



SEATTLE CITY COUNCIL

Libraries, Education, and Neighborhoods Committee

Agenda

Wednesday, August 12, 2026

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Maritza Rivera, Chair
Joy Hollingsworth, Vice-Chair
Dionne Foster, Member
Eddie Lin, Member
Alexis Mercedes Rinck, Member

Chair Info: 206-684-8804; Maritza.Rivera@seattle.gov

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SEATTLE CITY COUNCIL
Libraries, Education, and Neighborhoods
Committee
Agenda
August 12, 2026 - 9:30 AM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/libraries-education-and-neighborhoods>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.

D. Items of Business

1. [Appt 03577](#) **Appointment of Lakeya Afolalu as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (25 minutes for items 1-12)

Presenter for items 1-12: Dwane Chappelle, Director, Department of Education and Early Learning

2. [Appt 03578](#) **Appointment of Leon Garnett as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

3. [Appt 03579](#) **Appointment of Amruta Mane as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

4. [Appt 03580](#) Appointment of Sofia Michelakis as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

5. [Appt 03581](#) Appointment of Girard Montejo-Thompson as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

6. [Appt 03582](#) Appointment of Jessica Tollenaar Cafferty as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

7. [Appt 03583](#) Appointment of Gabriel de los Angeles as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

8. [Appt 03584](#) Appointment of Fathima Garcia as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

9. [Appt 03585](#) Appointment of Lizbet Huizar as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

10. [Appt 03586](#) Appointment of Erica K. Johnson as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

11. [Appt 03587](#) Appointment of Zamzam Mohamed as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

12. [Appt 03588](#) Appointment of James Williams as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

13. [Appt 03589](#) Reappointment of Joe Krentz as member, Ballard Avenue Landmark District Board, for a term to June 30, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (10 minutes for items 13-17)

Presenter for items 13-17: To be determined, Department of Neighborhoods

14. [Appt 03590](#) **Appointment of Leslie Mehren as member, Ballard Avenue Landmark District Board, for a term to June 30, 2028.**
- Attachments:* [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
15. [Appt 03591](#) **Appointment of Dan Sloat as member, Landmarks Preservation Board, for a term to August 14, 2028.**
- Attachments:* [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
16. [Appt 03592](#) **Appointment of Huy Pham as member, International Special Review District Board, for a term to December 31, 2027.**
- Attachments:* [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
17. [Appt 03593](#) **Reappointment of Rachelle C. Olden as member, Community Involvement Commission, for a term to May 31, 2028.**
- Attachments:* [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote

18. [CB 121274](#) **An ordinance relating to historic preservation; imposing controls upon the Wilde-Streatfield House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

Supporting
Documents:

[Summary and Fiscal Note](#)

[Summary Ex A - Vicinity Map of Wilde-Streatfield House](#)

[Photos](#)

[Landmarks Preservation Board Report](#)

Briefing, Discussion, and Possible Vote (10 minutes for items 18 and 19)

Presenter for items 18 and 19: Sarah Sodt, Department of Neighborhoods

19. [CB 121273](#) **AN ORDINANCE relating to historic preservation; imposing controls upon the Burwell House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

Supporting
Documents:

[Summary and Fiscal Note](#)

[Summary Ex A - Vicinity Map of Burwell House](#)

[Photos](#)

[Landmarks Preservation Board Report](#)

Briefing, Discussion, and Possible Vote

E. Adjournment



Legislation Text

File #: Appt 03577, **Version:** 1

Appointment of Lakeya Afolalu as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lakeya Afolalu

Board or Commission Name: Families Education Preschool and promise Levy Oversight Committee

Position Title: Member

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** 6/1/2026 to 12/31/2027

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Include Seattle neighborhood or other city residence*

Appointee brief overview:

My commitment to educational equity is grounded in lived and professional experience across U.S. urban school contexts. As a Black woman of Nigerian and African American heritage and former elementary and middle school literacy teacher, I worked in public school systems in Detroit, Newark, Harlem, and Austin. These experiences taught me that educational equity demands strategic investment, community accountability, deep listening to students and families, and leadership willing to address systemic barriers at their roots. This understanding is fundamental to my unwavering approach to serving youth and families.

Building on this commitment, as an Assistant Professor of Language, Literacy, and Culture at the University of Washington's College of Education, I integrate research, teaching, and advising to improve educational pathways from K–12 through higher education. My research examines how racialization, language, and systemic barriers shape educational access for African immigrant and transnational youth – the same populations the FEPP Levy aims to serve. I put this scholarship into practice by preparing future educators to work effectively with multilingual students of color and by providing sustained mentorship to students from underrepresented backgrounds as they navigate academic systems and college access. This work has supported students' admission to institutions such as The University of Texas at Austin, Stanford, and the University of British Columbia, many of whom now work as educators, researchers, and community advocates advancing educational equity in their communities. Watching my students transition from mentees to change-makers informs my understanding that effective educational investment requires resources and strategic initiatives rooted in care to address systemic barriers.

As a committee member, I am dedicated to listening to fellow members, community voices, and the students and families the levy supports. My experience navigating urban educational systems, research on marginalized students, and community-engaged work guide my contributions toward the committee's mission. This is an opportunity to learn, contribute my perspective and time, and promote collaborative decision-making centered on equity and accountability. My resume is attached. I am committed to continuing this work alongside the committee and the communities involved.

Appointing Authority Signature:

Date Signed: 5/1/26

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

Lakeya Afolalu, Ph.D.University of Washington, College of Education | Teaching, Learning & Curriculum |
Language, Literacy & Culture

website: [REDACTED] | email: [REDACTED] LinkedIn [REDACTED]

EDUCATION**The University of Texas at Austin****2021****Ph.D.**, Curriculum and Instruction, Language and Literacy StudiesDissertation: *Relocating to America: Nigerian Immigrant Youths' Experience with Language, Literacy and Identity in Central Texas***Teachers College, Columbia University****M.A.**, Curriculum and Teaching, Literacy Specialist ProgramThesis: *Reading with Purpose and Responding with Action: Critical Literacy in a Harlem Classroom***Michigan State University****B.A.**, College of Education, Elementary Education, Language Arts

McNair Scholar

ACADEMIC APPOINTMENTS*Assistant Professor of Language, Literacy & Culture***2021 – present****University of Washington***Affiliate Faculty, African Studies Program***2023 – present****University of Washington***Affiliate Faculty, Banks Center for Educational Justice, College of Education.***2023 – present****University of Washington****RESEARCH AREAS**

Immigration and Transnationalism; Black Transnationalism; African Transnational Youth Identities; Race, Racialization, and Ethnicity; Multiliteracies and Digital Literacies; Multilingualism; Transnational Literacies; Black Geographies; Intergenerational Family Language and Literacy Practices; Postcolonial Theory; Critical Ethnographic and Narrative Methodologies

PUBLICATIONS**ARTICLES IN PEER-REVIEWED JOURNALS***Publications before 2022 appear under "Lakeya Omogun."***Afolalu, L.** (accepted). Toward the African linguistic gaze in theory and practice. *Theory Into Practice*.**Afolalu, L., Smith, P., Austin, T.** (in press). This is where we go: The quantum healing possibilities in languaging Black humanity. *Journal of Multicultural Education*.

