



The City of Seattle

## Landmarks Preservation Board

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

Name Rainier Masonic Temple/Prince Hall Masonic Temple Year Built 1925  
(Common, present or historic)

Street and Number 306 24th Avenue South

Assessor's File No. 125020-0005

Legal Description (See below)

Plat Name: Burke's Second Addition Block 1 Lot 1 and 2, and the northerly 30 feet of Lot 3

Lots 1 and 2, and the northerly 30 feet of Lot 3, Block 1, Burke's Second Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, Page 248, in King County, Washington.

Present Owner: MWPHGL of Washington Present Use: Auditorium/assembly building

Address: 306 24th Avenue South, Seattle WA, 98144

Original Owner: Rainier Masonic Temple Association

Original Use: Fraternal order building

Architect: J. L. McCauley

Builder: Unknown

Photographs



Submitted by: DEP Homes

Address: 800 23rd Avenue S, Seattle, WA 98144

Phone: 206-322-1241 Date 8/6/18

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer

# **Rainier Masonic Temple/Prince Hall Masonic Temple**

City of Seattle Landmark Nomination Report  
306 24th Avenue South  
August 2018

Prepared by:  
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# Rainier Masonic Temple/Prince Hall Masonic Temple

## Landmark Nomination Report

JULY 2018

### 1. INTRODUCTION

This Landmark nomination report provides information regarding the architectural design and historical significance of a Beaux-Arts/Neoclassical-style Masonic hall building located at 306 24<sup>th</sup> Avenue South in the Seattle's Central District. The building was designed and constructed in 1925 by J. L. McCauley. The building was documented on the Seattle Historical Sites survey in 2002. (See Appendix 2 to this report.) The Johnson Partnership prepared this report at the request of DEP Homes.

#### 1.1 Background

The City of Seattle's Department of Construction and Development (SDCI)—formerly the Department of Planning and Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from SDCI, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property's status.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (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, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

#### 1.2 Methodology

Ellen F. C. Mirro, AIA, Katherine V. Jaeger, and Audrey N. Reda of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research on this report between June and July 2018 under the supervision of firm principal Larry E. Johnson, AIA. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction and Inspections, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, and the Seattle Times digital archive, available through the Seattle Public Library. The buildings and site were inspected and photographed on June 22<sup>nd</sup>, 2018 to document the existing conditions.

## **2. PROPERTY DATA**

**Historic Building Names:** Rainier Lodge Masonic Temple (original design name)/Prince Hall Masonic Temple

**Current Building Name:** Prince Hall Masonic Temple/Most Worshipful Prince Hall Grand Lodge Building

**Address:** 306 24<sup>th</sup> Avenue South

**Location:** Central District (23<sup>rd</sup> and Union-Jackson Urban Center)

**Assessor's File Number:** 125020-0005

**Legal Description:** Lots 1 and 2, and the northerly 30 feet of Lot 3, Block 1, Burke's Second Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, Page 248, in King County, Washington.

**Date of Construction:** 1925

**Original Use:** Fraternal order building

**Original/Present Use:** Auditorium/assembly building

**Original/Present Owner:** Rainier Masonic Temple Association/MWPHGL of Washington

**Original Designer:** J. L. McCauley

**Original Builder:** Unknown

**Zoning:** NC3-75 (M)

**Property Size:** 16,800 sq. ft.

**Building Size:** 13,545 sq. ft.

### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location & Neighborhood Character

The subject building is located in the 23<sup>rd</sup> and Union-Jackson Urban Center, in what is also known as the Atlantic portion of the Central District. Bethel Christian Church (1956) is located directly to the north, Seattle Housing Authority Apartments (1986) to the east, a shopping center constructed in 1997 to the south, and Monica's Village Place Apartments (2010) to the west. Washington Middle School is located a block to the southwest, and Douglass-Truth Library (City of Seattle Landmark) two blocks north. Two other City Landmarks are located in the near vicinity: the 23<sup>rd</sup> Avenue Houses Group, and Fire Station #6. The immediate zoning along S Jackson Street is neighborhood commercial, surrounded by low-rise residential zoning. *See figures 1-8.*

#### 3.2 Site

The subject site is located mid-block on the eastern side of 24<sup>th</sup> Avenue S. The northern boundary of the site aligns with the midline of S Main Street, as S Main ends at 24<sup>th</sup> Avenue S. The site measures 120 feet east-west by 110 feet north-south. The subject building is located in the northern half of the subject site, and a paved parking area occupies the southern half of the site. The western boundary abuts 24<sup>th</sup> Avenue S, with a paved sidewalk and wide parking strip. An exterior imperial (or divided-flight) staircase accesses the central entry to the building, rising from two separate flights approximately 18 feet apart at sidewalk level up to a landing leading to a single, central flight up to the main floor. Corinthian column lamp posts are located on top of the low outer walls on either side of the two sidewalk-level riser flights. Originally these lamp posts were capped with glass globe shades, which are now missing. An inset, arch-topped plaque with cast concrete sill is located at the front wall of the stair. The plaque reads: "MOST WORSHIPFUL PRINCE HALL GRAND LODGE" and contains another inset brass plaque containing a masonic symbol of compass and square, a "G," and the name, address, and jurisdiction of the lodge. A mature street tree is located in the parking strip at the southern end of the site. The site slopes down to the east approximately seven feet. *See figure 9.*

#### 3.3 Building Structure & Exterior Features

The building is shaped as an offset "T" consisting of two separate volumes. The front, western, volume is clad in variegated rug-cut brick with cast stone trim, and the eastern volume is clad in rough stucco. The western volume is two stories tall with a basement and a gable roof. This portion measures approximately 30' 6" east-west and 60' 10" north-south. The main roof ridge runs north-south with two cross gables projecting towards the west at either end. The roof of the western volume measures approximately 36 feet to the peak of the cross gable and 38 feet to the peak of the main roof ridge. The roof was originally designed to be clad in terra cotta tiles, and is now covered in asphalt shingles. The eastern volume, housing a large assembly space called the Lodge Room, is one-story with a basement and has a flat roof with parapet. This portion of the building measures approximately 63' 6" east-west and 40' 6" north-south. At the western end of the site the building is approximately 30 feet tall from ground level to the top of the parapet; at the eastern end ground level-to-parapet height is 37' as the ground slopes down. The 40-foot-long span of the eastern volume roof structure is supported by 22-foot joists with X-braced bridging, and over-framing supporting a low slope draining to the east. *See Appendix 3, Architectural Drawings.*

## Western (primary) façade

The western façade faces 24<sup>th</sup> Avenue S, and is the primary façade. This consists of three bays, symmetrically composed about the central entry bay. The flanking bays are each capped by the triangular ends of the cross-gabled roof. The pediment is capped by a sheet metal cornice with a dentil band. Centered under the peak of each gable end is an oval window with cast stone trim. The southern window contains its original spider-web leaded glazing; the northern window has been infilled. Originally the two outer bays contained symmetrical fenestration grouped inside cast stone trim spanning both stories with a segmental arch and prominent keystone at the top. The original fenestration was removed in 1975, and the area inside the cast stone trim infilled with a darker version of variegated rug cut brick. Two aluminum sash windows were inserted at each floor, four per bay total. The windows are configured with a fixed sash over a horizontal awning sash. The original fenestration consisted of tripartite leaded glass wood sash windows with transoms and cast stone spandrels at each floor level. The bays are delineated by cast stone pilasters at the corners, framing the recessed narrower central entry bay. The roof cornice returns at the corners, capping the corner pilasters framing each bay. The pilasters are rectangular, with ogee-trimmed square bases and square cast stone block at the shaft. At the upper portion of the pilasters are a series of astragals located below elongated necking and column capital echinus. The cornice and dentil band continues horizontally over the central entry bay. A cast stone arch with a keystone frames the two-story entry fenestration, with original arched window and spider web leaded glazing at the upper portion. The lower portion is framed with posts consisting of cast stone recessed panels at the spandrel level and main floor level. The upper floor level is delineated from the main floor entry by a painted three-panel wooden spandrel with a wooden diamond pattern at the center panel. The non-original entry doors have carved-wood side panels and a non-original frosted glass transom above.

The basement level walls are of formed concrete with a painted parge coat. Cast horizontal reveals mimic stone coursing. Three openings are located below the fenestration at the outer bays, the central one infilled, as originally designed.<sup>1</sup> The outer opening at each bay contains a wood sash window behind a metal security screen and the inner opening on the southern bay contains non-original wood-sash frosted glazing. The inner opening on the northern bay contains metal louvers. The entry stair, as described above in section 3.2, covers the central bay of the basement level. *See figures 10-14.*

## Southern façade

The western end of the southern façade has similar materials to the western façade, and a sheet metal cornice with a dentil band returning at the eaves over cast stone corner pilasters as described above. A brick chimney is visible, protruding from the peak of the gable. Original fenestration at this façade was originally inside cast stone trim, similar to the western façade, but with flat arch tops and a keystone only at the larger, western, window group. This consisted of a wood sash, leaded-glass tripartite window with a transom at each level with cast stone spandrels at each floor level. The eastern window group contained a single wood sash, leaded-glass window with a transom and cast stone spandrel at each floor level. The original windows at both fenestration groups have been removed, and the opening has been filled in with darker-colored variegated rug-cut brick, and aluminum sash windows: two each at the western and eastern sides. The original metal balcony and fire escape at the upper eastern window was replaced with a similar configuration of metal balcony and fire escape. The basement level contains two

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<sup>1</sup> See drawings by J. L. McCauley for the Rainier Lodge, Appendix 3 of this report.

windows: a smaller one at the western side and a larger one at the eastern side, both obscured by metal security screening.

The eastern portion of the southern façade returns approximately three feet, transitioning to the stucco-clad flat roof and parapet section of the building. The parapet is capped with painted metal flashing and delineated from the wall structure by a sheet metal cornice, punctuated at two locations by non-original stucco chases. A stucco water table delineates the main floor level. Stucco relief pilasters divide the wall at the main floor into five separate panels. The stucco pilasters have minimal reveals marking locations of column bases and capitals. Two of the original stucco relief pilasters at the eastern bays have been covered over by the non-original stucco chases protruding from the wall. The easternmost bay contains a single utility access door with a small balcony with a metal railing supported on stucco-clad concrete brackets. The basement level is also clad in rough stucco, with a double metal utility door at the western end of this portion of the façade and an opening with metal louvers in the center. Ghost lines at the basement level show the infilled openings of the original fenestration. Originally the double door had a transom window, and tripartite, wood-sash windows with transoms were located at each bay. *See figure 15.*

### **Northern façade**

The western end of the northern façade has similar materials to the western façade, and a sheet metal cornice with a dentil band returning at the eaves over cast stone corner pilasters as described above. A brick chimney is visible, protruding from the peak of the gable. Unlike the southern façade, this façade has symmetrical composition. Original fenestration at this façade was originally inside cast stone trim, similar to the western façade, but with flat arch tops and no keystone. The fenestration consisted of a single wood sash, leaded-glass window with a transom and cast stone spandrels at each floor level. The original windows at both fenestration groups have been removed, and the opening infilled with darker-colored variegated rug-cut brick, and four aluminum sash windows: two each at the western and eastern sides. The basement level contains two windows.

The eastern portion of the southern façade returns approximately 17 feet, revealing an eastern façade of the front portion of the building transitioning to the stucco-clad, flat roof, and parapet section of the building. The parapet is capped with painted metal flashing and delineated from the wall structure by a sheet metal cornice that returns around the eastern end of the building approximately one foot. The main floor wall is delineated by a stucco water table. Stucco relief pilasters divide the wall at the main floor into five separate panels. The stucco pilasters have minimal reveals marking locations of column bases and capitals. The basement level is also clad in rough stucco, with a single metal utility door in the center of the façade. Ghost lines at the basement level show the infilled openings of the original fenestration. Originally the three eastern bays contained openings for windows and doors. These tripartite windows were wood sash with transoms, and were located on either side of a double door with a transom. The two western bays of this portion of the façade contained recessed panels for false windows. *See figure 16.*

### **Eastern façade**

The northern end of the eastern façade, a 17' 4" portion of the front volume mentioned above, has similar materials to the western façade, and a sheet metal cornice with the dentil band only located at the corner over cast stone corner pilasters as described above. Existing fenestration appears to be original, with two square wood sash windows located under the eaves, and two

four-light, wood sash windows with two-light transoms at the main floor level.

The southern portion of the eastern façade is clad with stucco. The parapet returns approximately three feet at either corner and then steps down, revealing the flat roof gutter with a drain pipe bisecting the wall. A stair descends from the main floor level balcony on the southern façade down to the north. A blank walled volume is visible on the roof, presumably screening a cell tower antenna. *See figure 17.*

### **3.4 Plan & Interior Features**

At the main floor the western, two-story volume contains an entry vestibule, two side front rooms, and a hallway accessing the Lodge Room in the eastern volume, with a stairway leading up on the northern side, and down to the basement on the southern side, along with passageways and storage areas on the eastern side. The Lodge Room, a single volume with an approximate 16-foot ceiling height, occupies the entirety of the eastern volume of the space. This room has a coved ceiling of acoustical tile, and a cove light at the perimeter, interrupted only on the western wall where a music balcony protrudes into the space. Five bays are marked by recessed arches, where painted medallions illustrating Masonic symbols were originally located in each spandrel. At some point several of these painted medallions were overpainted as others were touched up and restored. Two steps lead up to a stage or platform, partially recessed into the center of the eastern wall, with a recessed arched opening. *See figures 18-22.*

The basement contains a banquet room in the eastern volume, and a kitchen, boiler room, restroom and storage in the western volume. *See figures 19-20.*

The upper floor contains offices and access to the music balcony.

