the Fairfax have worked at a variety of occupations. They have included a Boeing engineer, one of Boeing's first "telecommuters," biotech engineers, and software engineers working in gaming and in Virtual Reality. Residents during the 1990s included a massage therapist, a health care worker and a commuter working at Bremerton Naval Base. During the 2000s, a radiology resident, a landscape designer, a graphic designer for a local newspaper, an interior designer at Olson Kundig, realtors, a sommelier, and nurses all lived at the Fairfax.

Writers and artists are also well represented, and include a short story writer, cookbook author and Cornucopia Cuisine owner Becky Selengut, science fiction novelist Isaac Marion, and Northwest Editors Guild Founder Sherri Schultz. Visual artists have included Reiko Mittet, Donald Meek (a member artist affiliated with the Seattle Art Colony collective) and Cassandria Blackmore, whose gallery is located on Pike St. on Capitol Hill.

Small business owners are also well represented, including the owners of Magnolia HiFi, Belltown Feed and Seed pet food and supply company, the Mother Come Home Card Company, Bellevue's City Flowers, and the Wales Literary Agency, which has been located at the Fairfax for many years.

Due in part to the proximity of the University of Washington, Seattle University and Cornish College, students of nursing, law and music have lived at the Fairfax, as have university teachers of Spanish and History, a Japanese translator and language instructor. Longtime resident Nicholas Heer, an Arabic language scholar and Islamic studies professor, now retired, came to Seattle from the east coast to teach at the University of Washington. He was one of the founders and first president of the Dorian Society in 1967, the city's first social organization for advocacy and outreach for Seattle's gay community. He briefly left retirement to teach Arabic to students after 9/11.

The June 2, 1993, *Capitol Hill Times* reported that a group of nearby homeowners, calling themselves The Friends of 10th Avenue East and East Garfield Street, applied for and got a matching grant of $46,757 from

the city to contribute to the cost of a project to clean up and beautify the two block parking strip, which had become blighted by weeds and graffiti. The strip was repaved, a greenspace of trees and other plants was created to buffer the lot from 10th Ave. E. traffic and ivy was planted to cascade down the retaining walls **[Image 104-105**.

Currently the Fairfax is a self-managed condominium with general maintenance duties taken on by members of the Board with an assist from a rotating group of residents.

In 2013 the Fairfax was included in a survey conducted by the Department of Archaeology and Historic Preservation and found to meet criteria for the National Register of Historic Places **[Image 106]**.

ARCHITECT JAMES EUSTACE BLACKWELL

James Eustace Blackwell began his professional life as a civil engineer and ended it as one of the most productive architects in the Pacific Northwest. In a multi-faceted building career, his work runs the gamut in style and purpose. His work is present in Pioneer Square, along the waterfront, in downtown and on Capitol Hill, First Hill and Queen Anne. He designed everything from drydocks and warehouses to apartment buildings and private residences. One of his commercial buildings in downtown, the Shafer Building, was designated as a city of Seattle landmark. He was also active in the municipal affairs of the city as they related to buildings and roads at a time when Seattle was becoming a modern metropolis.

Born in September 1855 and raised in Fauquier County in northern Virginia, Blackwell graduated from Bethel Military Academy with honors and training as a civil engineer. The first of his jobs was surveying a route for a proposed canal between the James and Ohio Rivers. He next worked for nearly a decade in the Office of the Supervising Architect of the U. S. Treasury Department. After leaving the District of Columbia in 1888 or 1889 he may have spent a short time in Rochester, New York, before setting off for the Pacific Northwest.

He was one of thousands seeking their fortunes at that time in the new state of Washington. Some came for the natural resources and some to rebuild Seattle after the Great Fire of 1889. Blackwell settled in Tacoma in 1890. He met architect Robert L. Robertson **[Image 107]** and together they designed the Louderback Building (1890), the Vorhees Grain Elevator, the Puyallup Opera House and the Lumberman's Arch over Pacific Avenue to welcome President Harrison to Tacoma (all in 1891).

He left Robertson and Tacoma in 1893 to work on his first major project in the Northwest as partner and Chief Advisory Engineer for Byron Barlow & Company, which had been commissioned to build the first drydock at the Puget Sound Naval Station for the Bureau of Yards and Docks of the U. S. Navy in Bremerton. This necessitated moving his family to Charleston, near Port Orchard, where he also became active in local politics. In April 1896, a final test of the drydock was made when the U. S. S. Monterey came in for servicing. Despite some delays, approval by the government was given, with the distinction of being the only U. S. drydock up to that time to be finished by the contract date. **[Image 108]**

In 1894 Blackwell was one of the founding members of the Washington Chapter of the American Institute of Architects. There had been work for many calling themselves architects in the boom years following the fire, but the economic Panic of 1893 saw a downturn in construction and professionally educated architects saw the need of formalizing standards. Even trained architects were having difficulty finding work. Blackwell himself took different jobs occasionally.

After the drydock was completed he made one of his many visits back to Washington, D.C. Upon his return, it appears he took other work to pay the bills, the economy still being poor. Some sources have him reconnecting with Robertson at an office in Portland between 1894 and 1897. However, this seems unlikely since he would still have been working on the drydock in those years.

In 1898 Blackwell and two partners set off in the schooner Jane Gray bound for Kotzbue, Alaska, on some business relating to the Klondike Gold Rush. The ship foundered and sank 90 miles off Cape Flattery. Blackwell was one of 27 of the 63 passengers to survive. Both of his partners died. A June 2, 1898, *Seattle Post-Intelligencer* article about the tragedy states he is a cashier of the North American Transportation & Trading Company, so he was undoubtedly going to Alaska on their behalf. In late 1899 he was still working there, having been promoted to general freight and passenger agent. The Seattle census of 1900 lists his occupation as cashier with a national company.

1902 was a particularly busy year for Blackwell. He was hired to design a floating dock in Portland **[Image 109]**, prompting him to make a trip back east that spring, where he visited twenty-seven major docks along the Atlantic coast. In Washington, D. C., he applied for a patent for a floating dock and visited the Carnegie Library to investigate their plans for future libraries **[Image 110]**.

It may have been at this time, rather than 1894, that he renewed his partnership with Robertson. From 1901 to 1903, they were very involved with developers Smith & Kerry in the Columbia Terrace housing project, located in what is today's Central District. The *Seattle Mail & Herald* published weekly drawings of the proposed houses **[Image 111]**. Though the project got a lot of coverage, this early version of a planned housing development didn't do as well as hoped. A large ad in a 1903 *Seattle Mail & Herald* has Robertson & Blackwell in offices in the Dexter Horton Building in Seattle **[Image 112]**.

These years also saw designs for:

Puget Sound Machinery Depot (1902, Railroad Ave. and Washington St.)
C. J. Erickson house (1902, 1021 14th Ave E., torn down in 1942, but the carriage house, now a residence at 1001 14th Ave E., still stands in much altered form.)
Hotel, pavilion and bath house in West Seattle (1902)
A. Hambach store platform (1903, 305-7 1st Ave. S.)
Eagle's Hall (1904, 7th Ave. and Pine St.) and
several residences on First Hill.

He parted from Robertson once again in 1904, when Blackwell was hired by the New York Mutual Life Company to update the old Yesler Building they had purchased and add a western addition to it **[Image 113]**. He maintained an office there himself between 1904 and 1910. The Shafer Brothers later bought the building and had him make additional alterations in 1916.

One of the first orders of business, once in his own practice again was to build a home for his family. Completed in 1905, the Dutch Colonial-style house at 1112 Harvard Avenue East is still a part of the Harvard-Belmont Historic District **[Image 114]**.

Other Blackwell projects during these years are:

Washington Iron Works (1906, Seattle Blvd. (now Airport Way) at Norman St.)
Galbraith-Bacon Company warehouse and pier (1906, at the foot of Wall St.)
Mission-style cottage for W. S. Ronald (1906, King St.)
Gray's Harbor Electric Company plant (1907, Aberdeen, WA) **[Image 115]**
M. F. Backus warehouse (1907, 1014 1st Ave. S.) **[Image 116]**
F. W. Charles apartment house (1907, 921 E. John St., demolished for the Capitol Hill light rail station)
J. H. McGraw business block (1907, 1524-28 2nd Ave. and Pine St.)
Eagle's Hall renovation (1908, 7th Ave. and Pine St.)
E. O. Graves warehouse (1908, 1022 1st Ave. S.) **[Image 116]**
Kate Fabj duplex (1908, 31st Ave.)
Retail and office building (1908, 5th and Main in Olympia, WA)

He met architect Frank Lidstone Baker in 1908 and they formed a partnership that lasted until about 1917. In the summer of 1910 they took office space in the Northern Bank Building at Westlake and Pine, which was becoming the new center of town. The firm Blackwell & Baker produced some notable designs. Among them:

May Jorgensen store (1909, 401 23rd Ave. S.)
Chester F. Lee residence (1909, 1317 6th Ave. W.)
Miss N. C. Neilson residence (1909, 2nd Ave NW and 70th St.)
Galbraith-Bacon Company warehouse and stable (2402-10 Railroad Ave.)
American Cities Realty Company store and office building (1910, 1512-16 3rd Ave.)
W. W. Chapin residence (1910, 1117 Boylston Ave. E.) **[Image 117]**
James A. Kerr residence (1910, 1105 Boylston Ave. E.) **[Image 118]**
Grand Trunk Pacific Dock (1910, destroyed by fire) **[Image 119]**
Bellingham Armory (1910, Elk and Pine Sts., Bellingham WA) **[Image 120]**
David H. Jarvis house remodel (1911, 1125 Harvard Ave. E.)
Mrs. R. V. Snowdon residence (1912, Federal Ave. E and E. Gaylor [Galer?])
Inland Navigation Company dock, warehouse and office (1912, Bellingham, WA)
Highland (now Dover) Apartments remodel (1912, 6th and Marion)
Frink Building addition of two floors (1912, 400 Occidental Way) **[Image 121]**
Sears, Roebuck & Company warehouse (1912, Utah and Lander) **[Image 122]**
Thomas Garrison residence (1912, 820 W. Lee St.)
Boardman Building (1914,120 E. 4th Ave., Olympia)
Nesika (now Stratford) Apartments (1915, 2021 4th Ave.)
and three Carnegie Libraries: Wenatchee (1912), Olympia (1914) and Burlington (1916) **[Images 123-126]**. All Carnegie Libraries were listed on the National Register of Historic Places in 1984.

After their partnership dissolved, Blackwell stayed on in the Northern Bank Building until 1919, when he moved to the Seaboard Building at 4th and Pike. He was finishing up some construction work on the last two houses for the Vancouver Home Company in Vancouver, WA.

Other work done in 1919 includes:

Lodge No. 1186 Order of Elks clubhouse in Wenatchee
Rainier Golf and Country club clubhouse and grounds (Des Moines Rd.)
Lake Union Dock Company pier and warehouse (2700-08 Westlake Ave N.)

Many of Blackwell's activities in the early 1920s involve Seattle's municipal affairs. He had been a long-time member of the Municipal League, where he served on the Committee on Parks, Buildings and Grounds and on the Streets and Roads Committee. He belonged to the Commercial Club, where he was charter member of the Good Roads Association. He served on the U. S. Shipping Board (1918-1920), the Board of Public Works, and was a member of the first Zoning Commission in 1923. He was also a Freemason and member of the Pacific Northwest Society of Engineers, the American Society of Civil Engineers, the Rainier Club, and the Washington Chapter of the American Institute of Architects, serving as its President in 1905.

He served as Superintendent of Buildings from 1920 to 1922 **[Image 127]**. When his term was over, he was able to return to his architectural practice. He took office space in the Hoge Building Annex where he designed the Fairfax Apartments (1923, 1508 10th Ave. E.) and, most notably, the Shafer Building (1924, 6th and Pine), which bears several design features similar to the Fairfax. **[Images 128-130]**.

The Shafer Building was given Seattle Historic Landmark status on May 18, 1987, and added to the National Register of Historic Places December 13, 1995.

Among Blackwell's last completed projects:

I. Colsky store (1926, 2121 1st Ave.)
Evans Building (1929, 3rd and Main in Renton, WA)
Northern State Hospital's Womens Ward L-M building (1933, Sedro Woolley)

In April 1939, he had gone to the office of Sheriff William Severyns in the City-County Building to show him plans for a model prison farm. While there he suffered a fatal heart attack. He was 83 years old **[Image 131]**.

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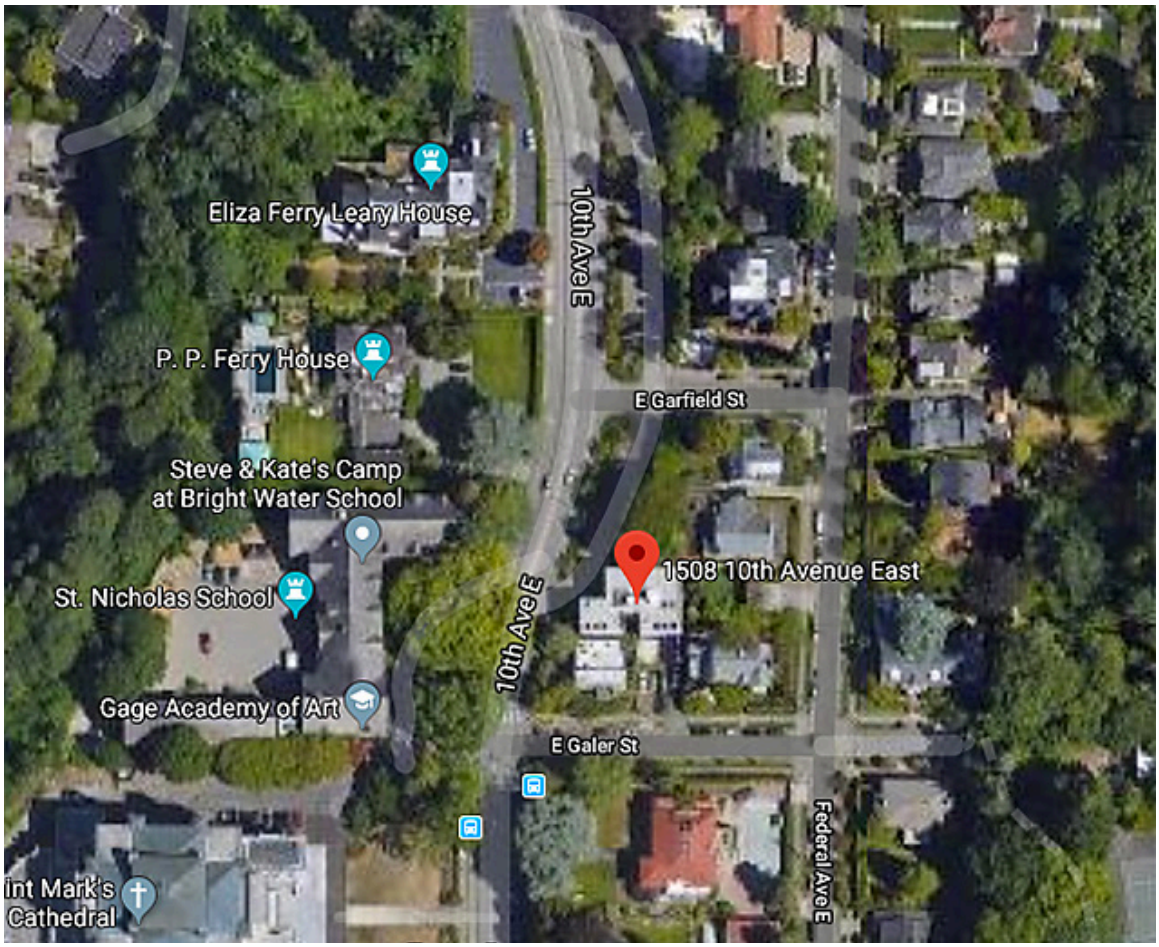
Image 97: Assessor's property report, 1970
Image 98: Assessor's property report, 1982
Images 99-103: Early sales ads for condominiums
Image 104: 1993 Capitol Hill Times article about parking strip
Image 105: Parking strip today
Image 106: Department of Archaeology and Historic Preservation inventory document

ARCHITECT JAMES BLACKWELL

Image 107: 1891 Robertson & Blackwell ad
Image 108: 1902 *Seattle Mail & Herald* article about Puget Sound Navy Yard
Image 109: 1902 *Morning Oregonian* Portland dock item
Image 110: 1902 *Seattle Mail & Herald* article about Blackwell's east coast trip
Image 111: Columbia Terrace examples from 1902 *Seattle Mail & Herald*
Image 112: 1903 half page Robertson & Blackwell ad
Image 113: Mutual Life Building
Image 114: Blackwell family home
Image 115: Gray's Harbor Power Plant
Image 116: M. F. Backus and E. O. Graves warehouses
Image 117: W. W. Chapin house
Image 118: James A. Kerr house
Image 119: Grand Trunk Pacific Dock
Image 120: Bellingham Armory
Image 121: Frink / Washington Shoe Building
Image 122: Sears Roebuck & Company Warehouse
Image 123: Blackwell letter about Burlington Library Cornerstone
Image 124: Drawing for the Burlington Carnegie Library
Image 125: Burlington Carnegie Library
Image 126: Olympia Carnegie Library
Image 127: 1920 *Seattle Star* article about new building chief
Images 128-129: 1924 *Times* article about the Shafer Building
Image 130: The Shafer Building
Image 131: 1939 *Times* obituary

SITE



google maps

Image 1: *Aerial view of Capitol Hill location of the Fairfax at 1508 Tenth Avenue East*

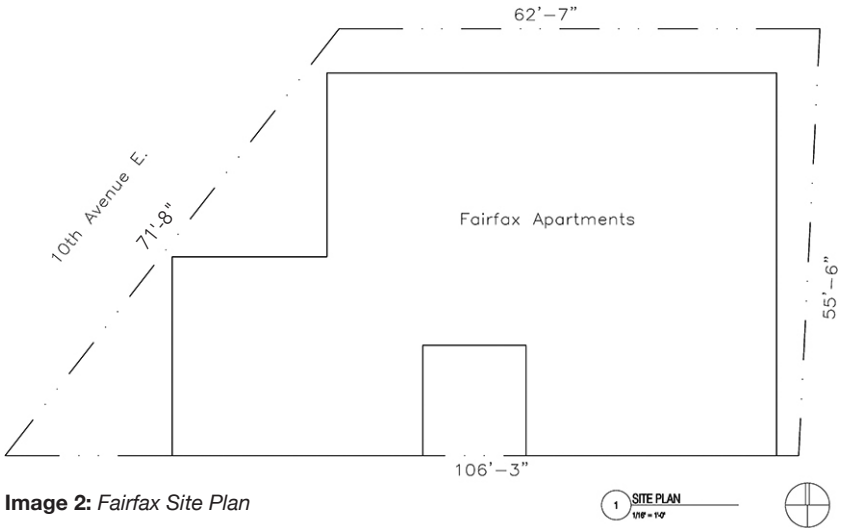


Image 2: *Fairfax Site Plan*



Susan Beardsley, July 2018

Image 3: *10th Ave. E. street view, looking southeast from E. Garfield.*



Susan Beardsley, July 2018

Image 4: *Street view looking northeast on 10th Ave. E. at E. Galer.*



Susan Beardsley, July 2018

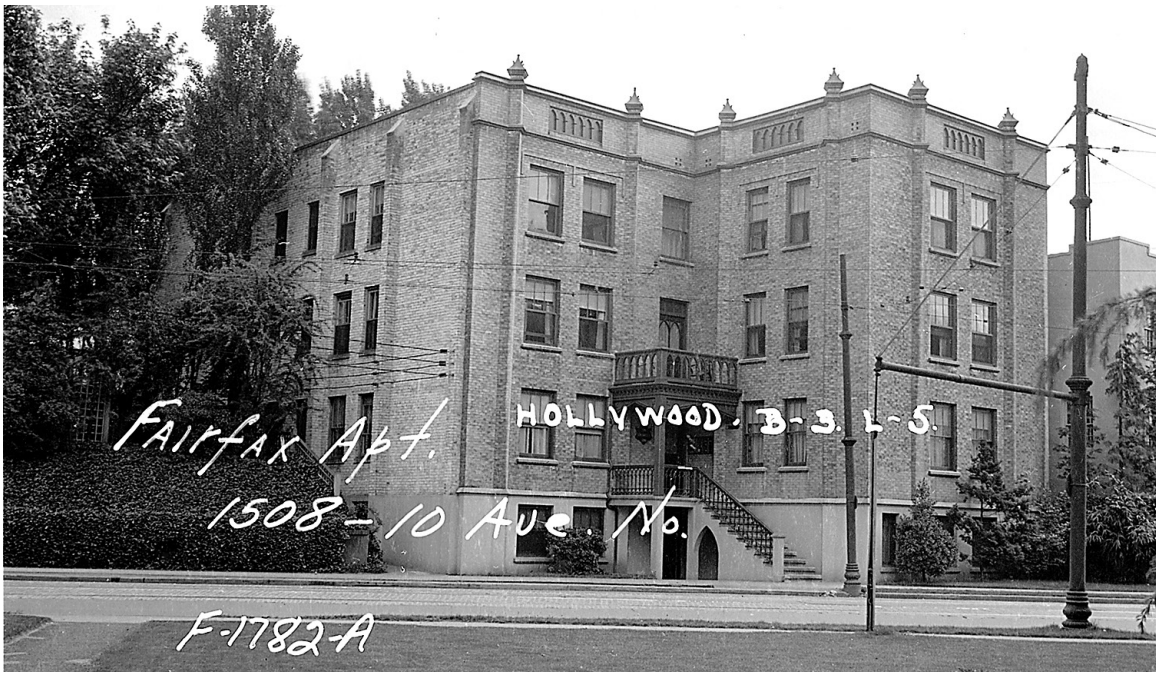
Image 5: *10th Ave. E, looking north from E. Garfield St.*



Susan Beardsley, July 2018

Image 6: *10th Ave. E. and adjacent parking strip, looking north from top floor apartment.*