- Afolalu, L.** (2025). Reading African young adult literature differently: A transnational lens on racial, ethnic, and linguistic identities. *The ALAN Review*, 53(1), 57-68.
- Afolalu, L.** (2024). More than my race: Deconstructing racial identities through digital literacies. *Research in the Teaching of English*, 59(2), 155-186. <https://doi.org/10.58680/rte2024592155>
- Afolalu, L.** (2024). I'm still Nigerian: Navigating race through digital literacies. *Journal of Literacy Research*. Volume 56(3), 268 – 297. <https://doi.org/10.1177/1086296X241273989>
- Omogun, L. & Skerrett, A. &** (2021). From Haiti to Detroit through Black immigrant languages and literacies. *Journal of Literacy Research*, 53(3), 406-429. <https://doi.org/10.1177/1086296X211031279>
- Omogun, L.** (2021). Counterstories: Reimagining youth in multiethnic short story anthologies. *Black enough: Stories of being young & Black in America* edited by I. Zoloi. *Journal of Adolescent & Adult Literacy*, 64(5). <https://doi.org/10.1002/jaal.1143>
- Johnston, K., **Omogun, L.** & Lee, C. (2021). From New York City to the world: Examining critical global literacies in an English language arts classroom. *Journal of Research in Childhood Education*, 35(2), 215-230.
- Skerrett, A. & **Omogun, L.** (2020). When racial, transnational, and immigrant identities and literacies meet: Black youth of Caribbean origin speak. *Teachers College Record*, 122(13). <https://doi.org/10.1177/016146812012201302>
- Wetzel, M. M., Vlach, S. K., Svrcek, N. S., Steinitz, E., **Omogun, L.**, Salmerón, C., ... & Villarreal, D. (2019). Preparing teachers with sociocultural knowledge in literacy: A literature review. *Journal of Literacy Research*, 51(2), 138-157. <https://doi.org/10.1177/1086296X19833575>
- Omogun, L.** (2018). Immigrant student identities in literacy spaces. *Texas Education Review*, 6(2), 70-81.

WORKS UNDER REVIEW

- Afolalu, L.** (under review) Speak to me, my pikin: Preserving Nigerian identity and culture through intergenerational family language and literacy practices.

BOOK CHAPTERS

- Afolalu, L.** (2024). Opening Space to Participate: One Nigerian Immigrant Girl's Use of Visual Arts to Navigate School-Based Linguistic Discrimination. In Watson, VM., Knight-Manuel, M. & Smith, P. (Eds.), [*Educating African Immigrant Youth: Schooling and Civic Engagement in K-12 Schools*, Teachers College Press.](#)

BOOK REVIEWS

Omogun, L. (2019). A Black immigrant narrative in Detroit city. *Ethnic and Third World Literatures*, 19, 23-24.

IN PREPARATION

Afolalu, L. & Hateka, D. (in preparation). Toward postcolonial integrations of West African students' culture and cultural artifacts in educational spaces.

Afolalu, L. & Wang, J. (In Preparation). Cultivating multiliterate postcolonial educational perspectives in language and literacy informal learning spaces.

RESEARCH COLLABORATION PROJECTS

Underlined = Graduate Student *Italicized* = Undergraduate Student

Seattle Multilingual Collective: Youth of Color Languages and Literacies

Principal Investigator: Lakeya Afolalu

Co-PIs: Sciatta Padmore, Sierra Dunaway, *Tima Ali*, Joy Lauterbach

March 2024 – Present

Postcolonial Perspectives of Language, Literacy, and Place

Principal Investigator: Lakeya Afolalu

Co-Researcher: Jiaqi Wang

January 2025 – Present

FELLOWSHIPS AND AWARDS

2026– 2028 Humanities Washington, Speakers Bureau Scholar

2025 Ethnicity, Race, and Multilingualism Committee Travel Award, Literacy Research Association

2025 Alan C. Purves Award (*Honorable Mention*), National Council of Teachers of English

2025 Eulalie and Carlo Scandiuzzi Creative Writers' Room Residency Fellow, Seattle Public Library

2025 Washington State Nonprofit Scholarship, Nonprofit Association of Washington

2024 – 2026 Early Career Educator of Color (EC-EOC) Leadership Fellowship Award, National Council of Teachers of English

2022 – 2024 Scholars of Color Transitioning into Academic Research Institutions Fellow, Literacy Research Association (LRA-STAR)

- 2022** **Outstanding Dissertation Award**, Bilingual Education Research SIG, American Educational Research Association
- 2022** **BIPOC Creative Writer Fellowship**, Sonoma County Writers
- 2020 – 2022** **Cultivating New Voices among Scholars of Color Fellow (CNV)**, National Council of Teachers of English (NCTE)
- 2020** **Continuing Fellowship**, The University of Texas at Austin
- 2020** **The Glen Workshop Fellowship**, Image Journal
- 2020** **Austin’s Rising Star Winner**, DivInc. Champions of Change Award
- 2019 – 2020** **Faculty First-Look Scholar**, New York University Steinhardt
- 2019** **Continuing Fellowship**, The University of Texas at Austin
- 2016 – 2019** **New Scholars Fellowship**, The University of Texas at Austin
- 2018** **The Faculty/Student Collaboration Award**, The University of Texas at Austin
- 2014** **Louise M. Berman Fellowship**, Kappa Delta Pi
- 2014** **Minority Scholarship**, Teachers College, Columbia University
- 2012** **Mildred B. Erickson Fellowship**, Michigan State University
- 2012** **Glenn and Thelma Buell Endowed Scholarship**, Michigan State University
- 2009** **Ronald E McNair Postbaccalaureate Achievement Program**, Michigan State University

PUBLIC SCHOLARSHIP

Public scholarship before 2022 appears under “Lakeya Omogun.”

Op-Eds, Creative Nonfiction & Essays

Afolalu, L. (2024). “How the Arts Can Help Black African Immigrant Youths in School Spaces and Beyond.” *Notre Dame Center for Literacy Education*. <https://tinyurl.com/232mvbum>

Afolalu, L. (2024). “Why I Changed My Last Name”. *The Well*. <https://tinyurl.com/y8x4hb3u>

Afolalu, L. (2024). “Becoming A Woman Between Two Worlds.” *Medium*.

Afolalu, L. (2022). “Walking Forward: Navigating the Academic Journey as a Black Woman.” *The Well*. Intervarsity. <http://tinyurl.com/4p63t4p8>

Omogun, L. (2022). “Advocate for Your Child.” *ESSENCE Magazine*.

Omogun, L. (2021). “More Than a Mailbox: One Thing You Might Try as a Teacher.” *Stenhouse Publishers Blog*.

Omogun, L. (2021). “Black, on Both Sides: Living Between My Nigerian and African American Identities.” *Human Parts*. <https://tinyurl.com/yxhcm9wz>

Omogun, L. (2019). “The Truth About Being a Black Woman in a Liberal City.” *ZORA Mag*. <https://tinyurl.com/y2atvnm>

Omogun, L. (2019). “Why I Won’t Teach a Book About Police Brutality.” *ZORA Mag*. <https://tinyurl.com/y3ay3bkx>

Public Speaking

Afolalu, L. (2024). “Speaking Through the Arts.” *EDUTalk, College of Education, University of Washington*. https://www.youtube.com/watch?v=rv53Kv6_AZY

Omogun, L. (2021). “(Be)coming Professional.” *TEDx Talk*. <https://youtu.be/3377nOPruPI>

Video, Radio & Podcast Interviews

Honoring Students’ Identities through Literacy & The Arts. A conversation with **Lakeya Afolalu**. (2023). In *Classroom Caffeine* Podcast series. **Host:** Dr. Lindsay Persohn. <http://tinyurl.com/yvhrxmav>

Research That Matters. New Faculty Spotlight: **Lakeya (Omogun) Afolalu**. (2022). In *Advancing Educational Justice*. The University of Washington, College of Education. <https://tinyurl.com/32he52pe>

How Embracing Our Identities Affirms Our Worth with **Lakeya Omogun**. (2022). In the *Unconditionally Worthy Podcast*. **Host:** Dr. Adia Goodon. <http://tinyurl.com/5cjm9zcd>

What Does It Really Mean to ‘Fit In’ At Work? with **Lakeya Omogun**. (2021). In *TEDx Shorts*. <https://tinyurl.com/258pjfb5>

