

The Johnson Partnership

UNIVERSITY OF WASHINGTON

Historic Resources Addendum

2104 NE 45th St. - Future home of the

OFFICE OF FRATERNITY AND SORORITY LIFE

Building Code and Accessibility Upgrades

FEBRUARY 14, 2013

Table of Contents

1. INTRODUCTION.....	1
1.1 ABOUT HISTORIC RESOURCES ADDENDA.....	1
1.2 PURPOSE.....	2
1.3 METHODOLOGY.....	2
2. BUILDING DESCRIPTION.....	2
3. HISTORIC CONTEXT	6
3.1 NEIGHBORHOOD CHARACTER.....	6
3.2 UNIVERSITY OF WASHINGTON FRATERNITIES AND SORORITIES	6
3.2 SITE AND BUILDING HISTORY	7
3.3 OWNERSHIP TIMELINE.....	10
4. ARCHITECTURAL CONTEXT.....	11
4.1 COLONIAL REVIVAL AND GREEK REVIVAL	11
4.2 ORIGINAL ARCHITECT - WILLIAM P. WHITE.....	11
4.3 REMODEL ARCHITECT (1926) - WILLIAM H. WHITELY.....	11
4.4 REMODEL ARCHITECT (1936) - SMITH, CARROLL, & JOHANSON	12
5. SIGNIFICANCE	12
6. RECOMMENDATIONS.....	12
6.1 GENERAL.....	12
6.2 SPECIFIC RECOMMENDATIONS	13
6.3 FUTURE PROJECTS	13
7. SUMMARY	13
8. BIBLIOGRAPHY	14

1. INTRODUCTION

This Historic Resources Addendum (HRA) provides information regarding the architectural design and historical significance of the building located at 2104 NE 45th Street. Located north of the Main Seattle Campus of the University of Washington. The Johnson Partnership prepared this report at the request of the University of Washington's Capital Projects Office.

1.1 ABOUT HISTORIC RESOURCES ADDENDA

The University of Washington Master Plan, Seattle Campus was completed in January 2003. This document was intended to guide the development of the campus over the subsequent ten years with the intention of developing the "best means of conserving what is attractive on the campus while providing for development which respects and improves its aesthetic qualities." The Master Plan, as well as previous planning efforts, includes a project review process intended to ensure that the historic context of the campus is retained and enhanced by new development and that the "historic significance, value and association of the campus is preserved for the community, City, State, and Nation." In reviewing actions that may impact historic resources, the University uses a multi-step process involving several review points: the Capital Projects Review Board, the Campus Landscape Advisory Committee, the Architectural Advisor to the University, the University Architectural Commission, and the Board of Regents as the final review step. When applicable, faculty with expertise on University campus history and architecture may be consulted on individual projects.

Historic resources are considered through the University's implementation of the State Environmental Policy Act (SEPA) and the preparation of an Architectural Opportunities Report (AOR).¹ An AOR is prepared for campus projects anticipated to be valued over one million dollars and that may affect either significant public spaces and/or the exterior of buildings. The report assesses the architectural context of the site, its historical context and environmental considerations, the Campus Master Plan, and the landscape/open space context. The AOR is reviewed by the Site Planning Committee, the Campus Landscape Advisory Committee, the Provost and/or the Executive Vice President, and the Board of Regents. For any University of Washington project that makes exterior alterations to a building over 50 years old, or is adjacent to a building or a significant campus feature older than 50 years, or an identified significant public space, the University prepares an attachment to the AOR known as Historic Resources Addendum (HRA). The HRA is intended to supplement the project review process.

A building's historic significance is usually determined by its eligibility for listing in the National Register of Historic Places. To be eligible for listing in the National Register of Historic Places a site, structure, or building must be older than fifty years. Listed places possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

The standards and criteria found in National Register of Historic Places Bulletins 15 and 39 are used to evaluate the integrity of a specific site and its associated structures and buildings. Bulletin 15 defines integrity of a property to convey its significance. Integrity is the authenticity of a historic resource's physical identity evidenced by the survival of characteristics existing during the resource's period of significance. Integrity involves several aspects including location, design, setting, material, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually

¹ The University's SEPA process is set forth in chapter 478-324 WAC.

most, of the aspects. Bulletin 39 defines a resource's period of significance as the span of time during which significant events and activities occurred.

In determining whether a building embodies the distinctive characteristics of a type, period, or method of construction or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction, an examination of a resource's "character-defining features" is used to identify the elements that characterize a building and includes such elements as the building's overall shape, massing, materials, craftsmanship, functional and decorative details, interior proportions, spaces, and attributes, as well as certain aspects relating to its site, landscaping, and overall environment.²

1.2 PURPOSE

This document provides a brief architectural description and a discussion of architectural significance of the building at 2104 NE 45th Street. The University of Washington, recognizing that the building is an historic part of its own campus and the adjacent neighborhood, has elected to commission this HRA to assure sensitive treatment of the building as necessary repairs and rehabilitation projects are designed and implemented. This report offers recommendation for treatment of the subject building related to proposed code required, accessibility and other upgrades.

