

In this Issue!

- **Fremont Historic Survey Project 2007-2008**
 - **Tacoma Auto Row Walking Tour**
 - **Historic Byrd House for sale in Olympia**
 - Crosscut online magazine June 26, 2007, **Another roadside attraction is about to be demolished**
 - Seattle Times June 23, 2007 **Neighborhood demolition - "McMansions" move into Magnolia**
 - **Spokane's Historic Merrill-Edmunds House is Looking for a New Home**
 - **Restoration of Tacoma's Knights of Pythias Hall set to begin this summer**
 - Madison Park Times **Planning For Development?** June 6, 2007
 - **Notice of Opportunity For Public Comment on Seattle City Council Proposed Land Use Code Amendments Relating to Additions to Certain Buildings in the Pioneer Square Mixed Zone**
-

Fremont Historic Survey Project 2007-2008

The Fremont Neighborhood Council and Fremont Historical Society are seeking volunteers to assist with a historic resources survey of Fremont's historic buildings. Volunteers would do field work reviewing and photographing buildings in the area. We also need volunteers to do historical research, city directory research, and analysis of architectural styles in the area.

The approximate timing of the project is from October 1, 2007 – March 31, 2008. Volunteers will work with a historic preservation consultant on the survey project. Volunteers will receive training in how to do architectural surveys and historic research. Ideally volunteers should be willing to commit at least 10 hours to the project.

The survey will primarily involve residential buildings, mostly single-family homes, in the Fremont neighborhood, which extends from the Ship Canal north to North 50th Street and from Stone Way on the east to 6th Avenue NW on the west. The project will focus on buildings at least 50 years old although some newer structures may also be included.

The products of the survey will include an inventory of significant buildings in Fremont and will be available as part of the City of Seattle's historic inventory database (on the Seattle Department of Neighborhoods Website - <http://www.seattle.gov/neighborhoods/preservation/historicresources.htm>). A printed report and inventory forms for specific buildings will be prepared.

We are now gathering signatures of individuals who would like to volunteer to assist on this project. For further information, contact Carol Tobin – cctobin@earthlink.net or 206-547-9629.

Tacoma Auto Row Walking Tour

“Autowalk,” a walking tour celebrating Tacoma’s historic auto row, is scheduled for Thursday, July 19, from 5 to 8 p.m. The event, free and open to the public, will spotlight the architecture and the dealerships that brought Tacoma into the automotive age. The route will extend from South 9th Street along Broadway to South 7th Street and north on St. Helens Avenue to South 2nd Street. Information booths, route maps, exhibits, and classic cars on display are planned. The event is co-sponsored by Historic Tacoma and the Tacoma Historical Society with participation by members of the PSC Buick Club, other local car clubs, and the LeMay Museum.

About Historic Tacoma: Historic Tacoma is a not-for-profit, grassroots organization dedicated to preserving Tacoma’s architectural legacy through education and advocacy. Historic Tacoma advocates for the thoughtful

preservation and rehabilitation of historic structures, sites and neighborhoods, while urging policy makers, developers and citizens to consider the value of the city's unique built environment.

For further information about the walking tour, contact:

Brett Santhuff
Historic Tacoma
360-402-1062 (cell)
santhuff@u.washington.edu

Historic Byrd House for sale in Olympia

The Byrd House is one of the most ornate of Olympia's eastside Queen Anne Style homes. The house was built about 1891 by George and Mary White Byrd who took out a mortgage for \$1,800.00. Mary Byrd was a sister of both Ann Elizabeth Bigelow and Clara White Dunbar. Probably affected by the depression of 1893, the house was sold in 1896 to J.M. Robinson. Mrs. John C. Ross bought it from him in 1906. She then sold it to Cap Reinhart who in turn sold it back to her after she married Capt Volney Young who married Mrs. Ross in 1909. Cap Reinhart repurchased the house in 1921-22. Listed on Olympia Heritage, State, and National Registers.

The Byrd House is an ornately-detailed, two-one-half-story wood frame structure, built in the Queen Anne style and resting on a later concrete block foundation. The tall hipped and gabled roof is covered with composition shingles and has narrow eaves with molded cornice; the gables have dentillated cornice, and narrow pent roofs at their bases. Walls are clad with drop siding and cornerboards, with hexagonal shingles in the gables, and a band of square and octagonal shingles between the stories curves out at its base. At the southwest front corner is a two story porch; the first story has chamfered posts and a stickwork balustrade and cornice panels and the second story has turned posts with spindlework cornice panels. On the first story is the paneled main entry door with its transom. Below the front gable is a two story polygonal bay, with brackets and pendants below the second story cornice. Another bay below the east gable has polygonal first story with similiar brackets and pendants beneath the squared second story. Windows are tall, narrow double hung sash with one over one lights and plain surrounds, and the gables feature oblong windows with borders of small square panels. A modern one story covered porch and deck extend from the rear of the house.