Whether Austin Is a Progressive City or Not Could Depend on The Color of Your Skin. (2019). In *Austin NPR/KUT News*. **Interviewer:** Nadia Hamdan. <https://tinyurl.com/8fjaz4tw>

Produced Digital Media Scholarship

A Conversation: Nigerian Identities Across Countries. Video Documentary. (2022). **Producer:** **Lakeya Afolalu**. *Digital Arts Museum, Abuja, Nigeria*. <https://tinyurl.com/5n6n9m3a>

The Bridge: The University of Texas at Austin’s Community-Based Learning Podcast. (2020). *The University of Texas at Austin*. **Co-Producers:** Brianna Davis-Johnson & **Lakeya Omogun**. <https://tinyurl.com/y3gazz78>

In the News

“Q&A: How 12 University of Washington Researchers Fell in Love with Their Research” (2024). In *The Daily*. The University of Washington. Journalists: Sarah McQuate and Lauren Kirschman. <https://tinyurl.com/4aw5dj23>

“Trump’s Plan for Education Shouldn’t Surprise You” (2024). In *The Daily*. The University of Washington. Journalist: Sophie Knight. <https://tinyurl.com/bdtnymjp>

“Embracing A Broader Definition of Literacy?” (2024). In *Advancing Educational Justice*. The University of Washington, College of Education. Journalist: Alice Skipton.

“Can Seattle Close Literacy Gaps for Kids of Color with Science of Reading?” (2023). In *The Seattle Times*. Journalist: Monica Velez. <http://tinyurl.com/4rx8vjf>

“With New Addition, Imagine Children’s Museum Doubles In Size.” (2022). In the *Everett Herald*. Journalist: Janice Podsada. <http://tinyurl.com/ycxx6ujp>

GRANTS

Underlined = Graduate Student *Italicized* = Undergraduate Student

- 2025** **Principal Investigator.** *The Transnational Literacies and Multilingual Practices of African Girls*. National Council of Teachers of English Research Foundation Grant. Co-PIs: Sciatta Padmore, Sierra Dunaway, *Tima Ali*, Joy Lauterbach
- 2024 – 2025** **Principal Investigator.** *The Seattle Multilingual Youth of Color & Educator Collective*. UW Resilience Lab and the Campus Sustainability Fund. Co-PI: Sciatta Padmore
- 2022 – 2023** **Co-Principal Investigator.** *Co-Designing family-school transformative agency & identity affirming critical literacies of K-3 Black youth to catalyze systemic racial equity*. William T. Grant Foundation. Ann Ishimaru, PI. Dana Nickson, Co-PI. **(\$600,000)**

NATIONAL AND INTERNATIONAL PRESENTATIONS

Presentations before 2022 appear under “Lakeya Omogun.”

* = Co-presenter Underlined = Graduate Student *Italicized* = Undergraduate Student

Afolalu, L., Du, X., & Zhou, X. (2025, November). *The translanguaging practices of African transnational youth across spaces*. In **L. Afolalu (Chair)**, *Translanguaging Across Divides: Centering Multilingual Communities for Social Change*. Symposium accepted to the 2025 Literacy Research Association Annual Conference.

Afolalu, L., & Wang, J. (2025, November). *Cultivating postcolonial educational perspectives through race-conscious multiliteracies*. Paper accepted to the 2025 Literacy Research Association Annual Conference.

Afolalu, L., Hateka, D. (2024, November). *Towards decolonial integrations: West African multiliterate cultural artifacts in school and museum spaces*. Paper presented to the 2024 Literacy Research Association Annual Conference.

Afolalu, L. (2024, July). *Initial Research Presentation*. National Council of Teachers of English, Early Career Educators of Color (NCTE-ECEOC). Annual Summer Institute. Washington, DC.

Afolalu, L. (2023, December). *Decolonial research methods in partnership with Black African immigrant youth*. Paper accepted for presentation at the European Communication Research and Education Association (ECREA), Migration and the Media – International and Intercultural Communication Sections Conference. Rotterdam, Netherlands.

Afolalu, L. (2023, November). *Silently speaking: Nigerian girls' whispering multilingual practices*. Presented at the 2024 Literacy Research Association Annual Conference. Meeting. Atlanta, GA.

Afolalu, L., Nalubega-Booker, K., Frieson, & B. Presiado, V. (2023, November). *"Speak to me, my Pikin": Nigerian youth intergenerational linguistic practices*. In **L. Afolalu (Chair)**, *(Re)defining multilingualism: A collective conversation about Black youth multilingualistic experiences across spaces*. Symposium presented at the 2024 Literacy Research Association Annual Conference.

Afolalu, L. (2023, October). *Postcolonial methodological approaches*. Presented at the 2023 Conference on Anthropology and Education Annual Conference. New York, NY.

Omogun, L., Brown, T., Osibodu, M. (2023, April). *Becoming Black American through Black language and literacy Practices*. In **L. Omogun (Chair)**, *Black and Brown immigrant youth constructing and negotiating identity in Canada and the United States*. Symposium presented at the 2023 American Educational Research Association Annual Conference. Chicago, IL.

Omogun, L., Knight-Manuel, M., Robert, N., Akin-Sabuncu, S., Limperopulos, N., & Burris, M. Osibodu, M., Keegan, P. Berends, J., Watson, V.W.M., Beymer, A., & Johnson, L (2023, April). *Opening space for self: Nigerian immigrant youth agentive multiliterate practices*. In V.W.M. Watson (Chair), *African immigrant youth: Schooling, education, and civic engagement in the African Diaspora*, **Vice-Presidential Session** presented at 2023 American Educational Research Association Annual Conference. Chicago, IL.

Qiu, T., Du, X., Omogun, L., Portillo, Y., Rusoja, A., & Curiel, C. L. (2023, April). *The social, emotional, and cultural affordances of Black African multilingual and multiliterate practices*. In **T. Qiu & X. Du (Co-Chairs)**, *Multiliteracies in diverse contexts: New possibilities for school and community collaborations*. Symposium presented at 2023 American Educational Research Association Annual Conference. Chicago, IL.

Omogun, L. (2022, December). *Researching With (Not On) Black African immigrant youth through collaborative literacy research methodologies*. Presented at 2022 Literacy Research Association Annual Conference. Phoenix, Arizona.

Omogun, L. & Enciso, P. (2022, November). *Youth Identity Constructions through Popular Media*. Presented at 2022 National Council of Teachers of English Annual Conference [Virtual].

Omogun, L. & Enciso, P. (2021, November). *Storying Self: Nigerian immigrant youth navigation of racial, gender, and linguistic terrain*. Presented at 2021 National Council of Teachers of English Annual Conference. [Virtual].

Omogun, L. (2020, December). *Coming to America: Nigerian immigrant youth's constructed, negotiated, and imagined identities*. Presented at 2020 Literacy Research Association's Annual Conference. [Virtual].

Omogun, L. (2020, July). *Nigerian Immigrant Youth Language and Literacy Practices*. American Educational Research Association (AERA), Division K. San Francisco, CA. (Conference cancelled due to COVID-19).

Omogun, L. (2019, December). *From Haiti to Detroit: One girl's journey of becoming a Black American*. Paper presented at 2019 Literacy Research Association's Annual Conference. Tampa, FL.

Omogun, L. (2019, November). *Place Matters: Inquiring into the identities of Black immigrant students in a southwestern city*. Presented at 2019 Literacy Research Association's Annual Conference. Tampa, FL.

Nxumalo, F., Valdivia Ramirez, F., Fernandez, D. Pablo, M., **Omogun, L.**, Pyle, A., & Sanchez Flores, F. (2019, April). *Towards Justice-Oriented Encounters with Human/More-than-Human Relationalities in Critical Place Inquiry*. Presented at the American Educational Research Association, Toronto, Canada.