1.3 METHODOLOGY

Research and development of this report were completed during October and November of 2012 by Larry E. Johnson, AIA, LEED AP, Principal, and Howard L. Miller, AIA, NCARB, LEED AP, Associate, of The Johnson Partnership, 1212 N.E. 65th Street, Seattle, WA. Research included review of documentation from the University of Washington's Capital Project Office archives including the original construction drawings and site plans as well as the archives of Special Collections. The existing conditions have been documented, researched and analyzed to enable evaluation and mitigation as necessary for the proposed alterations, repairs and upgrades to the building.

2. BUILDING DESCRIPTION

The subject building is located on an irregularly shaped lot comprised of all of lot one and the southern 5.88 feet of lot two of Block Four of the Campus Addition to the City of Seattle, platted on November 5, 1907. Due to lot line adjustments made in the actual routing of the surrounding streets, the aggregated parcel is now situated on the northern side of NE 45th Street, and with 21st Avenue NE on the west. The eastern end of the lot curves in a northeastern direction bordered by 22nd Avenue NE. The lots northern property line also defines the southern property line of 4510 22nd Avenue NE. The parcel amounts to 4,860 square feet and measures 50.89 feet north-south and approximately 103.49 feet east-west at its northern property line. The lot slopes down to the east approximately 10 feet. Paved sidewalks run around the lot on the western, southern, and eastern sides. A remnant of a clinker-brick retaining wall dating from around 1912, runs along the curved eastern property line. The subject building's southern side appears to be on the southern property line, and the building's western building side is approximately 14 feet 6 inches from the lots western property line.

The subject building is "L-shaped" with the long (original) section running east-west and a wing (1926 addition) extending northward from the northeastern corner of the original section. The original two-and-a-half-story section measures approximately 53 feet 4 inches east-west, and 34 feet 0 inches north-south. The building is approximately 45'-0" tall from grade to ridge, with a 10'-6" from the main floor to the second floor which has a ceiling height of 8'-4". The two-story northern wing measures approximately 33 feet 4 inches east-west and 13 feet 0 inches north south. A covered porch with its floor deck aligning with the building's main-floor and attached to the eastern façade of the building measures approximately

² U.S. Department of the Interior, National Park Service, "Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character," by Lee E. Nelson, National Register Bulletin, no. 17. 1991, 1998.

30 feet 0 inches north-south and approximately 7 feet 10 inches east-west. The building is constructed with standard Western platform framing. The building is clad with red-cedar shingles with an exposure of about seven inches. The original section of the building has a gambrel roof with an east-west ridge. The roof has third-floor shed dormers on the southern and western sides. The eastern porch roof has a low-slope hip roof. All roofs are covered with asphalt composition shingles, with the exception of the northern addition, which has a flat roof covered by membrane roofing with a low parapet. All windows are non-original aluminum-sash double-hung windows, unless otherwise noted, of similar configuration to the original wood-sash windows, each with an upper light grid simulating a divided-light window.

The southern façade is primary and is symmetrically arranged around its Classically inspired recessed main-floor entry porch. A long concrete retaining wall stretches along NE 45th street from 21st Avenue NE to 22nd Avenue NE and supports an entrance walk and stairway leading up to the entry porch. A flat roof shed presently covers a former basement stair located on the eastern side of the entry porch that led from the sidewalk down to the building's full basement. A projecting roof is partially supported by a pair of classical

Photo: Larry Johnson, 2012.



The southern Façade.

round columns flanking the recessed entry. The entry door is flanked by two tall original divided-light side-lights. The porch roof features a broken pediment with a central vase. The entry is flanked by two tripartite windows, with a large central window flanked by narrower outer windows. The second floor has a small window centered on the porch roof below flanked by pairs of double-hung windows with single double-hung windows at the outer ends. These outer windows are each centered above the tripartite windows below. The third-floor dormer has a central small window flanked by pairs of double-hung windows with smaller windows at the outer ends.

The eastern façade is secondary and is symmetrically arranged around a centrally placed brick masonry chimney. The main floor has two pair of French doors flanking the chimney and providing access to the eastern deck. Square milled columns with diagonal braces support the eastern deck and extend upward to support the porch roof. The guardrail is of 2x2 milled vertical balusters placed at approximately 4 inches on center. The second floor and third floors have pairs of double-hung windows flanking the chimney. The attic has a half-fan light on either side of the chimney.

The northern façade is non-primary. The eastern portion of the northern façade basement has three windows, the main floor has a tripartite window, the second floor has a single window and a pair of windows, and the third floor has the same arrangement as the third floor of the southern façade. A metal fire escape is located adjacent to the two-story northern addition. The northern addition has a pair of main-floor windows on its eastern side. The second floor has a southern flush-panel door leading to the fire escape with a single window to the north. The northern addition's main floor has a tripartite window on the eastern side and a single window on the western side of the façade. The second floor has three spaced double-hung-windows.

Photo: Larry Johnson, 2012.



Viewing from the southeast.

Photo: Larry Johnson, 2012.



Viewing from the northeast.