### **3.5 Documented Building Alterations**

The most significant alterations to the building took place in 1975. Under the direction of architect Evvian Willis, the windows, mullions, and spandrels were removed and infilled with slightly darker variegated rug-cut brick, and new aluminum-sash windows as described above were inserted as punched openings. The front doors and transom were removed and replaced. The windows and French doors at the lower level were removed and filled in. A new cornerstone plaque was placed on the existing foundation.

The 2001 Nisqually earthquake caused visible cracking to the northern pilaster at the entry, and the eastern pilaster on the southern façade.

Other visible alterations include the installation of the cell tower on the roof, and the stucco chases on the southern façade that enclose the connections for the tower.



**Recorded Permits:**

<b>Date</b>	<b>Description</b>	<b>Owner</b>	<b>Architect</b>	<b>Permit #</b>
1925	Build lodge	Rainier Lodge #189	J. L. McCauley	245656
1953	Establish parking lot			418537
1957	Install range hood and ductwork			558435
1964	Const. & Est. accessory parking lot			509952
1975	Exterior and interior alteration to existing	Masonic Lodge	Evvia Willis	556338
1975	Install air conditioning			556560
1976	Masonic sign			
1998	Install cell tower		Western Wireless	
2002	Site-work for cell tower		TRK Engineering	

## 4. SIGNIFICANCE

### 4.1 Neighborhood Historical Context: Africatown/Central District, Atlantic Portion/23<sup>rd</sup> and Jackson Urban Center.<sup>2</sup>

The Former Rainier Lodge Masonic Temple is located in what the Seattle City Clerk defines as the Atlantic portion of Seattle's Central District. The City of Seattle defines the Central District as the area bordered by E Madison Street on the north, 12th Avenue and Rainier Avenue S on the west, the intersection of Rainier Avenue S and S Mt. Baker Boulevard on the south, and on the east by Martin Luther King Jr. Way S until it intersects with S Irving Street; the boundary then shifts eastward to run along the shoreline of Lake Washington to E Prospect Street, whereupon it jogs back to E Madison Street. These boundaries are consistent with the part of town that is referred to as Africatown, whose center is generally considered 23<sup>rd</sup> Avenue S and E Union Street. (See below for more about Africatown.)

The Seattle City Clerk defines the Central District as composed of six sub-neighborhoods: Minor, Mann, and Atlantic on the eastern side of a north-south ridge; and Harrison/Denny Blaine, Madrona, and Leschi on the western side of the ridge generally viewing eastward toward Lake Washington. The former Rainier Masonic Temple is located in the Atlantic portion, a triangular-shaped district bordered by E Yesler Way on the north, separated from Leschi to the west by Martin Luther King Jr. Way S, and coming to a southern point at the western boundary of Rainier Avenue S.<sup>3</sup> The subject building is located one and a half blocks outside the boundary of the Squire Park neighborhood, which has historically been defined independently of the boundaries imposed by the City Clerk. The Squire Park neighborhood is bordered by E Union Street to the north, 23<sup>rd</sup> Ave to the east, S Jackson Street to the south, and 12th Avenue to the west. *See figures 1 & 25.*

Much of the land in the Central District was originally a portion of one of Seattle pioneer Henry Yesler's land claims filed around 1852, specifically the part called "Yesler's panhandle." The panhandle stretched eastward from Elliott Bay as a two-block-wide corridor between Fir Street on the north and Washington Street on the south to what is now 20<sup>th</sup> Avenue E.<sup>4</sup> Carson D. Boren originally claimed the area north of Yesler's panhandle in what was to become the Central District. The first plat in the Central District was a portion of Boren's claim filed in 1875 by N. B. Knight and George and Rhoda Edes.

In 1882, African American pioneer William Grose (1835-1898) acquired a 12-acre tract of land in the original Boren claim northeast of the Edes Plat, near E Madison Street and between 21<sup>st</sup> and 23<sup>rd</sup> avenues.<sup>5</sup> Grose and his family moved to the E Madison property in 1891, encouraging other African American families to do the same, with their residences and businesses spreading south along 23<sup>rd</sup> Avenue between Yesler Way and E Roy Street.<sup>6</sup> Grose and his son George operated a truck farm at their E Madison home.<sup>7</sup> *See figure 26.*

A large parcel directly south of the Edes Plat, also in the original Boren claim, was platted in

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<sup>2</sup> Adapted from Larry E. Johnson, "Walla Walla/Horace Mann School, Landmark Nomination Report, The Johnson Partnership, 2012.

<sup>3</sup> Seattle City Clerk, "Geographic Indexing Atlas," <http://clerk.ci.seattle.wa.us/~public/nmaps/html/NN-1280S.htm> (accessed May 23, 2012).

<sup>4</sup> Thomas Veith, "History of the Central Area," City of Seattle's Historic Preservation Program, 2009, <http://www.cityofseattle.net/neighborhoods/preservation/documents/ContextCentralAreaHistoric.pdf> (accessed May 23, 2012).

<sup>5</sup> Calvin F. Schmid, *Social Trends in Seattle* (Seattle, WA: University of Washington Press, 1944), pp. 137, 140.

<sup>6</sup> Schmid, pp. 137, 138, 140.

<sup>7</sup> Veith, p. 40

1890 by Watson Carvasso Squire (1838-1926) and his wife, Ida Remington Squire, granddaughter of the founder of the Remington Rifle Company.<sup>8</sup> Watson Squire was originally from New York State, but moved to Seattle in 1879 and served as Territorial Governor from 1885 to 1888.<sup>9</sup> *See figure 27.*

From 1890 to 1912 much of the Central District was platted, as was most of Yesler's claim east of 20<sup>th</sup> Avenue. Plats included the Walla Walla Addition, Rengstorff's Addition, Barclay's Addition, and Gamma Poncin's Addition.<sup>10</sup> Many new plats were laid out in conjunction with streetcar lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888, and within 12 months, builders constructed about 1,569 homes within three blocks of the cable car line. By 1891, lines were running along Rainier Avenue past Columbia City, to Broadway, First Hill, and Beacon Hill. By 1893 lines were running to Madrona Park, Duwamish (Georgetown), and Rainier Heights.<sup>11</sup> *See figure 28.*

In 1890 the Society of Jesus (the Jesuits) purchased nine lots at the southeastern corner of Broadway and East Madison Street, three blocks west of Squire Park, for use as a Jesuit school.<sup>12</sup> In 1898 the school reincorporated as Seattle College, now Seattle University.<sup>13</sup> The Sisters of Providence hospital purchased a full block in Squire Park in 1906, and in 1910 moved their operation to the new hospital on that site, now part of the Swedish Medical Center campus. *See figure 29.*

As plats were filed and people began building homes, Squire Park and the Central District grew into a diverse residential neighborhood, becoming the home to many racial and ethnic minorities over the years, including African Americans, Japanese, Filipino, and Jewish populations, as well as some Germans, Scandinavians, and Italians.

The first public school located in the Central Area was T. T. Minor School (1890 Saunders & Houghton, demolished). As a result of rapid growth in the new residential areas, two additional schools were opened in 1902, the Walla Walla School (Saunders & Lawton, now known as Horace Mann School/NOVA, City of Seattle Landmark) at 2410 E Cherry Street, and the 20<sup>st</sup> Street School (William E. Boone and J. M. Corner, renamed Longfellow, later Edmund S. Meany Middle School, demolished) at 301 21<sup>st</sup> Avenue E. The Colman School (James Stephen, now the Northwest African American Museum, City of Seattle Landmark) at 1515 24<sup>th</sup> Avenue S, opened in 1909. The area's first high school, Garfield High (Floyd A. Naramore, City of Seattle Landmark), opened in 1923.<sup>14</sup>

By 1900, the East Madison area became known as the "colored colony."<sup>15</sup> To serve its members, in 1891 the African Methodist Episcopal Church (of which the Grose family were members) was established at 1522 14th Avenue, and the Mt. Zion Baptist Church, founded in 1890, established its first building in 1906 and then in 1918 relocated to 1634 19th Avenue E.<sup>16</sup> The African

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<sup>8</sup> Mimi Sheridan, "Landmark Nomination Application, George Washington Carmack House," Seattle Department of Neighborhoods, 2008-2009, pp. 4-5.

<sup>9</sup> Evergreen Washelli, "Heroes and Dignitaries, Watson P. Squire," <http://www.washelli.com/heroes-and-dignitaries-watson-c-squire/> (accessed July 2, 2018).

<sup>10</sup> Veith, p. 30.

<sup>11</sup> Sheridan, pp. 4-5.

<sup>12</sup> HistoryLink.org, "Jesuits purchase future Seattle University campus on November 6, 1890, HistoryLink.org Essay 3264," May 9, 2001, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=3264](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3264), accessed December 28, 2009, p. 1.

<sup>13</sup> Crowley, p.2.

<sup>14</sup> Nile Thompson and Carolyn Marr, *Building for Learning* (Seattle, WA: Seattle Public Schools, 2001), pp. 101-104, 195-196, 205-207, 213-215, 219-222.

<sup>15</sup> Esther Hall Mumford, *Seattle's Black Victorians 1852-1901*. (Seattle, WA: Ananse Press, 1980), pp. 111-113.

<sup>16</sup> Schmid, p. 140.

American population remained relatively small in Seattle, not exceeding 4,000, until the demand for military-industrial workers during World War II attracted many workers, many of whom were African American, from the American south and east coast.<sup>17</sup> At that time the Central Area was one of the few locations where African American residents could purchase property and avoid hostility from neighbors. The Central Area and Squire Park have been particularly associated with the African American community from the mid-20<sup>th</sup> century to the present. ***See figures 30-42.***

The New Deal of the 1930s led to governmental policy of so-called redlining. This was a system of classifying neighborhoods with majority black, Asian, or other non-white populations, as well as Jewish people, as "dangerous." The overall effect was to restrict lending for homeownership in the classified areas, and restricting economic development. On a map dated 1936 produced by the Kroll Map Company, the area of our subject site (D.5) was colored red or "hazardous." The map key explains: "This district is composed of various mixed nationalities. Homes are occupied by tenants in a vast majority. Homes generally old and obsolete in need of extensive repairs."<sup>18</sup> Whereas the only explanation for the hazardous label for the area to the north, labeled D.4, was that it was "the Negro area of Seattle."<sup>19</sup> ***See figure 32.***

Many neighborhood covenants included exclusionary language about who could buy or rent a home in the area. Although the legality of this practice was struck down in 1948, the effects lingered, and well into the 1960s many African- and Asian Americans were confined to the Central District, International District, Beacon Hill, and Rainier Valley for finding housing.<sup>20</sup> After World War II, suburban development to the north, south, and east drew the middle-class population away from the Central Area, leaving the area to the lower middle-class and the elderly. Housing blight, and general decay of social and environmental conditions followed.

In the late 1950s and 1960s, the Central District (along with Pioneer Square) was targeted for urban renewal. By 1959 the city was making plans for what was being known as the Yesler-Atlantic Urban Renewal Project. The ostensible goal of the project was to renovate run-down housing, demolish decrepit housing and "relocate" the residents of those buildings, and improve or develop street paving and lighting, sidewalks, and sewer and utility systems.

The first phase of the Yesler-Atlantic Urban Renewal Project was aimed at a 46-block area from 14<sup>th</sup> Avenue S to 25<sup>th</sup> Avenue S and from Yesler Way to S Charles Street (an area that includes the subject building).<sup>21</sup> The project was dogged with problems from its inception. Neighborhood residents vetoed the project by informal vote in both 1964 and 1965. By 1967 the city was again trying to move ahead with the changes, and had purchased much of the land, but was again met with neighborhood resistance over concerns about displacement and potential loss of commercial zones.<sup>22</sup> The project stumbled along for the next decade, with many lots being bulldozed but minimal new construction taking place.<sup>23</sup> In 1977 the multi-block shopping center

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<sup>17</sup> Schmid, pp. 137-140.

<sup>18</sup> Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, (accessed July 17, 2018)  
<https://dsl.richmond.edu/panorama/redlining/#loc=12/47.5740/-122.3525&opacity=0.8&city=seattle-wa&area=D5>.

<sup>19</sup> Nelson, et al.

<sup>20</sup> Catherine Silva, "Racial Restrictive Covenants: Enforcing Neighborhood Segregation in Seattle," Seattle Civil Rights & Labor History Project, University of Washington, [http://depts.washington.edu/civilr/covenants\\_report.htm](http://depts.washington.edu/civilr/covenants_report.htm) (accessed July 16, 2018).

<sup>21</sup> Alice Staples, "Yesler-Atlantic Urban Renewal May Begin Next Year," *Seattle Times*, August 16, 1964, p. 36.

<sup>22</sup> Larry Coffman, "City Going Ahead with Modified Yesler-Atlantic Project," *Seattle Times*, July 27, 1967, p. 31.

<sup>23</sup> Terry McDermott and Susan Gilmore, "The Grand Plan That Went Awry," *Seattle Times*, March 18, 1993.