Price: \$419,000
Bedrooms: 3
Bathrooms: 2
Square Feet: 2,400
Lot Description/Acreage:
Finished attic (Can be used for 4th bedroom or office). Lot size 7,841SF (.18 acres)
Year Built: 1891
Architectural Style: Victorian Houses (1860-1900)

Contact for sale information:

Kimberly Cavanaugh, 253-988-8593 or 360-943-0648, rlce_r0ck3t@yahoo.com

Crosscut online magazine

June 26, 2007

Another roadside attraction is about to be demolished

By Knute Berger

Hold the wrecking ball. You know that funny looking Denny's in Seattle's Ballard neighborhood? It's slated to be razed for condos. So what? It turns out it's an important piece of modern architecture with historic links to Seattle's coffee culture. Last week, the Ballard News Tribune reported that the landmark Denny's restaurant on the highly visible, very desirable corner of 15th Avenue Northwest and Northwest Market Street in Seattle is slated for destruction in early 2008.

In a sense, this isn't news. The property was purchased by the Seattle Monorail Project. They were going to put a station on the site to serve the Ballard neighborhood, and it was assumed the Denny's was going to come down.

But the voters nixed the Green Line, and the property was sold off. Now Ballard is booming and the highest and best use of the site, they say, is condos and retail.

All of this is part of the too-rapid transformation of Seattle's low-cost, working-class, Scandinavian enclave into a densely developed tribute to New Urbanism. The scale and speed of the change is shocking. Every week, there's a new story about the remaking of the face and fabric of Ballard. Chains are moving in, condos are rising, and the old character is disappearing. Some even say you better see Ballard before it isn't Ballard anymore.

One longtime icon has been that tacky Denny's — and who, after all, is going to love a Denny's or consider it part of Ballard's heritage? But that distinctive roof, a kind of A-frame with a curl that has the look of a Norwegian stave church crossed with a Japanese pagoda, has always attracted attention and set it apart. And despite its rather seedy present appearance — how many Denny's have a hermetically sealed bar? — for decades this diner, especially in its pre-Denny's incarnation, was a major social center for old Ballard.

I thought the building might be a refugee from the Seattle World's Fair of 1962 — various pavilions and structures found their way around the region after the fair. One became a pancake house in South Seattle; the Bubbleator is a greenhouse in someone's yard. If you scan postcards of the fair, you'll find a similar roof on the World's Fair Information Booth. I asked around, but no one seemed to know if the Denny's had been a fair building, but it's definitely of that era. I must have been holding the memory of that roof line in my head since I visited the fair at age 8. So I went down to the city's Department of Planning and Development and pulled the building permit and plans. My hunch about the fair was wrong, but what I found was way more interesting.

It turns out the building was designed for the Ballard site in 1962 just after the fair and built in 1964. It opened as a Manning's Cafeteria, one of a small chain of restaurants. At its peak, there were about 40 Manning's in nine western states. Manning's was family-owned and founded in Seattle at the Pike Place Market as a coffee company in 1908 — so Starbucks wasn't the first coffee chain that started there. The original flagship Manning's is now Lowell's, a Market institution. The business expanded from coffee into cafeterias and food service. The Manning family relocated to the Bay Area in the 1920s, and so did the headquarters of the growing chain. That probably explains the most significant part of this architectural saga. It turns out the building was designed by a major Bay Area mid-century modern architect named Clarence W. Mayhew (1906-1994). Mayhew is primarily known as the designer of modern houses in the 1940s and '50s, many of them high-end commissions in the San Francisco suburbs where folks had space, view property, and money.

But that era of architecture in California was also known for what we think of as modern roadside architecture, also known as "Googie" architecture, named for an early Los Angeles coffee shop that epitomized the style — the essence of which is post-World War II fast-food eateries, motels, gas stations, and Vegas casinos. It was cutting edge, it was commercial, and, unlike most modern architecture, it was popular, according to author and San Jose Mercury News architecture critic Alan Hess. Hess is the author of *Googie Redux: Ultramodern Roadside Architecture* (Chronicle Books, 2004), a guide to the genre.