EXTERIOR FEATURES



Washington State Archives, Puget Sound Branch

Image 7: *1937 Tax Assessor's photograph. The Fairfax has changed little over the years.*



Photography by Graham Shutt / grshutt.org, July 2019

Image 8: *The Fairfax Apartments today, looking east across Tenth Ave. E. (James Blackwell, 1923)*



Photography by Graham Shutt / grshutt.org, July 2019

Image 9 *Detail of neo-gothic ornamental frieze*



Susan Beardsley, July 2018

Image 10: *Front entry looking southeast, showing original ornamental ironwork on stairs*



Photography by Graham Shutt / grshutt.org, July 2019

Image 11: *Entry looking east*



Photography by Graham Shutt / grshutt.org, July 2019

Image 12: *Detail of original ornamental ironwork railing*

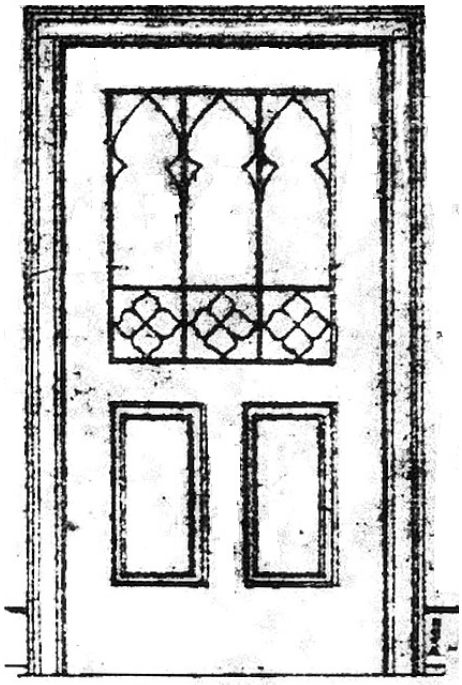


Image 13: *Main door from original blueprint.*



Photography by Graham Shutt / grshutt.org, July 2019

Image 14: *Main door window detail*



Photography by Graham Shutt / grshutt.org, July 2019

Image 15*: Lower entry to 1st floor (basement)*



Susan Beardsley, July 2018

Image 16*: Bench alcove under stairs near lower entry*



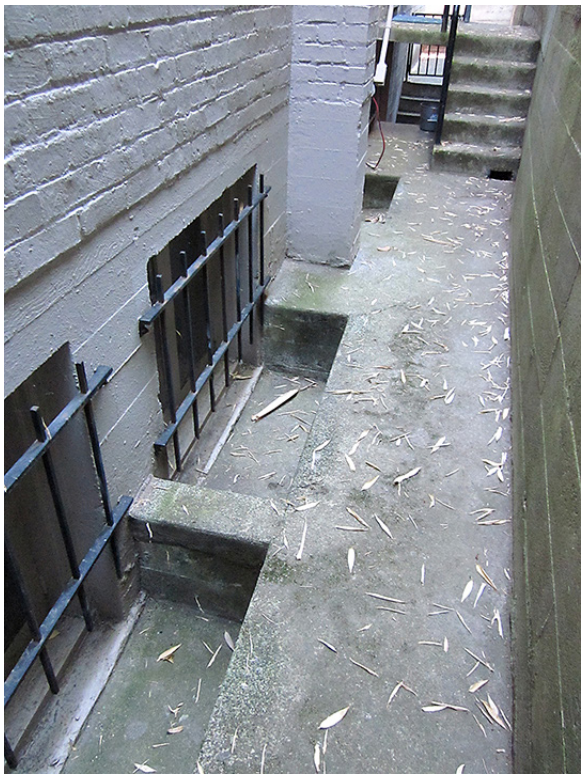
Susan Beardsley, July 2018

Image 17: *North exterior looking east*



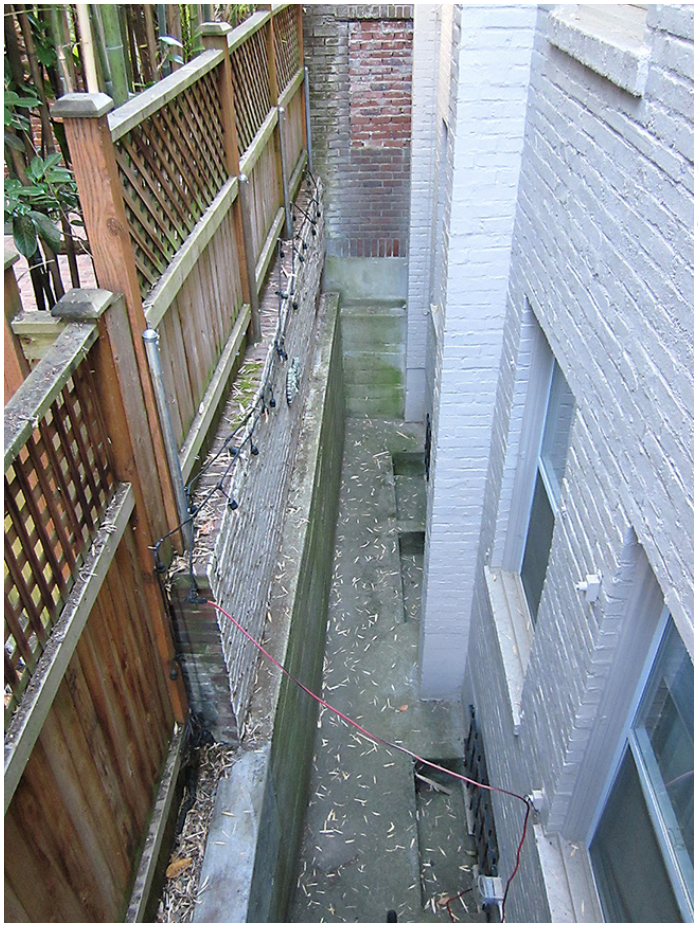
Susan Beardsley, July 2018

Image 18: *East side (back) of building looking south, showing fire escape*



Susan Beardsley, July 2018

Image 19: *Back of building looking north*



Susan Beardsley, July 2018

Image 20: *Back of building from fire escape, looking south*



Susan Beardsley, July 2018

Image 21: *Back of building from fire escape, looking south, showing top floor apartment windows*



Susan Beardsley, August 2018

Image 22: *Roof deck, looking northeast*



Susan Beardsley, August 2018

Image 23: *Deck path to sauna, looking east*



Susan Beardsley, August 2018

Image 24: *Sauna interior*



Photography by Graham Shutt / grshutt.org, July 2019

Image 25: *Parapet ornament*



Photography by Graham Shutt / grshutt.org, July 2019

Image 26: *Roof, looking north up 10th Ave E*



Susan Beardsley, July 2018

Image 27: *Top floor windows on north wall of courtyard*



Susan Beardsley, August 2018

Image 28: *East wall of courtyard, from roof*



Susan Beardsley, July 2018

Image 29: *Top floor kitchen balcony, looking east*



Susan Beardsley, July 2018

Image 30: *Facing east and looking down into courtyard from top floor kitchen balcony*



Photography by Graham Shutt / grshutt.org, July 2019

Image 31: *View of south side of building showing courtyard from Galer*



Susan Beardsley, July 2018

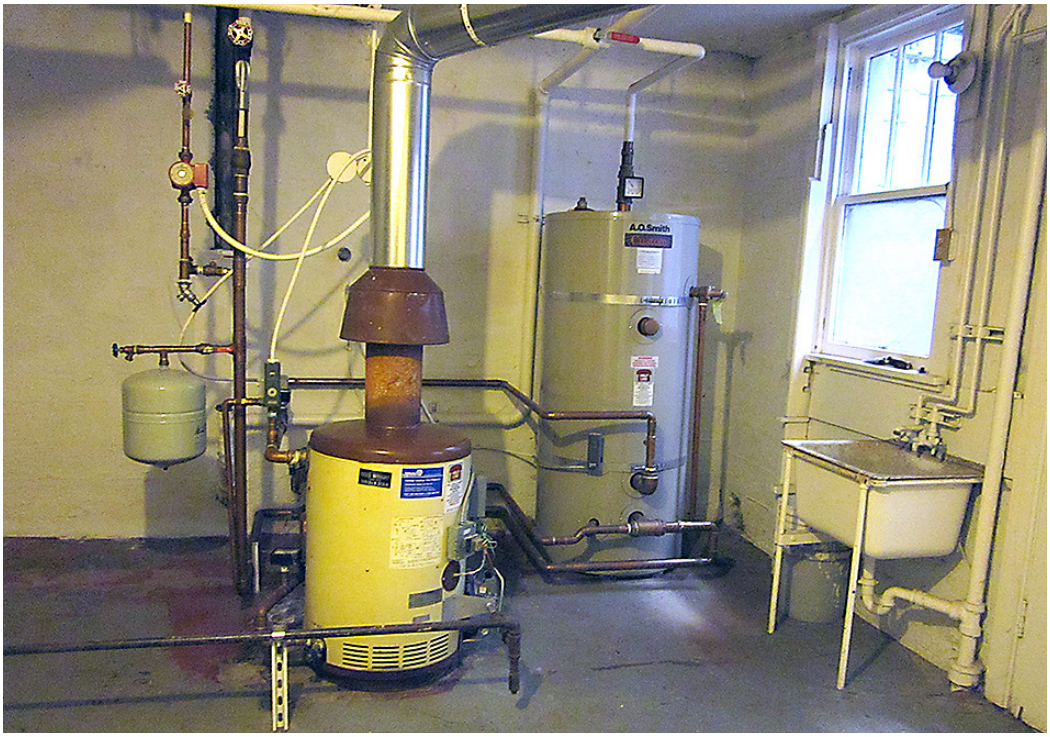
Image 32: *Inner west wall looking up from courtyard*

INTERIOR FEATURES



Susan Beardsley, July 2018

Image 33: *Courtyard entry from boiler room, looking west*



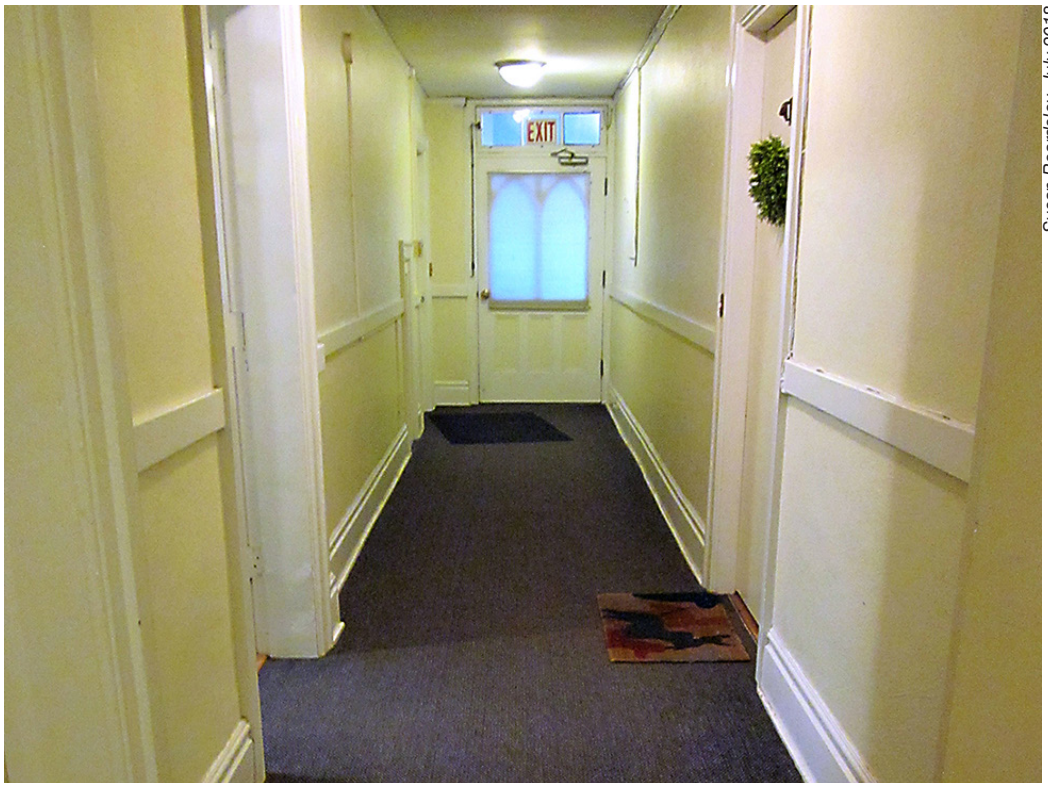
Susan Beardsley, July 2018

Image 34: *First floor boiler room, looking south. Door to courtyard (not visible) is to the right of the sink.*



Susan Beardsley, July 2018

Image 35: *First floor (basement) hall looking east*



Susan Beardsley, July 2018

Image 36: *First floor (basement) hall looking west*



Susan Beardsley, May 2020

Image 37*: First floor service door*



Susan Beardsley, July 2018

Image 38: *Inner stairwell*

TWO-BEDROOM APARTMENT



Susan Beardsley, July 2018

Image 39: *Two-bedroom apartment hall door to deck overlooking 10th Ave. E.*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 40: *Living area of two-bedroom apartment in front of building, overlooking 10th Ave. E.*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 41: *One of the two bedrooms in front of building, overlooking 10th Ave E.*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 42: *Second of two bedrooms. Window overlooks courtyard.*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 43: *Kitchen of two-bedroom apartment, facing southeast. Window overlooks courtyard.*



Susan Beardsley, July 2018

Image 44: *Bathroom window with original textured glass*

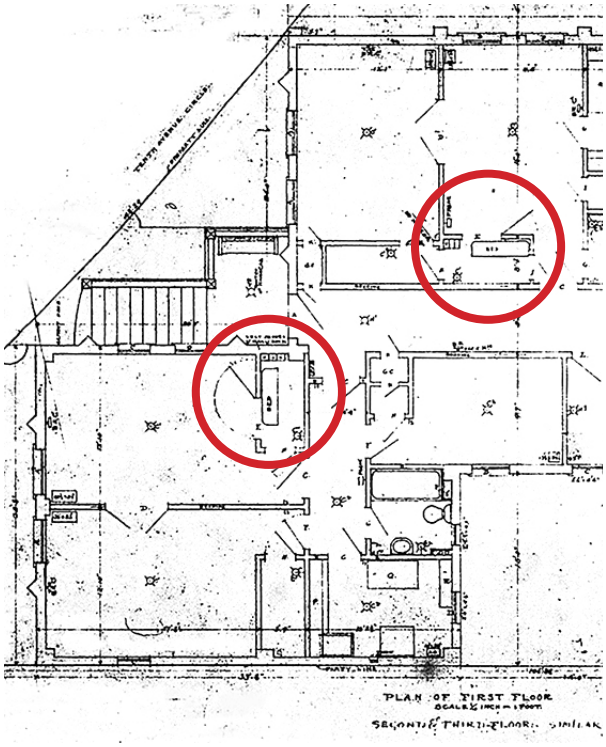


Image 45: *Blueprint detail showing original swing-out beds*

ONE-BEDROOM APARTMENT



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 46: *Living area in one-bedroom apartment in back of building, looking northeast*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 47: *Kitchen of one-bedroom apartment, facing west*



Photography by Vista Estate Imaging - seattle.vistaestate.net

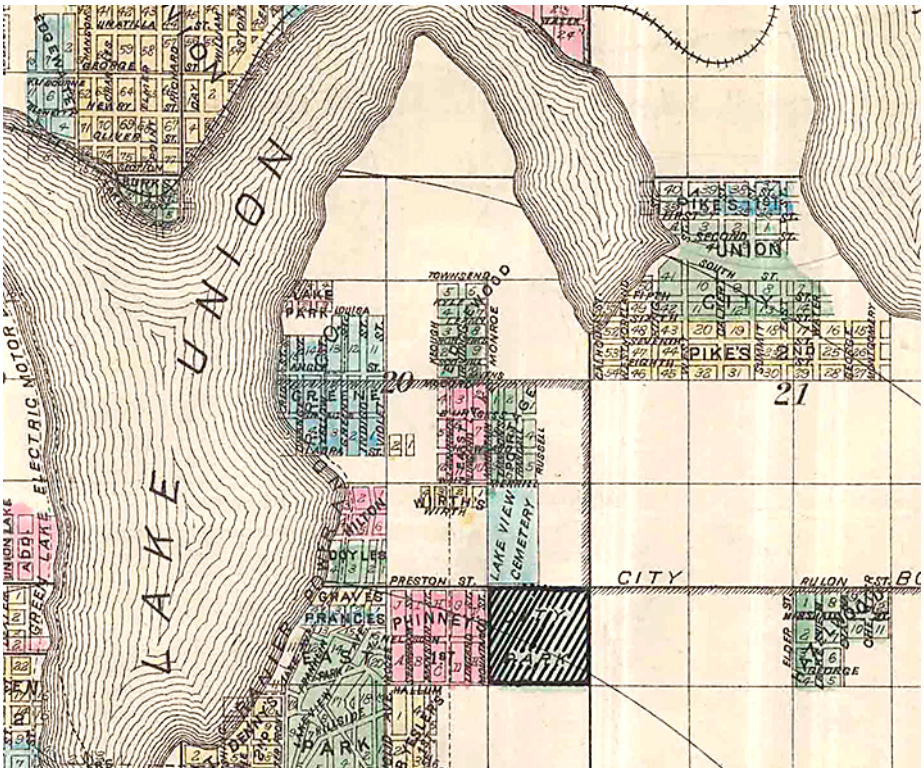
Image 48: *Bedroom in back of building, with eastern view*



Photography by Vista Estate Imaging - seattle.vistaestate.net

Image 49: *Bathroom of one-bedroom apartment*

FAIRFAX NEIGHBORHOOD



Library of Congress

Image 50: *Detail of 1890 O. P. Anderson map showing unplatted area west of Lake View Cemetery above Preston St. (now E. Galer St.) where Fairfax will be located 33 years later.*



geographicus

Image 51: *Detail of 1896 Anderson map with dotted lines showing street railway routes, with the 10th Ave. route making a diagonal crossing over Ferry-Leary land above E. Galer.*

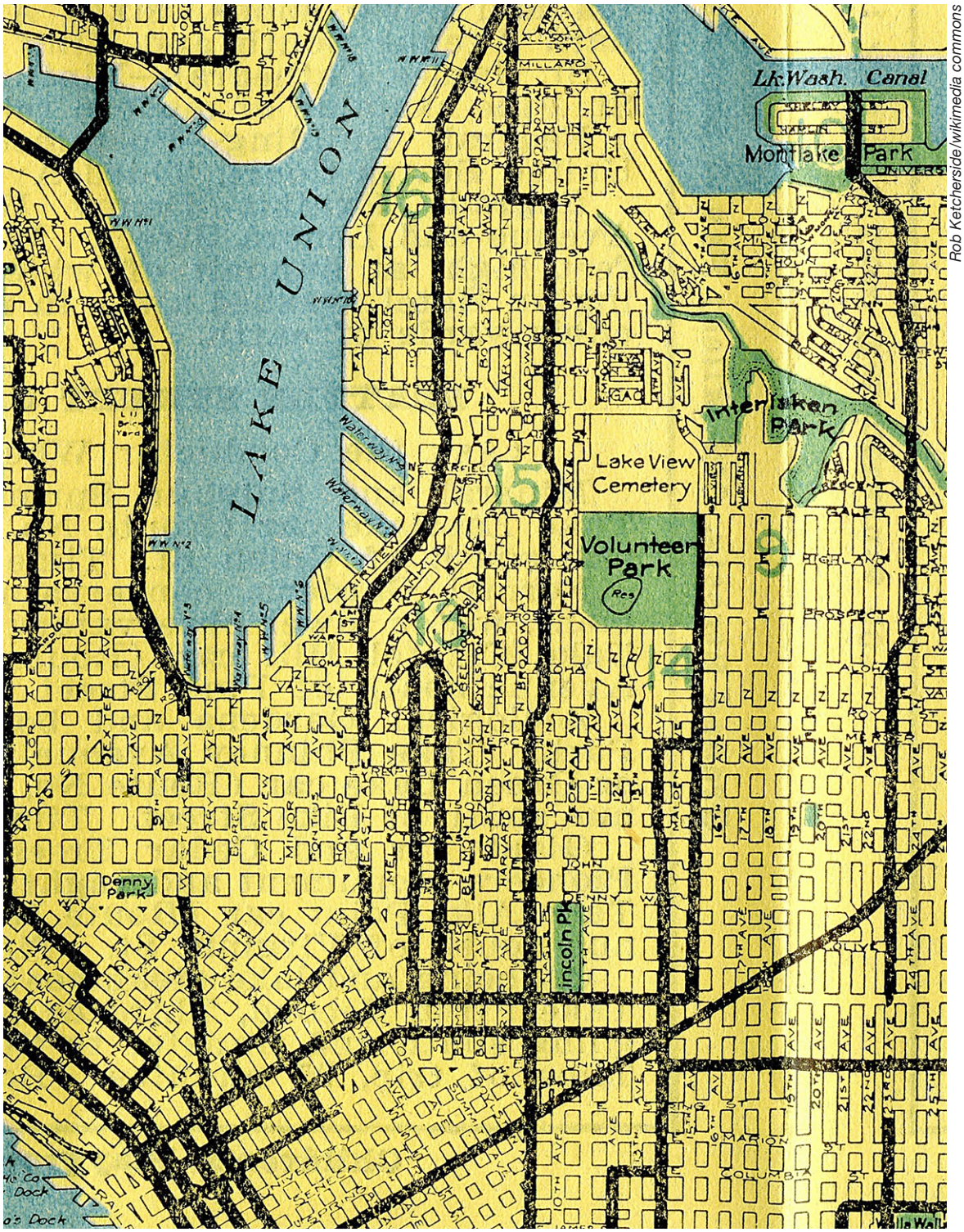


Image 52: *Detail of 1914 Kroll map showing transit routes which are much the same as they are today. (New curved road near the Fairfax is shown near the number 15.)*



Susan Beardsley, July 2018

Image 53: *St. Mark's Episcopal Cathedral, 1245 10th Ave. E.*



Seattle Department of Neighborhoods

Image 54: *The old St. Nicholas School for Girls across the street from the Fairfax at 1501 10th Ave. E. It is now home to the Bright Water School and Gage Academy of Art.*



Joe Mabel/wikimediacommons

Image 55: *The Eliza Ferry Leary Mansion, 1551 10th Ave. E.*



Inland Architect and News Record, December 1908

Image 56: *The Pierre P. Ferry House, 1531 10th Ave. E.*



Seattle Department of Neighborhoods

Image 57: *The J. W. Bullock house at 1220 10th Ave. E.*



Susan Beardsley, July 2018

Image 58: *The Alta Casa Apartments at 1645 10th Ave. E.*

GOTHIC REVIVAL IN SEATTLE

PRIME EARLY EXAMPLES OF THE GOTHIC REVIVAL STYLE



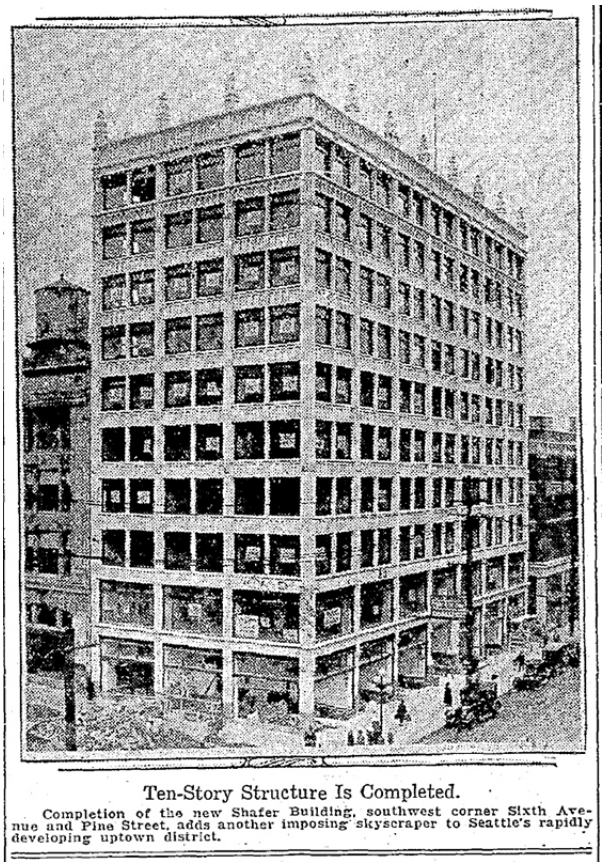
www.archdaily.com

Image 59: *The Woolworth Building in New York City (Cass Gilbert, 1913)*

www.theb1m.com



Image 60: *The Chicago Tribune Tower (Hood & Howells, 1922–25)*



Ten-Story Structure Is Completed.