Promenade 23 was developed at the intersection of 23<sup>rd</sup> Avenue S and S Jackson Street.<sup>24</sup> By 1993 the neighborhood had fewer residents, less housing, and more segregation than when the project began, although various government agencies had spent between \$20 and \$40 million on the project.<sup>25</sup> *See figure 33.*

The 1990s and the 2000s saw greater development and affluence in the neighborhood, created by general economic prosperity, community efforts, and greater investment in housing and businesses in the area.<sup>26</sup> However, this prosperity resulted in gentrification of the neighborhood and displacement of many of the former residents. Many African American residents left the neighborhood and moved farther south, and many of the individuals who moved in were white and/or more affluent than previous residents.<sup>27</sup> The Central Area Development Association, a community-based non-profit corporation dedicated to preserving the area's unique cultural heritage, has attempted to provide affordable housing and develop strong business partnerships in the neighborhood.<sup>28</sup>

Residents have begun a movement to name the neighborhood "Africatown" and emphasize the neighborhood's African American roots. The movement began in the 2000s with the Africatown Preservation & Development Coalition, and continued with the Africatown Center for Education & Innovation (3100 S Alaska Street), founded in 2013, and the Africatown Community Land Trust. Recent development projects at 23<sup>rd</sup> Avenue and E Union Street by the Africatown Community Land Trust have attempted to provide affordable housing and stem gentrification. In 2015 a community group had several crosswalks painted red, green, and black—colors of the pan-African flag—to represent Africatown. These are located at the intersection of Martin Luther King, Jr. Way S and S Cherry Street, and near Powell Barnett Park.<sup>29</sup> In 2017 and 2018 Africatown has held a heritage parade and festival.<sup>30</sup>

There are many examples of redevelopment in the neighborhood that have occurred over the last ten years. The example nearest to the subject site, located on the adjacent lot to the south, is a development by Paul Allen's Vulcan Real Estate, begun in 2016. This development was planned on six acres at the intersection of S Jackson Street and 23<sup>rd</sup> Avenue S, including the former Promenade 23 shopping center and Red Apple Market, which had been in business since before 1970.<sup>31</sup> The existing buildings were demolished in early 2018 to make way for a proposed pair of seven-story residence and retail buildings.<sup>32</sup>

*Note: A more detailed history of the Central District in the form of a context statement for the City of Seattle's Historic Preservation Program, Thomas Veith's "History of the Central Area," is available online at:*

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<sup>24</sup> Polly Lane, "New name, new image for Seattle's Central City," *Seattle Times*, March 27, 1977, p. B 14.

<sup>25</sup> McDermott and Gilmore.

<sup>26</sup> Sheridan, p. 7.

<sup>27</sup> Mary T. Henry, "Seattle Neighborhoods: Central Area—Thumbnail History," HistoryLink.org essay 3079, posted March 10, 2001 (accessed July 6, 2018).

<sup>28</sup> Veith, p. 88.

<sup>29</sup> Justin Carder, "With Central District pride, MLK's crosswalks painted red, black, and green," Capitol Hill Blog, August 5, 2015, <http://www.capitolhillseattle.com/2015/08/with-central-district-pride-mlks-crosswalks-painted-red-black-and-green/> (accessed September 19, 2018).

<sup>30</sup> AfricatownSeattle.com, <http://africatownseattle.com>, (accessed September 2018). *Seattle Times*, "Community Calendar," August 2, 2018, n.p.

<sup>31</sup> Jake Bullinger, "Can the Heart and Soul of the Central District Survive Redevelopment?" *Seattle Magazine*, September 14, 2017, <http://www.seattlemag.com/news-and-features/can-heart-and-soul-central-district-survive-redevelopment> (accessed July 6, 2018).

<sup>32</sup> Justin Carder, "As Red Apple comes down, Vulcan's 23<sup>rd</sup> and Jackson moves forward," Capitol Hill Seattle Blog, <http://www.capitolhillseattle.com/2018/02/as-red-apple-comes-down-vulcans-23rd-and-jackson-moves-forward/> (accessed July 6, 2018).

<http://www.cityofseattle.net/neighborhoods/preservation/documents/ContextCentralAreaHistory.pdf>

## 4.2 Building History

The subject building was constructed in 1925. The fee owner was the Rainier Masonic Temple Association. The cornerstone of the new lodge was laid on ceremony on August 15, 1925, in a ceremony conducted by grand master Morton Gregory under the authority of the Grand Lodge, F. & A. M. (Free & Accepted Masons) of Washington.<sup>33</sup> The first meeting in the building was held on December 30, 1925, and the building was dedicated on February 27, 1926.<sup>34</sup>

Activities hosted in the hall included dances, meetings of various social clubs, dramatic and musical performances, "card parties," luncheons, and charitable activities.

Throughout the 1940s, 1950s, and 1960s the building, known broadly as the Rainier Masonic Temple, housed various fraternal (and sororal) organizations in addition to the Rainier Masonic Lodge. These included the following: Amethyst chapter No. 138 and Daylight chapter No. 213, both Order of the Eastern Star, a Masonic-adjacent organization that allows both men and women as members; various chapters of F. & A. M. of Washington including Daylight Lodge No. 232, Wayfarer Lodge No. 280, and Rainier Commandery No. 28; Royal Arch Masons No. 52; the Knights Templar; and the Universal Craftsman Council of Engineers No. 24.<sup>35</sup> **See figure 34.**

From at least 1968 until at least the mid-1970s the subject site was periodically targeted for demolition, along with several surrounding blocks, as part of the Yesler-Atlantic Urban Renewal Project. In 1968 twelve property or business owners in the targeted area filed a suit to halt the project.<sup>36</sup> By 1970 the City had purchased the subject building and surrounding parcels. In 1972 the block including the subject site was again slated for demolition and replacement by a \$2 million shopping center to include grocery and drug store, roller rink, and various service offices.<sup>37</sup> However, this development was never completed. **See figure 35.**

By 1970 the Rainier Masonic Lodge moved its meetings to the Alki Lodge. By 1971 the Polk's *Seattle City Directory* for the first time listed the name of the building as Prince Hall Masonic Temple, yet listed both Rainier Lodge No. 189 and Prince Hall Masonic Temple Association as tenants. By 1983 Rainier Lodge was no longer listed as a tenant in the city directory.<sup>38</sup> **See figure 36.**

The Prince Hall Masons remain the owner and tenant of the subject building.

## 4.3 Historic Architectural Context: Beaux-Arts Style/American Renaissance

Beaux-Arts is a late, eclectic subset of Neoclassical architecture. The style derives its name from the *École des Beaux-Arts* (School of Fine Arts) in Paris. This school emphasized the study of Greek and Roman art and architecture, and encouraged artists and architects to design "in the manner of" classical styles. American Architects including Richard Morris Hunt, H. H.

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<sup>33</sup> *Seattle Times*, "Rainier Masonic Temple Cornerstone to Be Laid," August 13, 1925, p. 7.

<sup>34</sup> Rainier Lodge No. 189 F. & A.M. of Washington, "The History of Rainier Lodge—Rainier No. 189," <http://www.rainier189.org/history.html> (accessed June 21, 2018).

<sup>35</sup> R. L. Polk & Co., *Seattle City Directories*, 1939-1980.

<sup>36</sup> Dick Moody, "What's to Become of Temple?" *Seattle Times*, December 16, 1968, p. 19.

<sup>37</sup> Polly Lane, "Central Area shopping center set," *Seattle Times*, May 11, 1972, p. 28.

<sup>38</sup> Polk, 1983.

Richardson, Bernard Maybeck, and Julia Morgan trained at the Paris school and brought the style and teaching curriculum back to the United States.<sup>39</sup>

Characteristics of the style include elaborate detailing and ornamentation, massive plans, attention to symmetry, and the classical forms of column, arch, vault, and dome.<sup>40</sup> The style tends to incorporate features of Renaissance and Baroque design. Due to the large scale and heavy use of ornamentation, the style was generally reserved for large public buildings. The popularity among American architects of Parisian academic architecture and its emphasis on Neoclassical forms led the style to be dubbed “American Renaissance.” The later manifestation of the style was called Beaux-Arts after the Parisian school.

Major international exhibitions of manufactured goods, commonly known as World’s Fairs, became popular after the Great Exhibition of 1851 in London. The architects of American exhibitions in Philadelphia (1876), Chicago (1893), St. Louis (1904), and Seattle (1909) designed their campuses and temporary buildings in the Beaux-Arts style. The most significant debut of the style was the 1893 World’s Columbian Exposition in Chicago. The director of works, Daniel H. Burnham, made architecture and sculpture the goal of the exposition, in contrast to the emphasis on engineering at the Paris Exhibition of 1889. The Chicago exhibition featured a clutch of all-white highly ornamented buildings, known as “Great White Way.” Major buildings in the United States designed in the Beaux-Arts style include the Library of Congress in Washington, D.C. (1889-97, Smithmeyer and Pelz), and Grand Central Terminal in New York (1903-13, Reed & Stem with Warren & Wetmore).

Seattle’s best-known Beaux-Arts/American Renaissance buildings are the Alaska Building at 618 Second Avenue (1904, Eames & Young with Saunders & Lawton), the old City Hall/Public Safety Building at 400 Yesler Way (1909, Clayton Wilson) and the Pioneer Square Pergola (1910, Julian Everett). Buildings of all types were constructed in the Beaux-Arts style. Seattle has examples of buildings for commercial, residential (both single-family residential and multi-family apartment buildings), educational (Horace Mann School and Garrard Hall at Seattle University), and assembly uses constructed in the Beaux-Arts style. Assembly use buildings include religious buildings such as the First Church of Christ Scientist at 1519 E Denny Way (1906), the Herzl Congregation Synagogue at 172 20<sup>th</sup> Avenue (1925, now the Odessa Brown Neighborhood Health Center), and various social and fraternal organization buildings. These include the Elks Temple Building/Matthes Block (1903/1920) in Ballard,<sup>41</sup> the IOOF Temple or Odd Fellows Hall (Carl Breitung, 1909) in the Pike-Pine district of Capitol Hill,<sup>42</sup> the Knights of Columbus Hall (1912), also in the Pike-Pine district,<sup>43</sup> Pioneer Hall (1910) in Madison Park,<sup>44</sup> and the Ark Lodge #126 (1921, J. L. McCauley) in Columbia City.<sup>45</sup> **See figures 37-44.**

The subject building exhibits some of the characteristics of the Beaux-Arts style on the western brick and terra cotta façade, including the symmetry of the façade, the active roofline with symmetrical gables flanking the entry, terra cotta imitation of a variety of masonry forms, the idea of a rusticated base, quoins at the corners, the pronounced cornices and enriched

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<sup>39</sup> John C. Poppeliers and S. Allen Chambers Jr., *What Style Is It?: A Guide to American Architecture* (Hoboken, NJ: John Wiley & Sons, 2003), p. 93.

<sup>40</sup> Architectural Styles of America and Europe, “Beaux-Arts,” <https://architecturestyles.org/beaux-arts/> (accessed October 13, 2016).

<sup>41</sup> Seattle Historical Sites Survey Summary, “5232 Ballard Ave/Parcel ID 276770-2960.”

<sup>42</sup> Seattle Historical Sites Survey Summary, “915 Pine Street/Parcel ID 600350-0460.”

<sup>43</sup> Seattle Historical Sites Survey Summary, “722 E Union St E/Parcel ID 750250-0045.”

<sup>44</sup> Seattle Historical Sites Survey Summary, “1642 43<sup>rd</sup> Ave/Parcel ID 5318102225.”

<sup>45</sup> Seattle Historical Sites Survey Summary, “4812 Rainier Avenue/Parcel ID 1702900680.”

entablatures, and elements of the classical orders or columns at the entry.

#### 4.4 Historic Cultural Context: Neighborhood Fraternal Organizations and Halls in Seattle

Fraternal organizations unite individuals of a common background or interest. These organizations were often founded on a shared nationality, ethnicity, culture, or language, but could also be formed around a particular occupation, social platforms (such as prohibition, in the case of temperance societies), intellectual interest (such as literary societies, a precursor to today's book clubs), and more. Many groups were specific to either men or women, and often a fraternal organization would have a separate "women's auxiliary" group. In addition to social support, many of these organizations provided financial assistance, including life insurance, to members and their families.

It is worth distinguishing fraternal or masonic halls—that is, the physical buildings—from fraternal or masonic lodges or orders, which term refers to the organized body and its members and is not location-specific. The primary purpose of lodge halls was to serve the programmatic needs of the member organization or organizations. Some organizations had their own halls in which to hold their meetings and functions. The owner organization would often rent out space to other fraternal organizations, as well as for community meetings, lectures, parties, and receptions. Usage by non-members represents a significant portion of the history of these halls, and demonstrated their integral connection to the life of the neighborhoods in which they stood. Often the first floor of the halls had retail space on the ground floor, and the lodge meeting rooms were on the above floors.

Seattle's oldest Masonic group was St. John's Lodge No. 9, founded in 1860. The lodge counted among its members Seattle pioneers Doc Maynard, Dexter Horton, Daniel Bagley, and Guy Phinney.<sup>46</sup> Seattle's first Masonic temple was located at Second Avenue and Pike Street, built in 1890 and designed by architect William E. Boone. *See figure 45.*

Between 1889 and 1891 three organizations for African Americans were founded or chartered: the Ladies Colored Social Circle, the first social organization for African American women in Washington;<sup>47</sup> Northern Lights Lodge No. 1, Colored Knights of Pythias;<sup>48</sup> and the Cornerstone Grand Lodge of the York Masons, helmed by William Grose and Conrad Rideout, among others.<sup>49</sup>

The Jewish organization B'nai B'rith Lodge No. 342 was founded in Seattle in 1893.<sup>50</sup>

The Fraternal Order of Eagles deserves particular mention, as it is an international group that was founded in Seattle, and its Landmarked hall at Seventh Avenue and Union Street is prominent in the central business district. The Fraternal Order of Eagles was founded in 1898 by several owners and managers in the city's theater scene. The organization received its state charter in March 1898, and within a year there were 20 "aeries"—lodges—throughout

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<sup>46</sup> St. John's Lodge F. & A. M. No. 9, "The History of St. John's Lodge No. 9 in Seattle," <https://seattlemasons.org/our-lodge/history/> (accessed July 12, 2018).