The western façade is secondary. The main floor has a pair of windows on its southern side with a doorway accessing the kitchen north of the façade center. The northern portion of the main floor has two small double-hung windows. The second floor of the original section has a small central window flanked by pairs of double-hung windows. The northern addition's second floor has a pair of double-hung windows. The third floor has two pairs of double-hung windows. The attic has a single central small fanlight.

Photo: Larry Johnson, 2012.



Viewing from the southwest.

The building's interior has been highly modified removing most of its character-defining detailing. The building's plan, however remains essentially the same with a centrally placed entry vestibule on the southern side of the main floor leading to an east-west oriented stairway leading upward on the east and downward to the basement on the west. To the east of the entry and extending along the entire eastern end of the main floor is a large living area with a fireplace centrally placed on the eastern exterior wall. On the western side of the entry is a small room (former receiving room). Directly behind the stairway and accessed from the northern end of the large living area is a large dining room. The kitchen is located in the building's northwestern corner. The second floor has a hallway running on the northern side of the stairway providing access to seven bedrooms running along the western, southern, and eastern sides of the building. A bathroom is located slightly west of the center of the building on the northern side of the hallway. The entire northern addition has been converted into an apartment for a resident advisor (Note: the access to the fire escape is presently through this apartment). The third floor has seven bedrooms clustered around the stairway, with a bathroom located slightly west of the center of the building on the northern side of the hallway. The basement is primarily utilitarian with a boiler room located in the southeastern corner, a laundry in the northwestern corner, and a bathroom located east of the laundry. A large bedroom is located in the building's northeastern corner, and a small bedroom is located in the building's southwestern corner. A small storage room is located below the main-floor entry porch.

3. HISTORIC CONTEXT

3.1 NEIGHBORHOOD CHARACTER

The immediate neighborhood is commonly referred to as “Greek Row,” as 38 fraternities and sororities are located between 17th Avenue NE and 22nd Avenue NE, and between NE 45th Street and NE 50th Street. Other university-related housing in the immediate area includes Craftsman style houses that have been converted to shared-housing or boarding houses, and some apartment houses. South of NE 45th Street is University residence housing on the main campus.

3.2 UNIVERSITY OF WASHINGTON FRATERNITIES AND SORORITIES

The first Greek Fraternal society at the University of Washington was a Sigma Nu Chapter, started in 1896. Seven fraternal houses were established at the University of Washington in 1902, seven years after the University moved from downtown Seattle to its present location. The twelve houses that existed in 1908 were all north of NE 45th Street and west of 15th Avenue NE. Most of the early houses were “modest frame one and two-story residences.”³

When the University Park Addition came on the market, the Greek societies purchased sites there. The first was Kappa Sigma in 1909, which moved from Brooklyn and NE 46th Street to 18th Avenue NE just above NE 50th Street.⁴ The next year, both Gamma Phi Beta and Pi Beta Phi purchased lots on what is now known as “Greek Row,” 17th Avenue NE, further south between NE 45th and 47th Streets. By 1917, a Fraternity Row had started to develop along what is now NE 17th Avenue, and what was then called University Boulevard. It had been paved and landscaped in 1909 for the Alaska Yukon Pacific Exposition. After the Exposition closed, the University regents decided not to extend the parkway onto the campus. The northern entrance entrance to the Campus aligning with NE 17th Avenue was renamed Memorial Way in 1920 to honor University students who lost their lives during World War I. University Boulevard was later renamed 17th Avenue E, reflecting the street grid numbering system.⁵

The chapter houses built between 1909 and 1917, were generally big “wood-frame, multi-storied, gable-roofed, generously porched” buildings.⁶ When Sigma Nu moved from their original NE 15th Avenue site to NE 17th Avenue, they started a trend by hiring architect Ellsworth Storey to design the chapter house.

“In 1920, University President Henry Suzzallo...urged the use of Tudor Gothic or University Gothic style in new construction in the University District.”⁷ Between 1920 and 1931, thirty-five new Greek chapter houses were built in the neighborhood, either in the Collegiate Gothic or Georgian styles. The Greek alumni were responsible for financing and overseeing the new construction and they generally proved to be conservative in their style preference and budgets.⁸

The Greek societies remained strong and active throughout the Depression, but their numbers began to decline during WWII. After the War years, membership increased and by the 1970s, there was pressure to expand facilities and many of the houses acquired more land and created large additions and/or were remodeled. “In the social turmoil of those years, some groups disappeared and, in other cases, their houses remained Greek but changed hands due to organizational problems. In more recent years, however, a number of new houses have been constructed, further reinforcing the concentration of the Row as their

³ Lawrence Kreisman, “Frat Row: Students Find Home Away From Home on a Gracious Boulevard;” *Pacific Magazine, Seattle Times/Seattle Post-Intelligencer*, February 12, 1989, p. 22.

⁴ Norman Johnston, “Row Show,” *Columns*, September 2001: p. 32-36.

⁵ Kreisman, “Frat Row,” p. 20.

⁶ Johnston, “Row Show,” p. 35

⁷ Kreisman, “Frat Row,” p. 23

⁸ Johnston, “Row Show,” pp. 32-36.

most favored location.⁹ The Greek Row area to the north of the University of Washington is considered to be the highest concentration of fraternities and sororities in the United States. Although Greek Row is not owned or controlled by the University of Washington, the University works cooperatively with the fraternities and sororities to enhance student life.

