



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 177/21 REV

REPORT ON DESIGNATION

Name and Address of Property: **Cayton-Revels House**
518 14th Avenue E

Legal Description: Lot 11 in Block 7 of Highland Addition to the City of Seattle, as per plat recorded in Volume 4 of Plats, page 27, records of King County.

At the public meeting held on April 7, 2021 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Cayton-Revels House at 518 14th Avenue E as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- A. *It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.*
- B. *It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*
- C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*
- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.*

DESCRIPTION

Cayton-Revels House - Lot Setting & Plantings

Like most streetcar suburbs of the time, the Cayton-Revels House sits on a lot within a rectilinear planned neighborhood that was typical for the period, allowing for more land to be easily divided into saleable parcels with the narrow end facing an intermediate-sized street. The Cayton-Revels House itself is set back from the sidewalk, built on a flat site several grades higher than street level with a short section of lawn sloping up at an angle towards the house, a few steps and a stone entry walk leading to the elevated porch entrance. This change in grade was a technique introduced by Frederick Law Olmsted (who designed New York City's Central Park) and found in suburbs developed between 1870 and 1940.

While it was typical of the era to have a low or open fence at the sidewalk line, the Cayton-Revels House had neither. Later on, perhaps after the Caytons had moved, large boulders were added to the sidewalk perimeter, creating a natural border. Developed at the cusp of the 20th-century, 14th Avenue included sidewalks and curbs, which were considered a luxury at the time. Early photographs also seem to show two young street trees in sidewalk planting strips, a common discontinuous type of street enclosure found in early streetcar suburbs. Today in 2020, there are only young street trees planted again, as whatever may have been planted previously did not survive.

Like other Victorian houses of the time, early photos of the Cayton-Revels House show that it had no original plantings placed along its foundations because these plantings were thought to "inhibit crawl space ventilation" that could create mold or harbor germs. Instead, flower beds were set in the middle of the yard, separate from the house, although there are no visible flower beds in photographs of the house. Present today in 2020 is a mature cypress tree NW of the house (possibly *Cupressus Lawsoniana 'Allumii'* also known as a Scarab Cypress, the most common form of Lawson cypress in Seattle and symbolically known in the Victorian "language of flowers" as a tree of sorrow and mourning but also of immortality, used heavily in cemeteries). A lilac (*Syringa*, tree of "first love" and memory) climbs the front porch on the SW corner, and a large Maple tree (possibly *Acer Saccharum* known as the tree of reserve) is at the back NE corner. Rear and side yards of the period were typically used as service areas, and the Caytons used theirs to such ends, building a modest carriage house reached by a two-strip concrete driveway (no longer standing).

Cayton-Revels House - Exterior

The Cayton-Revels House at 518 14th Ave East is an asymmetrical two-story Queen Anne (Free Classic) Victorian-style house, which in 1902 when it was erected would have been the design's last decade of popularity, as it was a dominant mode from 1880 to 1910 (the best examples are largely in California and the resurgent cotton-rich states of the New South). Despite the architectural style's name, it was popularized by a group of 19th-century English

architects led by Richard Norman Shaw borrowing most heavily from Medieval models preceding the reign of Queen Anne. The style was spread throughout the U.S. beginning in the 1880s by pattern books, illustrated examples in leading architectural magazines, and mail-order house plans. The expanding railroad network expedited the popularity of the style, making pre-cut architectural details conveniently available in far-flung places like Seattle. Balloon-frame construction techniques like those used in the Cayton-Revels House were first developed in the 1830s and further made it possible to rapidly and inexpensively fashion corners, allowing for more irregular plans with many extensions and re-entrants like those of the Queen Anne style.

The Cayton-Revels House represents the most common subtype of the Queen Anne style consisting of a hipped roof with two slightly lower cross gables in an L-shape plan, one dominant gable front-facing and another side-facing. This distinctive roof form makes up roughly half of all Queen Anne houses, although the Cayton-Revels House's moderate-pitch roof was ahead of its time (a moderate versus a steep pitch became typical post-1905 143). Many Queen Anne houses boasted delicate turned porch support posts and detailed spindlework ornamentation, but the Cayton-Revels House featured no such elaborations. It originally had pairs of restrained turned columns flanking the front porch, later replaced with single square columns when the porch was expanded in 1907. Single classical columns in the "Free Classic" style occurred in only 35% of all Queen Anne homes, a variation that only became common after 1890. Both the low roof pitch and the Free Classic decorative detailing are concurrent with the date the house was built in 1902 towards the end of the Queen Anne movement.

The front facade of the Cayton-Revels House was originally clad with wood board siding (which currently remains in good shape beneath composite), modestly accentuated by Queen Anne details such as half-moon windows in pedimented and pent roof-enclosed gables with open raked ends and decorative eave brackets, frieze, and cornice bed moldings --all adding to the appearance of the gable projecting beyond and overhanging the second floor (in early photographs, it seems the gables were also embellished with cedar shake shingles in what appears to be a coursed or staggered pattern. These eave brackets and soffit boards appear to have been replaced with plywood, with some areas still visible on the underside of the gables. The north elevation further includes a pedimented gable with fixed half-moon window, and the rear (East) elevation features a hipped-style and shed-style dormer and small integral balcony with railing, which were later additions.

When the Caytons moved into their house in 1902, there was only a partial two-story front entrance porch with columns raised to porch-rail level on a low pier wall; the dining room entrance also originally had its own small side porch and steps. Like many Queen Annes, the house has a high foundation with steps to the raised porch. In 1907, the Caytons modified their home, extending the porch and building a two-story wraparound variation that extended along the side of the house (they also built a second-floor door above the kitchen door, providing access to the new porch roof). This type of two-story wraparound porch

modification was found in only 5% of Queen Anne houses and most commonly implemented on the Gulf Coast –making the house distinctive for the Pacific Northwest region. Porches were beginning to fall out of fashion and were all but eliminated by the mid-20th century. This wraparound porch with brick porch skirt further included embellishments more common in the Folk Victorian style such as contour-sawn or flat wooden jigsaw cut porch balustrades and support posts with ornamental corner eave brackets. Since originally constructed in 1907, the soffits and fascia of the porch have also been replaced (the railing may be more modern, built to match the original configuration.)

Many Queen Anne houses featured “cottage” front windows with a large lower sash and a decorative upper sash showcasing small panes of colored glass; instead of colored glass, the Cayton-Revels House features a modest beveled single diamond design in the upper sash of the fixed windows in the front-facing windows and in one south-facing window. Not including a cellar clerestory window and the decorative half-moon gable window, the front-facing elevation includes four windows: two on the second floor, each double-hung with “one-over-one” sashes, and two slightly larger on the main floor, both large, fixed single-hung windows with an off-center cross mullion.

Like the front-facing elevation, the south-facing elevation second floor has two double-hung windows, each with a one-over-one sash. The main floor of the south-facing elevation features a single double-hung one-over-one window and also the aforementioned fixed window with beveled design in the upper lights, flanked by two single-hung one-over-one windows that allow for fresh air circulation. The north-facing elevation of the house includes three other windows similarly double-hung and one-over-one--two on the main floor and one on the second floor. And the rear-facing (East) elevation includes another three double-hung / one-over-one windows--two on the second floor and one on the main floor, although the rear elevation also includes two clerestory windows common in stairwells (one on the main floor and another directly above on the second floor), featuring 17th-century diamond pattern muntin glazing. All windows were modestly adorned with basic wood sills and molded casings, and the front-facing windows were shaded by decorative fold-back fabric window awnings, since removed but with attachment hooks still visible.

The house has three entrances on the main floor, two in front both opening onto the wraparound porch with one south-facing and leading to the entry hall and the other front-facing and leading to the dining room. There is a rear-facing partial roofed porch off the kitchen, with a door to the basement on the north side. All the doors are wood paneled with single fixed upper window sash and modest wood casing, dentil decoration, and elaborately designed push plates and knobs typical for Queen Anne homes. The foundation of the house is of masonry using fired brick in what appears to be a variant of English-style rows of eight stretchers per header row, and there are two central brick chimneys placed near each other on the ridge of the hipped roof.

Cayton-Revels House - Interior

The interior of the house has 9-foot ceilings on the main and second floors, with 6-foot ceilings in the cellar. Floors are finished with tongue-and-groove oak floorboard --a luxury at the time--and walls are made of lathe and plaster. Paneled doors, window trim, picture rails, window sashes, and base molding are close-grain fir with dark stain finish. One room upstairs reveals old children's wallpaper, an affordable alternative to paint after 1850.

The main floor comprises a formal entry with one large pocket door leading to a living room, a formal dining-room, and a staircase leading to the second floor and back down into the kitchen. The stairway is a dog-sled variation comprising two adjacent flights with balustrades on the same vertical plane. An object of status, the staircase is on the side of the central parlor hall immediately upon entrance. There are two modest turned balusters per tread in a style typical of late Victorian houses, accompanied by square newel posts and a molded handrail reminiscent of designs from 1903 (later Victorian stairs tended to have these more square elements).

A fireplace in the front room boasts an ornamental wood mantel with built-in bevel-edge mirror and decorative green tile surround. Pairing a fireplace with a mirror was an 18th-century idea that became readily affordable after the 1850s and was often featured in most Victorian styles. The fireplace in the Cayton-Revels House is classically influenced, flanked by two fluted wood ionic columns, topped with another set above the mantle. The hearth and surround feature green glazed terracotta tiles, a standard for the Victorian house, especially since American factories began manufacturing them in the 1870s.

Three large hanging milk-glass bowl-light fixtures with brass trim feature prominently in the entry, living room, and dining room. The dining-room also includes a built-in bevel-glass China cabinet. The kitchen has two walk-in pantries on either side and originally included "gasoliers" (combination gas and electric hanging light fixtures) and built-in wood cabinets with pull-out flour and produce bins, as well as a cold-storage cabinet. These dual-fuel gasolier lights were extremely rare (one in the attic still remains). In 1902 when the house was built, gasoliers would have been fired with coal gas from Gas Works Park.