<sup>47</sup> Helen Lacy, "Ladies Colored Social Circle forms in Seattle in 1889," HistoryLink essay 257, posted November 7, 1998, <http://www.historylink.org/File/257> (accessed July 12, 2018).

<sup>48</sup> Helen Lacy, "Colored Knights of Pythias lodge is chartered in Seattle in July 1890," HistoryLink essay 269, posted November 7, 1998, <http://www.historylink.org/File/269> (accessed July 12, 2018).

<sup>49</sup> Helen Lacy, "African American York Masons Lodge forms in Seattle on June 24, 1891," HistoryLink essay 275, posted November 7, 1998, <http://www.historylink.org/File/275> (accessed July 12, 2018).

<sup>50</sup> Lee Micklin, "Seattle Jews Found B'nai B'rith Lodge No. 342, a fraternal organization, in 1883," HistoryLink essay 96, posted October 30, 1998, <http://www.historylink.org/File/96> (accessed July 12, 2018).



Washington and in British Columbia, Oregon, and northern California. By 1901 the order counted 180 aeries in the United States and Canada, and by 1910 there were 1,800 aeries throughout North America. The Eagles' first dedicated building was built in 1904 at Seventh Avenue and Pine Street by architects James Blackwell and Robert Robertson. In 1924 the organization broke ground on a grand new hall at Seventh Avenue and Union Street, designed by Henry Bittman. The building was completed in 1925, and is now a City of Seattle Landmark and the home of A Contemporary Theater (ACT), maintaining the Eagles' original connection to the theater world. Today the Eagles organization has more than 1,400 aeries in the US and Canada, and nearly as many Women's Auxiliary aeries.<sup>51</sup> **See figures 48-49.**

The Chong Wa Benevolent Association was founded in Seattle in 1890 with a three-fold purpose: serving as a voice for the Chinese community, settling disputed among Chinese organizations, and maintaining language and culture, including traditional Chinese opera.<sup>52</sup> The Seattle branch of the Gee How Oak Tin Family Association, with its roots in the Chinese population of San Francisco, was founded in 1900. **See figure 50.**

In 1901, the Polk City Directory of Seattle listed six buildings under the heading "Halls." These were the AOUW (Ancient Order of United Workmen) Hall (New York block, Pioneer Square), Brewer's Hall at 21<sup>st</sup> Avenue & James Street, the IGOT (Independent Order of Good Templars) Hall in Green Lake, Temperance Hall in Fremont, Maccabees Temple on Second Avenue NW in Ballard, and the above-mentioned Masonic Temple on Second Avenue.

Naturally not every organization, lodge, or order had its own hall, and many met in the above halls, or in churches or private homes. In 1901 the Polk's *Seattle City Directory* lists more than 40 fraternal groups. These included, to name a few: Masons, Royal Arch Masons, Knights Templar, Scottish Rite, Ancient Arabic Order of Nobles of the Mystic Shrine, Order of the Eastern Star, Odd Fellows, Encampments, Rebekahs, General Relief Committee, Uniform Rank, Foresters of America, Companions of the Forest, Ancient Order of Foresters, Ancient Order of United Workmen, Degree of Honor, Ladies of the Maccabees, Improved Order of Red Men, the Elks, the Royal Arcanum, Fraternal Order of Eagles, and Order of the Golden West.

In 1901, societies organized specifically along national, ethnic, or cultural lines included the following: the Danish Brotherhood (and Sisterhood) of America, German Benevolent Society, Sons of Hermann (German, Ladies' Hebrew Benevolent Society (associated with B'nai B'rith), and the Ancient Order of Hibernians (Irish).

In 1905 the Seattle Labor Temple was built at Sixth Avenue and University Street. Its members were united not by Masonic or ethnic associations but by their activities for workers and labor unions.<sup>53</sup> **See figure 46.**

By 1908 there were more than 30 halls listed in Raymer's Dictionary of Seattle. Of these, the most prominent and frequented hall in the Central District was the AOUW (Ancient Order of United Workmen) Hall, at the corner of S Jackson Street & 29<sup>th</sup> Avenue S. Fraternal organizations that used the AOUW hall for their meetings included: Camp of the Forest, Queen City Circle No. 178; AOUW, Queen City No. 44; the International Order of Red Men,

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<sup>51</sup> John Caldbick, "Cornerstone for new Seattle lodge of Fraternal Order of Eagles, Aerie No. 1 is placed on February 22, 1925," HistoryLink essay 10168, posted August 29, 2012, <http://www.historylink.org/File/10168> (accessed July 12, 2018).

<sup>52</sup> Chong Wa Benevolent Association, "About Us," <http://chongwa.org/about-us> (accessed July 12, 2018).

<sup>53</sup> Jean Sherrard, "Seattle Now & Then: The Labor Temple," <https://pauldorpat.com/2010/12/25/seattle-now-then-the-labor-temple/> (accessed July 12, 2018).

Duwamish Tribe No. 78<sup>54</sup>; Odd Fellows, Lake Washington No. 87; and the Modern Woodmen of America. In 1908 the Danish Brotherhood, Seattle Lodge No. 29 constructed a hall, now known as Washington Hall (Victor Voorhees, City of Seattle Landmark), at 153 14<sup>th</sup> Avenue, less than a mile from the subject building.

In 1909 the University Lodge of Masons built a three-story lodge on University Way; the ground floor retail space was for several years occupied by a post office.<sup>55</sup>

The 1910s and 1920s saw a flurry of construction of masonic and fraternal halls. Pioneer Hall (1642 43<sup>rd</sup> Avenue E, National Historic Register) in Madison Park was built in 1910 as a meeting place and social club for descendants of early (white) settlers. The three-story Masonic Lodge Building on Capitol Hill at Broadway and E Pine Street, designed by Charles Lyman Haynes, was built in 1915, the same year as the subject building.<sup>56</sup> This building seems to have been for some time the most-frequented masonic hall, as the 1940 Polk's *Seattle City Directory*, under the heading "Masonic Organizations" states, "unless otherwise noted, all groups meet at Capitol Hill Masonic Hall." By 1940 more than 60 halls were listed in the city directory, for organizations including the AOUW, the Finnish Brotherhood, the Japanese Young Men's Association, Deutsches Haus (which occupied the former Assay Office, National Register, City of Seattle Landmark), Swedish Club Hall, the Jolly Time Club, the Polish Hall, and dozens of Masonic Halls. **See figure 47.**

The modest two-story Masonic Lodge #275 (6556 Ravenna Avenue NE, demolished) in Ravenna was built in 1919.<sup>57</sup> The Beaux-Arts/Neoclassical-style Ark Masonic Temple Lodge (now the Ark Lodge Cinemas) on Rainier Avenue S in Columbia City was built in 1921, designed by J. L. McCauley, architect of the subject building.<sup>58</sup> This is an example of a lodge hall incorporating retail space—the Freeman Heater Glove Company occupied the ground floor until 1949. Both the Green Lake Masonic Lodge (307 NE Maple Leaf Place NE, Bebb & Gould) and the Greenwood Masonic Lodge (7910 Greenwood Avenue N, Stephen, Stephen & Brust) were built in 1924.<sup>59</sup>

The national organization Japanese American Citizens League was founded in Seattle in 1930.<sup>60</sup> **See figure 51.**

African Americans in Seattle had a variety of social clubs and organizations to choose from. In the years leading up to World War II the city had at least ten African American-specific churches, three religious auxiliaries, 20 social clubs, ten fraternal orders, eight sororal orders, three meeting halls, one veteran organization, two athletic clubs, three social service agencies, and four civic betterment clubs. Fraternal organizations included academic fraternity Alpha Phi Alpha, the Eureka Chapter of Royal Arch Masons, an order of Mystic Shriners, a lodge for the

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<sup>54</sup> In spite of the name, this group was comprised of Americans of European descent and had no connection to the Duwamish or any other Native American tribe.

<sup>55</sup> University Lodge #141, "About University Lodge #141," [http://www.universitylodge141.org/our\\_lodge](http://www.universitylodge141.org/our_lodge) (accessed July 12, 2018).

<sup>56</sup> Pacific Coast Architecture Database, "Masonic Building, Lodge, Capitol Hill, Seattle, WA," <http://pcad.lib.washington.edu/building/15543/> (accessed July 12, 2018).

<sup>57</sup> Pacific Coast Architecture Database, "Masonic Building, Lodge, Ravenna, Seattle, WA," <http://pcad.lib.washington.edu/building/18858/> (accessed July 12, 2018).

<sup>58</sup> Pacific Coast Architecture Database, "Masonic Building, Ark Lodge #126, Second Lodge, Columbia City, Seattle, WA," <http://pcad.lib.washington.edu/building/15341/> (accessed July 12, 2018).

<sup>59</sup> Pacific Coast Architecture Database, "Masonic Building, Lodge, Green Lake, Seattle, WA," <http://pcad.lib.washington.edu/building/8737/> (accessed July 12, 2018).

<sup>60</sup> David A. Takami, "Japanese American Citizens' League (JACL) Founded in Seattle in 1930," HistoryLink.org essay 5268, posted February 22, 2003, <http://www.historylink.org/File/5268> (accessed July 12, 2018).

Knights of Pythias, a chapter of IOES, a lodge for the IBPOE (Elks Club), and several others.<sup>61</sup> However, it was the churches that formed the nexus of the African American community, starting with the First African Methodist Episcopal Church, founded in 1886, and followed in 1890 by the Mount Zion Baptist Church. The churches functioned as the major social organization in the community, meeting newcomers to the city at the train station, providing social services, and organizing social events. The churches supported the organization of Masonic lodges and other social clubs for both men and women.<sup>62</sup>

The number of fraternal organizations and their associated halls continued to increase, and by 1940 there were at least seven halls in the southern portion of Seattle. These were as follows: Elks Home-"Colored" (926 Yesler Way) in Yesler Terrace; Washington Hall, home of the Danish Brotherhood (153 14<sup>th</sup> Avenue) in the Squire Park neighborhood; IOOF Lake Washington Lodge (2609 S Jackson Street) between the Leschi and Atlantic neighborhoods; Ark Lodge Masonic Hall (4816 Rainier Avenue) in Columbia City; Sigels Hall (5605 Rainier Avenue S) in Hillman City; Beacon Hill Club House (2336 15<sup>th</sup> Avenue S) in North Beacon Hill; and the subject building, at the time still known as the Rainier Lodge Masonic Temple, in the Squire Park/Atlantic neighborhood.

Mid-century halls include the Norway Center (1950, Edward K. Mahlum, also known as the Mountaineers, now demolished), the Seattle Labor Temple (1955, 2800 First Avenue Seattle, Harmon, Pray & Detrich, City of Seattle Landmark), and the Swedish Club on Dexter Avenue (1958, Steinhart, Theriault & Anderson).

Enrollment in fraternal organizations in general declined in the second half of the twentieth century. Membership in the Masons peaked in the mid-1950s, and since that time membership in the organization as a whole has declined by 3.8 million.<sup>63</sup> Seattle reflects this decline, and many fraternal halls have been demolished or repurposed.

## 4.5 Building Owners

### 4.5.1 Original Owner: Rainier Masonic Temple Association

Before 1912, all Masonic groups in the city met at a building located in the area that would become known as Belltown. The trip to what would be later known as Belltown was onerous to members living in the southern end of Seattle, and by 1909 these members were discussing forming their own lodge. The organization known as Rainier Lodge No. 189 received its official charter from the Grand Lodge of Washington in June 1912. They initially held their meetings at the Odd Fellows Hall in Capitol Hill, and then moved to a hall on Jackson Street. In 1920 the group purchased the subject site.<sup>64</sup> By 1925 the building was completed and the lodge was holding its meetings there.

1962 was both the 50<sup>th</sup> anniversary of the lodge's founding and the Century 21 World's Fair in Seattle. The lodge was active in organizing a Masonic Hospitality Center at the fair.<sup>65</sup>

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<sup>61</sup> Quintard Taylor, "Appendix 2, Black Seattle: The Social Nexus," *The Forging of a Black Community, Seattle's Central District from 1870 through the Civil Rights Era*, (Seattle and London: University of Washington Press, 1994) pp. 242-243.

<sup>62</sup> Taylor, p. 138.

<sup>63</sup> Taya Flores, "Fraternal, service groups battle declining membership," *Journal & Courier*, October 11, 2014, n.p.

<sup>64</sup> Rainier Lodge No. 189 F&AM of Washington, "The History of Rainier Lodge—Rainier No. 189," <http://www.rainier189.org/history.html> (accessed June 21, 2018).

<sup>65</sup> Ibid.