Skerrett, A., Vlach, S., **Omogun, L.**, Cort, T., Parton, C., Nash, B. (2018, July). *Changing Literacy Instruction to Address Students' Learning Needs in a Globalized World: A teacher-researcher endeavor in a Caribbean school*. Presented at the International Literacy Association, Austin, TX.

POSTER PRESENTATIONS

Afolalu, L. (2023, November). *Relocating to America: Nigerian immigrant youth languages, literacies, and identity constructions*. Presented at Literacy Research Association Annual Conference. Atlanta, GA.

Omogun, L. (2019, April). *Place matters: Inquiring into the identities of Black and Black American immigrant students in a southwest US liberal city*. Presented at American Educational Research Association (AERA), Division K, Pre-Conference Graduate Poster Session, Toronto, Canada.

Omogun, L. (2018, November). *The politics of Black immigrant youth identities*. L. Ramon Veal Research Seminar. Presented at the National Council of Teachers of English Annual Conference. Houston, TX.

UNIVERSITY CONFERENCES/PRESENTATIONS

Afolalu, L. (2025, March). When words aren't enough: Centering the arts in language and literacy education. In *Arts & Learning: Teaching for Social Justice Collective Presentations*. Presentation collaboratively planned and presented with Cap Peck and Yisha Zhao.

Omogun, L. (2015, April). *The Literacy Teachers Initiative Project: Uniting teachers across boroughs and states to become agents of change*. Presented at the Sixth Annual Diversity in Research and Practice Conference, Teachers College, Columbia University, New York, NY.

Omogun, L. (2015, April). Reading with purpose and responding with action: Critical literacy in a Harlem classroom. Presented at the Academic Festival: Ignite. Inspire. Innovate, Teachers College, Columbia University, New York, NY.

INVITED SPEAKER PRESENTATIONS

Underlined = Graduate Student *Italicized* = Undergraduate Student

Panelist, Literacy & Identities Study Group, *Literacy Research Association (LRA) Annual Meeting*, Las Vegas, NV, 2025.

Presenter, *Rethinking Race and Identity: Multilingualism and Literacy in Black Transnational Youth*, Psychology Department, University of Washington, May 9, 2025.

Keynote, *Classrooms Without Borders: Teaching and Learning with Immigrant and Transnational Youth in A Politicized Era*, Martin Mogensen Education Lecture Series, University of Wisconsin, Eau Claire, May 1, 2025

Panelist, “Where is the Trust? A Conversation Between Scholars on Trust and Literacy.” Panel to be presented at the 2025 Literacy Research Association Annual Conference.

Presenter, Community-Engaged and Culturally Sustaining Arts, Seattle Children’s Hospital, April 2025. (With Sciatta Padmore and *Dorcas Bosango*, Co-presenters)

Panelist, Integrating Faith into Practice, Intervarsity Faculty Ministry Conference, March 2025.

Panelist, *Navigating the Job Market – Holmes Scholar Panel*, College of Education, Clemson University, January 22, 2025.

Panelist, *Contesting Culturelessness: Developing Hemispheric Black Language Pedagogies in World Language Education*, Invited Colloquium for 2024 American Association for Applied Linguistics. March 2025. (With Drs. Aris Clemons, Tasha Austin, Patriann Smith & Shondel Nero)

Panelist, *Building on the Theories of Brian Street: What Does it Mean to Be a Person? What Does It Mean to Be a Person Alongside Literacy?* Invited Panel for the 74th Annual Literacy Research Association Annual Conference. December 2024.

Panelist, *Navigating the Transition from Doc Student to Faculty*. Scholars of Color Transitioning into Academic Research Institutions Fellow, Literacy Research Association (LRA-STAR), March 8, 2024.

Speaker, *Making Sense of Race, Ethnicity & Immigration through Textual Analysis Methodology*. EDLPS 526 Course, College of Education, The University of Washington. March 1, 2024.

Speaker, *Black African Immigrant Youth Identities*, Inlier, Unite to Achievement Summit, Policy Division, Inlier Learning, November 16, 2023.

Panelist, *Women of Color Research Panel*, Sisterhood Initiative, College of Education, The University of Washington, November 8, 2023.

Speaker, *Languages and Literacies of Communities in Southeastern Michigan*. College of Education, Wayne State University. June 26, 2023.

Panelist, Omogun, L., *A Historical Perspective: Supporting Youth Identities through Literacies*. College of Education, University of Washington, May 10, 2023. (With jas moultrie and Cristina Barriot)

Speaker, *Writing for the Public*. Research Initiative for Supporting Education in the Caribbean (RISE Caribbean), May 9, 2023.

Keynote, *Journeying on to the Promise Land*, Dr. Martin Luther King Jr. Ceremony, Western Oregon University, January 17, 2023.

Keynote, *Unraveling from their Narrative: A Journey of Embracing All Our Identities*. Western Oregon University, November 15, 2022.

Panelist, *Creating the Job Materials*. Black Scholars Conference, June 15, 2022.

Speaker, *Identity, Arts & Literacy in the Lives of Adolescent Youth*. New York City Department of Education Community-School Partnership Series, April 26 – May 1, 2022.

Speaker, *(Re)locating to The United States: Nigerian Immigrant Youth Identity Constructions Through Languages and Literacies*. Bilingual Education Research Special Interest Group (BER-SIG) Business Meeting. American Educational Research Association (AERA). April 2, 2022.

Presenter, *Rest and Care as a Doctoral Student*. Critical Conversations Collective. The Banks Educational Center for Educational Justice, College of Education, The University of Washington. Seattle, WA, March 3, 2022.

Panelist, *Multilingual Power and Literacies*. Martha King Center for Language and Literacies, The Ohio State University. Columbus, Ohio, November 10, 2021.

Panelist, *Job Hunt Jumpstart*. Doctoral Student Innovative Community Group, Literacy Research Association (LRA), July 7, 2021.

Presenter, *Diversify Your Skillset: Using University Resources Strategically*. Texas Career Engagement Center, The University of Texas at Austin. Austin, Texas, September 9, 2020.

Omogun, L. (2019, November). *Testimonios of Doctoral Students of Color: Grounding Ourselves Alongside our Practice*. Presented at National Council of Teachers of English, Tampa, FL.

Panelist, *Gentrification Across the Nation*. Ignite Political Power in Every Young Woman. *The University of Texas at Austin*. Austin, Texas, April 24, 2019.

Panelist, Inclusive Conversations: Building Interracial Sisterhood at Work. *SXSW*. Austin, Texas, March 12, 2019.

UNIVERSITY TEACHING

The University of Washington, College of Education

Graduate Courses in Teaching, Learning & Curriculum

- EDC&I 568: Youth Multiliteracies: Multimodality, Culture & Identity Win. 2022 – Win. 2024
- EDC&I 528A: Foundations of Language, Literacy, and Culture Fall 2021 – Fall 2023

Graduate Course in Elementary Teacher Preparation Program

- EDTEP 533: Language, Culture, and Power in the Writing Classroom Win. 2022 – Win. 2025

Undergraduate Course in Undergraduate Programs

EDUC 405A: Postcolonial Identities in the Arts, Education, and Society Fall 2023 – Fall 2025

The University of Texas at Austin, College of Education,

Instructor, Department of Curriculum & Instruction, Language & Literacy Studies

- TC 358: Community Engagement Fall 2020
- EDC 370 E-1: Reading Methods Fall 2018 – Fall 2020
- EDC 370 E-2: Language Arts Methods SP2019/F2017/SP2017
- EDC 339E: Adolescent Literacy SU2020
- EDC 339 D: Reading Assessment and Development SP2020/SP2019
- EDC 339 C: Community Literacies SP2019
- EDC 370 E-1: Reading Methods F2016/SP2017
- EDC 370 E-2: Language Arts Methods F2016/SP2016