The second floor comprises four bedrooms (three with closets), and one bathroom, all separated from the first floor by a two-way lockable door at the top of the original staircase. The two south bedrooms connect via double doors to create a master suite, with the southeast bedroom including access to the 1907 second floor porch directly over the lower porch. This SE bedroom has been gently modified to serve as a kitchen. The bathroom further includes a large clawfoot tub, wall sink, medicine cabinet, and wainscoting.

The large attic, formerly unfinished, is now a studio apartment with a modified loft roof and two half-moon windows. Found in the attic floorboards were two documents and three tintype photos from the period when the Cayton family lived here. The cellar is accessible via

an exterior service door (previously, a central staircase led to the basement, which has since been replaced by a main floor powder bathroom). The cellar walls are brick, and the floor is dirt and partial cement slab, which was probably added later.

Cayton-Revels House - Alterations

Over the decades, the Cayton-Revels House has enjoyed benign neglect, thus very little has changed and remains much as the Caytons knew it. Alterations and modifications that occurred on known dates are detailed below:

- **1905:** Puget Sound Regional Archive records note Susie Cayton paying \$1,200 for “improvements”, however a permit is not obtained until 1907.
- **1907:** A wraparound two-story porch was added at a cost of \$150, with the permit for construction filed by H.R. Cayton.
- **1930s:** Hard composite shingle-style siding was placed over the clapboard siding (which remains in good shape). The composite siding has been re-painted several times.

The following necessary updates and alterations have occurred on unknown dates:

- Plumbing and electrical have been updated to code, and gas forced air heating has been installed.
- The fir tongue and groove porch decking has been replaced with 2x6 flooring, the brick skirt under the porch has been rebuilt, and the porch rails have been modified with 2X2 balusters.
- The ornamental porch eave brackets have been removed, probably during a re-roofing. Two original porch post brackets remain, with lost brackets replaced with salvaged brackets from the same period.
- The two half girders in the basement have been added on to, so that they are both full length with additional posts.
- Period light fixtures have been installed where they were missing.

The following unnecessary modifications addressing modern-day usage needs occurred on unknown dates:

- The front kitchen walk-through pantry has been modified into a bathroom, bumping one kitchen wall out 2 feet. The sink has also been removed from the other pantry and one put in the kitchen proper.
- On the second floor, one bedroom has been modified into a kitchen.
- The north side of the house has an exterior stairway providing access to the attic, now a studio apartment. A bathroom and small kitchen have also been added to the attic apartment.
- Two small dormer windows and two pivot skylights have been added to the back of the attic roof.

SIGNIFICANCE

Introduction

Horace Roscoe Cayton, his wife Susie Sumner Revels Cayton, and their family lived at 518 14th Avenue East from 1902 to 1909. The Caytons were one of only three Black American families living in today's definition of Capitol Hill before racial restrictive covenants barred non-white residents in 1927. Born into slavery in Mississippi, Cayton moved to Seattle in 1890. Horace Cayton edited the first Black-owned newspaper in the city and, following disputes with the publisher, established the second and most influential Black-owned paper of the period, the *Seattle Republican*. His wife, Susie Revels Cayton was the daughter of the first Black American to be elected to the U.S. Senate, and she joined him as the paper's associate editor, becoming Seattle's first female editor until the paper ceased operation in 1913. Together, because of their business and political involvements, the Caytons were one of the most well-known Black American families in Seattle at the turn of the 20th century. The years they ran the *Seattle Republican* and lived on Capitol Hill at 518 14th Avenue East mark their rise and fall in fortune, parallel to that of Black Americans in Seattle more broadly.

In the period of time the Caytons operated the *Seattle Republican* and lived on Capitol Hill, Seattle grew from a frontier town into a legitimate city. Black American status changed along with the city's evolution. At the end of the 19th century, Seattle was a place where "a man could be a man, pursuing business, trade, or labor without harassment and proscriptions," according to Esther Hall Mumford's *Seattle's Black Victorians*. People like newspaperman Horace R. Cayton were so successful that they were able to afford homes in the affluent new neighborhood of Capitol Hill, even hiring live-in servants. By the turn of the 20th century though, Seattle's Black population grew exponentially and, while Washington never had "black laws" like Oregon, "feelings towards Blacks more nearly resembled those prevalent in the rest of the country." Changing attitudes toward Black Americans impacted the *Seattle Republican's* revenue and the Caytons lost their financial status and were eventually forced to sell their Capitol Hill home and shut down their paper.

In his published editorials, Cayton consistently articulated his belief that the historic role of Black Americans was inextricably bound with the destiny of the nation, while he also expressed resentment of dominant society's efforts to misrepresent Black people's true role in U.S. history. Today in 2020, sources describing Seattle's early development in context of the Black American experience are relatively scant. The Caytons themselves are not included in dominant narratives of Seattle's overall history. Meanwhile, the archives of the *Seattle Republican* grow in value as they serve as one of the few primary sources of documentation for a period and community of people for which there is little other evidence.

The Seattle Republican (1894 - 1913)

The *Seattle Republican* was a weekly newspaper published by Horace R. Cayton from 1894 to

1913, the second of seven Black weekly newspapers started in Seattle between 1891 and 1901, and the only one to survive into the 20th century. It was not the first Black-owned newspaper in the United States (*Freedom's Journal* began in New York in 1827 the same year New York State officially abolished slavery), nor was it the first Black-owned newspaper in Washington (the *Seattle Standard* started in 1891), but it was the most widely read and influential Black-owned newspaper in the region for that period, as it was the only publication on the entire West Coast that regularly received cable news from the *New York Sun* and *New York World*. At its peak, it had an estimated 10,000 mostly white readers across Washington.

The *Seattle Republican* was distributed each Saturday to both Black and white subscribers for five cents a copy, and subscriptions were \$2 a year. As a voice advocating for temperance, the paper's masthead stated that it carried "no saloon advertisements." While Black businesses advertised in the paper's pages, it was white businesses that placed the most ads, including those promoting pioneer companies such as Dexter Horton Company Bank (Seattle's first bank), Bonney and Stewart Undertakers, and Seattle Gas and Electric Company.

The newspaper targeted both a national and a biracial audience, primarily focusing on local party politics and Seattle's Black American community, but also reporting on events well beyond the borders of Washington State, as well as topics such as corruption and crime that were broadly relevant to all races. Editorially, the publication advocated for the improvement of racial status, emphasizing progress and achievement through hard work, sobriety, land ownership, and education.

Like other Black-owned newspapers around the U.S., the *Seattle Republican* was essential to promoting equal rights and publishing news about racial injustice, ultimately giving voice to the stories of free Black Americans, and also serving as a celebration and documentation of Black life--announcing everything from academic achievements and musical performances to marriages in the community. It was the editor's belief that "the only plausible and certain manner of forever settling race or national issues is by full and free discussion of them" and articles were frequently published attacking organizations that excluded Black people. The *Seattle Republican's* New Year's editorial in 1896 asked readers to "let bygones be bygones, and today let all men, irrespective of race, color, creed, or nationality, meet on one common ground . . . Let America be for Americans."

Of course, not all Black people appreciated the editorial tone. The prominent Black Democrat Dr. Samuel Burdett regularly complained about "Editor Cayton" in letters to the *Seattle Post-Intelligencer*, claiming that Cayton did not express the sentiments of most Black people in Seattle. Known for being self-righteous, Cayton's views sometimes resulted in conflicts with members of the Black community, but his efforts were still ultimately recognized by Black businessmen when he was awarded a silver urn in appreciation in 1897, for there was also an understanding that the newspaper served a critical role in galvanizing and coordinating for the Black community.

When disaster struck the coal mining town of Franklin located south of Seattle, Cayton and his friend Attorney J. Edward Hawkins (who was one of the other two Black families living at the time in today's definition of Capitol Hill) quickly used the newspaper to rally the community, setting up a relief fund to aid the victims and families. In 1898, when Seattle's AME Church was struggling with finances, Cayton published a special edition of the *Seattle Republican*, donating all ad proceeds towards liquidation of the church debt. In 1906, the newspaper also played a part in encouraging Black Americans to move to Seattle and "take advantage of the golden opportunities." Cayton believed the Pacific Northwest was where "one could successfully compete with whites as equals." The following year, a special edition of the *Seattle Republican* stated, "Come West, Black Men" with the hope of inducing Black Americans from the South to move to the Northwest."

The newspaper's influence propelled Horace Cayton to a place on the 1896 National Republican Convention as the first Black American to serve on that body. As a result, subscriptions and advertisement revenue continued to soar. In 1900, Susie Revels joined her husband and became an associate editor, an astonishing feat for a woman in her era, making her the first woman in Seattle to be a newspaper editor. This was not the only controversial thing about the paper, however. Between 1900 and 1910, the number of Black Americans in Seattle rose from 400 to 2,300, and signs of deteriorating race relations often rippled through the *Seattle Republican*. In one incident, the newspaper promoted an "anti-lynching booklet" that included a list of names of those lynched in the past 20 years. In another incident that had wide implications for Seattle city politics, in 1901 Cayton published an article suggesting Chief of Police W.L. Meredith was involved in graft. Cayton was subsequently arrested and accused of libel, and the public was outraged.

The *Seattle Post-Intelligencer* of May 21, 1901 claimed in an article titled "Police Power Used to Oppress: Disgraceful Details of the Arrest and Incarceration of Editor Cayton," that "no case has attracted more attention from the public than this." Heard before one of the largest courtroom crowds ever assembled in Seattle, the libel case against Cayton ended in a hung jury, but also led to the Seattle City Council establishing a special committee to investigate allegations of police corruption--which led to the prompt dismissal of the police chief and one of his detectives. (The former chief was enraged and sought retribution from one of the star witnesses, resulting in his death by defensive gunfire just a few blocks from the *Seattle Republican* office.) In accounts of this remarkable episode illustrated in a locally beloved history, *Skid Row: An Informal Portrait of Seattle*, Cayton is never mentioned despite the *Seattle Republican* article and his subsequent libel case being the impetus for the dismissal of the police chief.