In 1970 the city purchased the subject site as part of the Yesler-Atlantic Urban Renewal project, whereupon the lodge voted to move its operations to the Alki Temple in West Seattle. The 1925 cornerstone was removed in a ceremony in April 1970. In 1971 the group moved its meetings to the Ark Lodge in Rainier Valley. In 1987 the lodge celebrated the 75<sup>th</sup> anniversary of its founding with a gathering at the Seattle Scottish Rite Temple. Since the 1990s the lodge has held its meetings in the Greenwood Masonic Center on Greenwood Avenue N.<sup>66</sup>

#### **4.5.2 Subsequent Building Owner: Most Worshipful Prince Hall Grand Lodge**

The Prince Hall Masons are the largest group of masons of African and African American descent. The order was established in Massachusetts in 1784 and fully chartered in 1878 by the Grand Lodge of England, as the American lodges refused their endorsement. Prince Hall was one of the lodge's founding members and its first Worshipful Master. Hall was born between 1735 and 1738. His place of birth is unclear,<sup>67</sup> but it is known that in the late 1740s he was the slave of William Hall, a Boston leather worker. William Hall freed Prince Hall in 1770. As a free man Prince Hall worked as a peddler, caterer, and then owner of a small leather goods business.<sup>68</sup>

In 1775 Hall and fourteen other free black men joined a Masonic lodge established by British soldiers who were stationed in Boston during the Revolutionary war. Hall and the others were permitted to join the lodge but were denied full membership privileges. When the British decamped later that year, one sergeant conferred limited privileges on the black members, who then established the African Lodge No. 1.<sup>69</sup> As the American Masonic lodges were neither willing to incorporate black members nor grant them a charter for their own lodge, the members petitioned the Grand Lodge of England. The African Lodge was granted full Masonic privileges in 1784. The official permanent charter arrived from England three years later in 1787, and at that time Prince Hall was named Worshipful Master of the lodge.<sup>70</sup> He held that position until his death in 1807, whereupon the lodge changed its name to Prince Hall Grand Lodge in his honor.<sup>71</sup>

The Grand Lodges of the United States continued to refuse to recognize the legitimacy of the Prince Hall Lodges, although today the lodges are recognized by most states in the nation. Worldwide there are tens of thousands of Prince Hall masons today, with lodges in the United States, Canada, the Bahamas, and Liberia.<sup>72</sup> The organization has had many distinguished members, including Thurgood Marshall, Duke Ellington, Medgar Evers, and, locally, former Seattle mayor Norm Rice.<sup>73</sup>

The first African American Masonic lodge in Washington State was founded in the town of Roslyn in 1889 and received its charter in 1897, with the name Cascade Lodge No. 23. By 1901 there were six African American lodges organized in the state. In 1903 several of these lodges

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<sup>66</sup> Rainier Lodge No. 189 F. & A. M. of Washington, "The History of Rainier Lodge—Rainier No. 189," <http://www.rainier189.org/history.html> (accessed June 21, 2018).

<sup>67</sup> Some accounts state Hall's place of birth as Barbados. Some sources suggest he was born in New England.

<sup>68</sup> Encyclopedia of World Biography, "Hall, Prince," <https://www.encyclopedia.com/history/historians-and-chronicles/historians-miscellaneous-biographies/prince-hall> (accessed December 2018).

<sup>69</sup> Ibid.

<sup>70</sup> Joanna Phillips, "Hall, Prince (c. 1735-1807)," BlackPast.org, <https://blackpast.org/aah/hall-prince-c-1735-1807> (accessed December 2018).

<sup>71</sup> George Draffen, "Prince Hall Freemasonry," [http://fosterglenn.tripod.com/prince\\_hall\\_freemasonry.htm](http://fosterglenn.tripod.com/prince_hall_freemasonry.htm) (accessed June 22, 2018).

<sup>72</sup> Swanson.

<sup>73</sup> Frederick Case, "A Hundred Years Later, Vision of Brotherhood Becomes a Reality," *Seattle Times*, September 14, 1990, p. D1.

banded together to form the Grand Lodge of Washington and Oregon. This Grand Lodge was in turn incorporated in 1906 with the name Grand Lodge of Free and Accepted Masons (African) of Washington.<sup>74</sup>

In 1944 the name of the Grand Lodge was changed to Most Worshipful Prince Hall Grand Lodge F. & A. M. of Washington, which is the entity that owns the subject building today.<sup>75</sup>

By 1952 members of the Prince Hall Lodge of Washington were saving money to establish an African American-owned financial institution. They founded the Sentinel Credit Union in 1958, which ten years later led to the establishment of the Liberty National Bank.<sup>76</sup> Located at E Union Street and 24<sup>th</sup> Avenue S in the Central Area, Liberty National was the first African American-owned bank in the Pacific Northwest.<sup>77</sup> Despite advances in civil rights legislation, the Liberty Bank was the only institution at the time that provided full banking services, including mortgage lending, to people of color in Seattle.<sup>78</sup>

In June 1953 the Grand Lodge celebrated the 50<sup>th</sup> anniversary of its founding with a convention and five days of commemorative events.<sup>79</sup> More than 500 members participated in the celebrations.<sup>80</sup>

In October 1982 the members of the Prince Hall Grand Lodge of Washington joined the Grand Lodge, F. & A. M. of Washington in a ceremony laying a cornerstone and time capsule at the site of the Tacoma Dome (1983). This was the first official joint ceremony of black and white Masons in America.<sup>81</sup>

Some Prince Hall Masonic temples that are listed on the National Register of Historic Places are located in Los Angeles, CA; Baton Rouge, LA; Washington, D.C.; the Chickamauga Masonic Lodge #221 in Walker County, GA; and the Arkansas Valley Lodge #21 in Wichita, KS.<sup>82</sup> **See figures 52-55.**

Some prominent members of the Washington Lodge of Prince Hall Masons are as follows:<sup>83</sup>

- John Edward Hawkins: (? - 1912) King County's first locally-trained African American lawyer.<sup>84</sup>
- Henry James Asberry (? - 1939): Tacoma barber whose client list amounted to a Who's Who of locals and prominent visitors. He was married to Nettie Asberry, well-known

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<sup>74</sup> Masonic World, "History of Prince Hall Freemasonry in Washington State," <http://www.masonicworld.com/education/articles/HISTORY-OF-PRINCE-HALL-FREEMASONRY-IN-WASHINGTON-STATE.htm> (accessed June 22, 2018).

<sup>75</sup> Ibid.

<sup>76</sup> Marcia Schultz, "Bankers help others join 'establishment,'" *Seattle Times*, February 21, 1971, p. G3.

<sup>77</sup> Stephen H. Dunphy, "Black Shriners' Potentate Here," *Seattle Times*, March 18, 1970, p. C 13.

<sup>78</sup> Donald King and Linda Turet, "Landmark Nomination Report for Liberty Bank Building," DKA Architecture, December 2013.

<sup>79</sup> *Seattle Times*, "Lodge to Observe 50<sup>th</sup> Anniversary," June 7, 1953, p. 29.

<sup>80</sup> *Seattle Times*, "500 Attending Prince Hall Grand Lodge," July 14, 1953, p. 7.

<sup>81</sup> Ernest Moore and Gloria Phelps, "The First Joint Ceremony of Black & White Masons in America," *The Coal Miner Who Came West* (1982), transcribed by Dotty DeCoster, <http://freemasoninformation.com/2010/09/perhaps-the-first-joint-ceremony-of-black-white-masons-in-america/> (accessed July 12, 2018).

<sup>82</sup> National Register of Historic Places, "Arkansas Valley Lodge, No. 21, Prince Hall Masons," <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=7a341778-9015-4071-be31-cb38ff0470e1> (accessed July 13, 2018).

<sup>83</sup> Most Worshipful Prince Hall Grand Lodge F&AM Washington & Jurisdiction, "History," <http://www.mwphglwa.org/history.html>, (accessed September 2018).

<sup>84</sup> Helen Lacy, "John Edward Hawkins, King County's first black lawyer to be locally trained, is admitted to the Bar in 1895," HistoryLink.org essay 244, posted November 6, 1998, <http://www.historylink.org/File/244> (accessed September 13, 2018).

teacher, activist, and community leader, and co-founder in 1913 of the Tacoma branch of the NAACP.<sup>85</sup>

- E. Benjamin Davis: pastor of Mt. Zion Baptist Church from 1942-1954. In 1946 Davis was a candidate for Seattle City Council. Although he did not win the election, he received a remarkable 27,000 votes.<sup>86</sup>
- Hilliard H. Hood (ca. 1886 - 1967): Seattle contractor, one-time trustee of Mt. Zion Baptist Church, and a founder of the Prince Hall Temple Association.<sup>87</sup>
- James W. Davis (ca. 1927-1995): Seattle Contractor who built the Burien Public Library, Mount Baker Baptist Church, and Southwest Mortuary, and remodeled Leschi Elementary School.<sup>88</sup>
- Russell S. Gideon (1904-1985): Seattle pharmacist, businessman, and community leader. He was a member of the Washington Board of Prison Terms & Paroles, a trustee of Mt. Zion Baptist Church, and owned a drugstore in the Central District from 1946 to 1963.<sup>89</sup>
- James C. Purnell (1921-2005): Co-founder and banker at Liberty Bank & Sentinel Credit Union, and husband of Mardine Purnell.

The Order of the Eastern Star, a masonic-adjacent organization that includes both men and women members, also has a Prince Hall Grand Chapter located in the subject building. The first listed Grand Matron of the Prince Hall Grand Chapter is Etta Hawkins (1870-1948), in 1913.<sup>90</sup> Etta Hawkins was also one of the founding members of the NAACP in Seattle.<sup>91</sup> Subsequent Grand Matrons began two-year terms starting in 1963. Of note is Mardine Purnell (1920-2005, m. James C. Purnell). Although she overcame obstacles to obtain a position at the IRS, and worked there for 20 years, it was her service work in the community that was most notable. She was the Secretary to the Board of the Liberty Bank in 1968,<sup>92</sup> president of the Seattle Association of Clubwomen between 1962 and 1968,<sup>93</sup> became Grand Matron of the Order of the Eastern Star in 1975. In 1947 she co-founded Seattle's Philorati Club, which was described in Purnell's obituary as "the dream of a few black women who saw that the time had come to ban [sic] together as a group to advance the cause of race."<sup>94</sup>

## 4.6 Building Architects

### 4.6.1 Original Building Architect: John Lawrence McCauley (1879-1957)

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<sup>85</sup> Mary T. Henry, "Asberry, Nettie Craig (1865-1968)," HistoryLink.org Essay 8632, posted June 3, 2008, <http://www.historylink.org/File/8632> (accessed September 13, 2018).

<sup>86</sup> Daudi Abe, "Mount Zion Baptist Church, Seattle, Washington (1890-)," BlackPast.org: An Online Reference Guide to African American History, <http://www.blackpast.org/aaw/mount-zion-baptist-church-seattle-washington-1890> (accessed September 14, 2018).

<sup>87</sup> *Seattle Times*, "Hilliard Hood, 81, Ex-Contractor," March 14, 1967, p. 53.

<sup>88</sup> Carole Beers, "James W. Davis, 68, Devoted Mason Who Served as Mentor," *Seattle Times*, January 23, 1995, n.p., <http://community.seattletimes.nwsources.com/archive/?date=19950123&slug=2100919> (accessed September 14, 2018).

<sup>89</sup> Frances J. Carr, "Gideon, Russell S. (1904-1985)," BlackPast.org, <http://www.blackpast.org/aaw/gideon-russell-s-1904-1985> (accessed September 19, 2018).

<sup>90</sup> Prince Hall Grand Chapter order of the Eastern Star State of Washington & Jurisdiction, "Grand Officers," <http://www.oesphawa.org/grand-officers> (Accessed September 2018)

<sup>91</sup> Mary T. Henry, "History of the Seattle Branch," Seattle King County NAACP and HistoryLink.org, January 14, 1999, <https://www.seattlekingcountynaacp.org/1913-1948.html> (accessed September 2018)

<sup>92</sup> *Seattle Times*, image caption "Ceremony at interracial Bank," May 25, 1968, p.3

<sup>93</sup> *Seattle Times*, "Clubwomen back School Levy," February 8, 1962, p.11

<sup>94</sup> Legacy.com, "Mardine Purnell," obituary, <http://www.legacy.com/obituaries/seattletimes/obituary.aspx?n=mardine-purnell&pid=15509029&fhid=2317> (accessed September 2018).

The architect of record for the building is John Lawrence McCauley (1897-1957).

McCauley was born in Iowa in 1879. He graduated from Acoca High school in Iowa in 1896, and was working there as a carpenter in 1900.<sup>95</sup> He moved to Seattle and married Mary Frances Risse in 1903. McCauley had six children with Mary Frances between 1904 and 1917.<sup>96</sup> In July of 1908, McCauley was working for the City of Seattle Building Department, and was promoted from a drawing inspector to a chief field inspector.<sup>97</sup> By 1908 he was in partnership as an architect with Washington N. G. Place. While in partnership with J. L. McCauley, Place designed the Foundry Building (1909, now the Engineering Annex Building) for the Alaska-Yukon-Pacific Exposition.<sup>98</sup> By 1911, McCauley was the sole proprietor and principal of J. L. McCauley, Architect, which he disbanded in 1931. His office was located in the Leary Building in 1910 and 1911, in the New York Block from 1914 to 1924, and in the Alaska Building by 1926.<sup>99</sup> By 1935 McCauley had moved to San Diego, where he died in 1957.<sup>100</sup>

McCauley is the architect of record for several significant buildings in Seattle. These include the Bush Hotel in the International District (1915-1916), the Masonic Ark Lodge #126 in Columbia City (1920-1921, now the Ark Lodge Cinemas), the Governor Apartments in the International District (1926), and the Publix Hotel in the International District (1927-1928). He also designed the Rainier Heat & Power Building (1917), *See figures 56-58*.