Completion of the new Shafer Building, southwest corner Sixth Avenue and Pine Street, adds another imposing skyscraper to Seattle's rapidly developing uptown district.

Image 61: *The Shafer Building as it looked in a July 6, 1924 Seattle Daily Times article*



Museum of History and Industry

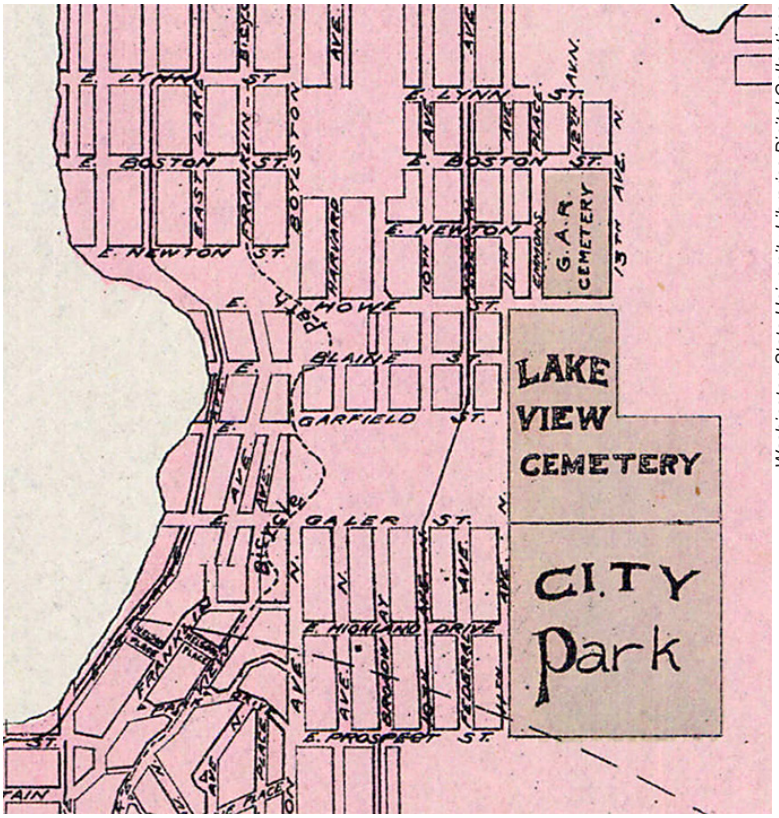
Image 62*: The Gothic Revival Lawton and Molden-hour-designed Liggett Building at 4th and Pike was completed after Blackwell's Shafer Building.*



Joe Mabel/Wikimedia Commons

Image 63*: Another Gothic Revival example: Marlborough Apartments at 1220 Boren Ave. (Earl W. Morrison, 1928)*

FAIRFAX HISTORY



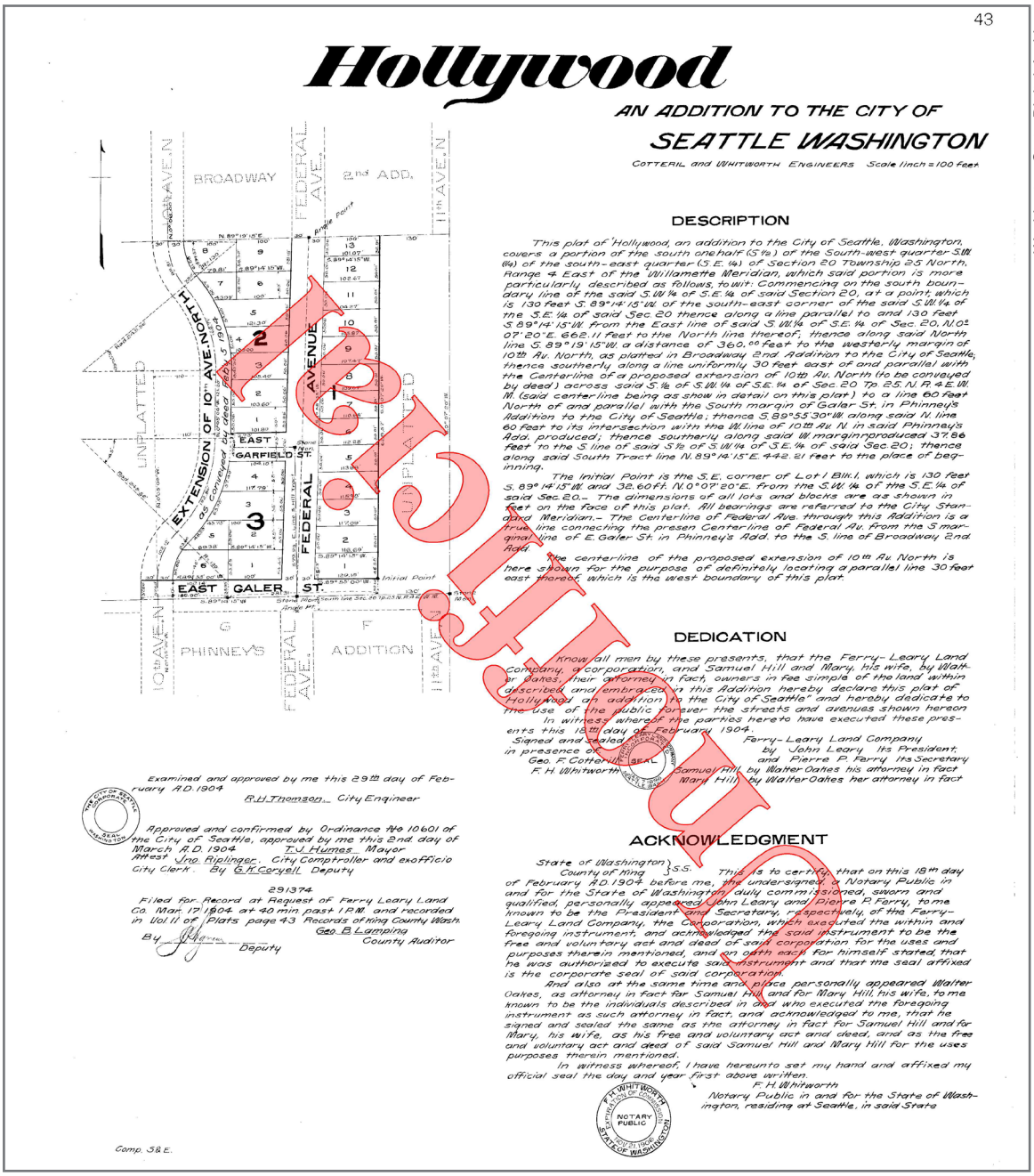
Washington State University Libraries Digital Collections

Image 64: *1899 Polk Directory map detail showing interruption of 10th Ave. N. by Leary land adjacent to Lake View Cemetery.*

A deed from the Ferry-Leary Land Company and Samuel Hill and wife to the city granting the right-of-way for an extension of Tenth Avenue North through the Hollywood Addition was accepted and an ordinance ordering a regrade of the avenue passed.

Image 65: *March 1, 1904* Seattle Daily Times *item about the extension of 10th Ave. N.*

Washington State Digital Archives



43

Hollywood

AN ADDITION TO THE CITY OF

SEATTLE WASHINGTON

COTTERIL and WHITWORTH ENGINEERS Scale 1 inch = 100 feet

DESCRIPTION

This plat of "Hollywood, an addition to the City of Seattle, Washington, covers a portion of the south one half (S ½) of the South-west quarter S.W. (¼) of the south-east quarter (S.E. ¼) of Section 20 Township 25 North, Range 4 East of the Willamette Meridian, which said portion is more particularly described as follows, to-wit: Commencing on the south boundary line of the said S.W ¼ of S.E. ¼ of said Section 20, at a point which is 130 feet S. 89°14' 15" W. of the south-east corner of the said S.W ¼ of the S.E ¼ of said Sec. 20 thence along a line parallel to and 130 feet S 89°14' 15" W. from the East line of said S. W. ¼ of S.E. ¼ of Sec. 20, N. 0° 07' 20" E. 662.11 feet to the North line thereof; thence along said North line S. 89°19' 15" W. a distance of 360.00 feet to the westerly margin of 10th Av. North, as platted in Broadway 2nd Addition to the City of Seattle, thence southerly along a line uniformly 30 feet east of and parallel with the Centerline of a proposed extension of 10th Av. North (to be conveyed by deed) across said S. ½ of S.W. ¼ of S.E. ¼ of Sec. 20 Tp. 25 N. R. 4 E. W. M. (said center line being as shown in detail on this plat) to a line 60 feet North of and parallel with the South margin of Galer St. in Phinney's Addition to the City of Seattle; thence S. 89°55' 30" W. along said N. line 60 feet to its intersection with the W. line of 10th Av. N. in said Phinney's Add. produced; thence southerly along said W. margin produced 37.86 feet to the S. line of said S ½ of S.W. ¼ of S.E. ¼ of said Sec. 20; thence along said South Tract line N. 89°14' 15" E. 442.21 feet to the place of beginning.

The Initial Point is the S.E. corner of Lot 1 Blk. 1, which is 130 feet S. 89° 14' 15" W. and 32.60 ft. N. 0° 07' 20" E. from the S.W. ¼ of the S.E. ¼ of said Sec. 20.— The dimensions of all lots and blocks are as shown in feet on the face of this plat. All bearings are referred to the City Standard Meridian.— The Center-line of Federal Ave. through this Addition is a true line connecting the presen Center-line of Federal Av. from the S. marginal line of E. Galer St. in Phinney's Add. to the S. line of Broadway 2nd Add.

The center-line of the proposed extension of 10th Av. North is here shown for the purpose of definitely locating a parallel line 30 feet east thereof, which is the west boundary of this plat.

DEDICATION

Know all men by these presents, that the Ferry-Leary Land Company, a corporation, and Samuel Hill and Mary his wife, by Walter Oakes, their attorney in fact, owners in fee simple of the land within described and embraced in this Addition hereby declare this plat of "Hollywood an addition to the City of Seattle" and hereby dedicate to the use of the public forever the streets and avenues shown hereon

In witness whereof the parties hereto have executed these presents this 15th day of February 1904

Signed and sealed in presence of
Geo. F. Cotterill
F. H. Whitworth

Ferry-Leary Land Company
by John Leary Its President.
and Pierre P. Ferry Its Secretary

Samuel Hill by Walter Oakes his attorney in fact
Mary Hill by Walter Oakes her attorney in fact

Examined and approved by me this 29th day of February A.D. 1904

R.H. Thomson City Engineer

Approved and confirmed by Ordinance No 10601 of the City of Seattle, approved by me this 2nd day of March A.D. 1904

T.J. Humes Mayor

Attest Jno. Ripllinger City Comptroller and ex officio City Clerk. By G.K. Coryell Deputy

291374

Filed for Record at Request of Ferry Leary Land Co. Mar. 17 1904 at 40 min past 1 P.M. and recorded in Vol 11 of Plats page 43 Records of King County Wash.

Geo. B. Lamping County Auditor

By ____ Deputy

ACKNOWLEDGMENT

State of Washington } S.S.
County of King }

This is to certify, that on this 18th day of February A.D. 1904 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned, sworn and qualified, personally appeared John Leary and Pierre P. Ferry, to me known to be the President and Secretary, respectively, of the Ferry-Leary Land Company, the Corporation, which executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath each for himself stated, that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

And also at the same time and place personally appeared Walter Oakes, as attorney in fact for Samuel Hill and for Mary Hill, his wife, to me known to be the individuals described in and who executed the foregoing instrument as such attorney in fact, and acknowledged to me, that he signed and sealed the same as the attorney in fact for Samuel Hill and for Mary, his wife, as his free and voluntary act and deed, and as the free and voluntary act and deed of said Samuel Hill and Mary Hill for the uses purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

F. H. Whitworth
Notary Public in and for the State of Washington, residing at Seattle, in said State

NOTARY PUBLIC

Comp. S & E.

Digital Archives

Image 66: *1904 document describing the Ferry-Leary land that became the Hollywood Addition.*

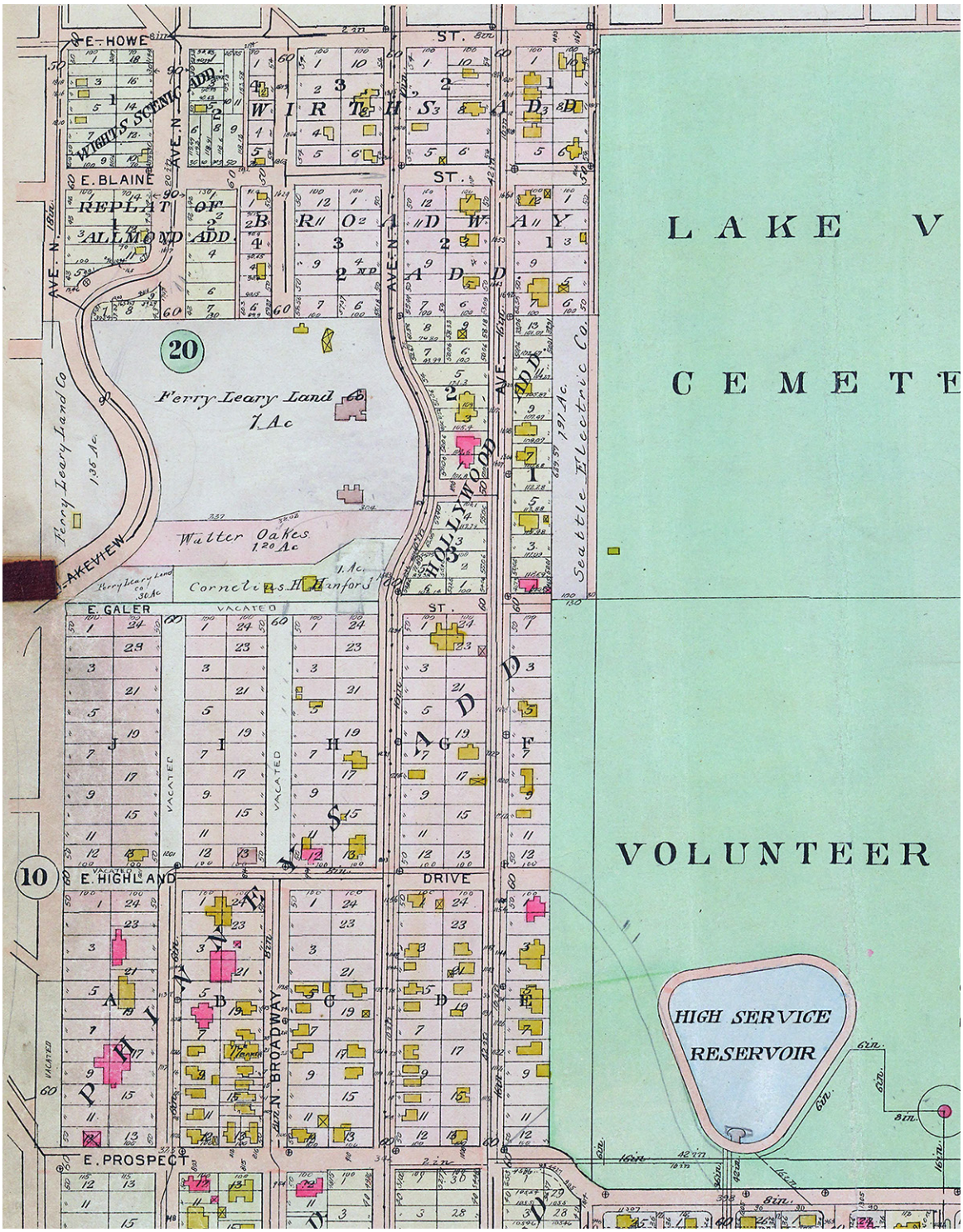


Image 67: *Detail of Plate 11 from the 1912 Baist's Real Estate Atlas showing Ferry-Leary Land and Hollywood Addition.*

www.edge-archive.com/maps/baist/plates/11.pdf

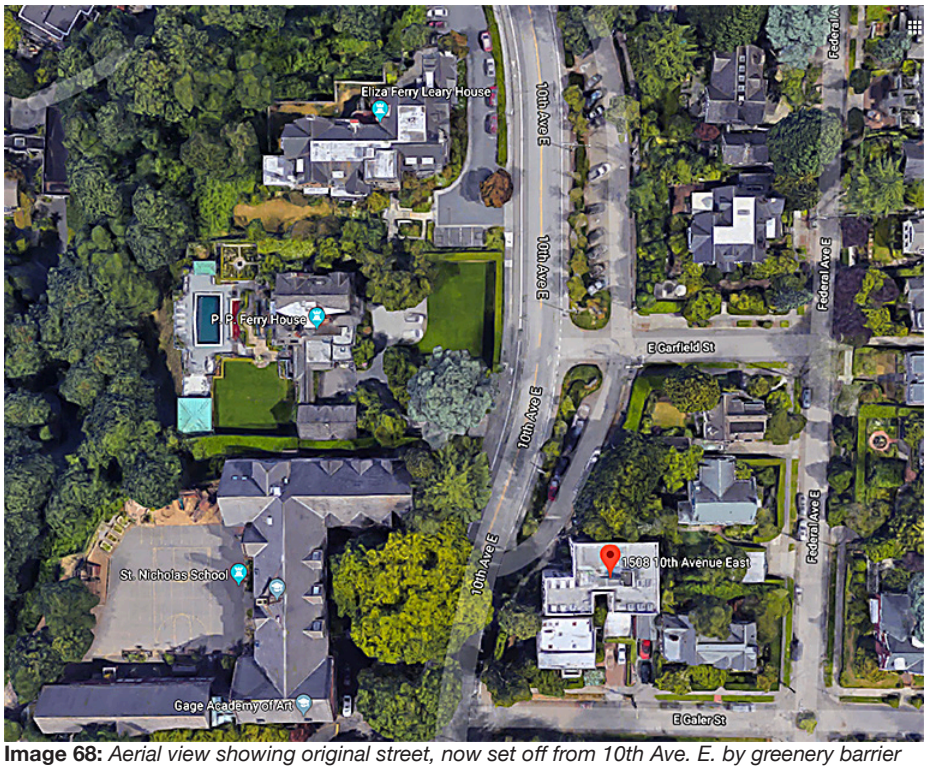


Image 68: *Aerial view showing original street, now set off from 10th Ave. E. by greenery barrier and used as parking strip.*