Even after the death of the police chief, the *Seattle Republican* continued to cover the actions of the police force, exercising real influence in a period of Seattle's history when crime and urbanization was increasing at an alarming rate. Later that same year in 1901, an article was published declaring that "persons have been grossly mistreated at the police department," calling on the prosecuting attorney to try the officers for assault and battery--which they did,

resulting in the suspension of the officer for thirty days without pay and the clerk in the case being fired. When police were posted at nearby Lincoln Park (today's Cal Anderson Park) to arrest loitering children who were largely from Seattle High School at Broadway and E. Pine (later called Broadway High until it closed in 1946)--and which had a mixed student body including "African-Americans, Asian-Americans, new immigrants from Europe, and the children of Seattle's wealthiest citizens"--the *Seattle Republican* spoke on behalf of the children, in favor of investing in public parks:

"Children must have recreation. Force them to find it in the public streets and the moral standing of the future citizen is lowered. Some provision for the physical and moral training of children is a duty of the community."

Thanks to voices like those expressed in the *Seattle Republican*, the resulting Olmsted-designed park was developed specifically with children's recreation in mind. In 1904, again, the newspaper admonished the use of derogatory racial slurs in public courts, citing officers "who have forgotten the respect to all persons, whether white or black, yellow or brown."

The *Seattle Republican* was part of an important national zeitgeist, but white readers had a limited appetite for disturbing news about lynchings. Subscriptions and advertising began dwindling in 1908. Daniel Jones, a Seattle real estate agent, went to court in 1909 charging that the *Seattle Republican* editor and his family living in their Capitol Hill home at 518 14th Avenue East "greatly depreciated the value of the property." In response, the *Seattle Republican* printed a scathing editorial by Cayton, defending civil rights:

"The black man of this country is as much a citizen of the United States as is Dan Jones himself, and our constitution does not prohibit citizens from living wherever he or she is able to buy property just so long as he or she conforms to the general regulations."

Cayton won the lawsuit, but it was clear that times had changed and there was little more tolerance for a Black-owned newspaper that spoke to both Black and white audiences, even though that same year, the *Seattle Republican* was recognized by W.E.B. Du Bois who listed it in *Efforts for Social Betterment among Negro Americans* as one of 189 Black-owned newspapers in America. Financial strains took their toll and, in order to keep the newspaper running, Cayton was forced to rent his family's home, which was advertised in the paper in September 1909. Seattle's Alaska-Yukon-Pacific Exposition--celebrating the anniversary of the Klondike Gold Rush--was also in 1909, and the *Seattle Republican* was distributed free to all Black visitors.

The final end came after the newspaper published a story about a lynching in Mississippi on its front page. "Cancellations of subscriptions flooded my father's office from shocked readers, and advertising fell off too," remembered Cayton's eldest son, Horace Jr, in his later autobiography:

“My father and his paper had been the victims of the changing pattern of race relations in the city. . . There was no longer a place for an in-between group, and everyone became identified as either Negro or white. We were, to my knowledge, the only Negro family to feel so dramatically the impact of these social forces, and our fall from our unique position was swift and, for us, painful.”

By 1913, the *Seattle Republican* was forced to cease operation for good. While Cayton would go on to publish other papers such as *Cayton’s Weekly*, none would have as wide a circulation or influence.

Seattle’s Black American Heritage

Black American heritage in Washington began in the territorial era with the arrival of Black pioneers who settled in both rural and urban areas even prior to the Emancipation Proclamation of 1863 which declared "that all persons held as slaves within the rebellious states are, and henceforward shall be free." Manuel Lopes arrived in Seattle at least ten years before Emancipation in 1852 becoming the first Black American resident of King County. Born in Cape Verde off the coast of Africa in 1812, he either traveled or was kidnapped to New England where he had become a sailor and eventually settled in Seattle only one year after the first white pioneers arrived. He opened one of Seattle’s first barber shops on First Avenue South, also becoming the first Black American property owner in Seattle.

The second Black American in Seattle was ex-navy man William Grose, born in Washington, D.C. to free Black restaurant owners 38 and arriving in Seattle in 1860. He opened his own popular restaurant in 1876 on Yesler called “Our House,” expanding it into a well known three-story hotel by 1883. (The future mayor of Seattle during the Great Seattle Fire of 1889, Robert Moran, credited Grose as giving him his first meal when he first arrived in Seattle poor.)

Prior to the 1890s, Seattle’s Black population was small and grew very slowly--the federal census recorded only Lopes in 1860 and, twenty years later in 1880, only 21 other Black Americans had joined him. Passage of the 1875 Federal Civil Rights Act further reinforced Black American citizenship, forbidding discrimination in such places as theaters, restaurants, hotels, and trains (the repeal of the act in 1885 had little effect). The 1883 Territorial Suffrage Act further forbade discrimination, this time on the basis of religion or sex, and the first Public Accommodation law went into effect in 1890 when the Washington State Constitution was adopted. Black families did not appear in the Pacific Northwest until after the completion of the railroads in 1883. Shortly thereafter in 1886, the earliest Black church in the territory was established (eventually called First African Methodist Episcopal or AME). By 1891, there were 24 Black American women reported in the City Directory.

In contrast to Oregon, Washington Territory never had laws restricting Black American

settlement. Many Black Americans migrated to the Pacific Northwest expecting a more tolerant environment than the rest of the country. Robert O. Lee, first Black man admitted to the Washington State bar in 1889, was reported in the *Daily Post-Intelligencer* as having come to the Northwest seeking a place where “race prejudice would not interfere with prosperity.” According to Quintard Taylor in “The Forging of a Black Community”, Seattle was “the end of the line both socially and geographically. There was no better place to go.” To an extent, Black Americans could find opportunities in the Pacific Northwest they could not find elsewhere, but there were also warnings. In 1879, the *Daily Post-Intelligencer* published the following commentary:

“[Black Americans’] coming North, we think a mistake. There is room only for a limited number of colored people here. Overstep that limit and there comes a clash in which the colored man must suffer. The few that are here do vastly better than they would do if their numbers increased a hundredfold.”

The Black population saw a spike in numbers when the first Black coal miners (some strikebreakers) began to arrive in Roslyn and Franklin in the late 1880s. Until the Great Seattle Fire of 1889, most Black people lived in the Pioneer Square area from 1st to 3rd Avenues, between Jackson and James. After William Grose lost his hotel-saloon in the fire, he moved out to a 12-acre property in the central district that he had purchased from Henry Yesler in 1882. Contrary to popular belief that Black Americans were confined to living in one area before racial restrictive covenants, they have actually lived in every part of Seattle and around the county. Although a concentration of homeowners emerged in the Madison valley after 1890 when Grose moved his family there, many Black Americans lived along Madison as far west as 10th Avenue.

Near the end of the 19th century, Black Americans actively participated in local politics and campaigns, aiming for recognition and advancement of their interests. John Conna, a Black Civil War veteran became the first Black political appointee in the Washington Territory when Republican Party leaders appointed him Assistant Sergeant at Arms of the 1889 Washington Territorial House of Representatives. The first local branch of the Afro-American League was organized and incorporated in Seattle in 1890 by Isaac W. Evans, who was hired later that year as the city’s first Black police officer (although he would resign less than a year later). Dr. Samuel Burdett, a Black Civil War veteran, began operating a veterinary practice in 1891.

In 1894, Horace R. Cayton established the *Seattle Republican*, the largest and most influential newspaper owned by a Black American in the state’s history. The following year, his close friend and future Capitol Hill neighbor Attorney J. Edward Hawkins became the first locally trained Black lawyer admitted to the King County Bar. Both would become so successful that they were able to live in today’s definition of affluent Capitol Hill during the same period. Together, they were some of the strongest voices for civil rights during the closing years of the 19th century. Hawkins defended Black people’s rights of admission to public baths, restaurants, and theaters, often reminding his clients that, “It’s the principle, not the damages

that we're after." Cayton also became a key figure in Seattle that actively urged Black Americans to move to the region.

There were only 22 Black Americans in Seattle in 1880 but, ten years later, that number would multiply to around 300 and, another ten years after that in 1900, another 100 Black Americans had moved to the city. Elsewhere in the U.S. in that same decade from 1890 to 1900, over twelve hundred mostly Black people were lynched. As Black Americans sought to escape increasing discrimination and violence, the following decade in Seattle saw the greatest increase in population: Between 1900 and 1910, the population of Black Americans increased over 450% to 2,296. As a result, racial tensions also increased, changing the relatively tolerant environment.

In 1909, the prominent editor of the *Seattle Republican* who lived on Capitol Hill, was taken to court for allegedly lowering real estate values. The Cayton family left their home in 1909, moving to the Central District which served as home to the vast majority of the city's Black community beginning around 1910 until the 1980s. The *Seattle Republican* was forced to shut down in 1913 due to lost revenue caused by increasing racial discrimination and, in response, Black American leaders in Seattle decided it was time to establish a branch of the National Association for the Advancement of Colored People (NAACP). It was one of the first branches west of the Mississippi and the former editor of the *Seattle Republican*, Horace Cayton, served as Vice President.

Tensions continued to accelerate. Black workers became strikebreakers in the 1916 longshoreman's strike and the ship stewards' strike in 1921, protesting the all-white membership of the unions, which generated bitter animosity. By the 1920s, Black businesses were much more likely to have all or mostly Black customers and clients. This was financially problematic, as the entire Black population of Seattle never comprised more than 1% of the total until about 1940.

In 1926, a monument commemorating Confederate American Civil War soldiers was erected in nearby Lake View Cemetery by the Seattle chapter of the United Daughters of the Confederacy, a national organization representing a collection of local associations dedicated to marking the contributions of Southern white women during the Civil War and made up of actual daughters and wives of Confederate soldiers living in the city at the time. The cost of the monument was paid for by money raised at a "Dixie Day" event held during the 1909 A-Y-P Exposition, and the granite was hewn from a specific mountain in Georgia known as the birthplace of the Ku Klux Klan. It would not have been cheap to haul ten tons of granite from Georgia to Seattle in the 1920's, causing one to believe the act was deliberate and meant to convey a message. According to Michelle Merriweather, president and CEO of the Urban League of Metropolitan Seattle, the monument was put up during "an era of intense racial violence in the South" in which the Klan was expanding across Washington and Oregon.