3.2 SITE AND BUILDING HISTORY

The building currently addressed as 2104 NE 45th Street was originally built in 1916, for the Delta Gamma Sorority on lots four and five, Block one, of the Campus Addition to the City of Seattle, at the northwestern corner of 21st Avenue NE and E 45th Street. The subject building was originally addressed 2012 E 45th Street.

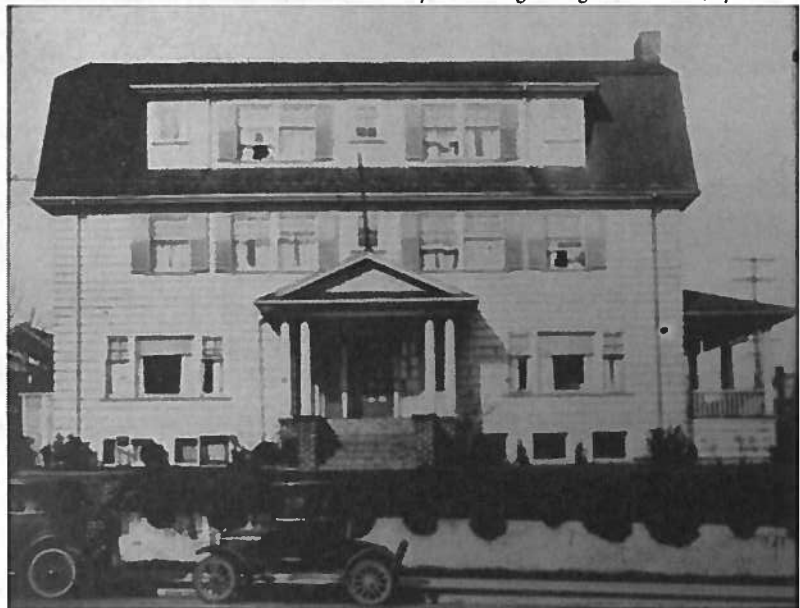
The Delta Gamma Sorority occupied the building from 1916 to 1936. Delta Gamma was chartered in 1905, becoming the first sorority associated with the University of Washington to receive a charter from a national organization, which was originally founded in 1872, at the Warren Female Institute.¹⁰ The sorority was originally housed in a small house located at 4736 18th Avenue NE (extant), but moved into the subject building, a Colonial Revival style house located at 2012 E 45th Street in August of 1916.¹¹ The building's architect was probably William P. White.¹²

University of Washington Digital Collection, Tye 1919.



Subject building at its original location — 2012 E 45th Street, circa 1919.

University of Washington Digital Collection, Tye 1924.



Subject building in 1924 just prior to the addition.

⁹ Johnston, "Row Show," pp. 32-36.

¹⁰ *The Seattle Times*, "Two New Charters," May 18, 1903, p. 3. Associated Students of the University of Washington, Tye 1916, p. 284.

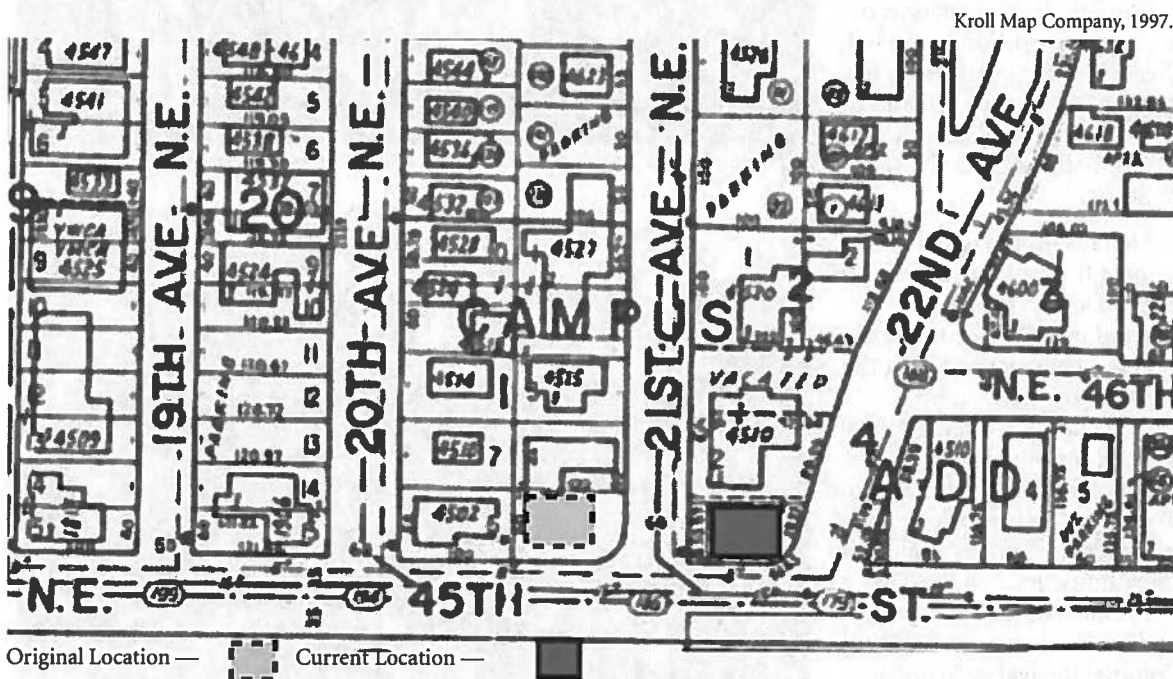
¹¹ R.L. Polk Co., *Polk's Seattle City Directory*, 1916, n.p. *The Seattle Times*, "Society," October 11, 1916, p. 11.