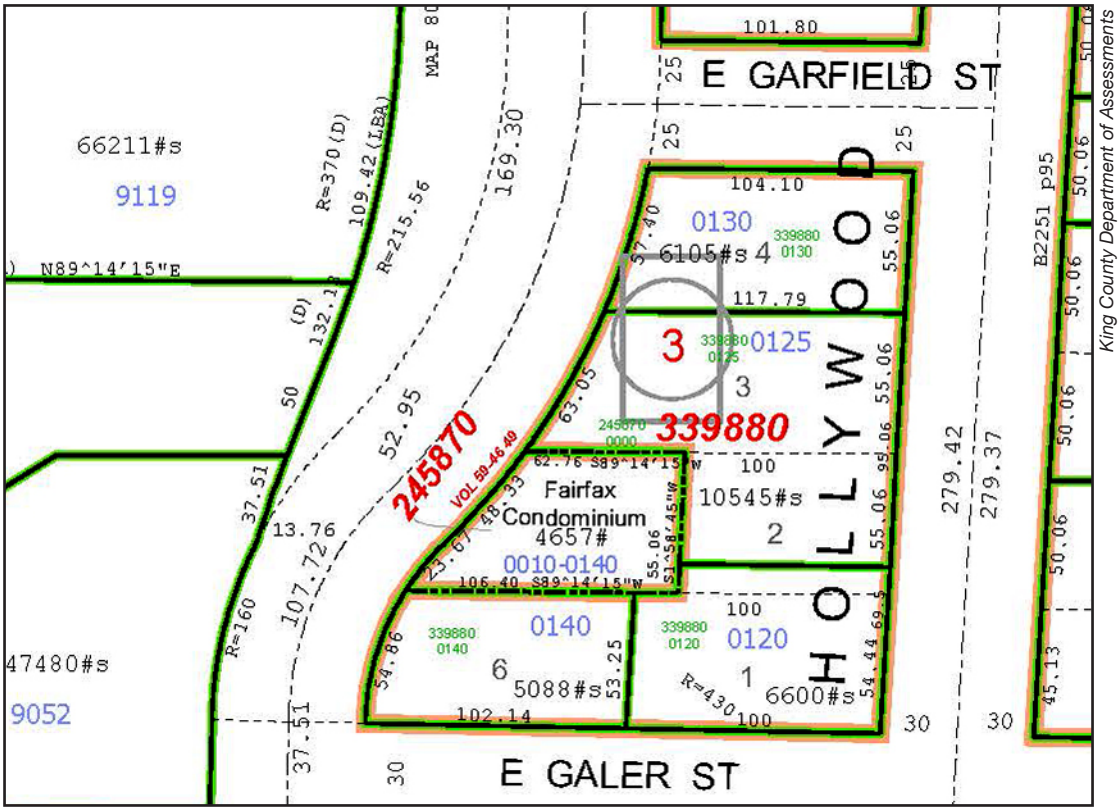


Image 69: *Detail of 2018 King County Assessors map showing the Fairfax.*

Seattle Department of Construction and Inspections, Microfilm Library

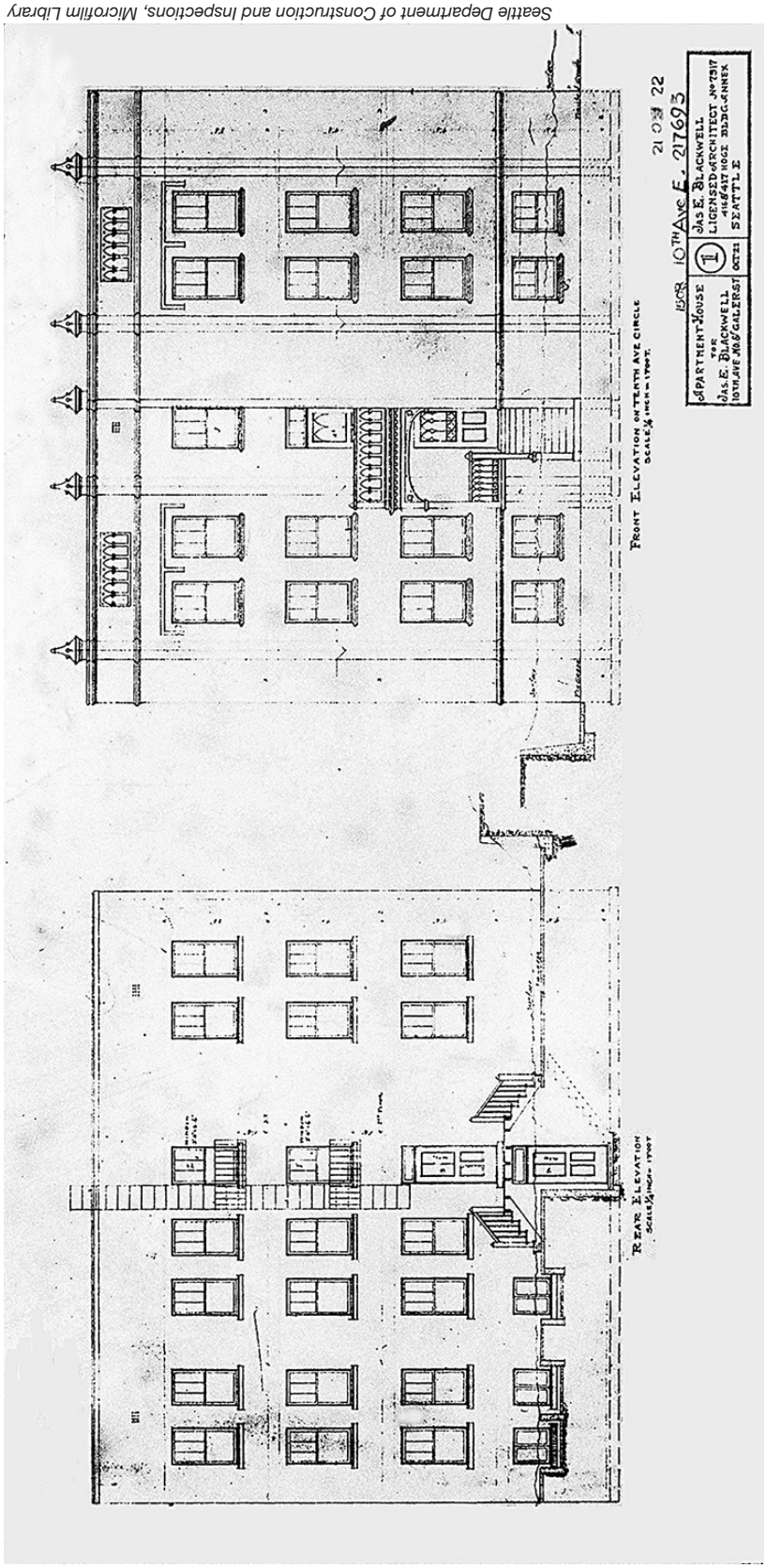


Image 70: *Original 1922 Blackwell blueprint showing front and back elevations*

Seattle Department of Construction and Inspections, Microfilm Library

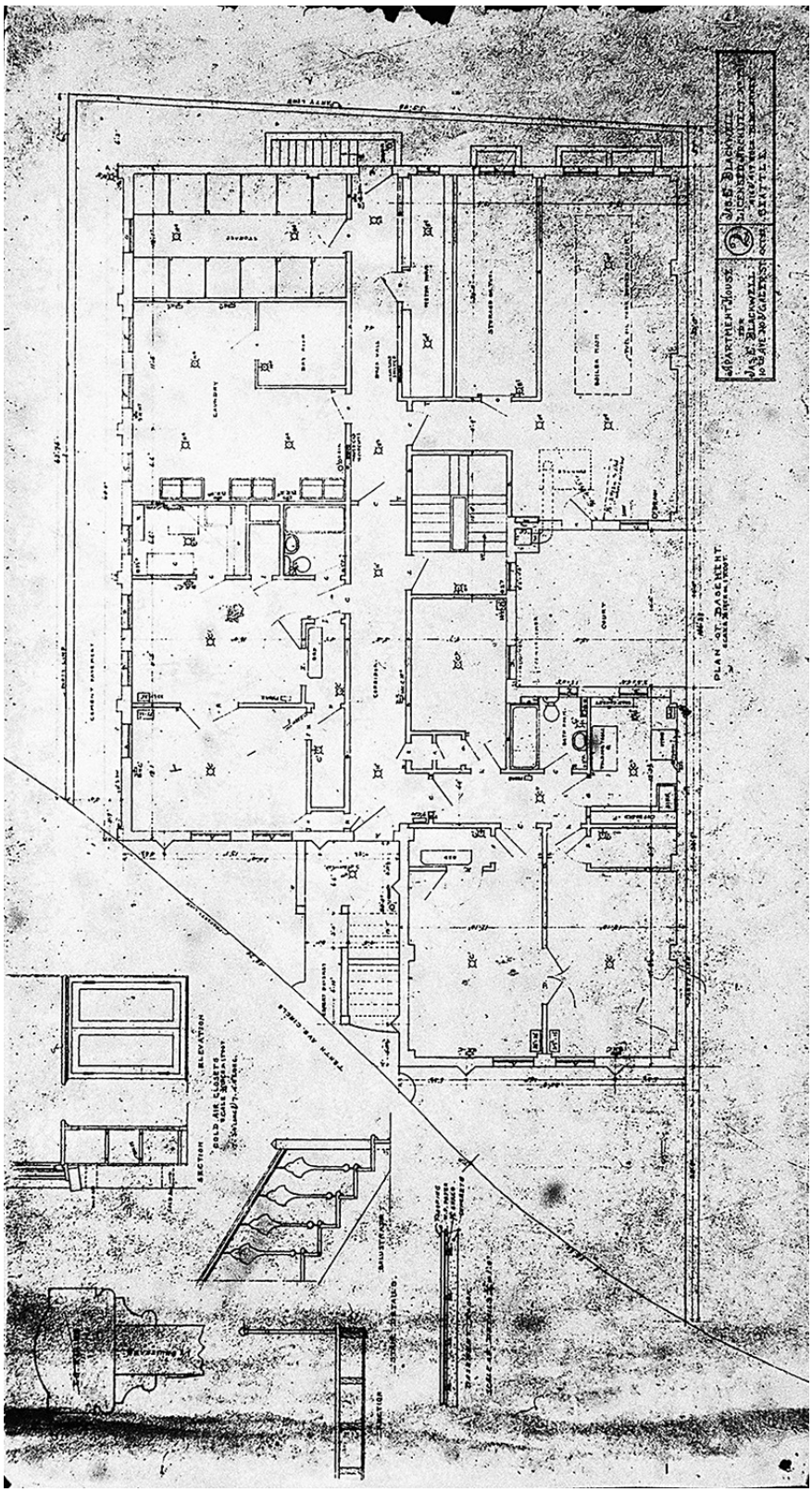


Image 71: *Original 1922 Blackwell blueprint showing basement floor plan and detail features. (The current residents call the basement the first floor.)*

Seattle Department of Construction and Inspections, Microfilm Library

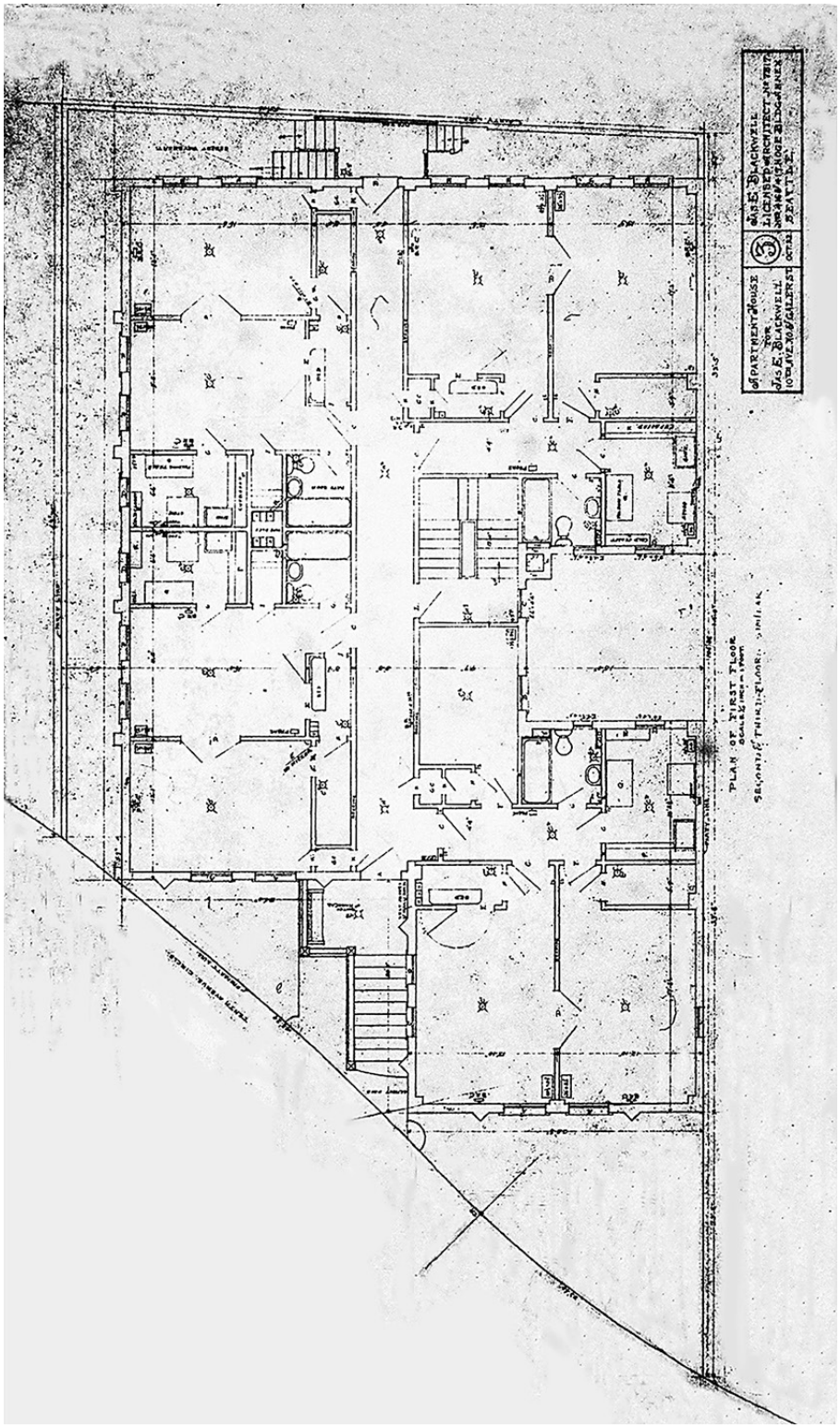
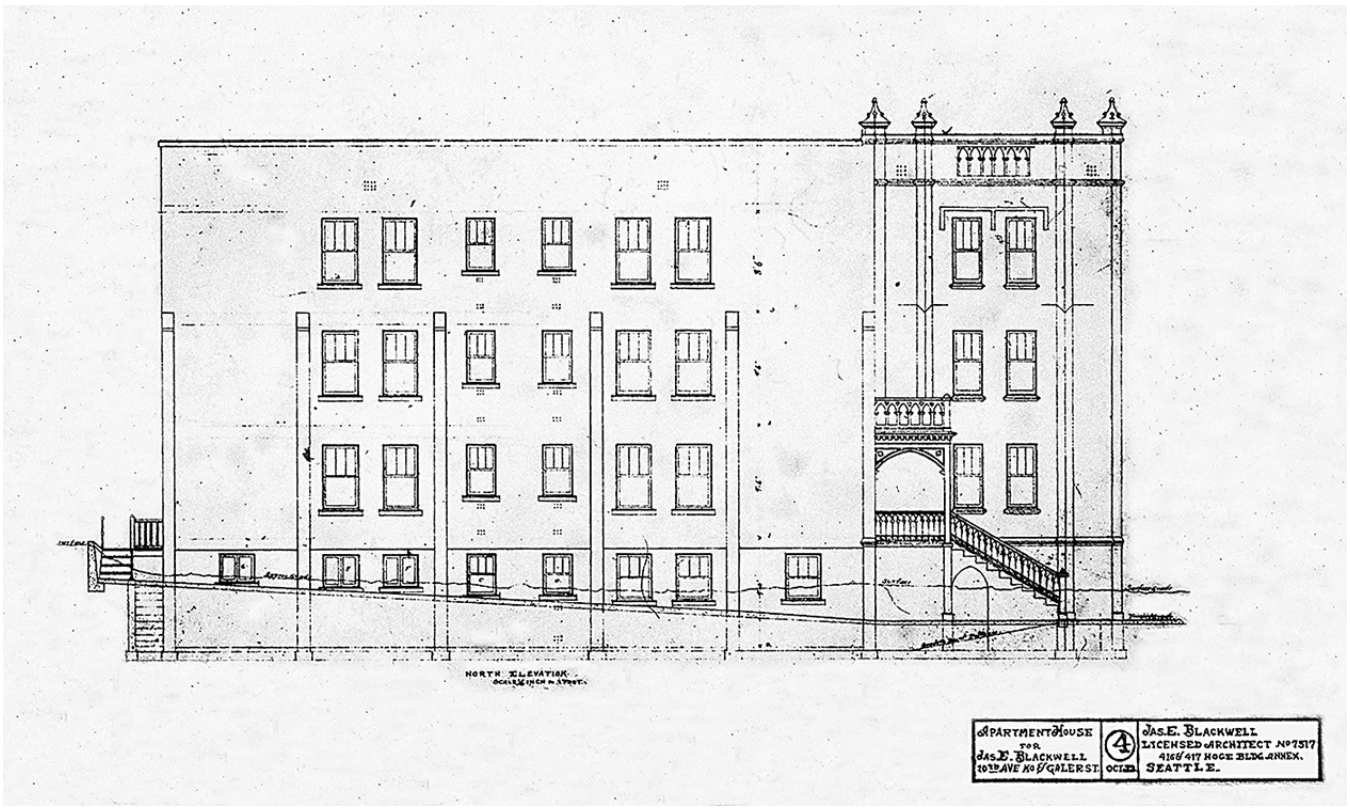
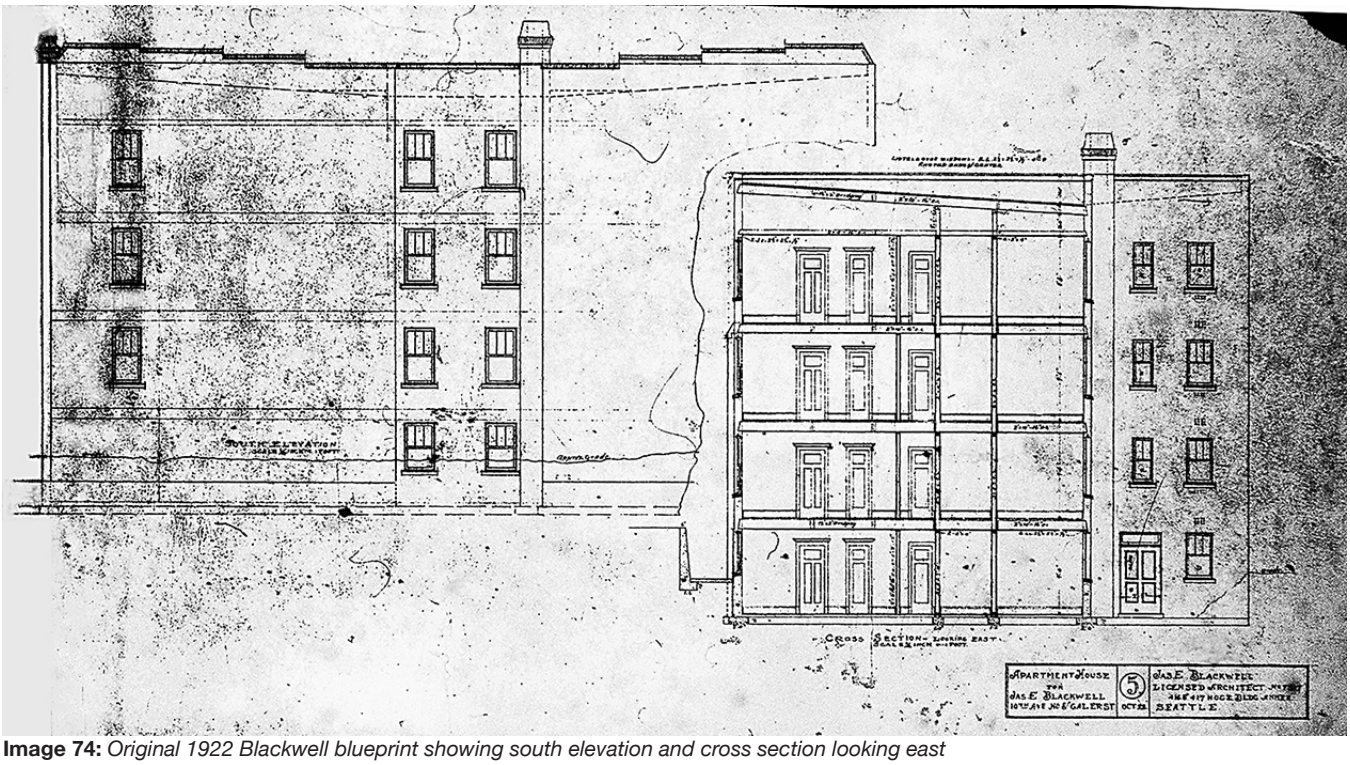


Image 72: *Original 1922 Blackwell blueprint showing first floor plan. The upper floors follow the same plan. (These floors are now considered the second, third and fourth floors.)*



Seattle Department of Construction and Inspections, Microfilm Library

Image 73: *Original 1922 Blackwell blueprint showing the north elevation*



Seattle Department of Construction and Inspections, Microfilm Library

Image 74: *Original 1922 Blackwell blueprint showing south elevation and cross section looking east*