In 1927, white homeowners began campaigns to enact racially restrictive covenants that would bind their property and limit their freedom and that of future owners. The campaigns yielded 38 neighborhood restrictive agreements involving 964 homeowners, 183 blocks, and 958 lots. In 1948, many of the covenants expired and petitions to extend them failed, followed by the Supreme Court declaring restrictive covenants unenforceable. Throughout this period, despite residential segregation, Black American homeownership rates in Seattle were relatively high compared to other American cities, with roughly 30% of Black Americans owning their homes in 1940 Seattle compared with only 7% who owned homes in Chicago and just 4% who owned homes in New York. Still, Black Americans in Seattle experienced employment discrimination, with the unemployment rate among Black people double what it was for white people. While Washington became the ninth state in the nation to enact a Fair Employment Practices Law the 1949, the “official” end of the discriminatory restrictions did not mean the end of racism.

Seattle’s Black population pre-1940 was minute, but there was a remarkable concentration of gifted talent. The Negro Repertory Company of the Seattle Federal Theater Project (FTP) between 1936 and 1939 was third in the nation in number of productions only after New York and Boston. This was perhaps a harbinger for what was to come with legendary Black musicians such as Quincy Jones, Ray Charles, and Jimi Hendrix.

Charles Stokes was elected to the 37th legislative seat, becoming Seattle’s first Black American representative in Olympia in 1950. That same year, the Citizens Committee for Fair Employment formed, a predominantly white group headed by a Black political activist from the Washington Progressive Party, James McDaniel. They organized protests against discriminatory hiring practices by the city’s Safeway stores, joining other organizations throughout the decade that advocated for equal employment.

By 1960, there were 48,738 Black people in Washington, and, in October 1961, Martin Luther King Jr. made a single visit to Seattle where he spoke at the University of Washington in coordination with the Seattle Chapter of the Congress of Racial Equality (CORE)’s “Drive for Equal Employment in Downtown Stores”—the largest protest campaign involving racial discrimination ever undertaken in the state of Washington at the time. In 1963, the same day as the “March on Washington for Jobs and Freedom” and Dr. Martin Luther King Jr.’s “I Have a Dream” speech, the Seattle Public School District became the first major school system in the country to initiate a voluntary desegregation plan. But, while there were vocal advocates for integration in 1964, Seattle voters still soundly defeated an “open housing” ordinance that would have let anyone live anywhere. It lost by more than 2-to-1.

It was only after the assassination of Dr. Martin Luther King Jr. in 1968 and the resulting unrest in Seattle’s Central District that an open housing ordinance passed. Three days after the assassination, nearly 10,000 people in Seattle marched in memory of Dr. King’s life and legacy. The city council unanimously voted for an open housing ordinance just three weeks later. Washington state passed an open housing law the following year in 1969.

Seattle would get its first Black American mayor two decades later in 1990. Norman Rice served as the 49th mayor of Seattle, Washington, serving two terms from 1990 to 1997. In 2008, the first Black American president of the United States was elected, Barack Hussein Obama. A member of the Democratic Party, Obama served two terms as the 44th president, leaving office in 2017. (Incidentally, Obama spent a year of his infant life on Capitol Hill when his mother attended the University of Washington in 1960-1961, the same year Martin Luther King Jr. visited Seattle; the building that now stands in the location Obama lived is across the street from the Cayton-Revels House, providing a direct narrative through-line to Horace Cayton's early hopes and aspirations for future Black Americans.)

In 2005, the Washington state Legislature formally voted to make Dr. Martin Luther King Jr. the County's official namesake--an effort that first began in 1986. (Seattle's "King County" was originally named in 1852 after Vice President William Rufus de Vane King, a slave owner and advocate for the Fugitive Slave Act.) During the George Floyd protests of 2020, the Confederate Civil War monument in Capitol Hill's Lake View Cemetery was toppled and destroyed, nine decades after it was first erected.

Horace R. Cayton (1859 - 1940)

Horace Roscoe Cayton was born a slave on February 3, 1859 at a Mississippi cotton plantation several miles outside Port Gibson where one of the great Civil War battles eventually took place four years later in 1863. He was the son of a Black slave and the white slave owner's daughter, and was a slave until he was 6 years old. His first memories were of walking with a hoe over his shoulder alongside others in the fields at sunrise. After the end of the Civil War, when he was 8 years old, he watched his Black father Evans Cayton cast a ballot for the first time to decide the date for a convention to draft a new state constitution for Mississippi. During Reconstruction, Evans was one of the lucky few who gained ownership of a piece of land and was able to work hard and prosper. He listed his occupation as "farmer" in the federal census.

Horace Jr., the family's eldest son, would later write in his autobiography that his father said:

"My father [Evans Cayton] was lucky because my mother was white and from a prominent plantation family, he got some land and began to farm for himself. He was among the fortunate few who were successful."

Horace Jr. went on to write:

"The white woman who was my grandmother and whose name I never knew, made us aware that all man-made barriers are penetrable; for the blood of the masters flowed in our veins."

The family had great ambitions and prioritized education for the children. In 1872, Horace was able to attend Alcorn University 15 miles away, the state's first publicly supported college for Black Americans. Here, he formed a strong bond with the college president, Hiram Rhoades Revels, the first Black American elected to the U.S. Senate (and, unbeknownst to Cayton at the time, his future father-in-law).

The end of Reconstruction in Mississippi came in 1875 and shortly a few years later, elections proved to be so violent that many Black Americans began to contemplate migrating North. A Ku Klux Klan order was established in Claiborne County, close to where Cayton lived. Ten years later in 1885, Cayton finally left his home state, first living in Kansas and working as an assistant editor at the *Western Cyclone*, then moving to Utah where he did odd jobs, finally arriving in Seattle in 1890 --the year after the Great Seattle Fire of 1889 had decimated the downtown area and also the same year Jim Crow laws were passed in his hometown.

Horace Jr. remembers his father describing why he left Mississippi and chose Seattle as a place to settle:

“When I [Horace Sr.] found that freedom and education didn’t mean much in Mississippi, I left the South . . . It wasn’t easy, but I felt that there must be freedom some place in this country and I was determined to find it. When I first came out to this territory, a man was as good as his word. I went out in man-to-man competition and was successful. I provided a good home for my family. I had high hopes it would continue that way. I believed in the country.”

Cayton quickly became active in Republican Party politics where fellow Republicans became business contacts, such as the editor of the *Seattle Post-Intelligencer* who gave him his first Seattle reporting job writing for his paper. Cayton also worked for a year as an editor at a small populist newspaper called the *People’s Call*, published by a white judge associated with the Underground Railroad in Michigan. During this time, the Republican-backed *Seattle Standard* became the first Black newspaper in the city in 1891, published by Brittain Oxendine (who moved to Seattle in 1889 and was married to William Grose’s sister). Cayton leased Oxendine’s paper the following year and became editor. Despite difficulties for Black entrepreneurs in obtaining rental space for businesses, Oxendine was one of the few who had secured a rental office for his newspaper in the Kline and Rosenberg Building at 2nd and Cherry (in 2020, Cherry Street Coffee House occupies the ground floor).

When Cayton took over editing the *Seattle Standard*, his articles were fiery and unapologetic. One article attacking Seattle’s white pioneers drew the outrage of leaders in the Black community like Grose who wrote in a set of public resolutions that the paper “has done all in its power to incite race prejudice and antagonize the good will of white citizens.” Signed by the paper’s owner Oxendine himself, the resolutions denounced Cayton’s articles as “calculated to injure us as a race among our friends.” When the lease on the newspaper ran out, Oxendine demanded Cayton return the paper’s printing presses and, when Cayton

refused, Oxendine stole the presses at night. No copies remain of the short-lived paper which ceased publishing around only three or four years after it was established.

In May of 1894, the first edition of Cayton's newly-established *Seattle Republican* came off the presses, the second Black-owned paper in the city. Between 1891 and 1901, there would be seven Black weekly newspapers in Seattle, but Cayton's lasted the longest. He was a staunch advocate for civil rights and, while he used his newspaper to voice his opinions, he also engaged in several civil rights lawsuits throughout his lifetime. In 1895, he deliberately entered a Black barber's establishment and requested service even though he knew the barber only served white clients. This incident resulted in a brawl outside the shop. (Many decades later, Cayton's son Horace Jr. would describe in his autobiography an episode in which the whole family hid in the basement of their Capitol Hill home when it was rumored that Horace Sr. had "hit a white man." Later, Horace Sr. "came home in a closed carriage and, letting himself into the locked and darkened house, found [his wife and children] in the basement [where he told them] 'It's all over now. Let's go upstairs and have dinner,' where they found Nish [their Japanese servant] studying his English lesson in his room, completely unaware of the crisis.")

Cayton married Susie Sumner Revels (the daughter of his mentor, the president of Alcorn College), on July 12, 1896. They had been engaged in a years-long letter correspondence in which Cayton became the first publisher of Susie's writing. Susie moved to Seattle and the couple lived for a few months downtown at 5th and Seneca streets, then moved to a rented wood frame house at 1223 7th Avenue where the I-5 freeway is today in 2020. In 1897, they had their first child, a girl named Ruth. In 1899, a first-born son did not live long (a headstone memorializing "Infant Cayton" can still be found today in the eastern part of Lake View Cemetery). The same year they had their second daughter, Madge, Susie's father Hiram passed away.

The paper's influence propelled Cayton to a place on the 1896 National Republican Convention as the first Black American to serve on that body, as well as nominations to be King County delegate to the State Press Association Convention in 1899, and the Washington State Republican Central Committee in 1908. A turning point came in 1894 at the Republican Party convention held in Spokane. Horace was one of seven Black people in the 83-member King County delegation dominated by U.S. Senator Watson Squire, a former Civil War colonel. Cayton and seven white delegates refused to endorse Squire's candidate, which resulted in a fistfight. The caucus ended around midnight and the next day, Cayton's preferred nominee for State Supreme Court Judge was nominated by the delegation instead of Squire's preference. Cayton wrote:

"A colonel of the great Civil War was stationed at the polls to curse me during the entire voting period and shame white voters for bowing down to a nigger leader. My followers pleaded with me to have my adversary arrested, but I pleaded with them to leave him

alone knowing full well it was a well-laid plan to bring about the defeat of my faction. I won, and from then on I was always taken into consideration. My paper became state-wide in circulation and many took it without knowing my racial identity. If perchance I was introduced at some public function the other fellow was usually greatly surprised."