Field Supervisor, The University of Texas at Austin

- Generalist Preservice Teachers SU2018
- Student Teachers - Literacy Preservice Teacher SP2018
- Intern II -Literacy Preservice Teachers SP2017/F2017
- Intern I -Generalist Preservice Teachers SU2017

STUDENT ADVISING

**Denotes co-advising*

Doctoral Advising (Current)

Basheera Agyeman* (Language, Literacy, and Culture)

Jiaqi Wang (Language, Literacy, and Culture)

Sciatta Padmore* (Culturally Sustaining Education)

Doctoral Dissertation Committee (Current)

Puja Patel (Teaching, Learning & Curriculum)

Simone Ngongi-Lukula (Educational Policy, Organizations & Leadership)

Chris Arguedas (Culturally Sustaining Education)

STUDENT ADVISING CONT'D

Master's Thesis Advising, Chair (Current)

Alexandra Meallet

Myrna Landa

Mercy Naw

Master's Thesis Advising, Chair (Completed)

Sydney Ying-Tung Lin (Teaching, Learning & Curriculum, 2025)

Pinsheng Liu (Teaching, Learning & Curriculum, 2025)

Rongxuan Huang (Teaching, Learning & Curriculum, 2025)

Megan Borgeson (Teaching, Learning & Curriculum, 2024)

Chi Chang (Teaching, Learning & Curriculum, 2024)

Baoyi Ma (Teaching, Learning & Curriculum, 2024)

Zach Long, M.Ed. (Teaching, Learning & Curriculum, M.Ed., 2023)

Master's Thesis Committee Memberships, 2nd Reader (Current)

NA

Master's Thesis Committee Memberships, 2nd Reader (Completed)

Emily Pierce (In Teaching, Learning & Curriculum, 2025)

Nova Lucero (Teaching, Learning & Curriculum M.Ed. 2024)

Sam Rubin (Teaching, Learning & Curriculum M.Ed. 2024)

Cristina Barriot (Teaching, Learning & Curriculum, M.Ed., 2023)

Nesrin El-Isa, M.Ed. (Teaching, Learning & Curriculum, M.Ed., 2023)

Fariha Khalil (Teaching, Learning & Curriculum, M.Ed., 2023)

Rebecca Lund (Teaching, Learning & Curriculum, M.Ed., 2023)

Ana María Ruiz Gómez (Teaching, Learning & Curriculum, M.Ed., 2023)

Eva Wharton (Instructional Leadership, M.Ed., 2023)

Ashley Liddell (Teaching, Learning & Curriculum, M.Ed., 2022)

Grace Deery-Schmitt (Teaching, Learning & Curriculum, M.Ed., 2022)

Master's Advising (Non-Thesis)

2025 – 2026: 3 students

2024 – 2025: 3 students

2023 – 2024: 7 students

2021 – 2022: 2 students

INVITED GUEST LECTURES

Qualitative Research Methods in Language Research. Spanish Linguistics, University of Tennessee, Knoxville, April 2, 2024.

Identity & Language in Teacher Education. College of Education, University of Georgia, October 31, 2022.

The Role of Poetry in Literacy Teaching and Learning. College of Education, San Diego State University, April 8, 2022.

Historical Conversations on Schooling. Community Engagement & Leadership Education (CELE), Center in Undergraduate Academic Affairs (UAA), The University of Washington, March/April 2022.

Identity, Power, and Privilege. Division of Diversity and Community Engagement, The University of Texas at Austin, September 30, 2021.

Navigating Systems of Power. Division of Diversity and Community Engagement, The University of Texas at Austin, April 25, 2021.

SERVICE

International Service

2022 – 2025 **Advisory Board Member,** Discovery Digital Arts Museum, Abuja, Nigeria

National

Reviewer for Professional Journals, 2018 – present

Alliance for African Partnership, Michigan State University Press

Bank Street Occasional Papers Series

English Teaching: Practice and Critique

International Multilingual Research Journal

Journal of Language & Literacy Education (JoLLE)

Journal of Literacy Research

Linguistics and Education

TESOL Journal (TJ)

Teachers College Record

Texas Educational Review

Committee Memberships

2025 – 2027 **Secretary,** Black Caucus Executive Board, Conference on College Composition and Communication (CCCC)/ National Council of Teachers of English (NCTE)

2024 – 2027 **Member,** Field Council, Literacy Research Association (LRA)

2022 – 2025	Committee Member , Student Outstanding Research Committee, Literacy Research Association (LRA - SORA)
2023 – 2024	Committee Member , Outstanding Dissertation Award Committee Member, Bilingual Education Research Special Interest Group (BER-SIG), American Educational Research Association (AERA)
2023 – 2024	Committee Member , English Language Arts Teacher Educators (ELATE) Nominating Committee, National Council of Teachers of English
2017 – 2022	Committee Member , Doctoral Student Innovative Community Group, Literacy Research Association (LRA-DSICG)
2019 – 2020	Graduate Student Representative , American Educational Research Association Division K (AERA-K)
2021; 2024	Advisory Board Member. <i>Co-Designing family-school transformative agency & identity affirming critical literacies of K-3 Black youth to catalyze systemic racial equity.</i> William T. Grant Foundation. Ann Ishimaru, PI. Dana Nickson, Co-PI. Mia Williams, Co-PI. (\$600,000.00)

Mentorship Programs

2023 – 2024	Mentor , African Scholars in Education Research, Michigan State University
2023	Mentor , Literacy Research Association Doctoral Student Innovative Community Group Proposal Mentoring Project (LRA-DSICG)

The University of Washington

2023 – present	Advisory Group Member , Vice Provost for Research's Early Career Advisory Committee (ECAG)
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College of Education, The University of Washington

2025 – present	Faculty Advisory Board Member , Seattle Teacher Residency (STR)
2023 – 2025	Area Representative , Faculty Council Teaching, Learning & Curriculum Area, College of Education
2023 – 2024	Committee Member , Learning Sciences & Human Sciences (LSHD) Search Committee
2022 – 2023	Committee Member , Early Childhood (ECE)/Early Childhood and Family Studies (ECFE) Search Committee

Public and Local Service

2025 – present	Appointed Member , <i>Families, Education, Preschool, and Promise (FEPP) Levy Oversight Committee</i> , Department of Education & Early Learning, City of Seattle
2024	Advisory Council Member , Rainier Beach Action Coalition
2022	Presenter , Chief Stealth International High School College and Career Fair

PROFESSIONAL MEMBERSHIPS

American Educational Research Association (AERA)
 Member, Teaching and Teacher Education, Division K
 Member, Social Context of Education, Division G
 Member, Caribbean and African Studies in Education SIG
 Member, Language and Social Practices
 Diversity Scholars Network, National Center for Institutional Diversity, The University of Michigan
 Education Leaders of Color (EdLoC)
 Literacy Research Association (LRA)
 National Council for Teachers of English (NCTE)
 National Center for Faculty Development & Diversity, Faculty Success Program

PROFESSIONAL EXPERIENCE.