Seattle Department of Construction and Inspections, Microfilm Library

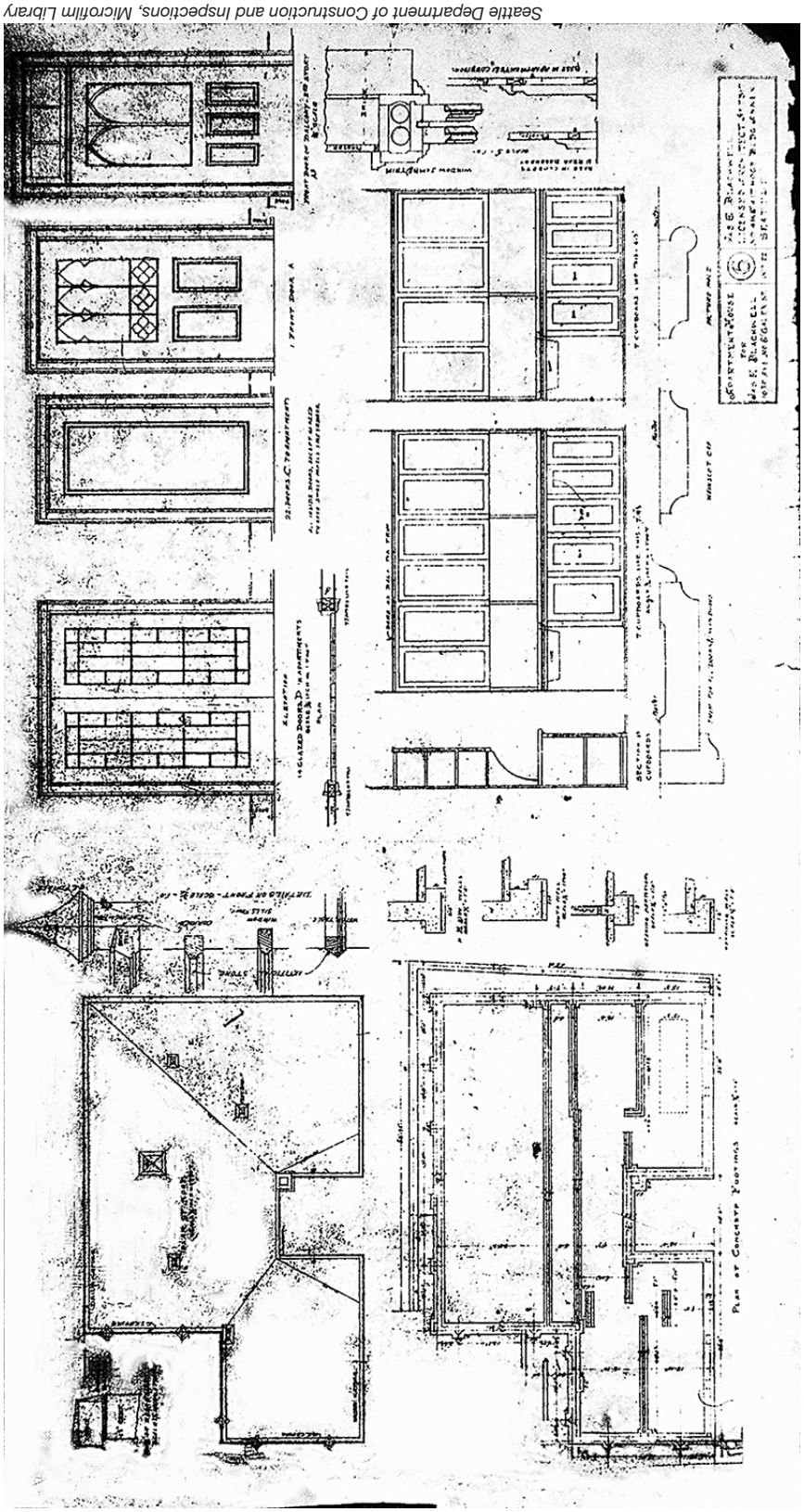
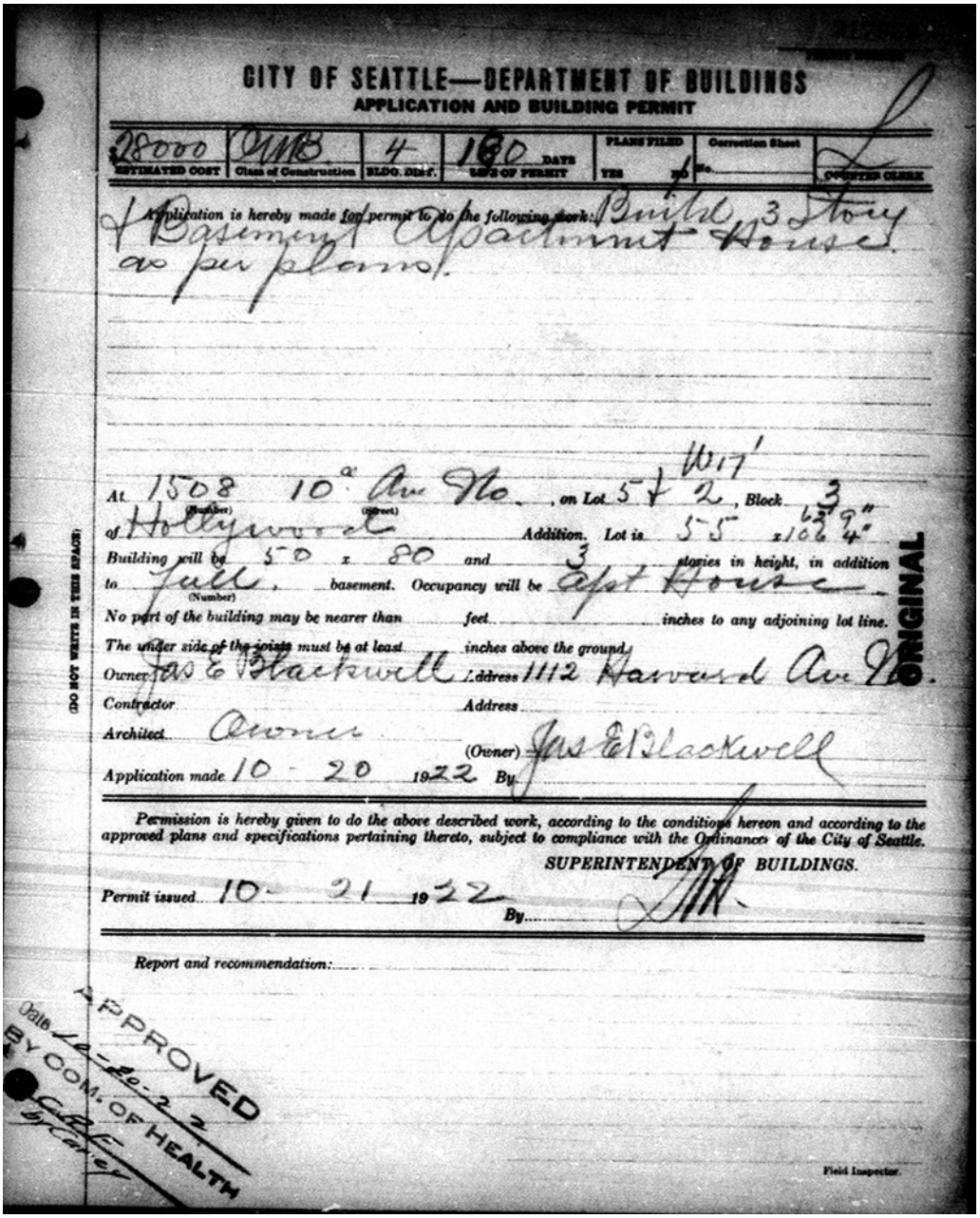


Image 75: *Original 1922 Blackwell blueprint showing foundation and interior features*



CITY OF SEATTLE—DEPARTMENT OF BUILDINGS
APPLICATION AND BUILDING PERMIT

ESTIMATED COST	Class of Construction	BLDG. DIST.	LIFE OF PERMIT	PLANS FILED YES	NO	Correction Sheet No.	COUNTER CLERK
28000	OMB	4	180 DAYS				L

Application is hereby made for permit to do the following work: Build 3 Story & Basement Apartment House as per plans.

At 1508 (Number) 10th Ave No. (Street), on Lot 5 & W17' 2, Block 3 of Hollywood Addition. Lot is 55 x 62' 9" 106' 4"
Building will be 50 x 80 and 3 stories in height, in addition to full (Number) basement. Occupancy will be Apt House
No part of the building may be nearer than feet inches to any adjoining lot line.
The under side of the joists must be at least inches above the ground.
Owner Jas E Blackwell Address 1112 Harvard Ave No.
Contractor Address
Architect Owner (Owner) Jas E Blackwell
Application made 10 - 20 1922 By

Permission is hereby given to do the above described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

SUPERINTENDENT OF BUILDINGS.

Permit issued 10 - 21 1922 By

Report and recommendation:

APPROVED
Date 10-20-22
BY COM. OF HEALTH
C.R.F.
by Carey

Field Inspector.

(DO NOT WRITE IN THIS SPACE)

ORIGINAL

Seattle Department of Construction & Inspections

Image 76: *Permit 217968(?) granted to Blackwell in 1922 for the building of the Fairfax Apartments.*



NEW SEATTLE CONSTRUCTION TO COST $200,000

Building Activities Increasing
* * * * * * * * *
Many Big Projects in Seattle

Large Apartment Houses, Office and Other Business Structures Under Consideration for Summer Months.

As the season advances prospects for building activity in Seattle look better and best, according to contractors. Architects report they are preparing plans and estimates on more bona fide projects than they had all last season, and preliminary

Besides the interest in business structures and apartments, heavy activity is reported in residence building. Though this is more marked in some sections than in others, every section of the city is sharing in the

NEW SCHOOL UNDER WAY

ST. MARGARET'S PARISH TO SPEND $30,000.

Construction Work Started on Building at 14th Avenue West and West Dravus.

Construction work on the new St. Margaret's parish school, on 14th Avenue West and West Dravus Street, began during the week, the contract having been awarded to M. Heard & Co. The building is to cost about $30,000.

The school will be two stories and basement, of masonry construction, 100 by 62 feet and will contain eighteen rooms. Facing of the structure will be of tapestry brick with terra cotta trim. The rooms will be divided into five for class purposes, boys' and girls' playrooms separate; dining room, living room, chapel, kitchen, as- bedrooms.

hon are the archi- e that the building ated with an oil-

C. F. MARTIN GENERAL CONTRACTOR

THE FAIRFAX 3 & 4 ROOM APARTMENTS

Examples of Local Building Activity.

New Seattle construction shown in the photographs this week involve an expenditure of more than $200,000. 1—Building for The White Company, distributors of White motor trucks, to be occupied about April 1, at Rainier Avenue and Dearborn Street. This structure represents a cost of $85,000 and is situated on ground costing $30,000. The building has 50,000 square feet floor space and features the saw tooth construction. Bebb & Gould were the architects. C. W. Cornell is manager of the Seattle branch of the White Company. 2—The Swansonia Apartments, under construction on the southwest double corner of Federal Avenue and Harrison Street, which will cost $80,000. The building, owned by Charles A. Swanson, will contain thirty-one two and three-room apartments. 3—The Fairfax Apartments, 1508 10th Ave. N., designed and owned by James E. Blackwell, is costing $50,000. It will have fourteen handsome suites. Management of the Swansonia and Fairfax Apartments has been entrusted to Henry Broderick, Inc.

Seattle Public Library

Image 77: *March 24, 1923* Seattle Daily Times *article about a construction boom, featuring the Fairfax.*

EARLY RENTAL ADS



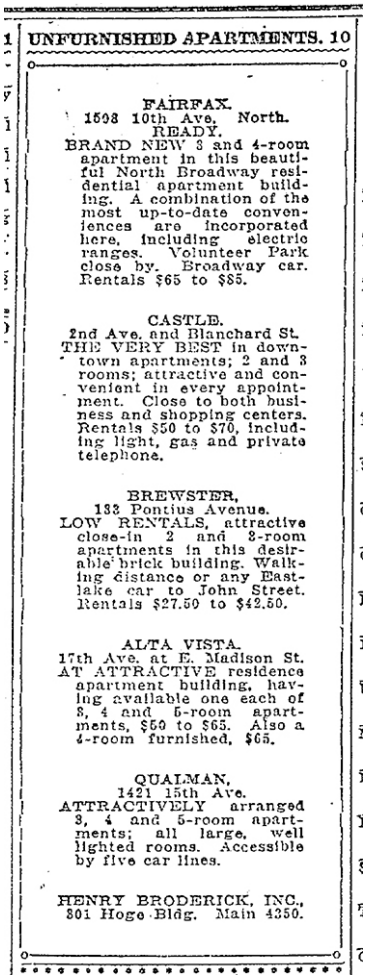
"Fairfax"

An Apartment Building That Lives Up to Its Name

THE "Fairfax" Apartments on 10th Avenue near Galer are now practically complete. In the center of a fashionable district, it embraces 14 3 and 4-room apartments, all excellently finished. Still, the rents are moderate. Glad to show the apartments by appointment.

Henry Broderick INC.
Hoge Building
Private Exchange Main 4350

Image 78: *June 26, 1923*
Seattle Daily Times



UNFURNISHED APARTMENTS. 10

FAIRFAX.
1508 10th Ave. North.
READY.
BRAND NEW 3 and 4-room apartment in this beautiful North Broadway residential apartment building. A combination of the most up-to-date conveniences are incorporated here, including electric ranges. Volunteer Park close by. Broadway car. Rentals $65 to $85.

CASTLE.
2nd Ave. and Blanchard St.
THE VERY BEST in downtown apartments; 2 and 3 rooms; attractive and convenient in every appointment. Close to both business and shopping centers. Rentals $50 to $70, including light, gas and private telephone.

BREWSTER,
133 Pontius Avenue.
LOW RENTALS, attractive close-in 2 and 3-room apartments in this desirable brick building. Walking distance or any Eastlake car to John Street. Rentals $27.50 to $42.50.

ALTA VISTA.
17th Ave. at E. Madison St.
AT ATTRACTIVE residence apartment building, having available one each of 3, 4 and 5-room apartments, $50 to $65. Also a 4-room furnished, $65.

QUALMAN,
1421 15th Ave.
ATTRACTIVELY arranged 3, 4 and 5-room apartments; all large, well lighted rooms. Accessible by five car lines.

HENRY BRODERICK, INC.,
301 Hoge Bldg. Main 4350.

Image 79: *July 29, 1923*
Seattle Daily Times



UNFURNISHED APARTMENTS. 10

FAIRFAX APARTMENTS,
1508 10th Ave. North.
Announcing a new schedule of prices in this new building that will be a pleasant surprise, if you are looking for a modern apartment. Three and four suites with all conveniences.

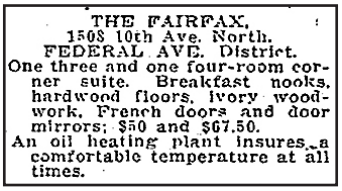
BUNGALOW APARTMENTS.
Franklin Ave. and Allison St.
The latest word in bungalow apartments. Three rooms, breakfast nook and private basement. Fireplaces.

THE WILTONIA APARTMENTS
317 18th Ave. North.
The first vacancy in this building in several years. Five rooms, all outside, fireplace, hot water heat, and an atmosphere that is hard to equal. $70.

THE MARYLAND APTS.,
626 13th Ave. North.
Four and five-room suites, near Volunteer Park. Marino view. $50 TO $75.

CARTER, MacDONALD & MILLER, INC.,
208 Columbia St. ELliott 8690.

Image 80: *August 10, 1924*
Seattle Daily Times



THE FAIRFAX,
1508 10th Ave. North.
FEDERAL AVE. District.
One three and one four-room corner suite. Breakfast nooks, hardwood floors, ivory woodwork, French doors and door mirrors; $50 and $67.50.
An oil heating plant insures a comfortable temperature at all times.

Image 81: *December 21, 1924*
Seattle Daily Times

ARTICLES INDICATING FAIRFAX POPULARITY WITH NEWLYWEDS



ALICE JACKSON IS BRIDE OF E. J. RILEY

Young Couple Will Be at Home at The Fairfax After October 1.

INTEREST last week centered in the marriage of Miss Alice Jackson, daughter of Mrs. John N. Jackson, to Mr. Ernest John Riley, son of Mr. P. J. Riley of Seattle, which was celebrated Wednesday at noon in St. Joseph's Church. The Rev. Father John McHugh read the service which was followed by a reception at the home of the bride.

Miss Jackson, given in marriage by her brother, Mr. John Jackson, was

Image 82: *September 21, 1924*
Seattle Daily Times

* * *

Mr. and Mrs. Edwin R. Hogg, Jr., will remove the middle of the month from Wing Point to their apartments at The Fairfax.

* * *

Image 83: *October 3, 1924*
Seattle Daily Timess

Mr. and Mrs. Du Mett will spend their honeymoon on a motor trip and after January 15 will be at home at the Fairfax Apartments.

* * *

Image 84: *December 6, 1924*
Seattle Daily Times

* * *

Dr. and Mrs. Clarence Shannon have moved from the Hotel Sorrento to the Fairfax Apartments.

* * *

Image 85: *July 25, 1925* Town Crier

* * *

Mr. and Mrs. Thomas Emory DeWolfe, whose marriage took place last week in New Haven, Conn., will arrive in town about January 4, and will be at home after January 15, at the Fairfax Apartments. Mrs. DeWolfe (Mary Chamberlain), has many friends in town, as she has often visited Miss Roberta Humphrey and Miss Laura Emory.

* * *

Image 86: *January 1, 1927*
Seattle Daily Times

Investment in Seattle Attracts Spokane Man

Two apartment house sales were among the transactions reported the last week by Henry C. Ewing & Co.

The Fairfax Apartments, 10th Avenue and Gaylor Street, were purchased by F. E. Birney of Spokane for $75,000. The purchase was made as an investment. Mr. Birney expressed the belief that no other city in the United States offers better investment opportunities than Seattle and he has notified Henry C. Ewing & Co. that he has more money to invest here.

The other transaction was the sale of the Reiff Apartments, Broadway and Alder, to J. E. Blackwell for $40,000. This purchase also was made for investment. The property will be managed by West & Wheeler.

Image 87: *October 19, 1924*
Seattle Daily Times

Fairfax Apartments Purchased at $75,000

Henry C. Ewing & Company yesterday reported completion of the sale of the Fairfax Apartments at Galer Street and Tenth Avenue North, to Frank Owen Birney of Spokane.

Mr. Birney is a mining man, moving to Seattle to make this his home, and he purchased the Fairfax Apartments at $75,000 from James E. Blackwell, prominent Seattle architect. Mr. Blackwell built this apartment house last year, and it is recoginzed as one of the best equipped apartments in the city, having every modern convenience. It is in the North Broadway and Federal Avenue district, just a block from Volunteer Park.

Image 88: *November 2, 1924*
Seattle Daily Times

FOR SALE—REAL ESTATE. 35

FAIRFAX APARTMENTS.
ON TENTH AVENUE NORTH,
OPPOSITE LEARY HOME.
SOLID BRICK BLDG.—$50,000.

The apartment is about four years old and has every modern convenience except Frigidaire, which can be installed at a very reasonable expense; contains 46 rooms; has hardwood floors, electric ranges, oil burners, wall beds, etc.

If you are looking for a real buy, this is your chance. The building is being sacrificed. Income is now better than 10 per cent net on this figure, and reasonable cash payment will handle the deal.

(1-14 JFB)

PERKINSON & BRIDGES,
525 Dexter Horton Bldg. EL. 1860.

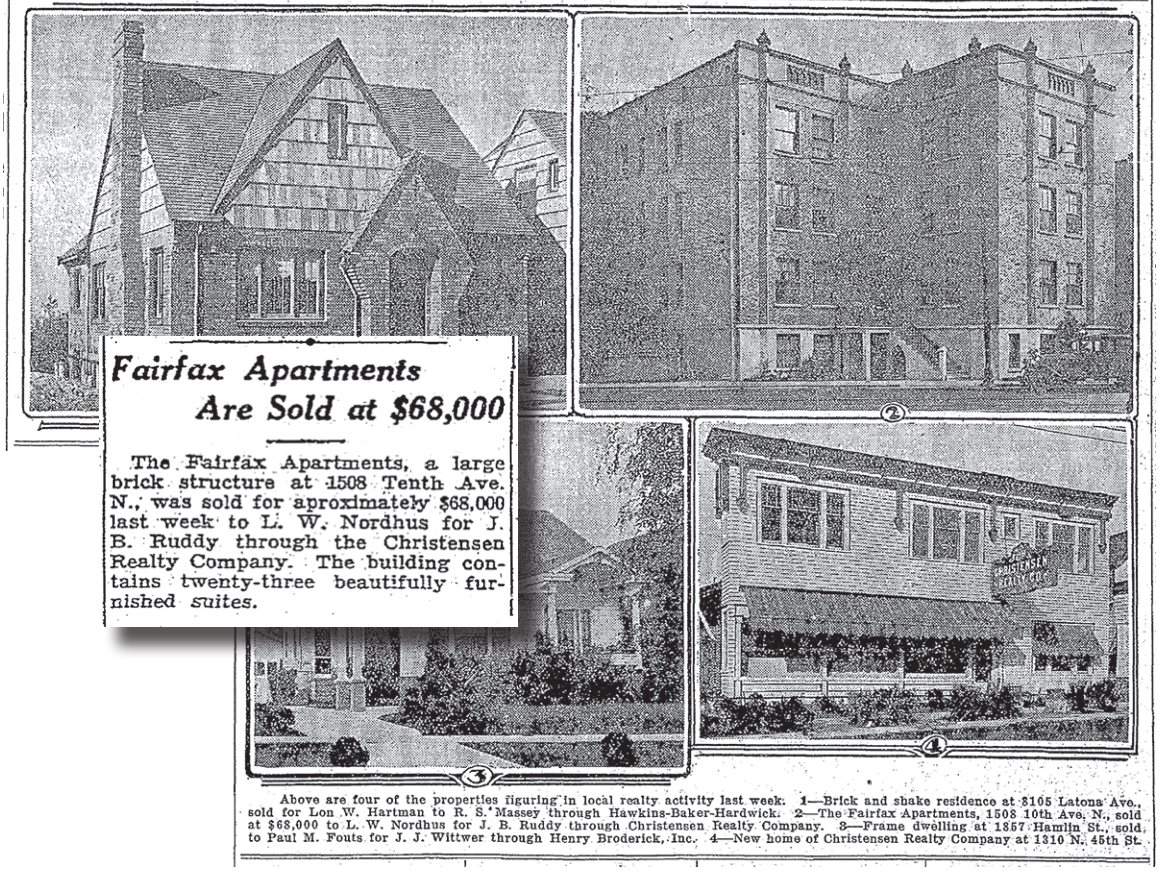
Image 89: *March 23, 1927*
Seattle Daily Times

THE SEATTLE SUNDAY TIMES

SEATTLE REAL ESTATE MART SHOWS QUICKENING TONE

Fairfax Apartments Are Sold at $68,000

The Fairfax Apartments, a large brick structure at 1508 Tenth Ave. N., was sold for aproximately $68,000 last week to L. W. Nordhus for J. B. Ruddy through the Christensen Realty Company. The building contains twenty-three beautifully furnished suites.