Subscriptions and advertisement revenue soared, allowing the Caytons to move into 518 14th Avenue East in 1902. Records show the permit to begin construction of the home in May 1902, and later in October, a *Seattle Republican* notice announced that the Caytons had officially moved in. Located in one of the city's most affluent residential areas, the Caytons were neighbors with pioneer legends like the Denny family and industry titans like James Moore. In a later autobiography, the family's eldest son describes the house:

"We lived in a large, two-story white house on Capitol hill, the most wealthy residential area of Seattle. It faced a broad avenue with a garden area in the center, which led directly to the water tower in Volunteer Park. We were the only Negro family that part of town; all our neighbors were white and wealthy. . . As a newspaper editor and publisher, my father was known and respected in the community, and though we were not warm social friends, our neighbors were pleasant and respectful . . . Our house was not the most luxurious in the neighborhood but it was well built and beautiful, set on a small hill surrounded by a long terraced lawn. Near the house were banks of flowers, shrubbery, and rose bushes. In back was a stable where our horses were kept and the carriage was stored."

While living at the Capitol Hill house, Susie gave birth to two sons--Horace Jr. in 1903, and Hiram Revels Cayton in 1907. The family employed a Japanese servant named Nish, and Susie's sisters and nieces were also on hand. Horace Jr. describes his father's style at the time as similar to that of Theodore Roosevelt, whom he greatly admired:

"[Horace Sr.] copied the former President in dress and manner, and, with his prominent teeth, his small and sturdy stature, his pince-nez and black mustache, he looked, indeed, like a brown-skinned edition of Theodore Roosevelt."

Horace Jr. also recalled his childhood on Capitol Hill, mentioning that he "played with the neighborhood children on the school grounds, but once school was over, we went our separate ways." In one incident on Halloween, Susie Cayton gave the children lumps of coal to throw at older boys if they were harassed but, as Horace Jr. describes the evening, "we were never bothered; the children of the neighborhood ignored us. . . We did not go to any of their homes to holler 'trick or treat.'"

In 1909, Seattle hosted the Alaska-Yukon-Pacific Exposition, and the celebrated Black American educator and orator Booker T. Washington visited. Horace Jr. recalled:

“It was natural that [Washington] should stay with our family. . . we were at the hub of the activities. The first day, Dad drove Dr. Washington around Capitol Hill and through the Volunteer Park district, pointing out the homes of the rich and influential white people. The next day, however, the educator told my father that he was more interested in how the Negroes lived.”

According to Horace Jr., “my father was impatient with Negroes who stayed in the South.” Over dinner at their Capitol Hill home, Horace Sr. admonished Washington for not encouraging Black Americans to leave the South. According to Horace Jr., Washington replied:

“They don’t leave because it is their home and they love it. Or they don’t have the money. Doubtless many are afraid to leave. They lack the pioneer spirit of you and your friends here in this city [Seattle]. Besides, they can’t all leave. If they did, the North would soon be just like the South.”

Horace Sr. supposedly responded:

“Here in the Northwest we are striking out in every direction. Negroes in this town have become small businessmen or skilled mechanics and live a good life. Their children are getting educations and will be able to stand up and compete with other men. Here the race is to the swiftest, and here the American dream is being won. I believe in this country very much, Dr. Washington; I believe in it and I love it. I believe in democracy. And here democracy is being worked out. We are the new frontier, and thousands of Negroes come to this part of the country and stand up like men and compete with their white brothers.”

Washington felt Cayton was naive and warned him:

“The South was defeated, not destroyed. I sincerely hope, Mr. Cayton, that insanity does not overcome you here in the relative freedom of the Northwest. I hope that the infection of Negro prejudice does not spread to this part of the country. If it does, you may find that you have been living in a fool’s paradise.”

As more Black Americans flocked to the fabled Pacific Northwest, Washington’s comments proved to be prescient. Later that very year in 1909, Cayton was taken to court on charges of having “greatly depreciated the value of the [Capitol Hill] property.” Despite winning the lawsuit, the Caytons were left in poor financial shape as their newspaper lost advertising and subscription revenue. Financial strains took their toll and the family was forced to leave Capitol Hill and rent out their home.

They moved to another one of their properties, The Laurel, an apartment house in the Central District where more Black Americans lived. They also opened “The Cayton House” at 2107 East James Street to accommodate Black visitors to the continuing A-Y-P Exposition.

Neither buildings have survived. A few years later in 1912, they finally sold 518 14th Avenue. The year after that blow, in 1913, they shuttered their newspaper for good. Horace remained a major figure in the local Black American community and he even established other newspapers, although none close to being as successful as the *Seattle Republican*.

In response to the increasingly hostile environment that caused the shutdown of the newspaper, Cayton was elemental in helping form the first Seattle chapter of the NAACP, serving as its first Vice President. He also remained a strong and vocal advocate for the rights of all oppressed people, continuing to speak out against discrimination. He established the King County Colored Republican Club in 1915 and served as the club's first president, running it until 1930. He helped to form a business self-help organization, the Seattle chapter of the National Negro Business Men's League, which Booker T. Washington had founded in Boston in 1900.

He also never stopped fighting for his civil rights. "Race prejudice was spreading in Seattle," his son would later write in an autobiography. "Many restaurants that had previously served Negroes now began to refuse them service." In 1917, Cayton filed a lawsuit against the owner of Epler Cafeteria (located at 815 2nd Ave, currently a Key Bank in 2020) after being refused service when they had formerly accommodated him. The case was dismissed, but Cayton had officially lost his political influence. Although he had never been elected to public office, he had been the most influential Black politician in 19th-century Seattle. By 1918, when he filed as one of six Republicans seeking the party's nomination for state representative of the 43rd district, he received only 111 votes out of 1,899 cast. He still remained steadfast and confident in his belief in equality: In 1924, he staged a lone sit-in at the segregated Strand Movie Theater--36 years prior to the 1960 sit-in movement started in Greensboro, North Carolina.

Racial discrimination continued to intensify. In his autobiography, Horace Jr. remembers his father telling him:

"Things are changing here [in Seattle] and not for the better. I can remember when it didn't matter what color you were. You could go any place and work most any place. But it's different now. . . Now the South has overtaken us, and freedom is only in name--not in fact. I'm defeated. . . I have given up any hope of ultimate freedom for myself. It may not even come for you children, but for this I want you to fight all your life. America may not offer much but it is the only country we have or ever will have".

Horace Cayton died in Seattle in 1940 due to stomach cancer. The Black newspaper of the time, the *Northwest Enterprise*, carried a front-page obituary with the headline "HORACE CAYTON, PIONEER, PASSES AWAY." The King County Colored Republican Club issued a special resolution honoring Cayton with "grateful remembrance" as one of its founders and most active workers, praising his "ability and keen judgement...his manifold service, contributions and counsel." While the family owned burial plots at Lake View Cemetery, they were unable

to pay for a coffin or the groundskeeping and chose instead to spread Cayton's ashes in the Puget Sound.

Eight years after Horace Cayton's death, the Supreme Court would declare restrictive covenants unenforceable. Roughly 20 years after Cayton's death, one Martin Luther King Jr. would visit Seattle—the same year a one-year-old Barack Obama lived his early life in a house within view of Cayton's own original Capitol Hill home.

Susie Sumner Revels Cayton (1870 - 1943)

Susie Sumner Revels Cayton was the fourth daughter of Phoebe Bass Revels and Hiram Rhoades Revels 109 (1822 - 1901), the first Black American to be elected to the U.S. Senate and a second-generation free Black American originally from North Carolina. After the Civil War and the Reconstruction Act of 1867, Black Americans were officially recognized as citizens of the United States and Revels was nominated as a candidate for Mississippi state senator at the Republican caucus in 1869 to fill the open positions left by Albert Brown and Jefferson Davis who had resigned in 1861 when the state seceded (Davis become president of the Confederacy). Susie was born the same year her father was sworn into the Senate where he served on the Senate Education Committee and Labor Committee from February 1870 to March 1871. In his first act before Congress, Revels presented a petition in favor of legislation that guaranteed equal protection under the law for all citizens. Many decades later, Susie's eldest son Horace Jr. would write in an autobiography:

“Mother [Susie] often talked to us about her father, and we were fascinated to hear about Grandfather Revels, who had known so many famous people and had brought such credit to our race. She showed us a letter which Jefferson Davis had written him at the time of his election to the Senate in which he said that he hated to think of Mississippi being represented by a Negro, but that if it had to be he was glad that it was Hiram Revels.”

When Mississippi was readmitted to the Union, the former president of the Confederacy, Jefferson Davis, would later present Revels with the gift of a clock as a gesture recognizing his service to the state. (That clock remained a cherished heirloom that Susie placed on the fireplace mantle in the front room of her Seattle home on Capitol Hill at 518 14th Avenue East.)

Susie attended Rust University in Holly Springs, Mississippi and taught at the university for three years before returning to receive her degree in nursing at the age of 23. She was impressed with a newspaper that one of her father's past students was publishing in Seattle and began a correspondence with its editor, Horace Cayton. The two wed on July 12, 1896 when Susie was 26. In 1900, Susie became associate editor of the *Seattle Republican*, making history for women in the region overall. Susie was a writer and, aside from being associate editor of the paper, she published many stories in other publications including “Sally the Egg

Woman,” “The Part She Played,” “Last Rites,” “My Meeting with the Presence,” and “Land of Fire.” Her stories were ambiguous about race and focused on themes central to the common human experience. The Sydney, B.C. *Independent* wrote that she was “a writer of force and ability and she is making decidedly favorable impressions on the readers with her contributions to the literature of the day.”

As part of a small professional Black “Negro elite” in the city, the Caytons were close friends with other prominent Black figures such as the Black attorney J. Edward Hawkins and his wife Etta who also lived on Capitol Hill. The Caytons often entertained their friends in high Victorian style at their home and the guest registers listed some of the most prominent names in Black Seattle society. When notable figures like Booker T. Washington or Paul Robeson made their way to the West Coast, they were hosted at the Cayton-Revels House.