The Googie style of space-age motels and diners that look like car fins have, he writes, "become as much a symbol of the fifties as Elvis Presley or a '57 Chevy." It's the same era of architecture enshrined at the Jetsons-era Century 21 Exposition of 1962, the Space Needle perhaps being the ultimate example of Googie. It's been revived in the retro marketing of local condo project, Expo 62. You can see a gallery of Googie here and some examples of Seattle Googie here.

Preservationists are particularly interested in Googie designs because many of these structures are being torn down just as critics and historians have found them to be important expressions of the modern, exuberant, high-tech suburbanism that defined the era. Modernism, says Hess, is more than the International Style.

Mayhew's firm was in the middle of things. According to Mayhew's surviving partner, H.L. Thiederman, they did restaurants for Manning's in Seattle, Portland, San Francisco, and other western cities. Hess says, "I've just written a book that includes Mayhew as one of those excellent but neglected West Coast architects who deserve more attention."

The Mayhew connection with the Denny's in Ballard was news to Hess, who calls the building "fascinating." Alan Michelson, head of the Architecture-Urban Planning Library at the University of Washington, says that when it comes to examples of Googie, the Ballard Denny's is "a pretty damn good one." He laments that "Ballard's changing too quickly" and that all traces of the old neighborhood are being wiped out. "The line should be drawn at some point," he says.

In an email, Hess writes: "Is there any chance of saving the building? Is there any organized preservation group that can make a case for it? Even if you lose this one, it puts the issue of mid-century architecture on the map for future threatened buildings — and if it could be saved it would be a great piece of urban design!"

The UW's Michelson says that tearing the place down won't do Ballard any favors. "People move to a place because of the quality of the environment including the historical environment, and you have to strike a balance. They don't need another six-story building there." The Denny's is "kind of a gateway structure to Market Street and sets the tone, it's unorthodox, sort of eccentric, symbolic of the whole place."

So is there someone who will give this Mayhew building the attention it deserves? One group devoted to such causes is Documentation and Conservation of the Modern Movement, Western Washington — or DoCoMoMoWeWa, which sounds like a '50s doo-wop lyric. The group is the local chapter of an international group. It is committed to saving the mid-century modern architecture of the region, and they have worked to save a number of "endangered properties." They helped obtain city landmark status for the old Hat 'n' Boots filling station in South Seattle, for example. Another group that could step up is Historic Seattle, also dedicated to preserving of the city's architectural legacy.

The subject of saving ultra-modern architecture is new enough that the National Trust for Historic Preservation has actually put out a booklet about why it's important, Preserving Resources from the Recent Past. These post-war structures are "too new to be considered 'historic' by many, but old enough to be in danger of alteration and replacement." Ignorance about their significance is a major issue.

There is irony here: The unleashed, sprawling modernism of Googie was driven by growth. That's also the force that's reshaping Ballard and putting places like the Denny's in jeopardy. On the other hand, now that more is known about the background of the diner and the Clarence Mayhew connection, it's not good enough to say that the only vote that counts is the wrecking ball's.

Seattle Times
June 23, 2007
Neighborhood demolition - "McMansions" move into Magnolia
By Carol Nickisher

The invasion of Magnolia by the land snatchers was not a "shock and awe" campaign. Initially, it was gradual — a house demolished here, another there, to be replaced by three- and four-story McMansions. The neighborhood was changing, as all neighborhoods will over time. I didn't like it, but I told myself that change is inevitable. It can be good. It can revitalize a neighborhood, but Magnolia as I have known it is being destroyed by land snatchers who seize houses only to demolish them. This change is not good.

In recent years, the land snatchers have become rapacious. In the last year alone, I have witnessed the demolition of at least six homes within blocks of my house. The charming traditional homes of Magnolia, the elegant Tudors and the modest cottages, are now an endangered species. I drive down a street in my neighborhood, looking at houses I have long appreciated, and all I see are possible — no, probable — demolitions.

I never thought the one next door to me would be demolished, but recently it was — an \$850,000 teardown. Now the land snatchers are at my property line, and my property is experiencing the effects of their construction equipment. So am I, and it's not pleasant. My southwest slope was torn up when a large cedar tree south of my property line was violently uprooted by an excavator operator who seized the tree in the machine's steel jaws

and shook it like a cat shakes a mouse. My 60-year-old tulip tree was mutilated by both an auger and a concrete pumping machine — large branches snapped off like toothpicks.

The noise is constant as the machines rumble and roar next door, and dump trucks line up in the alley behind my house — six of them one day. My grandson would love it. I hate it. But what I hate most is the fact that I am helpless. There is nothing I can do to prevent the land snatchers from having their way with Magnolia. This developer has another house to demolish just down the street — and so it will go, house by house, until Magnolia is completely changed from what it was and is. But perhaps it won't matter because the newcomers won't remember how Magnolia used to be before the invasion of the land snatchers. As for me, I'm leaving.