Above are four of the properties figuring in local realty activity last week. 1—Brick and shake residence at 8105 Latona Ave., sold for Lon W. Hartman to R. S. Massey through Hawkins-Baker-Hardwick. 2—The Fairfax Apartments, 1508 10th Ave. N., sold at $68,000 to L. W. Nordhus for J. B. Ruddy through Christensen Realty Company. 3—Frame dwelling at 1857 Hamlin St., sold to Paul M. Fouts for J. J. Wittwer through Henry Broderick, Inc. 4—New home of Christensen Realty Company at 1310 N. 45th St.

Image 90: *October 27, 1929* Seattle Daily Times *featuring Fairfax sale.*



AUCTION NOTICES. 147

AUCTION TODAY
Sunday, Jan. 25, at 2 P. M.
4884 BEACON AVE.
Near Jefferson municipal golf links, in good district. Owner must sell at once this lovely 7-room modern home, brand new. I can recommend this to the discriminating buyer.

Saturday, Jan. 31, at 2:30 P. M.
FAIRFAX APTS.
1508 10TH AVE. NORTH.
District speaks for itself; North Broadway, it's close in, near schools, shopping center, etc., good neighborhood. The Fairfax is a brick bldg. of 15 apartments, 8 furnished, modern, having oil burner and Frigidaire, etc. You can buy owner's interest at your own price. If interested in income property, look this over, then come to our office for full particulars as to income, etc.

Image 91: *January 25, 1931*
Seattle Daily Times



REAL ESTATE

HARVARD CREST, FAIRFAX CHANGE HANDS IN DEALS

Purchase of Two Properties by Eastern Washington Men at Total of $205,000 Reported by Bridges.

Two apartment house sales totaling $205,000, were reported yesterday by the C. D. Bridges Company, which represented the buyers and the sellers in both transactions.

W. J. Fortier and W. E. Olson were the purchasers in both deals, buying the Harvard Crest Apartments from Milo W. Kimm for $150,000 and the Fairfax Apartments for $55,000, according to the announcement by the C. D. Bridges Company.

C. D. Bridges, Sr., said interest in apartment and other income properties has been keener in the past thirty days than at any time in the year prior.

Image 92: *February 15, 1931*
Seattle Daily Times



Robbers Lock Up Janitor.

Surprised in the basement of the Fairfax Apartments, 1508 Tenth Ave. N., by two robbers yesterday, W. B. Aitkin, the apartment janitor, was locked in the furnace room while the men looted two trunks stored in the basement by tenants. Aitken reported one robber carried a pistol.

Image 93: *April 2, 1935*
Seattle Daily Times



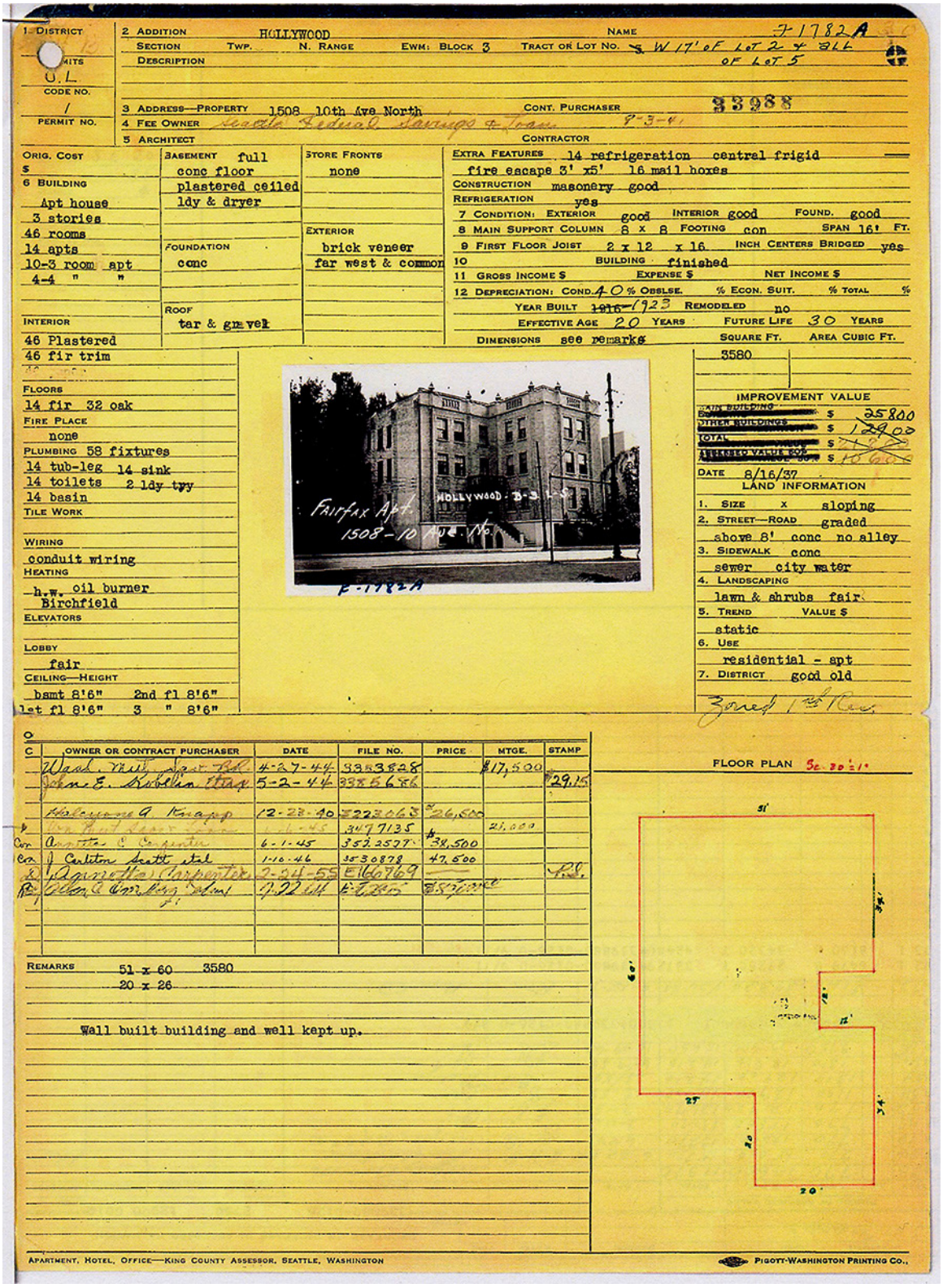
3 ROOMS, $30
THE FAIRFAX — Front corner, spacious 3-room; two in-a-door beds; refrigeration; across from old Leary home. 1508 10th Av. N.

Image 94: *April 15, 1936*
Seattle Daily Times



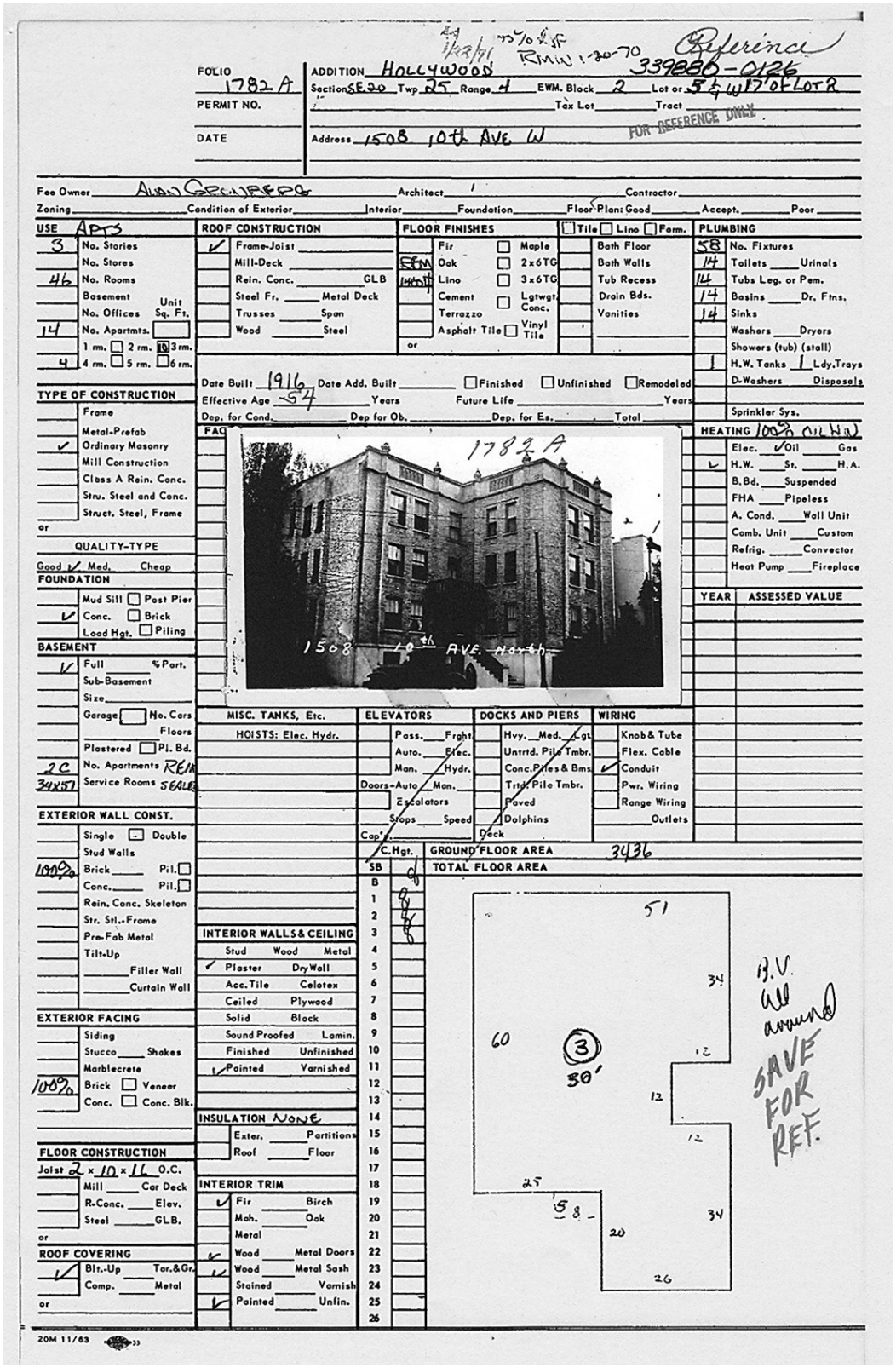
Washington State Archives, Puget Sound Branch

Image 95: *Assessor's photo taken in 1937 by the Works Progress Administration (WPA)*



Washington State Archives, Puget Sound Branch

Image 96: *Seattle Assessor's property report with listings from 1940 to 1964*



Washington State Archives, Puget Sound Branch

FOLIO 1782 A
PERMIT NO.
DATE

ADDITION HOLLYWOOD
Section SE20 Twp 25 Range 4 EWM. Block 2 Lot or 5 & W17' of Lot 2
Tax Lot Tract
Address 1508 10th Ave W

Reference 339880-0126
FOR REFERENCE ONLY

Fee Owner Alan Gronberg Architect Contractor
Zoning Condition of Exterior Interior Foundation Floor Plan: Good Accept. Poor

USE APTS
3 No. Stories
No. Stores
46 No. Rooms
Basement
No. Offices Unit Sq. Ft.
14 No. Apartmts.
1 rm. 2 rm. 10 3 rm.
4 4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION
✓ Frame-Joist
Mill-Deck
Rein. Conc. GLB
Steel Fr. Metal Deck
Trusses Span
Wood Steel

FLOOR FINISHES
Fir Maple
RFM Oak 2x6TG
1400# Lino 3x6TG
Cement Lgtwgt. Conc.
Terrazzo
Asphalt Tile Vinyl Tile
or

Tile Lino Form.
Bath Floor
Bath Walls
Tub Recess
Drain Bds.
Vanities

PLUMBING
58 No. Fixtures
14 Toilets Urinals
14 Tubs Leg. or Pem.
14 Basins Dr. Ftns.
14 Sinks
Washers Dryers
Showers (tub) (stall)
1 H.W. Tanks 1 Ldy.Trays
D-Washers Disposals
Sprinkler Sys.

Date Built 1916 Date Add. Built Finished Unfinished Remodeled
Effective Age 54 Years Future Life Years
Dep. for Cond. Dep for Ob. Dep. for Es. Total

TYPE OF CONSTRUCTION
Frame
Metal-Prefab
✓ Ordinary Masonry
Mill Construction
Class A Rein. Conc.
Stru. Steel and Conc.
Struct. Steel, Frame
or

QUALITY-TYPE
Good ✓ Med. Cheap

FOUNDATION
Mud Sill Post Pier
✓ Conc. Brick
Load Hgt. Piling

BASEMENT
✓ Full % Part.
Sub-Basement
Size
Garage No. Cars
Floors
Plastered Pl. Bd.
2C No. Apartments REIN
34x51 Service Rooms SEALED

EXTERIOR WALL CONST.
Single Double
Stud Walls
100% Brick Pil.
Conc. Pil.
Rein. Conc. Skeleton
Str. Stl.-Frame
Pre-Fab Metal
Tilt-Up
Filler Wall
Curtain Wall

EXTERIOR FACING
Siding
Stucco Shakes
Marblecrete
100% Brick Veneer
Conc. Conc. Blk.

FLOOR CONSTRUCTION
Joist 2 x 10 x 16 O.C.
Mill Car Deck
R-Conc. Elev.
Steel GLB.
or

ROOF COVERING
✓ Blt.-Up Tar.&Gr.
Comp. Metal
or

FAC

HEATING 100% OIL HW
Elec. ✓ Oil Gas
✓ H.W. St. H.A.
B.Bd. Suspended
FHA Pipeless
A. Cond. Wall Unit
Comb. Unit Custom
Refrig. Convector
Heat Pump Fireplace

YEAR ASSESSED VALUE

MISC. TANKS, Etc.
HOISTS: Elec. Hydr.

ELEVATORS
Pass. Frght
Auto. Elec.
Man. Hydr.
Doors-Auto Man.
Escalators
Stops Speed
Cap'y.

DOCKS AND PIERS
Hvy. Med. Lgt.
Untrtd. Pile Tmbr.
Conc. Piles & Bms.
Trtd. Pile Tmbr.
Paved
Dolphins
Deck

WIRING
Knob & Tube
Flex. Cable
✓ Conduit
Pwr. Wiring
Range Wiring
Outlets

C.Hgt.
GROUND FLOOR AREA 3436
TOTAL FLOOR AREA

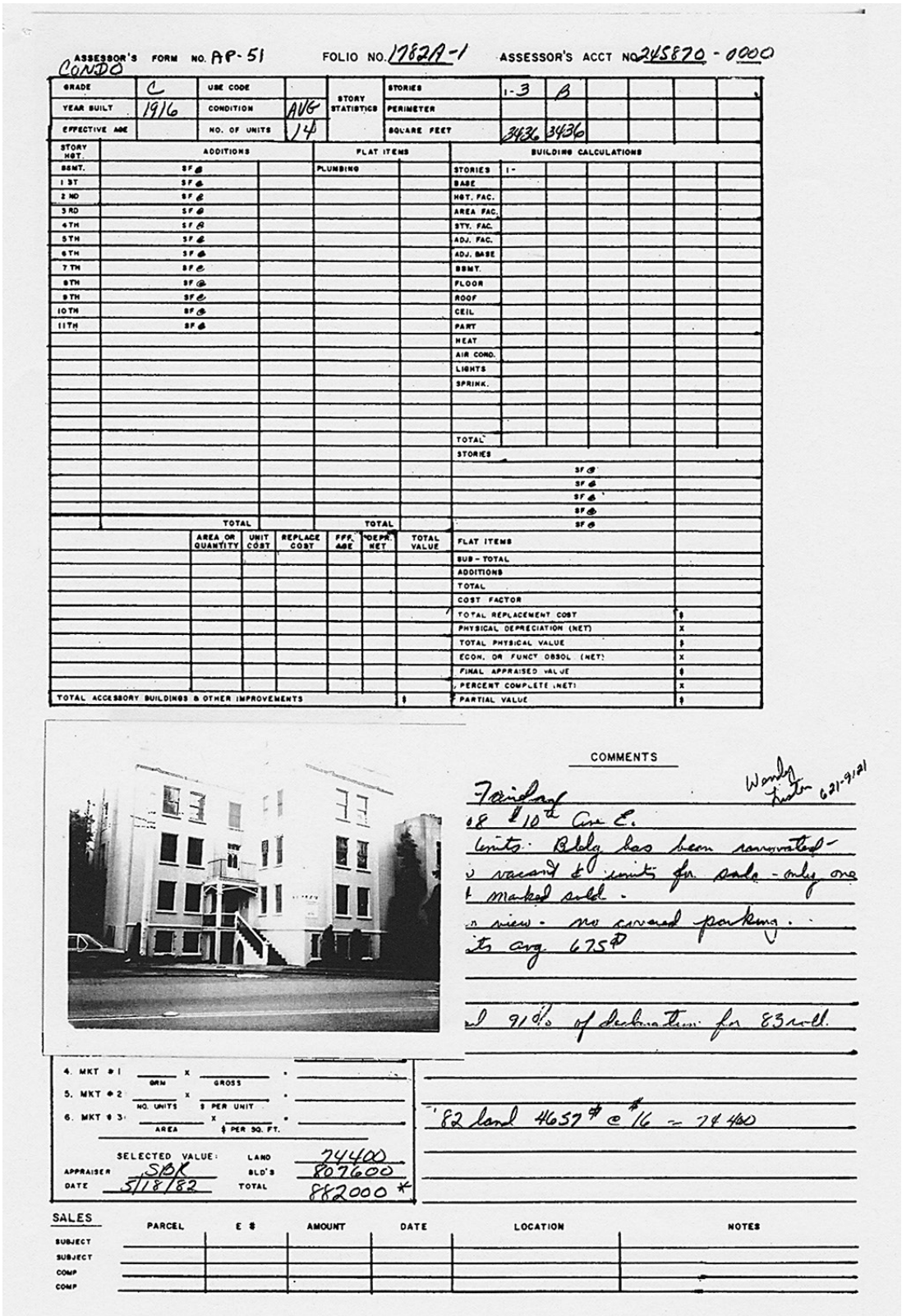
INTERIOR WALLS & CEILING
Stud Wood Metal
✓ Plaster DryWall
Acc.Tile Celotex
Ceiled Plywood
Solid Block
Sound Proofed Lamin.
Finished Unfinished
✓ Painted Varnished

INSULATION NONE
Exter. Partitions
Roof Floor

INTERIOR TRIM
✓ Fir Birch
Mah. Oak
Metal
✓ Wood Metal Doors
✓ Wood Metal Sash
Stained Varnish
✓ Painted Unfin.

20M 11/63

Image 97: *1970 Assessor's property report showing Alan Gronberg as owner. Note uncorrected date of construction as 1916.*



ASSESSOR'S FORM NO. AP-51 FOLIO NO. 1782A-1 ASSESSOR'S ACCT NO. 245870-0000

CONDO

GRADE	C	USE CODE		STORY STATISTICS	STORIES	1-3	B				
YEAR BUILT	1916	CONDITION	AVG		PERIMETER						
EFFECTIVE AGE		NO. OF UNITS	14		SQUARE FEET	3436	3436				

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS						
BSMT.	SF @		PLUMBING		STORIES	1-					
1 ST	SF @				BASE						
2 ND	SF @				HGT. FAC.						
3 RD	SF @				AREA FAC.						
4 TH	SF @				STY. FAC.						
5 TH	SF @				ADJ. FAC.						
6 TH	SF @				ADJ. BASE						
7 TH	SF @				BSMT.						
8 TH	SF @				FLOOR						
9 TH	SF @				ROOF						
10 TH	SF @				CEIL						
11 TH	SF @				PART						
					HEAT						
					AIR COND.						
					LIGHTS						
					SPRINK.						
					TOTAL						
					STORIES						
						SF @					
						SF @					
						SF @					
						SF @					
	TOTAL		TOTAL			SF @					

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET	TOTAL VALUE		
							FLAT ITEMS	
							SUB-TOTAL	
							ADDITIONS	
							TOTAL	
							COST FACTOR	
							TOTAL REPLACEMENT COST	$
							PHYSICAL DEPRECIATION (NET)	X
							TOTAL PHYSICAL VALUE	$
							ECON. OR FUNCT OBSOL (NET)	X
							FINAL APPRAISED VALUE	$
							PERCENT COMPLETE (NET)	X
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$	PARTIAL VALUE	$

COMMENTS

Wendy Lister 621-9121

Fairfax
08 & 10th Ave E.
units. Bldg has been renovated -
vacant & units for sale - only one
marked sold.
view - no covered parking.
its avg 675$

91% of declaration for 83 roll.

'82 land 4657# @ $16 = 74400

4. MKT #1 ____ x ____ = ____ GRM GROSS
5. MKT #2 ____ x ____ = ____ NO. UNITS $ PER UNIT
6. MKT #3 ____ x ____ = ____ AREA $ PER SQ. FT.