In addition to her impressive editorial work, Susie also supervised her household which included her four children (later also her adopted granddaughter Susan) and at least one or two of her nieces from time to time. But many in the Black community judged her because she was unusually educated for both the period and among women in general. Horace Jr. described that “what gave us the most prestige and created the greatest envy among the colored population was the fact that we had a Japanese servant.” At the beginning of the 20th century, according to Horace Jr., it became popular in the Pacific Northwest for Japanese immigrants who wanted to attend high school in the U.S. and learn English to work as domestic servants. The Cayton family employed a 20-year old named Nish who “was thought of as almost a member of the family.” Nish lived “in a room behind the kitchen, where he stayed with the door closed when he was not working” (possibly the house’s entryway which can be closed off to create a private room, as it does even today in 2020). Nish “helped with the housework, did most of the cooking, and served the family at mealtime.”

In an interview with Susie’s godson’s wife many decades later, the Caytons were ostracized for their way of living:

“They had a beautiful home on Capitol Hill and had Japanese servants and whatnot and so they didn’t have to do any housework. . . They had a good educational background. In the South, the educated Black people, they had the problem of copying white culture. They looked down on people who did laboring work.”

There was never any evidence of Susie looking down upon servants. In fact, she gave the family’s Japanese servant, Nish, English lessons “in return for his teaching her Japanese.”

Susie was known to take her children “to the opera and to Shakespearean plays and spoke with reverence of the time she had seen Sarah Bernhardt,” which certainly set the family apart from other Black Americans of the time, but she was also very active in the community and forward-thinking. Ahead of popular opinion and academic scholarship on the issue, Susie

published a piece called “Black Baby Dolls” that warned of the psychological harm of giving white dolls to Black children, and she advocated for retailers creating more Black dolls. At the time, children’s toys may have appeared to be a privileged topic, but time would prove how ahead of her period Susie was.

Susie was often asked to speak alongside men. At a Sunday Forums meeting of March 11, 1906 she addressed the audience alongside four men, one of whom was her husband’s friend Hawkins. According to the program, she and the men addressed the question, “Does the Negro better his condition by coming West?” Her eldest son Horace Jr. would later describe her in his autobiography, remembering that “her voice was soft and rather throaty, and her speech was slow and deliberate with but a trace of a southern accent.”

Susie was also a founding member of the neighborhood Dorcas Charity Club and became president of the Dorcas in 1908, regularly hosting the club in her home on 14th Ave East. The club was recognized as one of the more active organizations in the Seattle area and they focused on welfare issues and the progress of the Black community, alleviating some of the harsh conditions facing Black Americans by providing things like toys for orphans and living expenses for widows. In 1907, the club aligned with the founders of Seattle Children’s Hospital to establish a precedent-setting policy to prohibit discrimination of race, religion, or ability to pay when it came to accepting and treating sick children.

By 1920, Susie and the Cayton children were picking raspberries in nearby Puyallup to earn money. Throughout the 1930s, Susie attended every meeting her son Revels organized in the Madison area, at some point becoming a member of the Communist Party. She served as secretary of the Skid Road Unemployed Council and was known as “Mother Cayton,” the only woman in the movement.

Susie died in 1943 due to complications arising from diabetes. Her ashes join her husband’s in the Puget Sound.

The Cayton Children

Ruth Cayton (1897-1919), the oldest of the Cayton daughters, was born in the years before Horace Sr. and Susie moved to 518 14th Avenue East; she was 6 years old when they moved in and 12 by the time they moved out. She died tragically at the age of 22 after a failed abortion in Portland, Oregon. Her daughter Susan Cayton Woodson (1918-2013) was raised by the Caytons and would go on to be the family’s archivist, carefully saving artifacts and eventually opening The Susan Woodson Gallery which housed the preeminent Black American art collection of the Chicago Renaissance. She died in 2013 and her son Harold Woodson Jr. carried her ashes to Seattle where they were scattered at 518 14th Avenue East. Horace Jr. would describe his sister Ruth in his autobiography, saying “She was the first of our family to break away and seek full membership in the Negro community” and this was perhaps because “she had spent her early childhood at a time before the family had

reached their high estate, before they deliberately decided to live in a rarefied cultural atmosphere and reject the bonds of race.”

Hiram Cayton (1899 - 1899), was the first-born son of Horace and Susie Cayton, dying the same year he was born. A gravestone honoring “Infant Cayton” was placed at Lake View Cemetery 16 years after his death, a few blocks north of the Cayton-Revels House. The stone is shared with “ Leonard Jamison ,” the 3-year old son of Marguerite Jamison , Susie Cayton’s live-in niece (daughter of Susie’s deceased sister, Dora Leonard). Leonard Jamison died April 9, 1915, which is when the stone was created. (By this date, the Caytons had another son they had named “Hiram,” so the first Hiram was commemorated here only as “Infant Cayton.”)

Madge Cayton (1901-1944), the second of the Cayton daughters, was born two years before Horace Sr. and Susie moved to 518 14th Avenue East; she lived on Capitol Hill until she was 8 years old. She was one of the first Black American women to graduate from the University of Washington and received her degree in Business Administration, but she spent much of her life dedicated to caring for her family. She died at the age of 43 from rheumatic fever.

Horace R. Cayton Jr. (1903-1970) was born the year after Horace Sr. and Susie moved into 518 14th Avenue East, and the first nine years of his life were experienced on Capitol Hill, which he painfully captured in an autobiography published in 1963. “Our goals were dictated by our past,” he wrote. “We were obligated by our family history to achievement in our fight for individual and racial equality.” The eldest of the Cayton sons, he studied at the University of Washington and the University of Chicago, rising to prominence in the 1940s Chicago Renaissance as the nationally-known sociologist and co-author with George Sinclair Mitchell of *Report on the Negro's Share in Industrial Rehabilitation* (1935) , *Black Workers and the New Unions* (1939), and co-author with St. Clair Drake of the landmark study *Black Metropolis: A Study of Negro Life in a Northern City* (1945) . He was director of the world’s largest Black American service center, Chicago’s Parkway Community House from 1940 to 1949. His close friends included significant Black intellectuals of his time including novelist Richard Wright, poet Langston Hughes, and playwright Sinclair Lewis (who cited him in his book *Kingsblood Royal*). After three marriages and a struggle with addiction, he died in Paris of influenza at the age of 66.

Hiram Revels Cayton (1907-1995), the youngest Cayton son, was also born while the family still lived at 518 14th Avenue East, although he only spent the first two years of his life on Capitol Hill and had few memories of the experience. He rose to leadership as one of the founders of the Black trade union council movement in the 1930s, first as a member of the Communist Party (he was nominated the Communist Party candidate for state senator for the 37th District in 1934 130) and a labor group organizer of the San Francisco maritime labor strikes, and later holding influential positions in the CIO, eventually heading the left-wing National Negro Congress. In response to Martin Luther King Jr’s Birmingham demonstration in 1963, it was Revels who organized the West Coast solidarity march in San Francisco. He

counted singer-activist Paul Robeson as his closest friend and, together, they are known as being the earliest to use the term “Black power.” In the 1960s, Revels was appointed to the San Francisco mayor’s cabinet, serving in public leadership positions until 1980. He died at the age of 88 in 1995 known as one of the few figures able to bridge the gap between the labor struggles of the 1930s and the civil rights movement of the 1960s.

Lillie Cayton (1914-1976), the youngest of the Cayton children, was born after the family had moved from 518 14th Avenue East. Married six times with four children, she suffered from alcoholism until turning to Alcoholics Anonymous where she rose to prominence by running the Seattle-King County Jail AA program. She became known as one of the most effective speakers on the West Coast AA circuit. In 1970, Lillie was a special consultant with the Interstate-90 Outreach Program during the construction of the new highway which displaced the Black American community that lived there. She served an essential function by helping Black American families relocate to new homes—a theme her family’s experience had taught her much about. She died in 1976.

Cayton-Revels House - Builder

The builders “Felmley + Plumb” filed a permit with the City of Seattle to build a “1-2 story frame house; 2 chimneys, 1 fireplace” on May 9, 1902 at 518 14th Avenue East. Albert Eugene Felmley was born in Illinois in May of 1864 and grew up in Cedar Falls, Iowa where he graduated from the Iowa State Normal School, now the University of Northern Iowa. He studied law at the University of Michigan for one year and also taught school before moving to Fort Dodge, Iowa where he married his wife Mabel (whom he knew from high school) in 1894. He worked in real estate and opened a lumber business. It was in Fort Dodge that the paths of Felmley and Ralph Leon Plumb crossed. Born in Fort Dodge in September 1880, Plumb was sixteen years Felmley’s junior. Plumb had lost his father when he was just eleven years old in 1891 and perhaps Felmley served as a type of male role model or father-figure to him.

In the summer of 1901, tragedy struck Felmley when his six-year-old daughter Helen died, prompting him to sell his lumber business interest and move to Seattle “hoping that a change in climate might prove beneficial to his wife’s health”. Ralph Plumb, his mother Sarah, and his sister Florence all moved to Seattle as well. The first record of Felmley and Plumb in business together in Seattle is a notice in the October 19, 1901 *Seattle Post-Intelligencer* announcing their purchase of property in Nagle’s Second Addition. Together, they built a house on the lot at 1415 East Thomas (today a Safeway parking lot) where, according to the 1902 Seattle City Directory, the Felmleys and Plumbs all lived together. They went on to purchase numerous properties on Capitol Hill, most likely with the combined savings of Albert Felmley and Ralph Plumb’s mother, Sarah.

In February of 1902, one of the lots they purchased was on 14th Avenue and is likely the land on which the Cayton-Revels House was built. The aforementioned building permit

was filed three months later in May and, in just another four months on September 26, 1902, the completed house and property were sold to Susie Cayton for \$4,500. Transactions reported in local newspapers and trade journals included a “surprisingly large number of women” involved in Seattle real estate. The house is most likely based on patterns and not architect-designed. Pattern books were widely published in the early 1900s and were especially useful in the Puget Sound region where there were still relatively few trained architects. The Cayton family moved to their new home the following month in October 1902.