McCauley received the most publicity as the supervising architect for the expansion of the King County Courthouse (1914-1916, A. W. Gould) completed in 1929 and designed in conjunction with Henry Bittman.<sup>101</sup> The expansion involved the addition of more than five stories to the top of the existing structure. (The top portion of the addition was a multi-story jail complex, which is why the exact number of stories added to the building up for debate.) McCauley was interviewed in the newspaper when the number of floodlights to be installed on the roof was under debate and quoted when prisoners broke out of the finished jail in 1931.<sup>102</sup> He was considered for the position of Superintendent of Buildings for the city, although he never held the position.<sup>103</sup> The commission for what was then known as the “City-County Building” was one of McCauley’s last. In 1932 five people were indicted for graft and perjury relating to the project. McCauley’s name was mentioned as a potential witness, but he had already moved to California, and there is no record that he returned to Seattle to testify.<sup>104</sup> *See figures 59-60*.

Besides the Masonic Ark Lodge in Columbia City, McCauley also designed the Rainier Lodge for the Masons in 1925. The Seattle Times described the building in May 17 1925 as “a two-story reinforced concrete lodge building for Rainier Lodge no 189, Masons and Amethyst Chapter, order of Eastern Star....The new Building will cost approximately \$30,000. It will be 60 by 90 feet and will have a mezzanine floor. An attractive pressed brick facing has been planned by the

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<sup>95</sup> David Rash, “McCauley, John Lawrence” in “Additional Significant Seattle Architects,” *Shaping Seattle Architecture*, edited by Jeffrey Karl Ochsner, p. 458.

<sup>96</sup> Steve Schar, “John Lawrence McCauley Facts,” Ancestry.com. Pacific Coast Architecture Database, “John Lawrence McCauley (Architect),” <http://pcad.lib.washington.edu/person/3106/> (accessed July 13, 2018).

<sup>97</sup> *Seattle Times*, “Building Department Ordinance in Effect,” July 13, 1908, p. 10.

<sup>98</sup> Susan Boyle, “Historic Resources Addendum: University of Washington Engineering Annex Building,” 2012.

<sup>99</sup> *Seattle Times*, “Ten Story Hotel Big Improvement,” July 12, 1914, p. 42. “Plans Being Drawn for new Business College,” May 20, 1923, p. 15. “Contract Let for Building at 14th N. and McGraw,” April 18, 1926, p. 72.

<sup>100</sup> Pacific Coast Architectural Database, “John Lawrence McCauley (Architect).”

<sup>101</sup> Rash.

<sup>102</sup> *Seattle Times*, “Difference of Opinion On Lights of County Building,” November 16, 1930, p. 8; “Hold-Up is Laid to Trio Who Broke County Jail,” June 22, 1931, p. 1.

<sup>103</sup> *Seattle Times*, “All Members of Public Works Board Quit Jobs,” July 16, 1931, p. 5.

<sup>104</sup> *Seattle Times*, “County Graft and Perjury Charged in Five Indictments,” October 30, 1932, p. 1.



Architect J.L. McCauley.”<sup>105</sup>

McCauley was responsible for many more ordinary commissions, such as two buildings in Columbia City: a signal station at 800 Rainier Avenue S now known as Budd & Company Auto (1925), and The Calvert Bakery Building (now La Medusa, 1927). Other commissions included alterations to the Weed Building in Columbia City in 1929.<sup>106</sup> *See figures 61-62.*

McCauley was listed as the design architect for numerous buildings that no longer exist or that may never have been completed. The *Seattle Times*, on November 13, 1910, records McCauley as the architect for a future three-story apartment building in North Broadway, and as the architect for an additional story to a building located at 115 Fifth Avenue S.<sup>107</sup> In 1911, McCauley designed a home for James H. Nelson at the corner of 23<sup>rd</sup> Avenue and E Union Street (now demolished).<sup>108</sup> In 1918 he received a commission for a three-story hotel building at the corner of Eighth Avenue and S Weller Street.<sup>109</sup> In 1922 he was the design architect for a two-story apartment building near the corner of 11<sup>th</sup> Avenue and John Street.<sup>110</sup> In 1924 he was the architect for at least two garage buildings: a one-story concrete garage building for the Irvine Estate, located at 1513-1517 Seventh Avenue,<sup>111</sup> and a garage at 1513-1517 Seventh Avenue (1924).<sup>112</sup> The *Seattle Times* also reported that McCauley was the architect of record for a store building at 14<sup>th</sup> Avenue N and McGraw Street in 1926.<sup>113</sup>

McCauley originally obtained the commission for the Wilson Modern Business College in 1923, however this commission was later completed by Frank Fowler in 1927.<sup>114</sup> The building is now known as the Griffin Building and is a City of Seattle Landmark.

J. L. McCauley served as treasurer and trustee for the Washington State Society of Architects in 1916 and 1917.<sup>115</sup> He was a charter member of the Seattle Moose Lodge, in 1915 served as treasurer, and later as “Dictator.”<sup>116</sup> He was the chairman of the Modern Woodmen of America in 1917.<sup>117</sup> He served two three-year terms on the Board of Appeals for the Building Department, succeeding John Creutzer in the mayor-appointed board position in 1920 and re-appointed in 1923.<sup>118</sup> In 1924 he served as third vice president of the Washington State Society of Architects.<sup>119</sup>

McCauley died at the age of 78, in 1957, in San Diego California.

#### 4.6.2 Subsequent Building Architect: Evvian Willis (1975)

Evvian Willis was the architect for the 1975 interior and exterior alterations. Willis was born in 1917, and was active in Seattle and surrounding areas from at least 1957 until at least 1977, under

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<sup>105</sup> *Seattle Times*, “Ready to work on \$30,000 Building,” May 17, 1925, p. 25.

<sup>106</sup> Rash.

<sup>107</sup> *Seattle Times*, “Building News” November 13, 1910, p. 46.

<sup>108</sup> *Seattle Times*, “Building News,” January 8, 1911, p. 40.

<sup>109</sup> *Seattle Times*, “Hotel News,” July 10, 1918, p. 8.

<sup>110</sup> *Seattle Times*, “Building Boom in City” October 1, 1922, p. 10.

<sup>111</sup> *Seattle Times*, “Business Leases made,” February 24, 1924, p. 15.

<sup>112</sup> Ibid.

<sup>113</sup> *Seattle Times*, “Contract Let for Building at 14<sup>th</sup> N. and McGraw Street,” April 18, 1926, p. 72.

<sup>114</sup> *Seattle Times*, “Plans Being Drawn for new Business College,” May 20, 1923, p. 15.

<sup>115</sup> *Western Architect and Engineer*, Volumes 48-49. *Seattle Times*, “Change in Capitol Plans is Approved,” December 6, 1917, p. 20.

<sup>116</sup> *Seattle Times*, “W. G. Leckey named Dictator of Moose,” March 11, 1915, p. 7; “Loyal Order of Moose to Honor Past Dictators,” March 13, 1930, p. 38.

<sup>117</sup> *Seattle Times*, “M.W.A. Holds Election,” April 6, 1917, p. 15.

<sup>118</sup> *Seattle Times*, “Named to Appeal Board,” May 3, 1920, p. 9; “McCauley Appointment Confirmed,” May 9, 1923, p. 8.

<sup>119</sup> *Seattle Times*, “Roy D. Rogers Heads Architects’ Society,” December 7, 1924, p. 70.



the company name Evvian Willis & Associates. His works included office and retail buildings, single-family homes, and many apartment buildings. Willis died in 1997.<sup>120</sup> *See figure 63.*

Apartment buildings for which Willis was architect include an eleven-unit building at 570 Ward Street (1960),<sup>121</sup> the Riverton View Apartments at 3455 S 145<sup>th</sup> Street (1963),<sup>122</sup> the 31-unit Tracy-Ann Apartments at 6790 Murray Avenue SW (1964),<sup>123</sup> and the 15-unit brick Chanteclair Apartments at 2229 42<sup>nd</sup> Avenue SW (1965).<sup>124</sup> In 1968 Willis designed a 3,000-square-foot tilt-up concrete sales building for Moss Fiberglass at 5718 Empire Way S.<sup>125</sup> *See figures 64-65.*

Willis was also responsible for many remodels and alterations to existing buildings. These include 1962 alterations to the 722 E Pike Building,<sup>126</sup> including removal of the second story and construction of a new roof along with alterations to the front of the building;<sup>127</sup> alterations to a portion of the Levy Building (1924, John R. Nevins and Pierce A. Horrocks) at 114 Pike Street, 1968;<sup>128</sup> remodeling of the upper-level interior of an office building at 320 Terry Avenue N (1915, James H. Schack);<sup>129</sup> addition for a walk-up ATM at Liberty Bank (1968, Melvin Streeter) at 2320 E Union, 1983.<sup>130</sup>

#### **4.6.3 Subsequent Building Architect: W. Knox Fitzpatrick (1998)**

W. Knox Fitzpatrick received his graduate degree in architecture at the University of Utah in 1985. Little else is known about his architecture career.

### **4.7 Building Contractors**

#### **4.7.1 Original Building Contractor: Unknown**

The original building contractor for 306 24<sup>th</sup> Avenue S is unknown at this time.

#### **4.7.2 Building Contractor: Boddie Building Construction (1975)**

Boddie Building Construction was the contractor for the 1975 remodel of the subject building. The Tacoma-based company incorporated in 1970, and was dissolved in 2012.<sup>131</sup>

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<sup>120</sup> Washington State Death Index, 1940-2014, Ancestry.com

<sup>121</sup> *Seattle Times*, "Open Now," October 2, 1960, p. 37.

<sup>122</sup> *Seattle Times*, "Apartments Open to Visitors," July 14, 1963, p. 112.

<sup>123</sup> *Seattle Times*, "Apartments Open to Visitors," April 5, 1964, p. 157.

<sup>124</sup> *Seattle Times*, "Admiral District Apartment to Open," March 21, 1965, p. 45.

<sup>125</sup> *Seattle Times*, "August Occupancy Expected," July 21, 1968, p. C9.

<sup>126</sup> Larry Johnson, "Appendix A for 722 E Pike Building," The Johnson Partnership, May 2015.

<sup>127</sup> Seattle Department of Construction & Inspections, Building permits 499117, 499186

<sup>128</sup> Seattle Department of Construction & Inspections, Building permit 526655. Larry E. Johnson, "Levy Building, Landmark Nomination Report," The Johnson Partnership, June 2006. Evvian Willis, "New Storefront & New Store Back for Liberty Loan Co.," architectural drawings, February 7, 1968.

<sup>129</sup> Sonja Sokol Fürész and Susan Boyle, "320 Terry Avenue N, Seattle, Landmark Nomination," BOLA Architecture + Planning, February 2008.

<sup>130</sup> Seattle Department of Construction & Inspections, Permit #6146002. Larry E. Johnson and Ellen F. C. Mirro, "Liberty Bank: Supplemental Report on Building Integrity," The Johnson Partnership, March 2014.

<sup>131</sup> Washington Secretary of State Corporations, "Boddie's Building Construction Inc.," <https://www.sos.wa.gov/corps/> (accessed July 16, 2018).