2022 – present	Founder and Executive Director, LitiArts, Inc. Oversee programming, fundraising, and strategic direction of a nonprofit organization integrating literacy, arts, and identity-affirming education for youth. Lead partnerships with schools, libraries, and community organizations to expand access to arts-integrated literacy programs for students of color.
2019	Director , Summer Art Program, <i>University of Maryland, College Park</i>
2015 – 2017	Director , <i>Raising Educational Achievement Coalition of Harlem Summer Program Teachers College, Columbia University</i>
2013 – 2016	Literacy Teacher , Grade 7, <i>New York City Department of Education</i>
2011 – 2013	Elementary Teacher , Grade K-3 All Subjects, <i>Detroit Public Schools</i>
2009 – 2011	Literacy Teacher , Grades 6-7, <i>Greater Newark Charter School</i>

PROFESSIONAL TEACHER CERTIFICATIONS**NEW YORK STATE CERTIFICATIONS**

2019 – Present	Birth – Grade 6 Literacy Specialist
2014 – Present	Grades 1 – 6 Childhood Education
2014 – Present	Grades 5 - 9 English Language Arts

MICHIGAN STATE CERTIFICATIONS

2013 – Present	Kindergarten – Grade 5 Generalist
2013 – Present	Grades 6 – 8 Language Arts
2013 – Present	Grades 6 – 8 Self-Contained, Generalist

PROFESSIONAL DEVELOPMENT & CERTIFICATIONS

Nonprofit Leadership

2024 Management Essentials Online Connection Certificate

Nonprofit Leadership Center

Funded by The Allstate Foundation

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Member	Amruta Mane	6/1/26	12/31/27	1	City Council
2	Member	Fathima Garcia	6/1/26	12/31/28	1	City Council
3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
11	Member	Lakeya Afolalu	6/1/26	12/31/27	1	Mayor
12	Member	Zamzam Mohamed	6/1/26	12/31/28	1	Mayor
13	Mayor of Seattle	Katie Wilson	N/A	N/A	1	Ordinance 127238
14	Libraries, Education and Neighborhoods Committee	Maritza Rivera	N/A	N/A	1	Ordinance 127238
15	School District Superintendent	Benjamin Shuldiner	N/A	N/A	1	Ordinance 127238
16	School District Board Member	Joe Mizrahi	N/A	N/A	1	Ordinance 127238
17	Chancellor of Seattle Colleges	Rosie Rimando-Chare unsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03578, **Version:** 1

Appointment of Leon Garnett as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Leon Garnett*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2027*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ City Council ☐ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Central District*

Appointee brief overview:

As Director of Community Partnerships and Operations at Seattle Children's Hospital's Equity Institute, I lead community engagement strategies impacting maternal, infant, and child health outcomes. I build trusted relationships with state agencies, grassroots organizations, and advocacy groups to ensure community voices shape strategic decision-making, deepening my understanding of how early childhood health intersects with educational readiness.

Over 13 years in nonprofit leadership, I directed community education and advocacy initiatives addressing poverty reduction, food security, housing stability, and healthcare access through cross-sector partnerships and culturally responsive approaches.

Appointing Authority Signature:

Date Signed: *07/22/2026*

Appointing Authority Printed Name and Title:

*Council member Maritza
Rivera*

LEON GARNETT

CAREER PROFILE

Director-level leader with 20+ years designing and implementing community engagement strategies across diverse stakeholder groups. Expert in building trusted partnerships with community-based organizations, public agencies, and advocacy groups to advance organizational mission and mitigate community concerns. Proven success managing cross-functional collaborations with clinical, facilities, communications, and leadership teams to align community relations with strategic priorities.

Core competencies include Community Engagement, Health Equity Advocacy, Stakeholder Relationship Management, Cross-Functional Collaboration, Strategic Program Development, Board Coordination, Community Outreach, Project Management, and Budget Oversight.

CAREER HIGHLIGHTS

- **Strengthened Community Trust and Engagement:** Built sustainable partnerships with advocacy groups, public health agencies, and grassroots organizations to co-create culturally responsive education and outreach strategies, fostering long-term trust within historically underserved communities.
- **Expanded Access to Health and Social Resources:** Directed 18 community education and advocacy initiatives that connected over 15,000 residents annually to critical housing, food security, and healthcare services, improving health outcomes and quality of life.
- **Advanced Health Equity Through Community-Centered Initiatives:** Designed and implemented health equity programs focused on maternal, infant, and child health equity, incorporating community feedback to ensure cultural relevance and accessibility.
- **Enhanced Organizational Capacity for Community Impact:** Led operational growth initiatives that increased organizational service reach by 120% over four years while maintaining the highest standards of compliance and community responsiveness.

PROFESSIONAL EXPERIENCE

Seattle Children's Hospital, Seattle, WA

2/2022 – Present

Director, Community Partnerships and Operations

- Lead community engagement strategy for the Equity Institute for Healthy Pregnancy, Children and Families, and support organizational outreach goals across diverse community partners and advocacy groups.
- Serve as primary liaison between the Equity Institute and regional community partners, managing stakeholder relationships and addressing community concerns to support organizational objectives.

- Design and deliver culturally responsive, community-prioritized health equity initiatives to improve maternal, infant, and child health outcomes, with an emphasis on reducing health disparities.
- Build trusted relationships with state agencies, grassroots organizations, and advocacy groups to integrate community perspectives into strategic planning and decision-making processes.
- Collaborate cross-functionally with clinical, research, legal, and communications teams to ensure project initiatives reflect community voices and support informed decision-making.
- Identify risks and opportunities in the community landscape and propose engagement approaches that support organizational goals and address community concerns.

Byrd Barr Place, Seattle, WA

11/2008 – 12/2021

Nonprofit organizations focused on poverty reduction, advocacy, and social justice.

Chief Operating Officer

- Directed strategic design and execution of 18 community education, health access, poverty reduction, and advocacy initiatives, serving more than 15,000 residents annually.
- Led the development of culturally responsive educational programs and outreach campaigns to promote awareness of critical issues such as housing stability, energy assistance, food security, and healthcare access.
- Built and managed partnerships with community-based organizations, public health organizations, and government agencies to collaboratively deliver programs and resources to underserved communities.
- Provided operational leadership for a 24-person team, embedding trauma-informed, patient-centered communication strategies into service delivery and educational engagement.
- Oversaw communications and outreach consultants to ensure the creation of clear, accessible educational materials tailored to diverse populations.
- Advocated for policy changes and funding priorities by elevating patient and community voices through storytelling, research initiatives, and direct engagement with policymakers.

Byrd Barr Place, Seattle, WA

03/2006 – 11/2008

Nonprofit organizations focused on poverty reduction, advocacy, and social justice.

Senior Program Manager

- Led a team of 11 in delivering food and housing services to 6,500 underserved families annually, focusing on patient dignity and community trust.
- Developed actionable business strategies integrating client feedback and cultural sensitivity into program delivery.
- Designed and implemented platforms to effectively communicate service policies, client rights, and program changes.
- Established and nurtured partnerships with local and state agencies to broaden the reach of community health and wellness programs.

Byrd Barr Place, Seattle, WA

03/2004 – 11/2006

Nonprofit organizations focused on poverty reduction, advocacy, and social justice.

Program Manager

- Managed three government-funded poverty reduction programs serving approximately 3,500 residents annually.
- Defined project scopes in collaboration with community stakeholders, ensuring initiatives reflected lived experiences and promoted sustainable impact.
- Led team coordination, deliverable tracking, and cross-departmental communication to maximize service efficiency and community satisfaction.

EDUCATION

Seattle University , Seattle, WA	Expected December 2026
Master of Business Administration	
Morehouse College , Atlanta, GA	1997
Bachelor of Science, Mathematics	

Volunteer Experience

Central Area Collaborative, Board Member	2016 – Present
Squire Park Community Council, Board Member	2011 - Present
Seattle City Light Review Panel, Low-Income Customer Advocate	2016 - 2021
Capitol Hill EcoDistrict, Steering Committee Member	2014 - 2021

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
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3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
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17	Chancellor of Seattle Colleges	Rosie Rimando-Chare unsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03579, **Version:** 1

Appointment of Amruta Mane as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Amruta Mane*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2027*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ City Council ☐ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *West Seattle*

Appointee brief overview:

As a nonprofit leader with extensive experience in early childhood education, I am particularly passionate about supporting initiatives that expand access to high-quality preschool, strengthen family engagement, invest in the early learning workforce, and improve long-term educational success for every child. In my current role, I manage all operations at Sound Child Care Solutions, an early learning consortium of 10 programs in Seattle. My experience includes strategic planning, budget oversight, organizational leadership, and developing partnerships with community organizations and public agencies.