Felmley and Plumb continued to buy and sell real estate together, often with Ralph’s mother, Sarah. In 1903, Felmley took a job as a clerk with Z C Miles & Piper, a prominent household goods store downtown. Ralph Plumb began working at Z C Miles & Piper a few years later in 1906-07, even as Felmley moved on to the Washington Fixture Company.

In 1904, Mabel and Albert Felmley had a second daughter and, in 1907, Plumb married Hedwig “Hattie” Mueller, after which they had two daughters. Both Felmley and Plumb thus established their own independent families. By then Felmley was back in real estate – he actually platted two additions to the City of Seattle in 1907 – while Plumb worked with H E Gleason Company, a light fixture manufacturer and retailer. By the time the Cayton family had moved from Capitol Hill, Felmley and his wife lived in West Seattle at 6975 47th Ave SW, an architecturally notable Stickley-esque 2-bedroom house designed in 1912 by Andrew Willatsen (1876-1974), a significant Seattle-area architect who had done his early work with Frank Lloyd Wright’s studio in Oak Park, Illinois.

Plumb and family eventually left Seattle in 1917 for Cleveland, Ohio, where Ralph died in 1957 and Hattie passed in 1965. Felmley would go on to become involved with W.W. Kellogg, a tile designer and dealer of Seattle renown who installed the fireplace lobby tiling at the Sorrento Hotel (900 Madison Street) and played an important part in the development of the Arts and Crafts movement in the Pacific Northwest. Felmley remained in this business from 1922 to 1935 until he was 71 years old. Felmley died in 1939 only one year before Horace Cayton passed. Felmley’s wife Mabel survived him until she too passed in 1967.

Cayton-Revels House - Surrounding Streetscape

The Cayton-Revels House sits in a changing streetscape. Established as an early streetcar suburb, the area is now a dense urban neighborhood and has seen several waves of construction and teardown. Erected in 1902, the Cayton-Revels House is the oldest building remaining on the block (both on its side and across the street) and one of only two buildings that were built originally as single-family homes (the other house being 526 14th Avenue East, two doors north of the Cayton-Revels House, built in 1910 166 ; directly behind the Cayton-Revels House is also 521 Malden Avenue East, a 5-bedroom Craftsman built in 1905).

As the city prepared for the influx of visitors for the 1909 A-Y-P Exposition, several apartment

buildings were constructed on Capitol Hill, including the Andrews Apartments (532 14th Avenue East) which was erected in 1910 three doors north of the Cayton-Revels House. The street across from the house consists of two three-story brick apartment buildings built in the 1920s prior to the construction slowdown of the Great Depression--the Parkhurst Apartments and the Graham Apartments (505 and 515 14th Avenue East, respectively). After a lull in construction, two post-war two-unit duplex townhouses were constructed on each side of the Cayton-Revels House, one on the North side in 1940 (520 14th Avenue East) and one on the South side in 1948 (512 14th Avenue East), both accommodating automobiles with private car garages.

In 1971, half the block across the street was demolished to make way for Capitol Park Apartments (525 14th Avenue East), an 11-story / 125-unit low-income public housing project that extends the breadth of the block. (Incidentally, when Anna Dunham Obama, mother of the 44th president of the United States, Barack Hussein Obama, attended the University of Washington the same year Martin Luther King Jr. spoke there in 1961, she raised the infant future first Black president at the Villa Ria Apartments at 516 13th Avenue between Mercer and Republican, which was later demolished to construct Capitol Park--a remarkable coincidence providing a direct narrative through-line across the street to Horace R. Cayton's early hope for the future ambitions of Black Americans.)

The 21st century has brought its own wave of change with teardown and construction occurring frequently in the neighborhood. In 2014, the southern part of the block the Cayton-Revels House sits on was razed and the Yardhouse Apartments (1406 E. Republican) was erected, a modern three-story / 35-unit LEED-certified boutique building catering to the region's influx of software professionals.

Neighborhood – Capitol Hill

The Cayton-Revels House is located on 14th Avenue East between East Republican and East Mercer Streets, built in 1902 just a year after the neighborhood's official name ("Capitol Hill") first began appearing in print. It is one of only three houses in today's definition of Capitol Hill that were occupied in the early 1900s by middle-class Black American families (the other two homes being 743 Summit Avenue East belonging to Attorney J. Edward Hawkins, and 1238 17th Avenue East belonging to Dr. Felix B. and Hazel James Cooper).

The Capitol Hill neighborhood of Seattle is part of a long ridge that overlooks downtown and the Puget Sound to the West, and Lake Washington to the East. In 1872, pioneers cleared a wagon road through the forest to the peak of the ridge and created a cemetery (today known as Lake View Cemetery). The hill was logged off in the 1880s and the "Highlands Addition" where the Cayton-Revels House is located was officially filed with the City of Seattle by the Broadway Investment Company on November 1, 1889--only four months after the Great Seattle Fire, and one year before Horace Cayton arrived in Seattle. The area was referred to

as “Broadway Hill” until 1901 when developer James Moore coined the neighborhood’s current name.

Capitol Hill today is one of Seattle’s largest, oldest and well-established districts and, as one of the city's densest neighborhoods in 2020, it is known for its popular nightlife and entertainment as well. Thriving business districts stretch North-South along Broadway Avenue, 15th and 19th Avenues, and East-West along Pine, Pike, and Olive Streets. The neighborhood has become home to a vibrant counterculture community that has served as the backdrop for civic engagement advocating for a range of issues including:

- Gay rights (from the first LGBTQ bar opened on Broadway in 1950, to Seattle’s first gay institution--the Dorian Society at 320 Malden Ave. East--to the city’s annual Gay Pride Parade which was first held here in 1982)
- Fair trade (WTO protests of 1999)
- Women’s rights (Women’s Day March of 2016)
- Civil rights (from marches advocating for fair housing in the 1960s to the more recent 2020 George Floyd protests against police brutality)

The evolution of the neighborhood and the experiences of the Cayton family while they lived at 518 14th Avenue East reflect broader cultural shifts in Seattle as well as within the wider context of American social history.

Highlands Addition

The Highlands Addition of Capitol Hill--the location of the Cayton-Revels House-- is a narrow swath of roughly eight blocks between today’s 13th Avenue East and Malden Avenue, with East Roy Street as the North border and East Thomas Street as the South border. The main thoroughfare of Broadway is to the west of 518 14th Avenue East, and the commercial strip of 15th Avenue is to the east. To the north is Volunteer Park (known as City Park when the Cayton-Revels House was built) as well as the cemetery. The Highlands Addition plat was also immediately south of J.A. Moore’s original Capitol Hill development with its stretch of 14th Avenue that became popularly known as “Millionaire’s Row.” The Highlands Addition was officially filed with the City of Seattle by the Broadway Investment Company on November 1, 1889. 177 At the time, E.P. Ferry was president and J.H. McGraw was secretary of the Company.

Elisha Peyre Ferry was the first Governor of Washington, serving one term before stepping down in 1893 due to failing health. Born in 1825 in Monroe County in the Michigan Territory, Ferry also served as Presidential Elector of Illinois in 1852, as the first mayor of Waukegan in 1859, and as Grand Master of the Masonic Fraternity in 1878. During the American Civil War, he joined the Union Army to help organize the Illinois regiment, becoming friends with Ulysses S. Grant and Abraham Lincoln. After the war, in 1869, President Grant appointed

Ferry to the position of Surveyor in General for Washington Territory and later in 1872 to the position of Territorial Governor. He was elected State Governor when Washington was granted statehood in 1889—the same year the Broadway Investment Company filed the Highlands Addition with the City of Seattle. He died in 1895 from a respiratory disease, just five years after Horace Cayton first arrived in Seattle.

John Harte McGraw, secretary of the Broadway Investment Company, was the second Governor of Washington state, serving from 1893 after Ferry stepped down until 1897. Arriving in Seattle from Maine in the 1870s, McGraw joined the city's small police force, eventually becoming Sheriff of King County, seeing Seattle through the riot of 1886 when over 200 Chinese civilians were forcibly removed in a labor dispute. Two years later, he became secretary of the Broadway Investment Company when it filed the Highlands Addition with the City. He was elected Governor four years after that, just three years after Horace Cayton arrived in Seattle and two years before Ferry would die. He died himself in 1910 from scarlet fever.

Capitol Hill - History

At the turn of the 20th century, Canadian immigrant and local real estate developer James A. Moore purchased the 160-acre tract of land that first became known as Capitol Hill for \$225,000, envisioning one of Seattle's most exclusive neighborhoods where he himself would build his family mansion. Through a series of seven plats recorded between 1900 and 1906, the Moore Investment Company eventually developed the 40+ block area between East Galer and East Roy, from 11th to 24th Avenues East. The Cayton-Revels House was located one block south in the Highlands Addition, which has since come to be known as part of Capitol Hill.

As the son of a prosperous ship owner in Nova Scotia, Moore had developed other residential areas in Seattle and whenever the real estate deals became too large to handle, he called upon his many East Coast contacts for additional funding. The area was known at the time as "Broadway Hill" until Moore successfully coined his development as "Capitol Hill" following a failed bid to have the state capitol building moved from Olympia to Seattle. Before selling lots, Moore graded and paved several miles of streets with concrete and asphalt, installing cement sidewalks, parking strips, water mains, and sewer pipes.

Moore also believed strongly that "the absence of restrictions had ruined many localities" in the city and he ensured that those he felt were undesirable were prevented from building homes in his new development. His official rules included a minimum price of entry (no residence "less than \$3,000"), prescribed usage ("no store, business blocks, nor flats"), and even defined density (no residence "allowed nearer than twenty-four feet to the sidewalk line"). Moore began advertising in Cayton's newspaper the *Seattle Republican* in October 1901. Six weeks after Moore announced lots for sale, fifty-three were purchased with at least one-third by East Coast residents planning to move to Seattle. Exactly one year after Moore's first advertisements, in October 1902, Cayton himself would move his family to 518 14th Ave

East. It was the same year Moore moved his own family to a new Renaissance Revival home on the southwest corner of Aloha and 14th Ave East, just three blocks north of the Cayton-Revels House. By 1902, thirty-two residences had been completed in Moore's development.