¹² City of Seattle, Building Permit for 2012 E 45th Street, #148470, April 6, 1916. The listing for architect is filled out "White & Smale." The Owner is listed as "W. Gwinn." The Occupancy is listed as "Sorority House."

The sorority constructed a two-story addition designed by Seattle architect William H. Whitely to the rear of the house around 1926, which included second floor dormitory.¹³ Whitely at the time was employed by the Mackintosh Truman Lumber Company.¹⁴

In 1936, the Sorority commissioned the Seattle architectural firm of Loveless and Fey to complete plans for a larger chapter house to be built at their existing location. The new Colonial Revival building was completed in April of 1937, and cost approximately \$40,000.¹⁵

The subject building was acquired in 1936, by University National Bank of Seattle which commissioned the Seattle architectural firm of Smith, Carrol & Johanson to complete plans and coordinate moving the building to its new location across NE 21st Avenue.¹⁶ The new site was comprised of the northern portion of lot one and the southern 5.88 feet of lot two of Block 4 of the Campus Addition to the City of Seattle.¹⁷ The existing single-family house addressed as 2104 NE 45th Street, previously owned by Albert and Lulu Ingalls, who had lived in the house before 1920, was demolished.¹⁸ The subject building was moved to its current location by L.N. Kunkel on September 1, 1936, and was expected to be ready for occupancy by its new tenants, the Phi Sigma Kappa fraternity, around September 20, 1936.¹⁹



¹³ King County Tax Assessor, Property Record Card, "2104 East 45th Street;" Washington State-Puget Sound Regional Archives, p. 1.

¹⁴ Mackintosh Truman Lumber Company, "Alterations and Repairs to Delta Gamma Sorority House," William Whitely Architect,

¹⁵ Charles Gordon, "U.W. Sorority Plans New Home," *The Seattle Times*, September 1, 1936, p. 23.

¹⁶ Gordon, p. 23.

¹⁷ The angled street known as 22nd Avenue NE was originally a wagon road crossing the original undeveloped campus area and continuing northward diagonally down the slope and toward northern the Lake Washington area.

¹⁸ United States Department of Commerce, "Fourteenth Census of the United States: 1920-Population, Seattle, King County," Sheet No. 12A.

¹⁹ Gordon, p. 10.

City of Seattle Municipal Archives.

Due to the smaller size of the building's new lot, the original brick stoop and projecting entry porch supported by trios of columns was replaced by a shallower porch roofed with an abbreviated broken-pediment architrave supported on four classical Doric columns possibly salvaged from the original porch. The entrance stairs were modified to be parallel with the entrance façade, with the western approach leading to the entry porch and an eastern approach leading to the basement, rather than the original perpendicular approach arrangement.²⁰



Subject building in 1936 with the reconfigured front porch.

The Phi Sigma Kappa fraternity occupied the building from 1936, until 1959.²¹ Phi Sigma Kappa national was founded in 1873, at Massachusetts Agricultural College.²² The University of Washington Chapter was chartered in 1932.²³ Phi Sigma Kappa merged with Phi Sigma Epsilon in 1985.

University of Washington Archives, Special Collections.



Subject building in 1938 just before the viaduct was started.

The building was acquired by Albert Lee Appleby in 1960, and used as a boarding house.²⁴ The ownership of the building was transferred by a quick claim deed to Leslie R. Appleby in 1961.²⁵

The University's Slavic Studies Department leased the subject building, after their former

²⁰ King County Tax Assessor, Property Record Card, "2104 East 45th Street;" Washington State-Puget Sound Regional Archives, p. 1. City of Seattle Office of the City Clerk, Seattle Municipal Photograph Collection, Item No. 38758, December 14, 1938. Smith, Carroll & Johanson, architectural drawings of 2104 NE 45th Street, 1936, p.1.

²¹ R.L. Polk Co., Polk's Seattle City Directory, 1937, n.p. R.L. Polk Co., Polk's Seattle City Directory, 1959, p. 361.

²² Phi Sigma Kappa, "About Phi Sigma Kappa," <http://www.phisigmakappa.org/parents-about-psk>, p. 1.

²³ Associated Students of the University of Washington, Tyce 1937, p. 266.

²⁴ King County Tax Assessor, Property Record Card, "2104 East 45th Street;" Washington State-Puget Sound Regional Archives, p. 1. R.L. Polk Co., *Polk's Seattle City Directory*, 1960, p. 353.