Appointing Authority Signature:



Date Signed:

Appointing Authority Printed Name and Title:

*Council member Maritza
Rivera*

Amruta Mane

(s h e / h e r / h e r s)

Strategic Leader in Early Childhood Education
and Operations



[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]

PROFILE

Strong Operational and Organizational Leader with over 15 years of experience in teaching, early education and childcare administration. Intentional approach to establishing stronger and equitable organizational systems, improving operational consistency, and maintaining stability while navigating organizational growth and complex challenges.

EXPERIENCE

EXECUTIVE DIRECTOR

Jan 2023- Present

Sound Child Care Solutions, Seattle

- Lead all operations for this early learning consortium with 140 employees and ensure that resources are used equitably and effectively among all centers.
- Manage the \$10M annual budget with 60% income coming from City of Seattle SPP, ECEAP contracts and subsidies.
- Provide strategic leadership to Center Directors in actualizing high quality programming such as Seattle Preschool Program, Montessori, Bi-lingual, Reggio Emilia and Play based pedagogy.
- Partner with the Board of Directors to establish performance metrics and long-term strategic goals for this unique organization.

EXECUTIVE DIRECTOR

Jan 2020- May 2023

Interlake Child care and Learning Center, Seattle

- Planned and Implemented modified operations during COVID and its staffing challenges.
- Created and managed an annual budget of \$2M and raised \$90k in direct fundraising and grants.
- Provide strategic direction with the school board and lead with vision, equity and clear business metrics to create a quality early learning center.

SITE DIRECTOR AND EDUCATOR

Apr 2015- Jan 2020

Boys and Girls Club, Bellevue AND Multi site childcare organizations, Seattle Region

- Manage staff schedules, procurement and vendors to support site operations.
- Teacher and Mentor in effective play based pedagogy with MERIT and DCYF quality rating certification
- Collaborated with the management and parents to meet the requirements of children with extensive special needs.

4 years experience teaching elementary and high school in INDIA

SKILLS

- Non-profit Financial management
- Multi Site Supervision
- Grant seeking and Fundraising
- Business compliance and GAAP
- Recruitment and Retention expert
- Racial Equity, Diversity and Inclusion in education
- ADP, Paychex, WINS and IIS experience.
- DCYF, MERIT, CHIPS and WAC proficiency

EDUCATION

M.Ed (Education)

University of Washington, Seattle
2019

M.A (Economics)

University of Pune, India
2011

REFERENCES

Available upon request

Families Education and Promise Levy Oversight Committee

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Roster as of [insert date]

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6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
11	Member	Lakeya Afolalu	6/1/26	12/31/27	1	Mayor
12	Member	Zamzam Mohamed	6/1/26	12/31/28	1	Mayor
13	Mayor of Seattle	Katie Wilson	N/A	N/A	1	Ordinance 127238
14	Libraries, Education and Neighborhoods Committee	Maritza Rivera	N/A	N/A	1	Ordinance 127238
15	School District Superintendent	Benjamin Shuldiner	N/A	N/A	1	Ordinance 127238
16	School District Board Member	Joe Mizrahi	N/A	N/A	1	Ordinance 127238
17	Chancellor of Seattle Colleges	Rosie Rimando-Chare unsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03580, **Version:** 1

Appointment of Sofia Michelakis as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Sofia Michelakis*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment**

☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2027*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ **City Council** ☐ **Mayor** ☐ **Other:** *Insert Appointing Authority*

City Council Confirmation Required?

☒ **Yes**

☐ **No**

Residential Neighborhood: *Ballard*

Appointee brief overview:

Professionally, I have spent over two decades working at the intersection of education, philanthropy, and community-based systems change. In my current role as Managing Director at Phila Engaged Giving, a philanthropic advisory firm, I work with families and foundations to design and assess charitable investments. Many of these investments support early learning, K–12 education, enrichment programs, and postsecondary pathways. This work includes reviewing program data and outcomes, assessing alignment with stated goals, and offering critical support to strengthen effectiveness and equity. I regularly work alongside nonprofit leaders and community partners.

Appointing Authority Signature:

Date Signed: *07/22/2026*

Appointing Authority Printed Name and Title:

*Councilmember Maritza
Rivera*



Sofia Michelakis

Purpose-Driven Philanthropy Leader

Seasoned executive with over 20 years' experience helping individuals, families, and foundations translate values into meaningful action. Known for a calm, relational approach that builds trust across diverse communities, coaches teams through reflection and growth, and inspires collective action. Brings deep expertise in narrative change, partnership strategy, and developing collaborative vehicles to strengthen the philanthropic ecosystem for equitable, effective giving.

Contact

Phone

[Redacted]

Email

[Redacted]

LinkedIn

[Redacted]

Education

University of Michigan Law School
Ann Arbor, MI

Juris Doctorate, cum laude

Stanford University
Stanford, CA

Bachelor of Arts, English

Areas of Expertise

- Philanthropic Vision & Action Strategies
- Donor & Community Collaboration
- Organizational & Team Development
- Thought Leadership & Storytelling for Impact
- Board Governance
- Multi-Generational Engagement
- Spend Down Planning

Selected Experience

Phila Engaged Giving, Seattle, WA

2023 - Present

An award-winning, values-aligned philanthropic advisory firm that helps individuals and families align their wealth with purpose.

Managing Director

- Advise ultra-high-net-wealth donors and families navigating major transitions and design giving plans rooted in values, trust, and accountability.
- Cultivate an inclusive, reflective team culture grounded in shared learning and community impact. Coach and mentor emerging advisors and staff, nurturing professional growth and values-aligned leadership across the firm.
- Oversee influence and communication strategies to advance the firm's mission to move more wealth in equitable ways.
- In collaboration with clients' finance, legal, and tax advisors, develop integrated giving and spend-down plans, converting complex assets into expanded philanthropic resources aligned with their goals and values.
- Partner with funders and boards to shape strategy, governance, and collaborative structures that shift philanthropic resources toward equity, innovation, and long-term systems change.

Gates Foundation, Seattle, WA

2013 - 2022

Deputy Director, Giving Pledge (August 2018 – August 2022)

Leader on the Philanthropic Partnerships Team. Principal point of contact for the Giving Pledge, which is made up of many of the world's wealthiest individuals and couples (www.givingpledge.org).

- Led the global strategy and community for the Giving Pledge, supporting individuals and families at all stages of the giving journey to increase their giving and collaboration.
- Served on the Philanthropic Partnerships leadership team, shaping strategy, culture, and DEI practices across the division.
- Managed a team of six with a collaborative, trust-based approach, fostering growth, creativity, and shared ownership of results.
- Created frameworks and peer learning opportunities that helped signatories advance equity-oriented, scalable giving strategies.
- Oversaw programming design and execution that inspired philanthropic collaboration and contributed to more than \$1B in new gifts during 18 months of the pandemic.
- Facilitated discussions among prominent philanthropists including Bill Gates, Melinda French Gates, Warren Buffett, and Tsitsi and Strive Masiyiwa.

Licenses & Certifications

Washington State Bar
Association, Attorney

Key Engagements

Transformative legacy visioning: Thought partner to global philanthropists, families, executives, and boards to envision and actualize giving that seeds meaningful change.

Philanthropic innovation and strategy: Design and scale creative, bold approaches and giving strategies that are grounded in the experience of populations impacted by those social problems and people working in the field.

Leadership development and facilitation: Grow employees and emerging leaders to prepare for leadership roles; facilitate peer groups to meet organizational and personal evolution.

Motivating storytelling and case studies: Draw key insights from real world successes and failures to advance the field of philanthropy; generate easy to use tools that help givers amplify their impact and avoid common pitfalls.