Moore's Capitol Hill development was established at the right time, as the city entered one of its boom cycles during and following the Klondike Gold Rush, with the population increasing from roughly 81,000 in 1900 to 237,000 in 1910 (during that same period, the Black American population rose from around 406 to 2,296). Funded by gold garnered from Alaska and the Canadian Yukon, rich natural resources such as timber, and all the infrastructure and needs of this growing populace--from ships to milk--prosperity found its way to Capitol Hill as many of the city's most famed titans of industry made their homes there. With such new and old wealth attracted to the young neighborhood, architectural tastes ran an eclectic gamut from English Cottage, Tudor Revival, German Tyrolian, and sometimes several styles simultaneously. The only architectural commonality throughout the neighborhood immediately surrounding the Cayton-Revels House was one of variety and ostentatious grandeur.

While the areas in the Capitol Hill Addition attracted wealthier families that tended to build large, architect-designed homes, the area south of East Roy in the Highlands Addition where the Cayton-Revels House is located tended to be solidly middle-class builder-designed homes. A gate was installed at Roy Street with a broad landscaped central median, an elaboration popularized by famed landscape architect Frederick Law Olmsted's "City Beautiful" movement. Residences to the south were largely vernacular architecture with very few examples of any distinctive style compared with those built in Moore's Capitol Hill Addition on the north side of the gate where the stretch of larger homes and mansions became popularly known as "Millionaire's Row".

As the "Father of Capitol Hill," Moore had arrived in Seattle in 1886 (four years before Horace Cayton arrived), establishing Capitol Hill 15 years later. Moore would remain living in his Capitol Hill home until 1914, five years after the Caytons were forced to leave their estate. Over time, "Capitol Hill" came to refer generally to a much larger area than Moore's original development.

After the Cayton family left the neighborhood in 1909, concern about other Black Americans moving to Capitol Hill influenced the creation of racial restrictive covenants in 1927, stating that current and future owners agreed that:

"No part of the lands . . . shall ever be used or occupied by or sold, conveyed, leased, rented, or given to negroes, or any person or person of the negro blood."

These covenants expired in 1948, eight years after the death of Horace Cayton, and five years after the death of his wife, Susie Cayton.

Streetcar Suburbs

The years from 1900 to 1912 (the same general period the Caytons lived at 518 14th Avenue East) were considered a “golden age” of public transportation according to Leslie Blanchard in *The Street Railway Era in Seattle* . When the Cayton-Revels House was built in 1902, the neighborhood was considered an “electric streetcar suburb,” a dominant neighborhood type from 1890 to 1930. The Capitol Hill streetcar line began operating in November 1901 and ran up 15th Avenue to the east of the Cayton-Revels House, turning at Mercer and running back down 14th Avenue East directly in front of the house. Streetcars had been introduced across America beginning in 1887 and they revolutionized cities like Seattle. The offices of the *Seattle Republican* where Horace and Susie Cayton worked was located in the city’s urban core at 612 Third Avenue and James Street in Pioneer Square (today, a Light Rail station), but the speed and convenience of the new streetcars powered by electricity allowed the Caytons to consider the “suburbs” where they could live in their own free-standing house set back from the road with enough room for a front lawn.

The new streetcars facilitated real estate development with house lots platted adjacent to the streetcar line, subdivision improvements added (sidewalks, utility connections, etc.), and vacant lots placed on the market. It was typically in this fashion that the owner of a streetcar line also was usually the developer and owner of the adjacent lots, which was likely the case with the Cayton-Revels House. In 1900, the vacant lot was listed as being owned by “S. L. Bowman”, a real estate developer who owned the Rainier streetcar lines (and perhaps hoped to develop the Capitol Hill line before it was consolidated) and was known to also advertise lots for sale adjacent to his lines.

In fashion with the 1893 World’s Columbian Exposition in Chicago, the Capitol Hill streetcar followed the “City Beautiful” civic design planning element of terminating at a focal point which was in this case Volunteer Park, just a few blocks north. Originally, the Capitol Hill streetcar was to run straight up 14th Ave East to the entrance of Volunteer Park, but was met with fierce resistance from Moore who lived on the proposed route himself. Moore reached a compromise: the trolley could run up parallel 15th Ave East instead of 14th Ave, going from Pine to Prospect to drop off pedestrians (albeit one block short of the park entrance). On the southward journey, the trolley was forced to turn at Mercer St. before running back down the length of 14th Avenue East, thus sparing the stretch of mansions just north of the detour. (Today in 2020, if one looks closely at the road in front of the Cayton-Revels House, the discolored asphalt where the old trolley tracks used to turn at Mercer can still be seen.

Nearby Historic Sites / Landmarks

The Cayton-Revels House is nearby the following historic sites and City landmarks:

Lake View Cemetery (1872) - Six blocks north of the Cayton-Revels House is Lake View Cemetery, adjacent to Volunteer Park, a City landmark. Opened in 1873, the cemetery has

accepted people of all races and religions--white, Black, Native American, Chinese, Filipino, Japanese, European, Jewish, Christian, and everything in between. Seattle pioneers and notables are buried in Lake View including Arthur Denny, Henry Yesler, Hiram Chittenden, Doc Maynard, Thomas Mercer, and Kick-i-som-lo (also known as "Princess Angeline," Chief Sealth's daughter for whom "Seattle" is named). The Caytons owned plots and buried their first son and a nephew there within eyesight of a Confederate Monument that was later torn down in 2020.

Volunteer Park (1876) - The Cayton-Revels House is four blocks south of the 14th Avenue East entrance to Volunteer Park, a registered historic landmark. In 1876, the city purchased 40 acres of the Woodworth tract on the highest point of the hill to create a cemetery. In 1884, the city removed graves from Seattle Cemetery (current-day Denny Park) in order to establish its first park, moving the remains of those who had been buried twenty-five years prior and re-burying them at current-day Volunteer Park where the reservoir is located today. Only two years later, the city changed its mind again, realizing that the growing population required more parks. The 223 bodies were removed once more and re-interred at adjacent Lake View Cemetery, and the land was officially named City Park in 1885. The beloved park would later be re-named "Volunteer Park" in 1901 to honor volunteer fighters in the Spanish-American War. 185 (A plaque was erected northeast of the park water tower in 1953 commemorating the 1901 name change to those who "liberated the oppressed peoples" of Cuba, Puerto Rico and the Philippine Islands.) In 1903, the year after the Caytons moved to Capitol Hill, the Olmsted Brothers of East Coast fame (stepson and nephew of Frederick Law Olmsted who designed New York City's Central Park) were hired to design Volunteer Park in time for the 1909 A-Y-P Exposition celebrating the ten-year anniversary of the Klondike Gold Rush. Hiram Revels Cayton, the Cayton's youngest son, remembered enjoying "family picnics at Volunteer Park."

Grand Army of the Republic Cemetery (1895) - Seven blocks north of the Cayton-Revels House is the Grand Army of the Republic (G.A.R.) Cemetery, adjacent to Lake View Cemetery. In 1895, five Grand Army Posts in Seattle established this cemetery for the Civil War heroes of 1861-65. The G.A.R. is first mentioned in *Polk's City Directory* in 1899 after the plot of land was purchased from Huldah and David Kaufman, one of the first Jewish families in Seattle. A city map in 1902 names the cemetery "Kaufman or G.A.R. Cemetery," the same year the Caytons moved to Capitol Hill. The majority of the 526 graves are for Union soldiers and their wives; twenty-five states are represented. At the center and oldest part of the cemetery is a pylon monument, placed by the Woman's Relief Corps, which reads, "In memory of our Heroes 1861-1865". For a number of years, the G.A.R. played a prominent role in Seattle's Memorial Day celebrations when tradition held that the city's schoolgirls ceremonially bring wagon loads of cut roses to decorate each grave. 186 Five veterans of the "U.S. Colored" divisions are honored here and at least one is a Black American veteran:

- Private Gideon Stump Bailey, born in West Virginia and a proud veteran of the 6th U.S. Colored Infantry, was a member of the white G.A.R. organization, regularly mentioned in

Cayton's *Seattle Republican*, as well as an active leader in the Black community (died July 3, 1905)

- Captain Robert Hamilton (died September 24, 1894) - 33rd U.S. Colored Infantry (born in Pennsylvania)
- 2nd Lieutenant George Francis Kienstra (died November 25, 1901) - 6th U.S. Colored Heavy Artillery (born in the Netherlands)
- Private Gilford Hervey (died September 8, 1920) - 59th U.S. Colored Infantry (born in North Carolina)
- Sergeant Edward Clarke (died August 11, 1932) - 10th U.S. Colored Infantry (born in Missouri)

Cal Anderson Park, formerly known as "Lincoln Park" (1901) - In 1901, just at the turn of the last century when Capitol Hill got its official name, the city's water department announced completion of a low-service 21-million-gallon reservoir and the city's first hydraulic pumping station, the linchpin in the city's elaborate municipal water system sourced from the 20-mile Cedar River Pipeline in the Cascade mountains. This reservoir along with the one at Volunteer Park would cement Seattle as a "true" city with the infrastructure for a growing population. Like Volunteer Park, is a City Landmark and was also redesigned by the Olmsted Brothers in time for the 1909 A-Y-P Exposition. Cayton's *Seattle Republican* printed articles advocating for children's recreation areas, and the park became the first supervised playfield in Seattle. 187 Cal Anderson Park (as it is called today) has organically become a central convergence location for the city to gather at significant moments, serving as the backdrop for issues including: gay rights (the park is named for Washington's first openly gay legislator who died in 1995 of AIDS); fair trade (WTO protests of 1999); women's rights (Women's Day March of 2016); and civil rights (the recent 2020 George Floyd protests against police brutality and the resulting now-infamous "Capitol Hill Organized Protest" also known as "CHOP").

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The features of the Landmark to be preserved include: *the site; the exterior of the house; and interior of the first floor, including the stairs up to the second floor, and excluding the kitchen and bathroom.*

Issued: April 15, 2021



Sarah Sodt
City Historic Preservation Officer

Cc: Kathleen Jo Ackerman and Edwin Erie Jones, owners
Taha Ebrahimi
Jordan Kiel, Chair, LPB
Nathan Torgelson, SDCI
Katrina Nygaard, SDCI
Ken Mar, SDCI