²⁵ King County Tax Assessor, Property Record Card, "2104 East 45th Street;" Washington State-Puget Sound Regional Archives, p. 1.

housing located at 4745 17th Avenue NE, was torn down in fall of 1963.²⁶ The Slavic Studies Department used the building as an intensive Russian studies facility called “Russky Dom” or Russian House, where only the Russian language was allowed.²⁷

In August 1963, the University’s Physical Plant Department, under the supervision of Frederick M. Mann, undertook a number of building upgrades including remodeling the rear portion of the subject building’s second floor, remodeling an existing bathroom, adding a new bathroom to a room located in the building’s northwestern corner, and adding a metal fire-escape ladder system to the building’s northern side.²⁸

The subject property was acquired by the University of Washington in 1971. At that time, interest in the property was held in undetermined percentage shares by Leslie R. Appleby (1914-1993, a.k.a. Leslie Margaret Appleby) and Harley T. Ruark (1904-2000). Prior to the transaction Appleby and Ruark had each received quit claim deeds from various individuals (Malcolm S McLeod, and William A and Ethel G. Branch) clearing the title for sale. Appleby’s Statutory Warranty Deed was signed on November 11, 1970, and Ruark’s was signed on November 18, 1970. Excise tax statements (E132667 and E132668) on the transaction (exempt) were filed on January 12, 1971. Leslie R. Appleby statement (R132668) records a gross sales price of \$40,000. Both deeds (7101190419 and 7101190420) were recorded on January 19, 1971. Both list consideration of “Ten and no/100th (\$10.00) Dollars.”²⁹

Due to City of Seattle Housing Building Code violations, the University renovated the subject building in 1975. Renovations addressing code issues including enclosing the stairways between the main and third floors, installing fire doors, and installing fire sprinklers.³⁰

The Slavic Department’s funding was cut in 1995, forcing it to discontinue the intensive language program within the subject building.³¹

The University has subsequently used the building as a dorm for upperclassmen.

3.3 OWNERSHIP TIMELINE

- 1916 - Delta Gamma Sorority.
- 1926 - Delta Gamma Sorority (major addition).
- 1936 - University National Bank of Seattle (building re-located).
- 1960 - Albert Lee Appleby.
- 1961 - Leslie R. Appleby.
- 1971 - The building was acquired by the University of Washington, which continues to own the building today.

²⁶ *The Seattle Times*, “Russian House,” August 2, 1963, p. 43. The University of Washington acquired the subject building sometime between 1963 and 1970

²⁷ *The Seattle Times*, “Russki Dom Will Mark Anniversary,” July 24, 1966, p. 18. Sheila Gallagher, “Russky Dom: Old, Home and Russian,” *University of Washington Daily*, November 17, 1971, p. 1.

²⁸ University of Washington Physical Plant Department, “Russian House Second Floor Alterations and Additions,” Drawing No. AG-1223, p. 1. Note: These drawings for the university of Washington bear the signed approval of Leslie Appleby; shown as the property owner in the tax records.

²⁹ Statutory Warranty Deed, 7101190419, November 11, 1970. Statutory Warranty Deed, 7101190420, November 18, 1970. 1% Real Estate Excise Tax Statements, E132667 and E132668, January 12, 1971.

³⁰ University of Washington Physical Plant Department, “Compliance With City Housing Code-Russian House 2104 N.E. 45th St., 1975, Sht. 1-4. Davor Kapetanic, Chairman, Department of Slavic Studies, University of Washington Correspondence Interdepartmental, “Memorandum to File-Russian House Fire Safety Alterations-1975;” October 22, 1975, p. 1.

³¹ *University of Washington Daily*, “UW Budget Cuts,” January 17, 1995, p. 1.

4. ARCHITECTURAL CONTEXT

4.1 COLONIAL REVIVAL AND GREEK REVIVAL

The original core building of the subject building was designed in a Colonial Revival style, specifically Dutch Colonial. The later porch roof constructed after the building was moved could also be described as designed in the Colonial Revival or Georgian Revival style.

The Colonial Revival style became popular around World War I, when architects turned to historic building types for appropriate prototypes. The war had a profound impact on the national psyche, with the nation looking for reassurance after seeing the horrors of the battlefield. Revival style buildings, particularly in domestic architecture, reflected an idealized past with associations of comfort, familiarity, safety, and honesty that were worthy of emulation. Revival designs, not only including North American forms such as Colonial and Dutch Colonial styles from the Eastern Seaboard, as well as Spanish Mission styles from the Southwest, but European prototypes such as English Gothic, French Tudor, English Arts and Crafts, and Italian. As the success of revival design was based on stylistic accuracy, architects turned into academic eclectics, becoming intimately familiar with the form and detailing of revival styles. Most architectural offices expanded their libraries carrying White Pine Series, of measured drawings of Eastern Seaboard Colonial buildings, as well as having pattern books on English parish churches and Italian piazzas. The Historic American Building Survey, begun in 1933 to record historic American buildings, was a direct outgrowth of academic architectural appreciation of disappearing forms and their accurate interpretation.