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## **Appendix 1**

### **Figures**



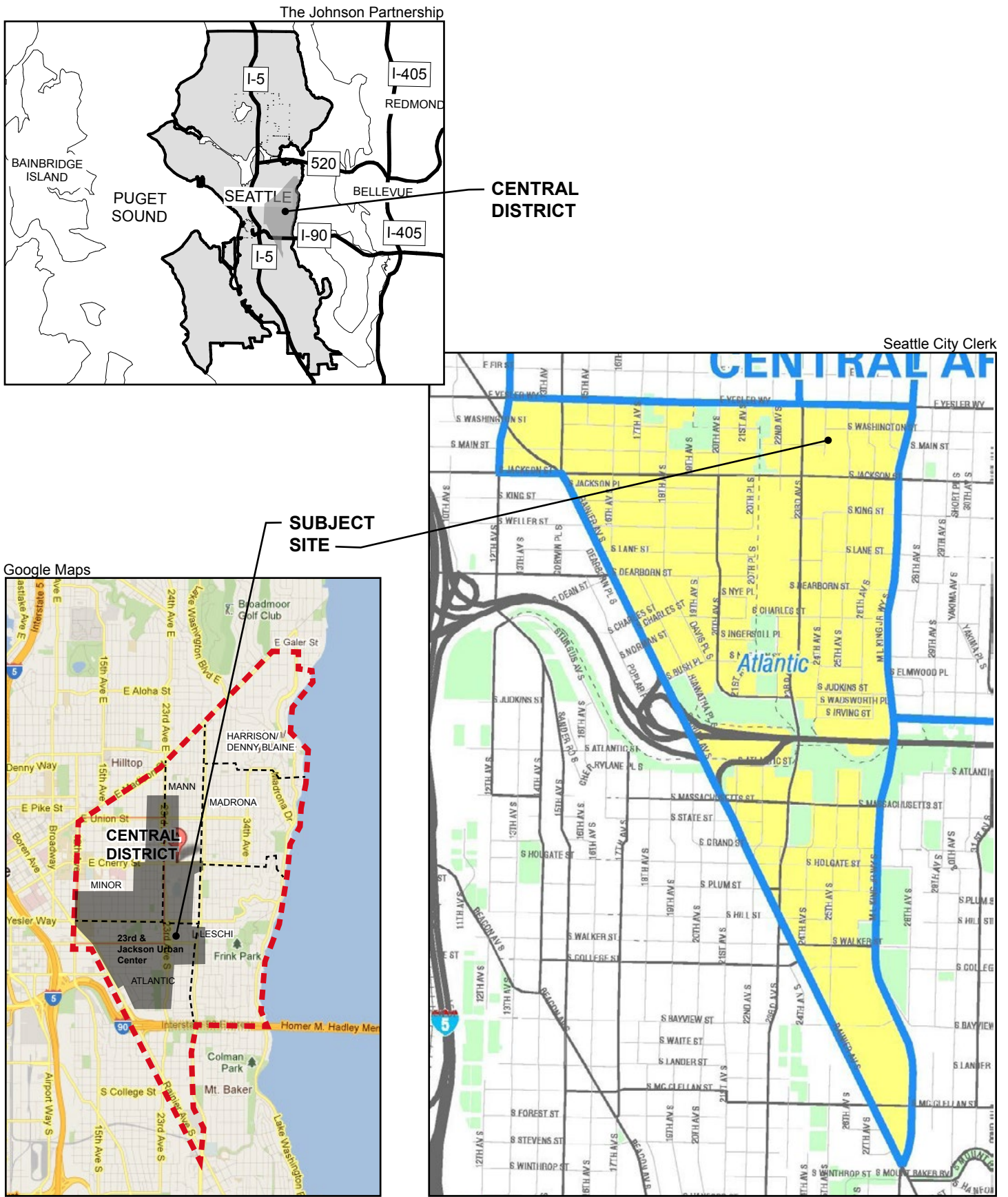


Figure 1 • Location Maps

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Figure 2 • Aerial View

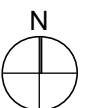






Figure 3 • View A - Viewing north on 24th Avenue S



Figure 4 • View B - Viewing east on S Main Street





Figure 5 • View C - Viewing south on 24th Avenue S



Figure 6 • Douglass-Truth Branch Library, City of Seattle Landmark





Figure 7 • 24th Avenue Houses Group, City of Seattle Landmark



Figure 8 • Fire Station #6, City of Seattle Landmark

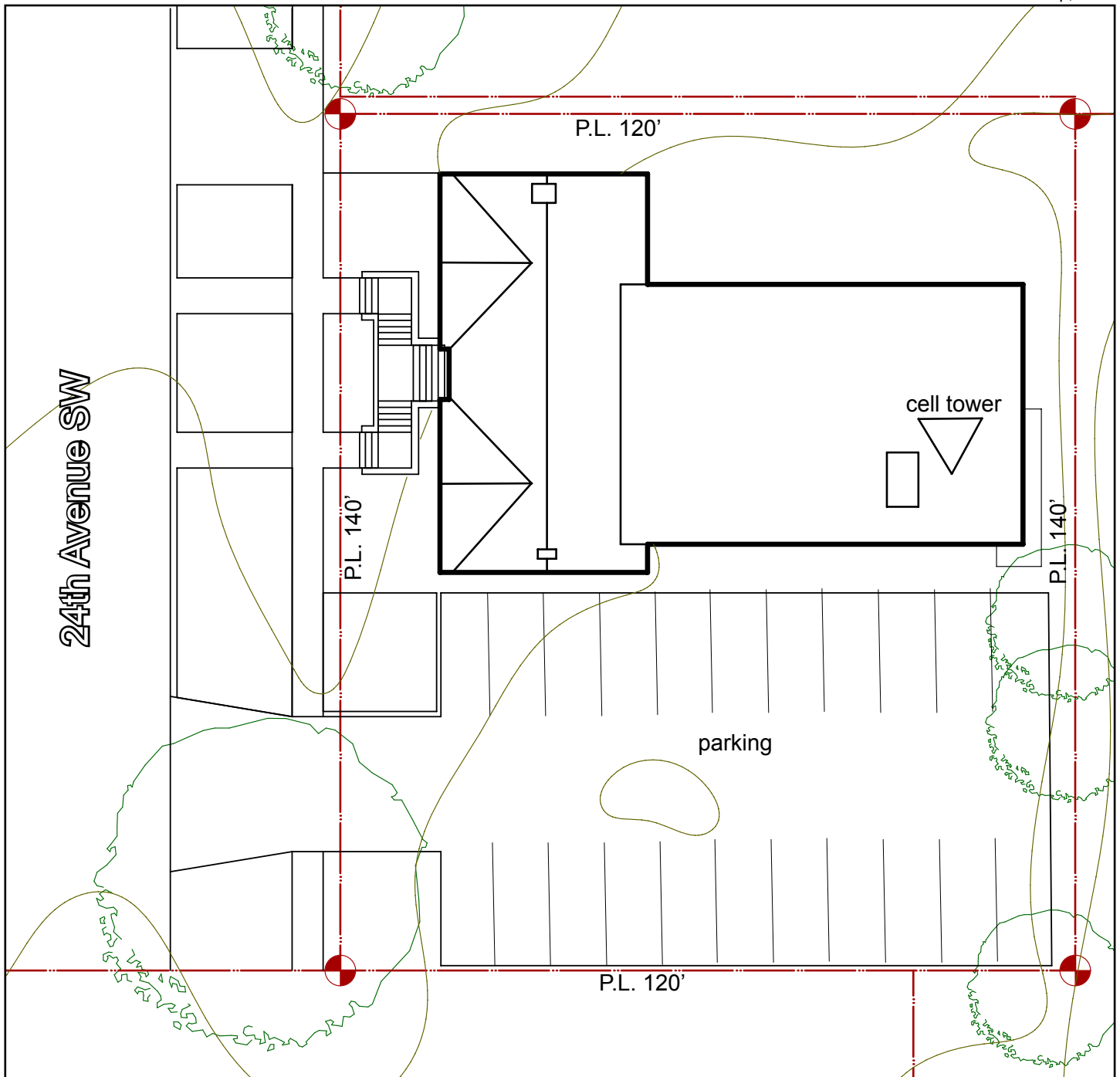


Figure 9 • Site Plan

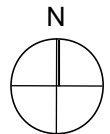






Figure 10 • Prince Hall Masonic Temple, viewing from the southwest



Figure 11 • Prince Hall Masonic Temple, western façade



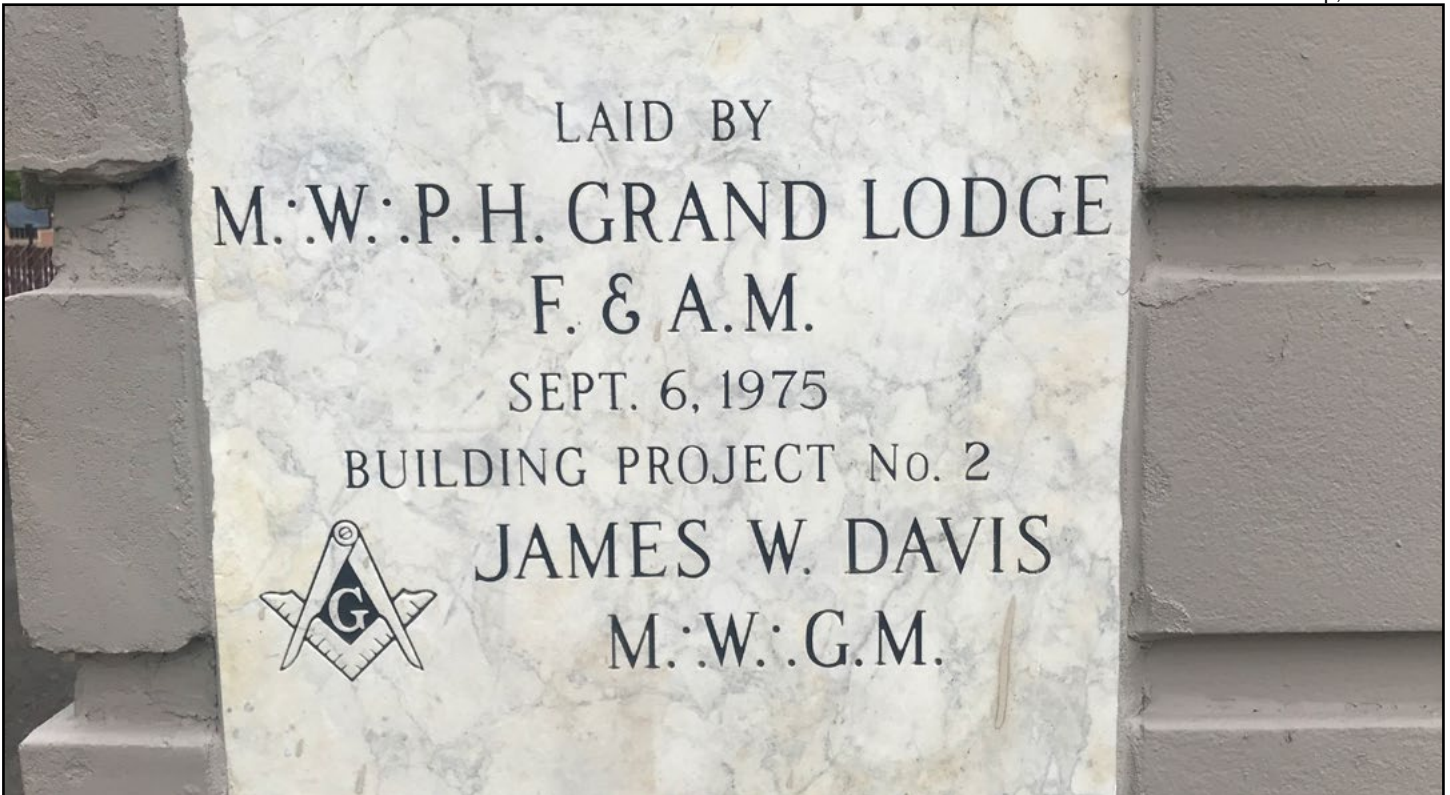


Figure 12 • Prince Hall Masonic Temple, detail of cornerstone, 1975

The Johnson Partnership, 6/22/2018



Figure 13 • Prince Hall Masonic Temple, detail





Figure 14 • Prince Hall Masonic Temple, detail of carved panel by front door



Figure 15 • Prince Hall Masonic Temple, southern façade



Figure 16 • Prince Hall Masonic Temple, northern façade



Figure 17 • Prince Hall Masonic Temple, eastern façade viewing from the northeast





Figure 18 • Prince Hall Masonic Temple, entry viewing south



Figure 19 • Prince Hall Masonic Temple, front conference room viewing southwest



Figure 20 • Prince Hall Masonic Temple, front conference room vewing north to entry



Figure 21 • Prince Hall Masonic Temple, lodge room viewing east



Figure 22 • Prince Hall Masonic Temple, lodge room viewing west





Figure 23 • Prince Hall Masonic Temple, basement community room viewing east



Figure 24 • Prince Hall Masonic Temple, basement community room viewing west



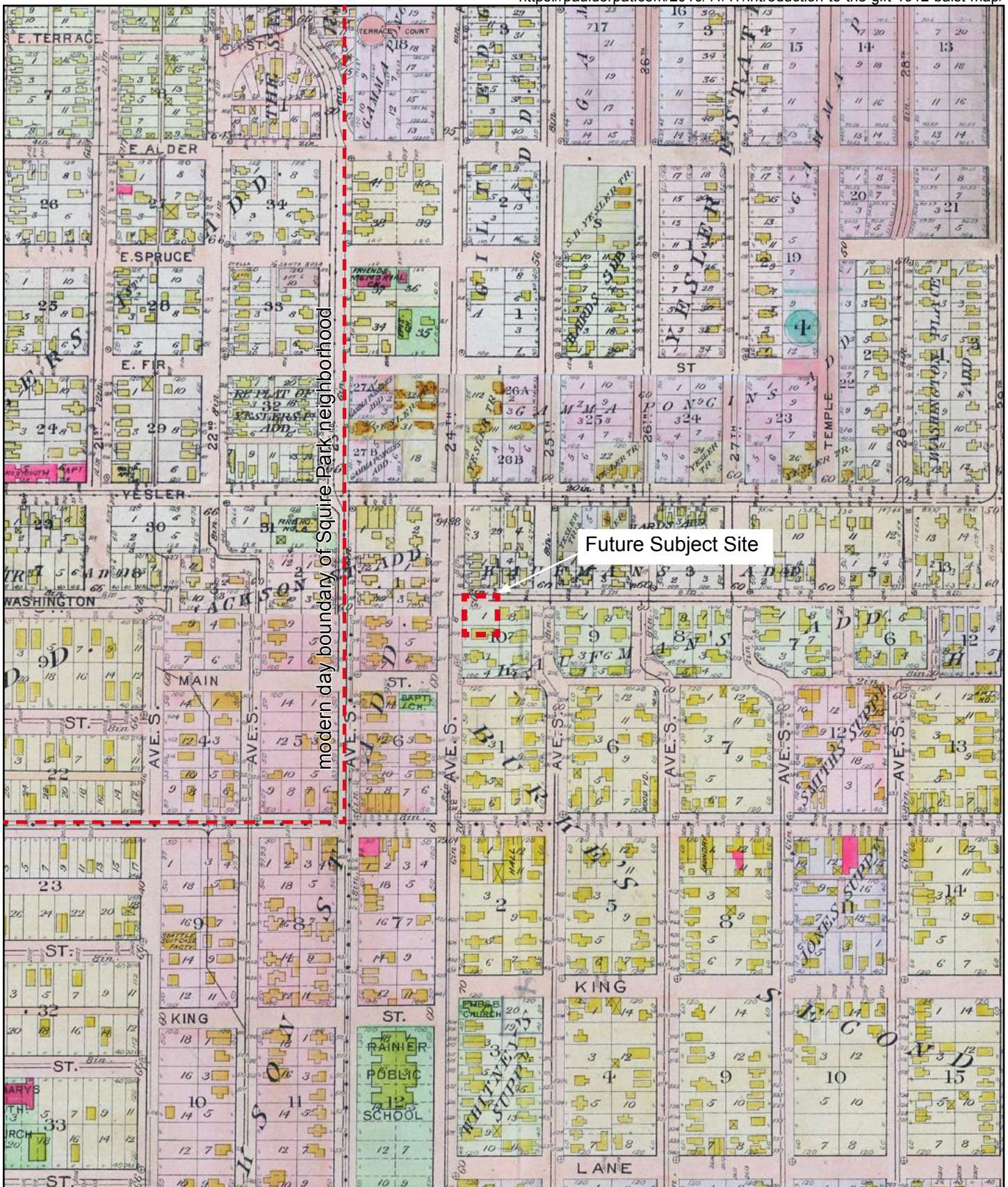


Figure 25 • Baist Map, 1912

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Figure 26 • William Grose (1835-1898) and Grose family house, ca. 1975