SELECTED VALUE: LAND 74400
APPRAISER SBK BLD'S 807600
DATE 5/18/82 TOTAL 882000 *

SALES

	PARCEL	E $	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

Washington State Archives, Puget Sound Branch

Image 98: *1982 Assessor's property report indicating renovation and sale of one unit prior to the condominiums going on the market*



Wendy M. Lister
INCORPORATED
REALTOR
OPEN 1-4

The Fairfax 1508 10th Ave. E.
Elegance you can afford! A classic renovation of Turn of the Century charm and contemporary designer flair at it's best in this 14 unit brick condominium. Across from historic St. Mark's Cathedral, featuring French doors, pedestal wash bowls, top grade carpeting. Seller offering exceptionally attractive terms: 29 year conventional financing at well below market rates! Remaining units priced from $57,225-$89,500 for one and two bedrooms. Contact Bob Lehr or Nola Nevers 621-9121.

Waterfront 12949 Holmes Point Dr.
110' NO BANK with beach dock (seaplane retriever, boat facilities) and magnificent water outlook from the entire home. 4+ bedrooms, 3 stone fireplaces, waterside patio and firepit, covered dock area. $475,000. Charles Hasert 621-9121.

Magnolia 2103 Condon Way W.
Tudor Style, Sound & Mountain view. Minor interior cosmetics can make this a gem — 3 bedrooms, 1¾ baths, updated kitchen, rec. room, fireplace, hardwood floors, corner lot and fenced backyard. $114,500. Gloria Evans 621-9121.

BY APPOINTMENT

Waterfront $575,000
OVER THE WATER. Unique 4+ bedrooms, 2¾ bath home. Diving platform. Private beach. 54' dock for moorage. Low maintenance "Townhouse" yard. A delightful place to live. Call Rex Goode 621-9121.

Queen Anne $219,500
Day view of Ship Canal, Lake Union and the mountains. Sparkling lights at night from all main rooms. Classic French architecture including fireplace in large master bedroom. It is unusual to offer a home of this quality on such exceptional financial terms. Please call Gloria Evans or Bob Lehr at 621-9121.

Mercer Island $174,500
Unique Northwest Contemporary, 4 bedrooms, 2½ baths, 2 car garage. Convenient family room adjacent to breakfast room. Woodsy setting, private backyard with patios. Call Wendy Lister 621-9121.

(206) 621-9121
116 VINE STREET, SEATTLE WASHINGTON, 98121

Image 99: *January 31, 1982* Seattle Times

106 Condominiums, Co-ops

OPEN 1 - 4

THE FAIRFAX
1508 10th Ave. E.
Simply Capitol Hill's best. Well below market 29 year conventional financing with minimal down payments. The 14 units include top grade carpeting, french doors, pedestal wash bowls and much more. $57,225 - $89,500. Call Bob Lehr 621-9121.

BY APPOINTMENT

Image 100: *February 21, 1982* Seattle Times

The Fairfax 1508 10th Ave. E.
ACROSS FROM ST. MARKS. Extraordinarily long-term financing. New low prices from $53,950-$78,950 — plus low down. Pedestal sinks, cottage doors, designer-perfect. Call Joe Mikolic, 621-9121.

Image 101: *May 2, 1982* Seattle Times

106 Condominiums, Co-ops

★★★★★

10% Down

Prime North Broadway Condominiums
PRICES JUST REDUCED
PLUS
EXTRAORDINARY
LONG TERM
FINANCING
THE FAIRFAX
1508 10th Ave E
OPEN 2 - 5
SAT
Wendy M Lister, Inc
621-9121

★★★★★

Image 102: *May 8, 1982* Seattle Times

THE Bill Snyder CO REALTORS®

OPEN SUNDAY 1 to 5

CAPITOL HILL
From $55,950 to $78,950
1508 - 10th Ave. East

The Fairfax is a classic old Seattle building tastefully renovated. It reflects the grace of a bygone age. Bright sunny rooms give the units a friendly, homey feel. French doors add a touch of class. One and two bedroom units. Great Location! Across from St. Marks. Easy Walking distance to shopping, restaurants and entertainment. Enjoy the amenities of city life. Fantastic terms!! 10% down, 13⅞% interest, 29 year term. Also open Tuesday and Thursday 3 to 6. For more information call 632-6900 or NANCY SINSHEIMER 523-2640 or DEON STONEHOUSE 634-1061.

Image 103: *June 13, 1982* Seattle Times



25 cents | Bringing the neighborhood to your home | Wednesday, June 2, 1993

Capitol Hill

Neighbors launch lot beautification project

By Rebecca Jones
News Editor

Cars are frequently wedged in every which way. Graffiti and trash litter the walls and the ground. Weeds sprout out of the curbs.

Welcome to Capitol Hill.

Not really, say a group of neighbors who have developed a plan to beautify the unkempt parking lot at 10th Avenue East and East Garfield Street in the hopes of putting forth a better community face. And they hope to pull it off with a grant from the city's matching-fund program.

"It's a poor welcome to Capitol Hill," said Elizabeth Squires, who is coordinating the project. "People really want to see it cleaned up."

The site, located at the jog in the road near Cornish College of the Arts' north campus, has been an eyesore for years, she said. Neighbors first started talking about improving the site during a get-together called by local businessman and resident Michael Malone.

"We talked about a lot of issues," Squires recalled. "And that parking lot came up. Things just went from there."

Preliminary plans include repaving and striping the lot, adding some curbing and planting trees and shrubs between the lot and 10th Avenue East. To discourage graffiti, the group is considering planting ivy on the retaining walls.

The project has been co-sponsored by the Capitol Hill Community Council and has received support from the neighborhood, including Cornish.

As part of its design process, the group has already been discussing the project with city agencies. The Engineering Department, for its part, has requested that the lot be made one-way with back-in, angle parking. Squires said there is some concern about the affect of car exhaust on the plants, but overall the group agrees with the concept.

Squires said the project is budgeted at about $95,000, but the group, called The Friends of 10th Avenue East and East Garfield Street, is interested in doing the improvements for as little as possible. The biggest expense – tearing up the old pavement – may be made less expensive if the group is able to contract the work with a non-profit organization.

It also will be soliciting donations of plants, materials, time, energy and, of course, money to match the $40,000 grant request, should it be approved.

Squires, a veteran of the matching funds process, impressed Malone with her work as one of the leaders of the Volunteer Park Play Yard Project two years ago.

"It was volunteerism at its best," he said.

Malone, who lives across the street from the parking lot, said the area was exempt from the city's new rules regarding parking lots. Nobody wanted to reduce parking in the neighborhood, but the lot was attracting vandals and having a negative impact on the neighborhood.

"We thought, 'Isn't there something we can do?'," he said, adding that the matching funds program seemed like the perfect avenue for fixing the site.

Malone also shared a little history about the lot: At the turn of the century, the city limits ended at East Roy Street. What is now that funny little vehicular side-step at Broadway Avenue and 10th Avenue East was then a driveway leading to two houses down by present-day Cornish North, one of which is now owned by Malone.

The parking lot was originally part of the driveway turn-around for the houses and was created in the 1920s, when the city expanded and tried to straighten out the turn-around. Malone said there are still remnants of the old driveway in the parking lot.

District councils will evaluate matching fund applications in August and September, with recommendations going to the mayor sometime in early October.

(For a look at other proposed matching fund projects in the greater Capitol Hill area, see the chart on Page 3.)

Photo/Greg Farrar

Graffiti mars a retaining wall behind the parking lot at 10th Avenue East and East Garfield Street.

Image 104: Capitol Hill Times *article about restoring the parking strip in front of the Fairfax*



Susan Beardsley, November 2020

Image 105: *The parking strip as it looks today - better, but still a grafitti magnet*

Historic Property Report

Resource Name: The Fairfax

Property ID: 673349

Inventory Details - 11/26/2013

Common name:

Date recorded: 11/26/2013

Field Recorder: Pinyerd

Field Site number:

SHPO Determination 012114-46-FCC determined on 1/21/2014

Detail Information

Characteristics:

Category	Item
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Material	Asphalt/Composition - Built Up
Cladding	Brick
Plan	Irregular
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame
Roof Type	Flat with Parapet

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Significance narrative: Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction) was the only criteria examined in the scope of this project. The apartment retains sufficient integrity to be potentially eligible for the National Register under Criterion C.

Physical description: The Fairfax at 1508 10th Avenue East was built 1916, according to the King County Assessor. The three-story structure has an irregular plan to fit its lot and is topped by a flat roof with a parapet. The exterior cladding consists of painted brick. The parapet is marked with blind Tudor arches. Finials terminate unusual triangular pilasters. Windows are primarily 3/1 double-hung wood sashes. The upper floor windows have a slight decorative hood. The building sits on a high basement with a prominent water table. The building is set into a hillside so that its east side is only two stories tall. Its main entry is on the west side protected within an angle of the building and is reached by a flight of stairs. The landing is protected by a porch decorated with a Tudor arch and dentils.

Image 106: *A 2013 inventory by the Department of Archaeology and Historic Preservation determined the Fairfax is a possible candidate for the National Register of Historic Places*

JAMES EUSTACE BLACKWELL, THE ARCHITECT

JAS. E. BLACKWELL, R. L. ROBERTSON
Architect, formerly of Supervising Architect's Office, Washington. D. C.

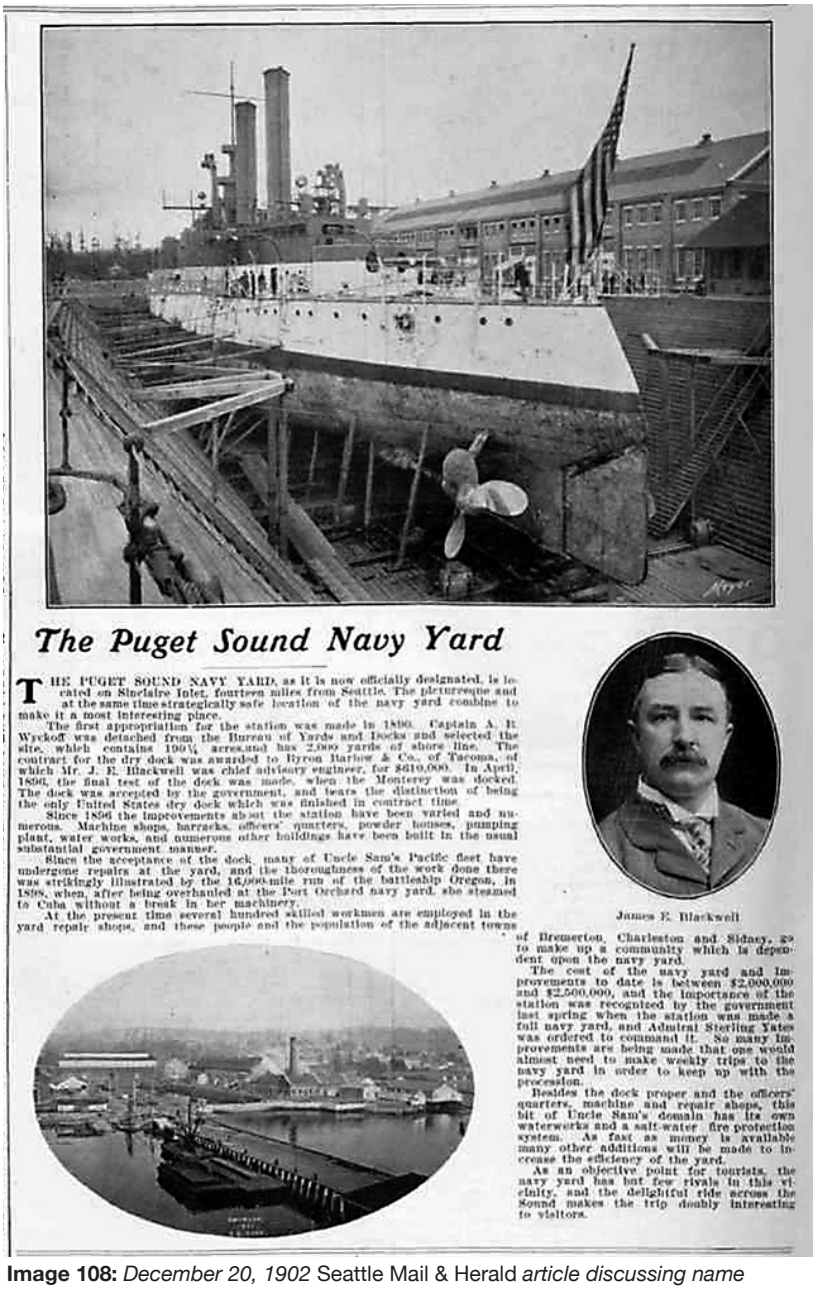
ROBERTSON & BLACKWELL,

ARCHITECTS.

Rooms 14 and 15, Wright Bl'k, Tacoma, Wash

Jan. 23, 1891.

Image 107: *January 23, 1891* Washington Standard



The Puget Sound Navy Yard

THE PUGET SOUND NAVY YARD, as it is now officially designated, is located on Sinclaire Inlet, fourteen miles from Seattle. The picturesque and at the same time strategically safe location of the navy yard combine to make it a most interesting place.

The first appropriation for the station was made in 1890. Captain A. R. Wyckoff was detached from the Bureau of Yards and Docks and selected the site, which contains 190¼ acres and has 2,000 yards of shore line. The contract for the dry dock was awarded to Byron Barlow & Co., of Tacoma, of which Mr. J. E. Blackwell was chief advisory engineer, for $619,000. In April, 1896, the final test of the dock was made, when the Monterey was docked. The dock was accepted by the government, and bears the distinction of being the only United States dry dock which was finished in contract time.

Since 1896 the improvements about the station have been varied and numerous. Machine shops, barracks, officers' quarters, powder houses, pumping plant, water works, and numerous other buildings have been built in the usual substantial government manner.

Since the acceptance of the dock many of Uncle Sam's Pacific fleet have undergone repairs at the yard, and the thoroughness of the work done there was strikingly illustrated by the 16,000-mile run of the battleship Oregon, in 1898, when, after being overhauled at the Port Orchard navy yard, she steamed to Cuba without a break in her machinery.

At the present time several hundred skilled workmen are employed in the yard repair shops, and these people and the population of the adjacent towns of Bremerton, Charleston and Sidney, go to make up a community which is dependent upon the navy yard.

James E. Blackwell

The cost of the navy yard and improvements to date is between $2,000,000 and $2,500,000, and the importance of the station was recognized by the government last spring when the station was made a full navy yard, and Admiral Sterling Yates was ordered to command it. So many improvements are being made that one would almost need to make weekly trips to the navy yard in order to keep up with the procession.

Besides the dock proper and the officers' quarters, machine and repair shops, this bit of Uncle Sam's domain has its own waterworks and a salt-water fire protection system. As fast as money is available many other additions will be made to increase the efficiency of the yard.

As an objective point for tourists, the navy yard has but few rivals in this vicinity, and the delightful ride across the Sound makes the trip doubly interesting to visitors.

Image 108: *December 20, 1902* Seattle Mail & Herald *article discussing name change and continuing building activity.*

BLACKWELL SIGNS THE CONTRACT.—James E. Blackwell, the engineer who has been engaged by the Port of Portland Commission to design and superintend the construction of the sectional floating drydock, came down from Seattle yesterday and affixed his signature to the contract for the building of the dock. He left for home on the 2 o'clock train, but he will probably be in Portland again before the end of the week.

Image 109: *April 24, 1902* Morning Oregonian

MR. BLACKWELL RETURNS FROM THE EAST.

Mr. J. E. Blackwell, architect, returned home this week after one month spent upon a business errand to numerous points in the East.

Mr. Blackwell visited New York, Brooklyn, Washington, Newark, Hoboken, Baltimore and stopped over at Chicago and St. Louis on his return. He says that the name, Seattle, will do to conjure with in any part of the country.

In speaking of the Fair buildings which are now under construction, he did so from an architect's standpoint. He says that the plans of the St. Louis Fair buildings are very excellent, or words to that effect, and that from appearances he can do no less than to agree with the St. Louis people in declaring it the biggest world's fair proposition ever undertaken. In view of the possibilities of this fair and its near relationship to our own state it should not be necessary for Mr. Blackwell or for anyone to urge the vital importance of every possible effort looking toward an adequate representation of our resources and future possibilities.

Mr. Blackwell visited twenty-seven of the different largest drydocks of the United States. This was a part of his object in going east. He was the designer of the Port Orchard dry dock and now holds the contract for the architectural work on a Portland dry dock of somewhat less proportions.

A complete list of the plans of the Carnegie library at Washington, D. C., came under Mr. Blackwell's observation, and he was able to see and study the plans of more than a dozen Carnegie libraries. Seattle may be able to absorb some of this knowledge to good effect in the construction of our Carnegie library later on.

Image 110: *June 28, 1902* Seattle Mail & Herald *article about Blackwell's trip to the east coast.*



No. 15—MODERN ARCHITECTURE SERIES.
A seven room modern cottage on Columbia Terrace. Building price about $1850.
ROBERTSON & BLACKWELL, Architects.



No. 16—MODERN ARCHITECTURE SERIES.
One of the neat little cottages on Columbia Terrace. Price of construction alone $1800.
ROBERTSON & BLACKWELL, Architects.

Image 111: *June 14, 1902* Seattle Mail & Herald*: Two of a series of designs for the Columbia Terrace development which were published in this periodical.*

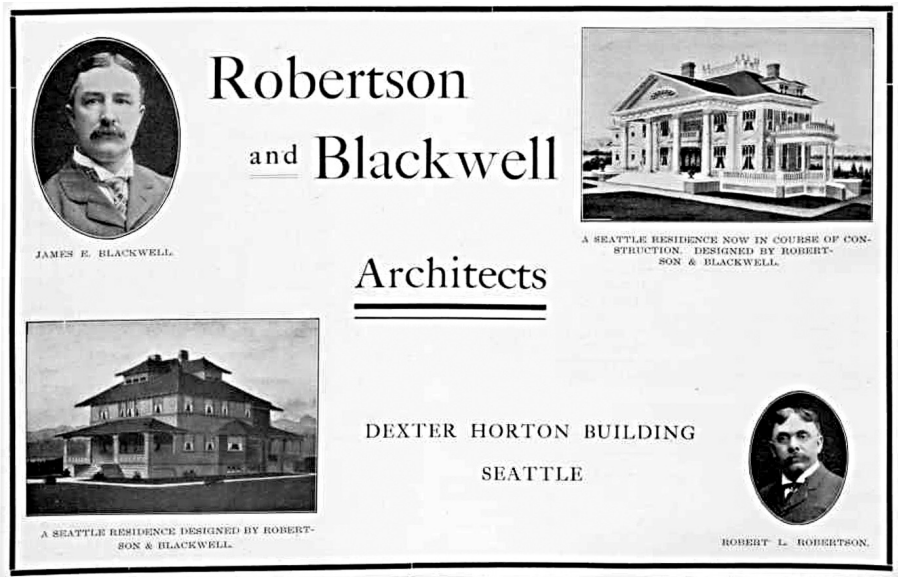


Image 112*: Half page ad in the December 19, 1903 Seattle Mail & Herald*



Asahel Curtis, University of Washington Libraries, Special Collections, A. Curtis 05246

Image 113: *The Mutual Life Building (James Blackwell, additions in 1904 and 1916)*

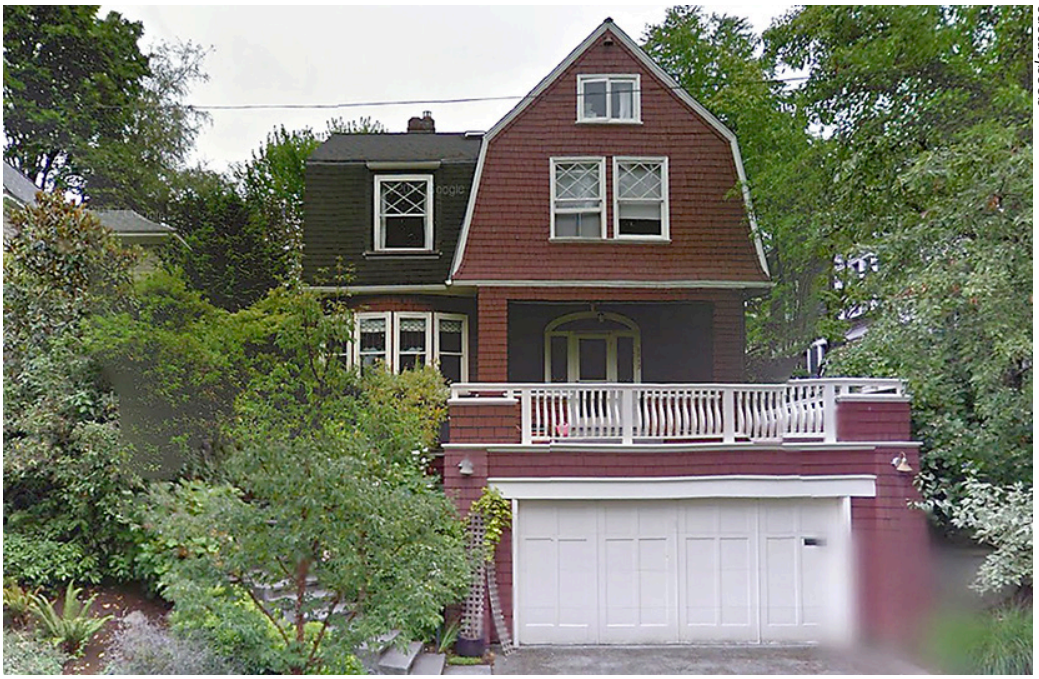


Image 114: *The Blackwell home at 1112 Harvard Ave. E. in the Harvard-Belmont Historic District (James Blackwell, 1905)*