The Colonial revival styles often featured symmetric facades with self-contained rectangular plans. The most common of the Colonial Revival styles was the Cape Cod style, which often borrowed entry details from the Georgian. Even when the plans were updated and “modernized” from their 17th and 18th century models, most Colonial Revival styles have rigid plans with small spaces allocated for specific functions. Buildings were primarily wood-framed, with horizontal clapboards or shingles. The few exceptions were of brick or stone. Most doors, sash, and wood trim were painted white. Roofs were generally simple gables, or gambrels in Dutch Colonials.

4.2 ORIGINAL ARCHITECT - WILLIAM P. WHITE

William B. White was born in the State of New York in 1862. He moved west in the 1890s, first to Idaho and then to Butte, Montana where he may have worked with Werner Lignell between 1897 and 1902. White came to Seattle around 1902, and ran an architectural practice here until 1921. His first office (1902) was in the Washington Building and he later had an office in the Central Building (1911), which he kept until around 1920. During his years in Seattle, White specialized in hotel and apartment buildings, designing several in the downtown area, Capitol Hill, First Hill, and at least one apartment on Queen Anne Hill. Around 1921, White moved to Bremerton, Washington, and was employed by the naval shipyards there. White died in Bremerton on April 5, 1932.³²

4.3 REMODEL ARCHITECT (1926) - WILLIAM H. WHITELY

William H. Whitely, originally trained as an engineer, began his Seattle architectural career in 1921, with an office in the Alaska Building. By 1926, he had an office in the White-Henry-Stuart Building. Around that time Whitely began providing designs and construction drawings for developer for Frederick Anhalt and his Western Building and Leasing partner, Jerome B. Hardcastle. Whitely prepared designs for many of Anhalt's small commercial projects. In 1935, Whitely went into partnership with Anhalt, forming the Architectural Services Corp. to build single-family houses, offering customized design services. Due to the

³² Michael Houser, “William P. White,” State of Washington Department of Archaeology and Historic Preservation, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/william-p-white>, accessed November 8, 2012, p. 1.

continuing economic depression, the partnership only produced seven homes in two years. The company also sold house plans by mail.³³

In 1941, Frederick Anhalt collaborated with Whitely in the design the St. Stephen's Episcopal Church (Thomas, Grainger, and Thomas was the architect of record for the project and it is unclear what involvement Whitely actually had on the project). In the early 1950s, Whitely collaborated with George Rowley of Century Builders, designing an entire subdivision of houses above Marine View Drive. The design of these homes departed from Whiteley's early English Tudor styling, being fairly typical suburban ranch houses. In 1953, Whitely prepared schematic designs for Eastlake Homes and Century Builders for the proposed Eastgate Shopping Center and subdivision.³⁴

4.4 REMODEL ARCHITECT (1936) - SMITH, CARROLL, & JOHANSON

The Seattle architectural firm of Smith & Carroll was formed in 1931 by Francis Marion Smith (1937-1951) and Theodore Byrnette Carroll (1903-1979). Carroll was a graduate of the University of Washington and was employed by Seattle architect Andrew Willatsen between 1927 and 1930. Perry Bertil Johanson (1910-1981) joined the partnership in 1936, after which the firm was known as Smith, Carroll & Johanson. The firm mainly completed many custom and speculative residential designs in the Puget Sound region between the mid-1930s, and its dissolution in 1951.³⁵

Johanson's interest in hospital design led the firm to at least one hospital commission, an addition to Swedish Hospital, in 1937. Johanson was one of the four founders of Naramore, Bain, Bradley & Johanson, a firm created during World War II to carry out major war-related federal projects. Johanson served as Washington State AIA Chapter president between 1950 and 1951. He was elected an AIA Fellow in 1960.³⁶

5. SIGNIFICANCE

The building appears never to have been previously surveyed for significance by local or state authorities. Due to the several changes made to the building over time, particularly those on the interior, and its relocation to a new site in 1936, the building probably does not qualify for listing in the National Register of Historic Places. The building may qualify due to its association with early Greek societies associated with the University of Washington, for listing on the Washington State Historic Register. The Washington State Historic Register has generally lower standards than National Register listing.

6. RECOMMENDATIONS

6.1 GENERAL

As the subject building probably does not qualify for listing in the National Register of Historic Places or for designation as a City of Seattle Landmark, the University has great latitude in alterations proposed for the building. The building's cultural contributions could be considered as mainly occurring on the exterior, limited to its primary southern façade, and secondary eastern and western façades. Impacts related to this project are limited to portions of the eastern and northern façades that will be modified as necessary to construct an exterior elevator shaft.

³³ Lawrence Kreisman, *Apartments by Anhalt*, (Seattle, WA: Kreisman Exhibit Design, 1978, 1982), p.18.

³⁴ Kreisman, p. 18.

³⁵ Dennis A. Anderson, "Smith & Carroll (1931-37); Smith, Carroll & Johansson (1937-51)," in *Shaping Seattle Architecture*, Jeffrey Karl Ochsner, ed., (Seattle, WA: University of Washington Press, 1994, 1998), p. 351.

³⁶ The Seattle Times, "Johanson Honored By Institute of Architects," February 28, 1960, p. 28.