Courtesy of Nils M. Solsvik Jr. via findagrave.com



Courtesy of Carl E. Gansberg via findagrave.com



Figure 27 • Watson C. Squire (1838-1926) and Ida Remington Squire (1842-1921)





Figure 28 • Madison Street Cable Railway, ca. 1889

MOHAI 1983.10.6842



Figure 29 • Providence Hospital, Seattle, 1911





Figure 30 • Mt. Zion Baptist Church, 1934



Figure 31 • Area for proposed shopping center, 25th Avenue S and S Washington Street, 1961



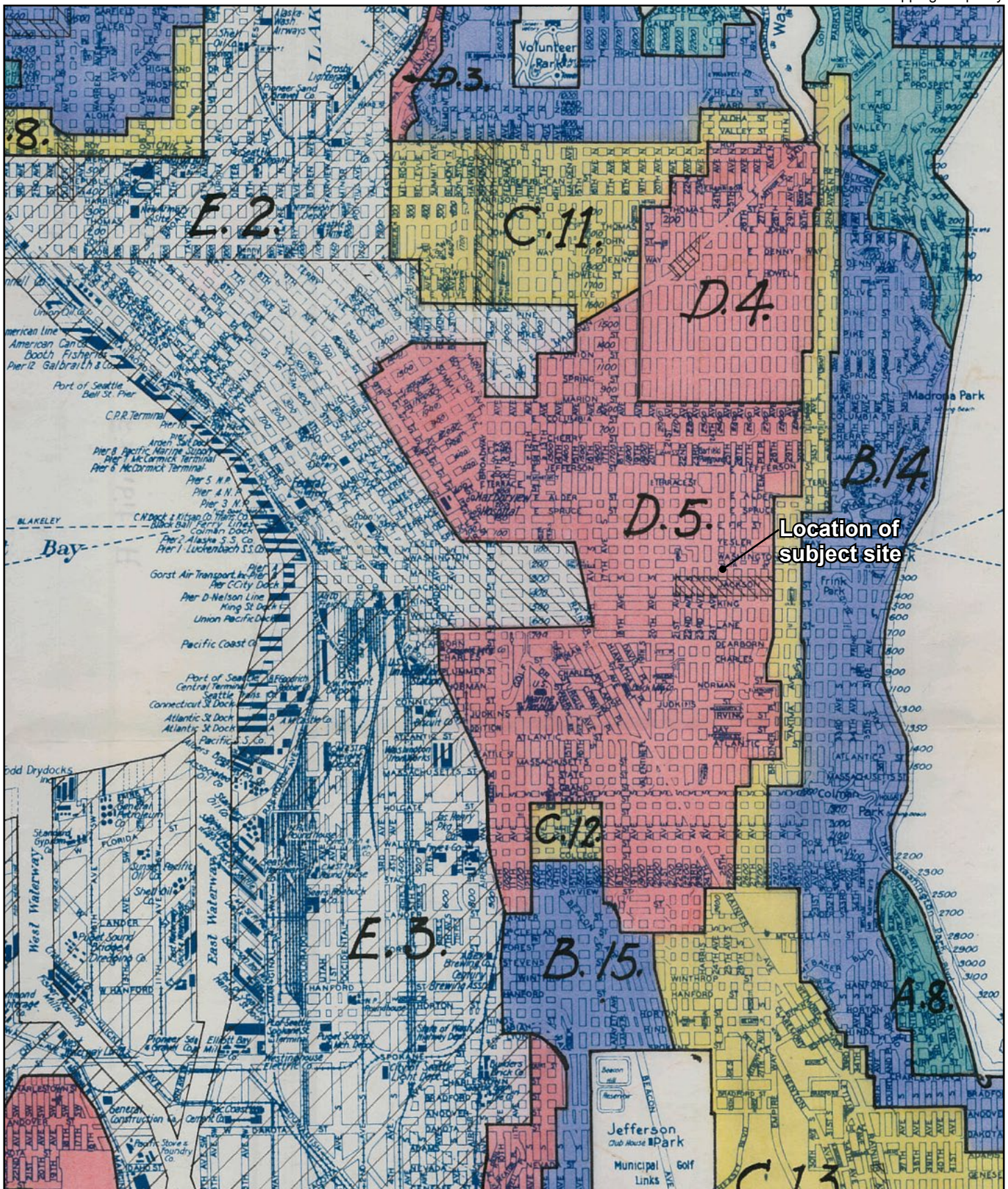


Figure 32 • Redline map, 1936

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# YESLER-ATLANTIC

Urban Renewal

## Neighborhood Improvement Project

Possibly Seattle's most complex urban renewal activity is under way in the Yesler-Atlantic Project area.

For urban renewal, it has been a long and complex drive to reach this point in study activity. The project, originally proposed in 1960, lay dormant until citizen interest was revived in 1966.

A project staff is on duty in the area, serving as liaison between the residents and the City. The staff, working hand-in-hand with all interested persons and organizations, provides the opportunity for participation in area redevelopment by all residents and property owners in the Yesler-Atlantic Project.

Today, a detailed analysis of conditions and rehabilitation potential of all structures in the 137-acre project has been made, and an in-depth study of the economic conditions and trends within the area is complete.

Sociological needs of the people living and working in Yesler-Atlantic have been analyzed. Satisfying these needs is a prime consideration in developing the final design for the area.

Final plans for renewal of the area will be reviewed by the City Council soon. Following their approval, it is expected that actual project activities can begin early in 1968.

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### Estimated Project Cost

Gross cost of project . . . . .	\$10,200,000
Proceeds from sale of land . . . . .	3,800,000
Net cost of Project . . . . .	\$ 6,400,000

City of Seattle 1/3 share, paid from Northlake Project credits . . .	\$2,133,333
Federal 2/3 share . . . . .	\$4,266,667
Federal Relocation grant . . . . .	\$ 360,000
Federal Rehabilitation grants . . . .	\$ 50,000

Total Federal grant . . . . .	\$ 4,676,667
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Figure 33 • Yesler-Atlantic Urban Renewal fact sheet, 1967





Figure 34 • 306 24th Avenue South, 1937



Figure 35 • 306 24th Avenue S, 1993





Figure 36 • Prince Hall Masons, n.d.

Courtesy of Seattle University

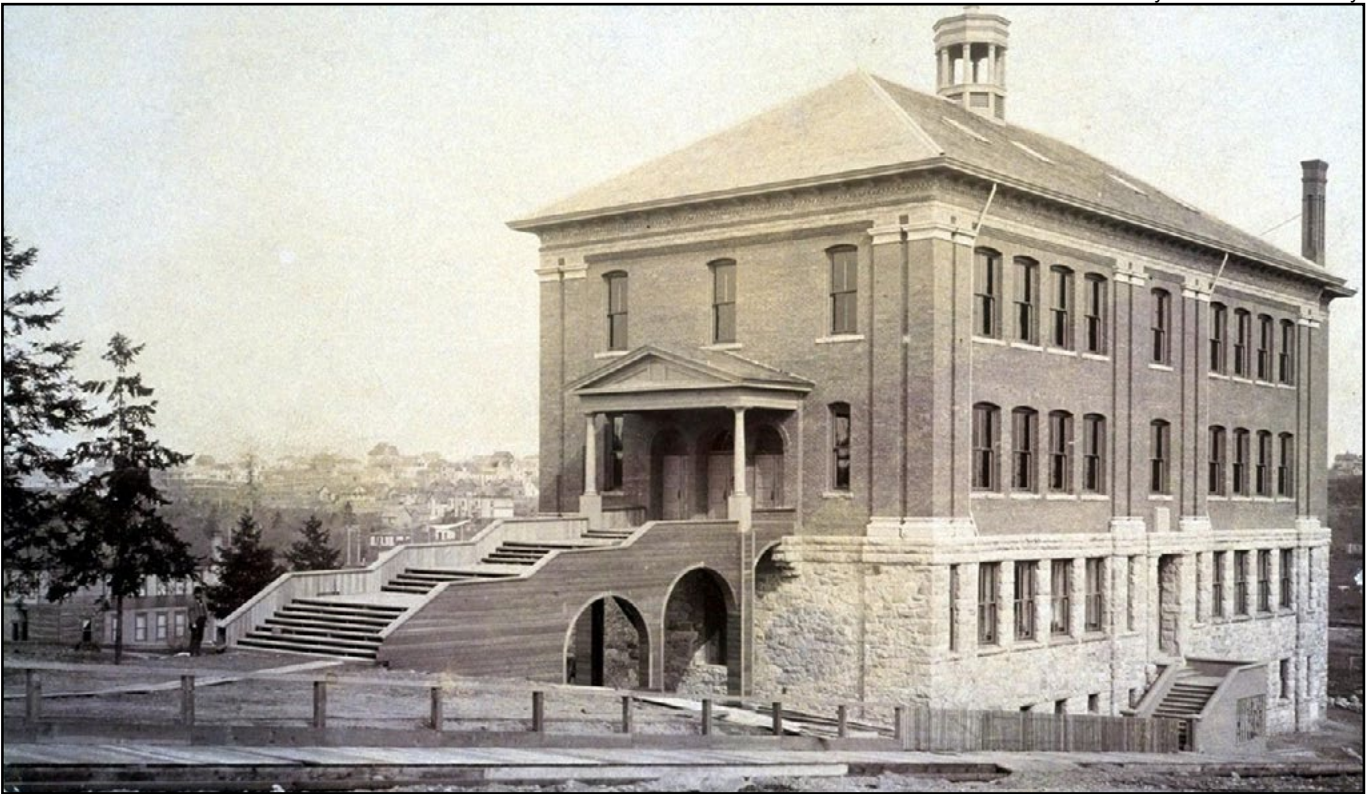


Figure 37 • Parish and School of the Immaculate Conception, now Garrard Hall, Seattle University, 1894





Figure 38 • First Church of Christ Scientist, 1906

Joe Mabel, 2007



Figure 39 • Herzl Congregation Synagogue (1925), now Odessa Brown Neighborhood Health Center





Figure 40 • Elks Temple Building/Matthes Block (1903/1920)

Joe Mabel, 2008



Figure 41 • Odd Fellows Hall (Carl Breitung, 1909)

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Figure 42 • Knights of Columbus Hall (1912)

University of Washington Libraries WAR0134



Figure 43 • Pioneer Hall (1910), ca. 1915





Figure 44 • Ark Lodge #126 (1921, J. L. McCauley)

St John's Lodge F&AM No. 9



Figure 45 • St. John's Lodge No. 9, no date



Figure 46 • Seattle Labor Temple, Sixth Avenue & University Street, 1905

MOHAI



Figure 47 • Masonic Lodge Building, Capitol Hill (Charles Saunders, 1915, Now the Egyptian Theater)



Figure 48 • Founding members of the Fraternal Order of Eagles, 1923



Figure 49 • First Eagles' Hall (1904, Jame Eustace Blackwell & Robert L. Robertson)





Figure 50 • Gee How Tin Oak Association Building



Figure 51 • Japanese American Citizens' League, Fourth national convention, Seattle, September 1936



Judy Handley via Wikimedia Commons, 2012



Figure 52 • Prince Hall Masons Arkansas Valley Lodge, Wichita, KS (1910, National Register of Historic Places)

Andrew Jameson via Wikimedia Commons, 2011



Figure 53 • Chickamauga Masonic Lodge #221, Walker County, GA (1924, National Register of Historic Places)



Figure 54 • Prince Hall Masonic Temple, Los Angeles, CA (1926, National Register of Historic Places)

Tjean364 via Wikimedia Commons, 2012



Figure 55 • Prince Hall Masonic Temple, Baton Rouge, LA (1929, National Register of Historic Places)

## Prince Hall Masonic Temple City of Seattle Landmark Nomination Report

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Figure 56 • Bush Hotel (J. L. McCauley, 1915-1916)



Figure 57 • Governor Apartments (J. L. McCauley, 1926)





Figure 58 • Publix Hotel (J. L. McCauley, 1927-1928)

Seattle Municipal Archives 2930



Figure 59 • King County Courthouse (A. W. Gould design architect, J.L. McCauley supervising architect, 1914-1916)





Figure 60 • King County Courthouse, renovation by J. L. McCauley, 1929

Budd & Co.



Figure 61 • Budd & Company Auto (J. L. McCauley, 1925)



Figure 62 • Calvert Bakery Building, now La Medusa (J. L. McCauley, built 1927)

Puget Sound Regional Archives



Figure 63 • Evvian Willis





Figure 64 • The Tracy-Ann Apartments, 6790 Murray Avenue SW, 1964

*Seattle Times*



## August Occupancy Expected

Figure 65 • Moss Fiberglass Sales building, 5718 Empire Way S, 1968

## **Appendix 2**

### **Architectural Drawings**