[Carol Nickisher, a Magnolia resident for 19 years, taught English at the University of Washington. She loves old houses, and is house-hunting in one of Portland's older neighborhoods.]

Spokane's Historic Merrill-Edmunds House is Looking for a New Home

Listed on the Spokane Register of Historic Places in 2002, the Merrill-Edmunds House is looking for a new home. Located on N. Evergreen Street in the West Central neighborhood, the home is threatened with demolition and has been offered by the current property owners to anyone willing to move it to a new location.

The Merrill-Edmunds House was constructed in 1904 for Fred and Annie Merrill, owners and proprietors of the Merrill Typewriter Supply and Repair Company located downtown on Post Street. The Merrills commissioned Spokane architect W.W. Hyslop to design the home, a Craftsman style bungalow. The Merrills occupied the home through 1911. The home sold numerous times over the next 40 years until Francis and Mary Edmund purchased the property. The Edmunds would occupy the home for the next 50 years.

The Hyslop-designed home features one of the architect's signature architectural elements- a porch bracket design only seen on residential properties designed by Hyslop. According to the Spokane Register nomination in 2002, "instead of using the short, upturned tails on porch bracket ends, Hyslop designed a porch bracket with the opposite pattern- a bracket pattern with flattened tails that extend the horizontality of the porch at the juncture between the column and the porch roof. Hyslop's son, Robert Hyslop, explains that the bracket design was only used by his father and was not copied."

The one-and-one-half story Merrill-Edmunds House features four bedrooms and two baths- two bedrooms on the upper floor with a separate bathroom, and two on the main floor. The home also boasts a living room with an incredible one-of-a-kind fieldstone fireplace, boxed beam ceilings, and ebony-finished vertical-grain red fir woodwork. Another focal point of the living room is the diamond-paned leaded glass windows. The two main floor bedrooms are located in the northwest and southwest corners of the house, off the living room. The southwest corner bedroom features hardwood oak floors and a full bathroom en suite. Stairs from the dining room lead up to the upper floor where two large bedrooms are situated, one over the front porch and another on the west end of the house with a second bathroom.

Moving costs associated with removing the house to a new location are likely to exceed \$70,000 (\$70,000 is the proposed cost of moving the home up the hill, approx. 0.2 miles, to the intersection of W. Boone and N. Summit Boulevard.) Additional costs would include the removal of power and telephone lines.

Possible incentives for home relocation include incorporating moving expenses to take advantage of the Special Valuation property tax incentive. For more information on Special Valuation or the Spokane Register of Historic Places, click [here](#) or call the Historic Preservation Office at (509) 625-6985.

For more information on how to acquire the home, please contact Janet or Felix Martinez at janbow@msn.com.

Restoration of Tacoma's Knights of Pythias Hall set to begin this summer

Historic Tacoma has formed an agreement with the Knights of Pythias Tacoma Lodge, through which Historic Tacoma seeks grant funding for rehabilitation of the 1906 structure, in exchange for use of the facility for Historic Tacoma events. The Knights have matched Historic Tacoma's \$3000 in initial grant funding.

Restoration of the most damaged parts of Castle Hall, the large formal auditorium on the second floor, will begin late this summer. Local artisans will clean and restore painted panels, restore water-damaged plaster, and re-paint surfaces in the southeast balcony of the hall. The first phase of the effort will serve as a demonstration project to support fund-raising and grant-writing to complete the \$50,000+ Castle Hall restoration.

Madison Park Times
Planning For Development?
June 6, 2007
By Korte Brueckmann

Whether to have a comprehensive community-development plan in the Madison Park community has taken on an energy that is focusing residents' thoughts on what they would like to see happen in "The Park" in the near and middle future. Residents daily peruse the information panels in the community Starbucks, think about the array of options that are possible and fill out comment forms for Historic Madison Park, the organization of Park residents that is spearheading the drive for a community plan.

Ten years ago, when Seattle city government was eager to have communities create plans, money was available to create the plans. In all, 38 communities created them, but the money came with strings: Any plan created under that city initiative had to make allowance for areas of high population density. Madison Park does not have any such areas, and doesn't want them. The community council said, thanks, but no thanks.

Lisa Taylor-Molitch, a director and founder of Historic Madison Park, said her group applauds the council's wisdom in refusing to plan for high density. The whole community is low-rise residential, with a small and appealing low-rise business district. Historic Madison Park's goal is to create a community plan that will help area residents guide new development when (not if) it comes to Madison Park.