6.2 SPECIFIC RECOMMENDATIONS

6.2.1 Exterior

Additions proposed to the more utilitarian northern façade should be sheathed with shingles with exposures to match the original, and any door and window openings should have casings and trim matching the original.

6.2.2 Interior

As little of the original historic interior fabric remains, interior alterations should be completed as necessary to meet new program requirements and building codes. When possible, any remaining interior trim elements should be retained and new trim and finishes selected to be simple and stylistically compatible to the original intent of the architectural design.

6.3 FUTURE PROJECTS

It may be advisable in the future as the University undertakes further project affecting the subject building to return the western, southern, and eastern façades to an appearance closer to their original configuration, or to a state closer to their appearance immediately after the building was relocated to its present site in 1936.

It may be difficult to return to the original 1916 fully roofed porch with multiple columns, therefore restoring the entry porch to the configuration in 1936 may be an alternative. Additionally the flat roof addition immediately to the east of the entry porch should be removed and the original windows restored.

The eastern porch columns and balusters should be restored as close to its original configuration as possible, including Classical round columns. The supporting structure should be sheathed with shingled walls or fitted with a moment resistant steel frame masked with round Classical columns.

Alternatives should be studied and analyze regarding the removal and replacement of the the non-original aluminum windows with wood or clad windows consistent with the original design of the building.

7. SUMMARY

While the building covered in this study probably does not qualify for listing in the National Register of Historic Places, it is historically important to the University of Washington, and thus any changes should be handled sensitively.

Due to the proposed changes to better accommodate the proposed use as the Office of Fraternity and Sorority Life, the recommended approach is to make any additions only on the north side of the building and interior changes throughout as needed.

The proposed changes may slightly alter the appearance of the subject buildings. By following the above recommendations, the negative visible impacts to the building's fabric and appearance should be minimized and consistent with the intent of the "The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings."

8. BIBLIOGRAPHY

- Anderson, Dennis A. "Smith & Carroll (1931-37); Smith, Carroll & Johansson (1937-51)." in *Shaping Seattle Architecture*, Jeffrey Karl Ochsner, ed. Seattle, WA: University of Washington Press. 1994, 1998.
- Associated Students of the University of Washington. *Tyee*. Seattle, WA: University of Washington, 1916 and 1937.
- City of Seattle. Building Permit for 2012 E 45th Street, #148470. April 6, 1916.
- Gallagher, Sheila. "Russky Dom: Old, Home and Russian." *University of Washington Daily*. November 17, 1971.
- Gordon, Charles. "U.W. Sorority Plans New Home." *The Seattle Times*. September 1, 1936.
- Houser, Michael. "William P. White." State of Washington Department of Archaeology and Historic Preservation. <http://www.dahp.wa.gov/learn-and-research/architect-biographies/william-p-white>. Accessed November 8, 2012.
- Johnston, Norman. "Row Show." *Columns*. Seattle, WA: University of Washington and the UW Alumni Association, September 2001.
- Kapetanije, Davor, Chairman, Department of Slavic Studies, University of Washington. "Memorandum to File-Russian House Fire Safety Alterations-1975." Correspondence Interdepartmental, October 22, 1975.
- King County Tax Assessor. Property Record Card "2104 East 45th Street." Washington State-Puget Sound Regional Archives.
- Kreisman, Lawrence. *Apartments by Anhalt*. Seattle, WA: Kreisman Exhibit Design. 1978, 1982.
- . "Frat Row: Students Find Home Away From Home on a Gracious Boulevard." *Pacific Magazine, Seattle Times/ Seattle Post-Intelligencer*, February 12, 1989.
- Nelson, Lee E. "Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character." National Register Bulletin, no. 17. United States Department of the Interior. National Park Service. 1991, 1998.
- Phi Sigma Kappa. "About Phi Sigma Kappa." <http://www.phisigmakappa.org/parents-about-psk>. Accessed November 1, 2012.
- R.L. Polk Co. *Polk's Seattle City Directory*. 1916, 1937, 1959, and 1960.
- The Seattle Times*. "Two New Charters." May 18, 1903.
- . "Society." October 11, 1916.
- . "Johanson Honored By Institute of Architects." February 28, 1960.
- . "Russian House." August 2, 1963.
- . "Russki Dom Will Mark Anniversary." July 24, 1966.
- Seattle Municipal Photograph Collection. Item No. 38758, December 14, 1938. City of Seattle Office of the City Clerk.
- United States Department of Commerce. "Fourteenth Census of the United States: 1920-Population, Seattle, King County." Sheet No. 12A.
- University of Washington Daily*. "UW Budget Cuts." January 17, 1995.
- University of Washington Physical Plant Department. Mackintosh Truman Lumber Company. "Alterations and Repairs to Delta Gamma Sorority House." William Whitely Architect. 1926.
- . Smith, Carroll & Johanson, architectural drawings of 2104 NE 45th Street, 1936.
- . "Russian House Second Floor Alterations and Additions." Drawing No. A6-1223. 1963.
- . "Compliance With City Housing Code-Russian House 2104 N.E. 45th St. 1975.