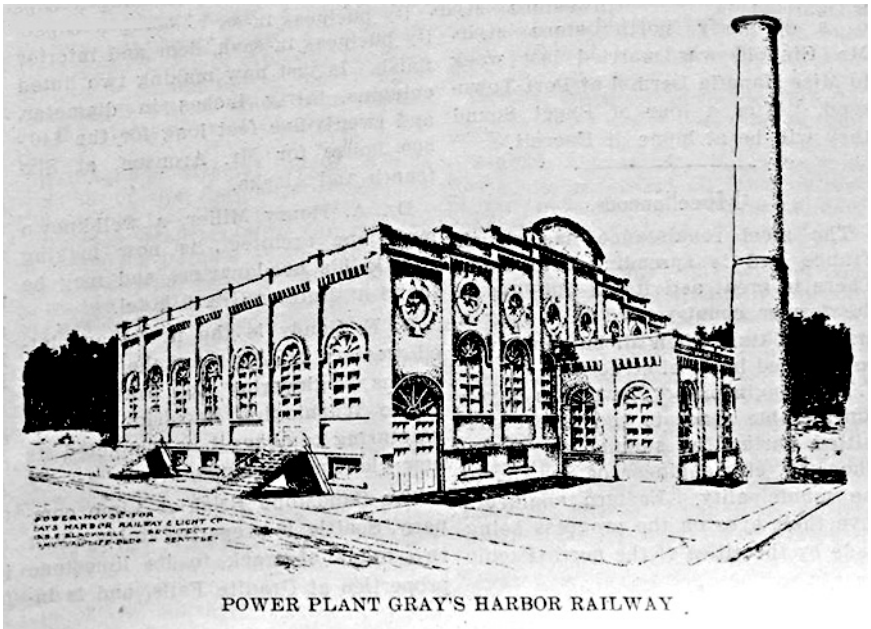


Image 115: *Gray's Harbor Power Plant, September 28, 1907 Pacific Builder & Engineer (James Blackwell, 1907)*



Joe Mabel/wikimedia Commons

Image 116*: The M. F. Backus warehouse (left) and the E. O. Graves warehouse (James Blackwell, 1907 and 1908)*



Seattle Department of Neighborhoods

Image 117*: The W. W. Chapin House in the Harvard-Belmont Historic District (Blackwell & Baker, 1910)*



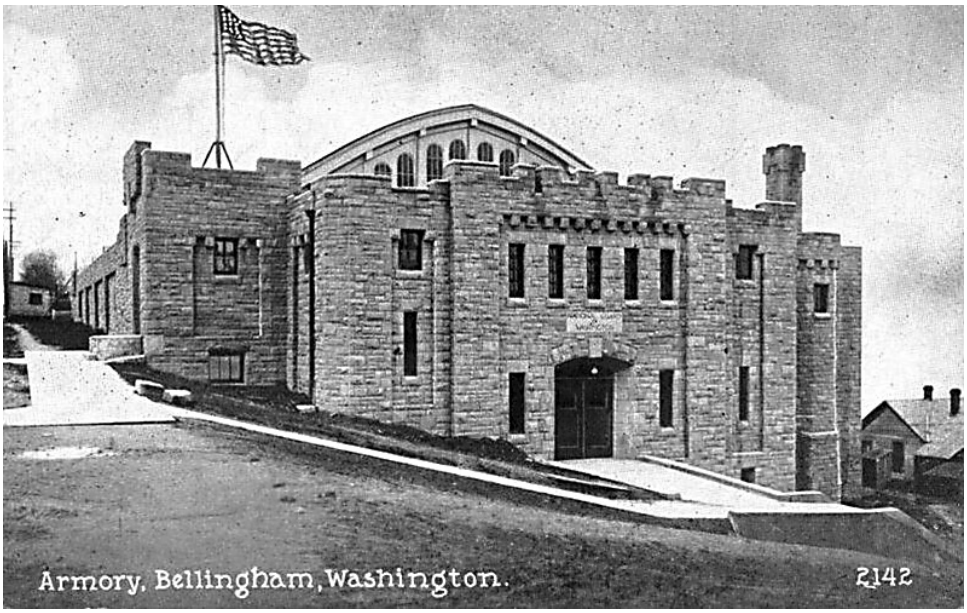
www.redfin.com

Image 118*: The James A. Kerr House in the Harvard-Belmont Historic District (Blackwell & Baker, 1910)*



Seattle Municipal Archives

Image 119*: The Grand Trunk Pacific Dock (Blackwell & Baker, 1910)*



hamtopia.wordpress.com/gallery/bellingham-armory/

Image 120*: The Bellingham National Guard Armory (Blackwell & Baker, 1910)*



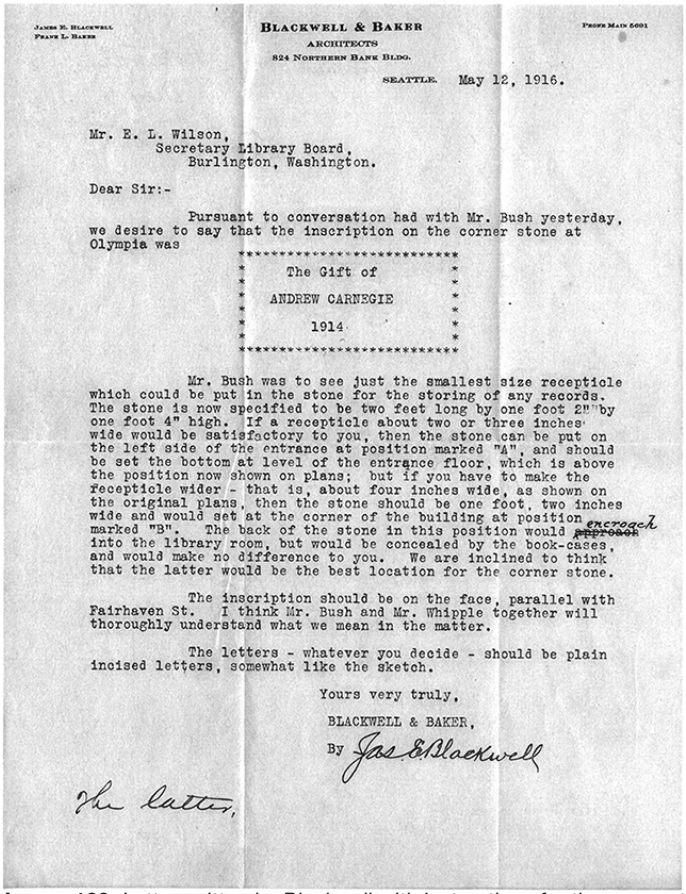
Joe Mabel/ Wikimedia Commons

Image 121*: The Frink / Washington Shoe Building (Blackwell & Baker, 1912)*



pauldorpat.com

Image 122*: The Sears Roebuck & Company warehouse, in front. (Blackwell & Baker, 1912)*



JAMES E. BLACKWELL
FRANK L. BAKER

BLACKWELL & BAKER
ARCHITECTS
824 NORTHERN BANK BLDG.

PHONE MAIN 5001

SEATTLE. May 12, 1916.

Mr. E. L. Wilson,
Secretary Library Board,
Burlington, Washington.

Dear Sir:-

Pursuant to conversation had with Mr. Bush yesterday, we desire to say that the inscription on the corner stone at Olympia was

****
* The Gift of *
* *
* ANDREW CARNEGIE *
* *
* 1914 *
* *
****

Mr. Bush was to see just the smallest size recepticle which could be put in the stone for the storing of any records. The stone is now specified to be two feet long by one foot 2" by one foot 4" high. If a recepticle about two or three inches wide would be satisfactory to you, then the stone can be put on the left side of the entrance at position marked "A", and should be set the bottom at level of the entrance floor, which is above the position now shown on plans; but if you have to make the recepticle wider - that is, about four inches wide, as shown on the original plans, then the stone should be one foot, two inches wide and would set at the corner of the building at position marked "B". The back of the stone in this position would ~~approach~~ encroach into the library room, but would be concealed by the book-cases, and would make no difference to you. We are inclined to think that the latter would be the best location for the corner stone.

The inscription should be on the face, parallel with Fairhaven St. I think Mr. Bush and Mr. Whipple together will thoroughly understand what we mean in the matter.

The letters - whatever you decide - should be plain incised letters, somewhat like the sketch.

Yours very truly,

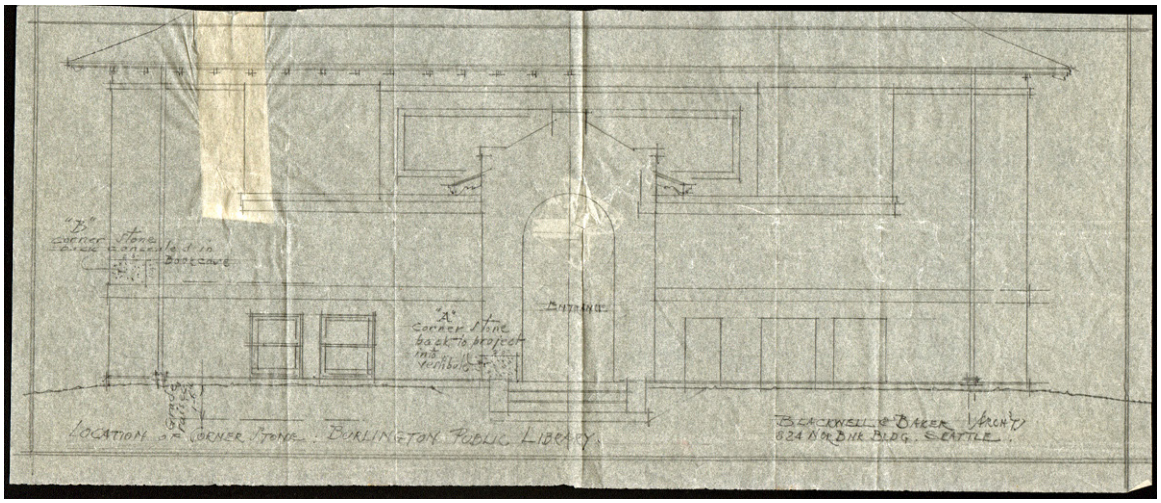
BLACKWELL & BAKER,

By Jas E Blackwell

the latter,

hubhistory.burlingtonwa.gov

Image 123*: Letter written by Blackwell with instructions for the cornerstone of the Burlington Carnegie Library.*



hubhistory.burlingtonwa.gov

Image 124*: Blackwell & Baker drawing for the Burlington Carnegie Library.*



hubhistory.burlingtonwa.gov

Image 125*: The Carnegie Library building in Burlington, WA. (Blackwell & Baker, 1916)*



pcad.lib.washington.edu/building/18409/

Image 126: *The Carnegie Library building in Olympia, WA. (Blackwell & Baker, 1914)*

ARCHITECT NEW BUILDING CHIEF

James E. Blackwell Will Succeed Johnson

James E. Blackwell, Seattle architect, was appointed superintendent of buildings by Mayor Hugh M. Caldwell Saturday morning. He succeeds A. J. Johnson, whose term expired last week.

"The appointment of a new superintendent of buildings is no reflection upon Johnson," Caldwell declared. "I was desirous to have an architect as head of the building department, so I appointed Blackwell, who is well qualified for the position in every way."

The new superintendent of buildings has been a resident of Seattle for the past 23 years. He is a member of the American Institute of Architects and of the American Society of Civil Engineers, and for the past two years has been resident engineer for the U. S. shipping board.

Blackwell was instrumental in the creation of the present building department, being chairman of the joint committee of architects, builders and real estate men that urged it before the city council.

Image 127*: April 3, 1920*
Seattle Star

SHAFER BUILDING BOOSTS DISTRICT

SHAFER BUILDING LOOMS

MODERN TEN-STORY OFFICE STRUCTURE RISES FAST.

Architects and Contractors Loud in Praise of Latest Addition to the City.

ENEMPLIFYING all that is modern in office building construction, the new Shafer Building, southwest corner of Sixth Avenue and Pine Street, is rapidly being completed. The building is ten stories high with full basement, and occupies a plot of ground 120 feet, by 53 feet.

Declared by architects and contractors to be one of the best constructed buildings in the city, the new Shafer Building embodies many innovations, including an unusual expanse of glass, with thin supporting columns supplying an unusual lighting effect. This feature was planned by James N. Blackwell, architect, Hoge Building Annex, who prepared the plans and supervised the construction of the building.

Of Gothic design, and finished in mat-glazed terra cotta, the structure is prepossessing in appearance, adding greatly to the metropolitan atmosphere of the new-up-town retail and office district. A noteworthy feature is the elaborate Gothic cornice capped by terra cotta finials seven feet in height with electric lights.

The first floor will be occupied by seven stores, and the second floor will be a loft store, all in one large room. The eight upper floors will be devoted to offices, particularly for doctors and dentists. There are twenty-one rooms on each floor, or 161 office rooms.

It will have three high-speed elevators, two passenger and one freight. The entrances, both for main and for stairs, will have marble floor tiles with marble wainscoting. The corridors for the upper stories will be of encaustic tile with marble bases and marble floors and wainscot in toilets. Toilets for both men and women will be provided on each floor.

The floors of the offices throughout will be quarter-sawed oak, and the entire finish of the woodwork, doors, windows and trim will be mahogany. The plastering throughout will be hard wall plaster, painted with two coats of lead and oil paint. The equipment of the building will be of the most modern type in every particular.

The electric lighting is very elaborate and complete with a specially designed switchboard in the basement. The rooms are all provided with adequate connections for electricity for use of dentists, also for gas and compressed air. A special arrangement is made for connection to dentists' chairs by which the pipes for waste, gas and electricity are brought under the floor to the chairs instead of being laid in flexible cables on top of the floor where they are in the way.

The Shafer Building is owned by the Shafer Brothers' Land Company.

INNOVATIONS FEATURED

SHAFER BUILDING WILL BE ULTRA-MODERN IN STYLE.

Details of New Structure Explained —Henry Broderick, Inc., Will Have Management.

The Shafer Building was planned and supervised by James A. Blackwell, architect, along lines that provide many modern innovations. The general contract was awarded to the Western Construction Company, Seaboard Building. This firm also has several other large building projects now under way, according to George Johnson of the company.

In selecting the heating equipment for the new Shafer Building it was decided to adopt the Ray oil burner. The fact that more than 800 of these burners are giving satisfactory service in Seattle, many of them in the largest and most modern office and apartment buildings and in leading industrial plants, influenced the choice of a heating plant.

F. W. Rust & Co., electrical contractors and engineers, had the contract for electrical work on the building. This is one of the most complete and comprehensive electrical installations in Seattle.

Hofius Steel & Equipment Company furnished the structural steel for the building; C. C. Belknap Glass Company supplied the glass, an unusually large order. Washington Brick, Lime & Sewer Pipe Company furnished the terracotta. The painting and decorating were done by the Atlas Painting and Decorating Company.

The Puget Sound Tent & Duck Company furnished the awnings.

ADDS TO UPTOWN RETAIL DISTRICT



Ten-Story Structure Is Completed.

Completion of the new Shafer Building, southwest corner Sixth Avenue and Pine Street, adds another imposing skyscraper to Seattle's rapidly developing uptown district.

Seattle Schools Teach Pupils Patriotism and Good Manners

SEATTLE'S schools teach the youth of the city something more than mere mental and material progress. They prepare boys and girls for better citizenship and seek to instill patriotism in the young.

At least once a week Seattle boys and girls salute the American flag and give the pledge of allegiance. Where building facilities permit, the whole school is usually assembled for this purpose. Following the salute and pledge, the flag ritual is frequently given and the national anthem is sung. The flag ritual was prepared a number of years ago and has been revised during the year 1923-24. It provides a brief but impressive ceremony involving a color guard and questions by a pupil leader relating to the duties of the citizen, with responses by the school. The pledge of allegiance and ritual first are discussed in class and then memorized by the pupils.

Opportunity for fixing ideals of citizenship by practice is furnished by good citizenship clubs, boys' clubs, girls' clubs, school republics and similar organizations. These organizations also are of assistance in the administration of the institutions both by actual service rendered and by the spirit which they foster.

American ideals are taught even in the lower grades through study of the lives and achievements of great Americans. In the fourth grade stories of American heroes become part of the regular work and this is continued in every grade. What the great traditions of America have meant in patriotic sacrifice is the aim of this teaching. The same instruction is carried into the high schools from a more mature standpoint and no student graduates without having taken American history and civics.

In Seattle, courtesy and service are considered a part of good citizenship. A definite outline for the teaching of correct manners is part of the preparation which the children receive. Manners at school, at home, in public places, etc., are some of the topics covered.

Seattle's three evening schools. All the high school evening work now is given at Broadway High School, which provides a liberal program of courses, including elementary-school subjects, high-school academic and commercial branches, home economics and specialized industrial classes.

The Central and Bailey Gatzert elementary schools are opened for English for foreigners' classes and for Americanization classes, the latter being for those desirous of taking out their final citizenship papers.

School District Assets Placed at $15,526,453

Financial standing of the Seattle School District as of June 30, 1923, in a report issued by the School Board, shows a grand total of assets for District No. 1 of $15,526,453.08, as compared with $14,773,752.79 for the fiscal year ending June 30, 1922.

The total bonded indebtedness of the district June 30, 1923, was $9,395,000.

Among the assets of the district are the following items: Real estate and improvements, $13,599,995.99; library and school books, $100,000; building fund, county treasurer's balance June 30, 1923, $294,253.33; school and building supplies, $122,337.35; bond retirement fund, including county treasurer's balance and uncollected taxes as of June 30, 1923, $149,474.31.

NIGHT SCHOOL ENROLLMENT

5,050 Persons Benefited by Seattle's Educational Policy.

For the school season of 1923-24, 5,350 persons were enrolled in Seattle's night schools.

No Complaints.

"You take a long time for lunch-eon, old man."

"They never kick when I'm out," responded the dentist.—Louisville Courier Journal.

WESTERN CONSTRUCTION CO.
GENERAL CONTRACTORS
FOR THE
SHAFER BUILDING
Glad to confer with you on Building Problems
625 SEABOARD BLDG. ELiot 6043 SEATTLE

AND ITS HEATING IS UP TO THE MINUTE
The new Shafer Building is just as modern in its heating equipment as in other respects, having the latest Ray Oil Burner installation so as to insure clean, dependable, uniform heat.
This burner, which has been installed in more than 800 buildings in Seattle alone, has thoroughly demonstrated its efficiency and economy.
We supply them in sizes to suit any need from the largest office buildings, apartment houses or factories to small residences.
Also distributors of Oil-o-matic and Kleen-Heat residence oil burners and Ser-vel electric refrigeration.
POWER PLANT ENGINEERING CO. NY
1932 Fifth Avenue, Seattle. ELliott 7648
411 South Eleventh Street, Tacoma
S-161 Post Street, Spokane
443 Stark Street, Portland

Structural Steel
FOR THE
Shafer Building
FURNISHED BY
Hofius Steel & Equipment Co.
L. C. Smith Building
SEATTLE, WN.

EMMA A. STILES
Harper Method Scientific Scalp Treatment
1000 Shafer Building



F. W. RUST ELECTRICAL CONTRACTOR
312 COLUMBIA ST. We take a just pride on having secured the electrical contract for the new Shafer Building. ELioitt 9280

GLASS
FOR NEW
SHAFER BUILDING
FURNISHED BY
C. C. BELKNAP GLASS CO.
1900 Railroad Ave., Seattle

EA st 7026
Painting and Decorating for New Shafer Building
By
Atlas Painting and Decorating Co.
Painting, Decorating and Hardwood Finishing
THEO. HEDLUND, Prop.
136 13th Ave. N.
Seattle, Wash.

Awnings for Shafer Building
INSTALLED BY
PUGET SOUND TENT & DUCK CO.
503 Union Street MAin 8219

Architectural Terra Cotta
Used for Facing the
SHAFER BUILDING
Manufactured and Furnished by
Washington Brick, Lime & Sewer Pipe Co.
Spokane, Washington
Seattle office, 825 Seaboard Bldg.
WILLIS E. CLARK, District Manager.

JAS. E. BLACKWELL
Architect
Rooms 416-417 Hoge Bldg. Annex, Seattle
Phone MAin 6100

Image 128*: July 6, 1924* Seattle Daily Times *spread about the opening of the Shafer Building. Many advertisers were happy to be associated with its construction.*

SHAFER BUILDING LOOMS

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The first floor will be occupied by seven stores, and the second floor will be a loft store, all in one large room. The eight upper floors will be devoted to offices, particularly for doctors and dentists. There are twenty-one rooms on each floor, or 168 office rooms.

It will have three high-speed elevators, two passenger and one freight. The entrances, both for main and for stairs, will have marble floor tiles with marble wainscoting. The corridors for the upper stories will be of encaustic tile with marble bases and marble floors and wainscot in toilets. Toilets for both men and women will be provided on each floor.

The floors of the offices throughout will be quarter-sawed oak, and the entire finish of the woodwork, doors, windows and trim will be mahogany. The plastering throughout will be hard wall plaster, painted with two coats of lead and oil paint. The equipment of the building will be of the most modern type in every particular.

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The Puget Sound Tent & Duck Company furnished the awnings.

Image 129: *Details from the* Times *spread on previous page.*

JAS. E. BLACKWELL
Architect
Rooms 416-417 Hoge Bldg. Annex, Seattle
Phone MAin 6100



National Registry of Historic Places

Image 130: *The Shafer Building at 6th and Pine (James Blackwell, 1924)*



J. E. Blackwell, Architect, Dies Of Heart Attack

James E. Blackwell, 84 years old, veteran Seattle architect, died of a heart attack at 9:40 o'clock this forenoon in the office of Sheriff William B. Severyns.

Severyns, who was in another part of the County-City Building when Mr. Blackwell called, said the architect had come to show him a draft of a model prison farm which the sheriff and Mr. Blackwell had often discussed.

Mr. Blackwell, one of the architects who designed the first dry dock at the Puget Sound Navy Yard in Bremerton, had resided forty years in Seattle. He was born in Virginia. He and his wife, Eleanor, were married in Washington, D. C. The couple moved to Tacoma nearly fifty years ago, then resided in Bremerton a while before coming here.

Surviving besides the widow is a daughter, Lenore Blackwell, at the family residence, 1112 Harvard Ave. N.

Image 131*: April 5, 1939* Seattle Daily Times