A prevailing attitude in the last 10 years has been that if the Park did not make any waves, no one would notice it is there - that is unlikely. Seattle City Councilmember Sally Clark has a broad background in community planning. She said that development companies have very highly paid people on staff to find those hidden, little neighborhoods and see what kinds of development make economic sense. "Madison Park has always been an attractive place to live," Clark said. She also said that ducking down and hoping no one sees you is wishful thinking at best.

Once a community plan is complete, then the plan guidelines are drawn. Many of Seattle's existing 38 community plans never finished writing and adopting the guidelines. The guidelines are the teeth in the plan. Once adopted, the community guidelines take on the force of a city ordinance, almost like a construction code. If guidelines are in place, developers must look at them and incorporate them into their construction plans. If the plans call for height restrictions or setbacks or wide sidewalks in certain areas, then those must be observed.

There is no city money for community plans right now. In fact, there is not even a formal process for presenting new plans to the city, according to Clark. However, she said if a community came to the city with a plan, the city would certainly find a way to accept it and refer to it when making growth and development decisions. There may be a new city initiative to update existing plans within the next two years or so, according to Clark. Money will become available for planning efforts, but would most likely still have the high population-density requirement attached.

She suggested financing community plans might be possible with matching grants from the city's Department of Neighborhoods, and those would not carry the population-density requirements. Clark also said that getting pieces of plans developed, such as street improvements, would be easier on a piecemeal basis because the various city departments are most usually involved in projects that cover just a block or two. "It's very difficult to say, 'I want to see this whole street changed,'" Clark said.

In the meantime, Historic Madison Park is trying to get as much community participation as it can, with an eye toward having community meetings this fall to discuss what has been proposed through the surveys at Starbucks and other communciations. "Change is scary, but the question is, can you facilitate change in the way you

want?" Taylor-Molitch said. Besides the information panels and surveys at Starbucks, Historic Madison Park has also begun a monthly newsletter, The Community Buzz, on-line at the Historic Madison Park website (www.historicmadisonpark.com).

According to Taylor-Molitch, the newsletter is getting a huge response from community residents. "It's so 'on-the-street,'" she said. It is easily updated and provides an easy channel for community communication, an important thing for a group dedicated to creating community consensus, she added. "For the community to think that 'if we're just quiet no one will notice' is short-sighted," Taylor-Molitch said. "[Development] is going on all around us, so we might as well be in charge of the change."

That is an attitude that Clark endorses. "I believe in having a plan, so you don't get caught without one," she said. "It's a heck of a lot of work, but I think it's worth it."

Notice of Opportunity For Public Comment on Seattle City Council Proposed Land Use Code Amendments Relating to Additions to Certain Buildings in the Pioneer Square Mixed Zone

Council Bill (C.B.) 115878 as originally proposed would amend the Land Use Code (Title 23 of the Seattle Municipal Code) to address structural additions to existing buildings in the Pioneer Square Mixed zone that exceed the maximum height limit. The amendments would accommodate infill additions up to the roofline to existing buildings over the height limit when street-facing facades are not altered. The amendments originally proposed would also address stair and elevator penthouses for these additions that would rise about the roofline.

On June 27, 2007, the City Council's Urban Development and Planning Committee amended C.B. 115878 to limit the additions above the limits on height to residential uses only and continue to allow the stair and elevator penthouses to rise above the height limit for these additions. In addition, additional amendments may be offered to allow both residential and hotel uses above the height limit in these additions.

The amended C.B. (along with other materials related to this proposed legislation) is available on Councilmember Peter Steinbrueck's website at <http://www.seattle.gov/council/steinbrueck/>. The Council intends to take a final vote on the amended C.B. at its regular meeting on Monday, July 16, at 2 p.m.

Public comment on the amended C.B. may be sent to:

Councilmember Peter Steinbrueck
Legislative Department
600 4th Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025

or sent via e-mail to peter.steinbrueck@seattle.gov. All public comment should be received no later than noon on Monday, July 16.

Questions regarding the proposed legislation may be directed to Stephanie Pure in Councilmember Peter Steinbrueck's office at (206) 684-8804 or via e-mail at: stephanie.pure@seattle.gov; or to Michael Jenkins of the City Council Central Staff at (206) 615-1674, or via e-mail at michael.jenkins@seattle.gov.

Christine Palmer, Preservation Advocate
HISTORIC SEATTLE
Dearborn House, 1117 Minor Avenue
Seattle, WA 98101
206.622.5444 x 226, Fax 206.622.1197
e-mail: christine@historicseattle.org
website: www.historicseattle.org
Educate, Advocate, Preserve