Experience, continued

Senior Program Officer, Giving Pledge (February 2013 - August 2018)

- Built trusted relationships with over 200 global philanthropists; recruited 75 new Giving Pledge signatories across 13 additional countries.
- Facilitated conversations at the World Economic Forum in Davos, expanding the global giving community and seeding new partnerships.

Social Venture Partners Seattle, Seattle, WA 2006 - 2013

A community of donors committed to shared values of collective giving and accountability and connection to frontline leaders.

Director - Partner Development

- Helped donors build authentic relationships with community leaders and nonprofits through meaningful service opportunities, site visits, and shared learning experiences.
- Designed SVP Seattle's donor education curriculum on nonprofit governance, power awareness and power sharing, and values-aligned giving.
- Matched 200+ donors with leadership and volunteer opportunities in the Seattle area, strengthening the connection between philanthropic intent and community need.

Seattle University School of Law, Seattle, WA 2008 - 2010

Adjunct Professor

- Co-designed and taught a 20-week clinical course linking law and business students with small business clients for pro bono advising.

Leadership & Board Service

Social Venture Partners International 2015 - 2021

Board President (2017-2020), Governance Committee Member (2020-2022)

- Co-led strategic planning, board recruitment, and executive search process.
- Co-founded and facilitated a peer learning community for board chairs across 40 affiliates worldwide.

Recent Articles & Speaking Engagements

- Opinion, [Wealthy People Want to Give More, Why Aren't They?](#) (Chronicle of Philanthropy, Oct 29, 2025)
- Moderator, [Land, Power, and Women's Rights](#) (Gates Alumni Event, Oct 9, 2025)
- Presenter, [For the Sunset Curious, What's Holding You Back?](#) (Assemble100, Oct 1, 2025)
- Presenter, [Navigating Change Together: A Collaborative Approach to Intentional Wealth Spend Down](#) (Purposeful Planning Institute, July 30, 2025)
- Author, [Inspired by Bill Gates? 5 Moves to Start Your Own Spend-Down Journey](#) (Phila Insights, May 12, 2025)
- Co-Author, [Fundraising: A New Philanthropic Trend](#) (Stanford Social Innovation Review, Jun 18 2024)
- Presenter, [Tech Givers: Surfacing Solutions](#) (P150 Webinar, Jan 11, 2024)
- Author, [The Benefits of Reciprocity](#) (Dorothy A. Johnson Center for Philanthropy, Nov 28, 2023)

Forthcoming:

- Co-Author, [Demeter's Nurturing Power - Women in Philanthropy and Community Building](#) (Chapter in book *From Echo to Athena: The Evolution of Women In The Great Wealth Transfer*)

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
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3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
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16	School District Board Member	Joe Mizrahi	N/A	N/A	1	Ordinance 127238
17	Chancellor of Seattle Colleges	Rosie Rimando-Chareunsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03581, **Version:** 1

Appointment of Girard Montejo-Thompson as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Girard Montejo-Thompson*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment** ***Term of Position:** *6/1/2026 to 12/31/2027*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Central District*

Appointee brief overview:

I have been an educator in Seattle Public Schools since 2014. Prior to that I worked as an after-school teacher with CDSA/Launch. During my time in SPS I have taught every grade kindergarten through eighth grade, except for second, at 5 different sites. Beginning in June of 2024 I served as Vice President of the Seattle Education Association. As of March of 2025, I stepped into the role of President of the SEA.

Appointing Authority Signature:

Date Signed:

04/29/2026

Appointing Authority Printed Name and Title:

Katie B. Wilson

Mayor of Seattle

GIRARD MONTEJO-THOMPSON

Objective

To cultivate enthusiasm for education.

Education, Central Washington University, Ellensburg, WA

Bachelor of Arts in Elementary Education

June 2013

Second Major: Philosophy

Minor: Middle Level Science

Honors/Activities

President, Science Education Club

April 2011 – Mar. 2012

Vice President, Science Education Club

Mar. 2009 – Mar. 2011

WSTA (WA Science Teachers Association) conference

Mar. 2009 and 2010

Member, Science Education Club

May 2008 – Mar. 2009

STEP (Science Talent Education Program)

Sept. – June 2006

Certifications

Washington Elementary Teaching Certificate K-8

June 2013

Middle Level Science Teaching Certificate 4-9

June 2013

Teaching Experience

1st Grade, Highland Park Elementary

2023/24

4th/5th Grade, Highland Park Elementary

2020/23

8th Science, Denny International Middle School

2018/19

6th and 7th Science, Orca K-8

Oct. 2017/18

Kindergarten, Roxhill Elementary

2016/17

1st Grade, Roxhill Elementary

2015/16

6th and 8th Science, Washington Middle School

Dec. 2014/15

Substituting, Seattle Public Schools

Oct. – Nov. 2014

Student Teaching, Sacajawea Elementary School, Seattle, WA

Jan. – Mar. 2013

Pre-Autumn Experience, Tyee Middle School, Bellevue, WA

Sept. – Oct. 2010

Related Experience

Vice President, Seattle Education Association

June 2024 – Present

Teacher, CDSA Beacon Hill, Seattle, WA

Dec. 2013 – Sept. 2014

Camp Counselor, Hidden Valley Camp, Granite Falls, WA Aug – June '08-'09, '12-'13

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Member	Amruta Mane	6/1/26	12/31/27	1	City Council
2	Member	Fathima Garcia	6/1/26	12/31/28	1	City Council
3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
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12	Member	Zamzam Mohamed	6/1/26	12/31/28	1	Mayor
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Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03582, **Version:** 1

Appointment of Jessica Tollenaar Cafferty as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Jessica Tollenaar Cafferty*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment** ***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Representing King County Best Starts for Kids*

Appointee brief overview:

My career began in child care, working with young children with developmental disabilities in inclusive early learning settings. The experience instilled in me a deep commitment to strengthening systems and opportunity for families and was a catalyst for seeking a career centered on family wellbeing. After supporting and launching programs with local nonprofits focused on growing women's economic and leadership opportunity, I joined Best Starts as the Child Care Health Consultation Program Manager, where I oversaw the development of a strategy that invests in both traditional public health models and community-informed approaches of consultation to serve both licensed child care providers and Family, Friend, and Neighbor (FFN) and informal caregivers.

Over the past two years, I have served as one of the two Co-Leads for Best Starts, responsible for leading more than 100 team members and stewarding nearly a billion dollars of public funds dedicated to working towards positive, healthy outcomes for kids, families, and community from prenatal through age 24. I am grateful to lead work so aligned with my values, and it is this same alignment that prompts me to submit my application to serve on this committee.

Appointing Authority Signature:

Date Signed:

04/29/2026

Appointing Authority Printed Name and Title:

Katie B. Wilson

Mayor of Seattle

Experienced leader dedicated to advancing racial equity, with expertise in child care and a passion for public service. Skilled in policy development, program design and implementation, strategic partnership development, advocacy and campaigns, and customer service, with demonstrated success in facilitation, organizational development, and project management.

Best Starts for Kids (BSK) Co-Lead

7/23-current

Public Health – Seattle & King County (PHSKC)

Serve as the Co-Lead for King County's innovative Best Starts for Kids initiative, a six-year, voter-approved levy to support babies, children, families, and communities in King County to be happy, healthy, safe, and thriving.

- Provide vision, leadership, and oversight for cross-departmental implementation of a six-year, voter-approved levy focused on promotion, prevention, early intervention, and policy and systems change in partnership with more than 300 community-based organizations across King County
- Brief and support elected officials, and represent King County in public relations and external affairs
- Partner with Department and Division Directors to ensure alignment, outcomes, and effectiveness of Best Starts
- Hold strategic vision for Best Starts while making complex program, policy, and fiscal decisions for a \$900 million budget supporting more than 500 community-based programs and projects
- Provide leadership, guidance, and values-based support to more than 100 Best Starts team members, including evaluation, communications, fiscal, program, and policy teams

Child Care Policy Lead

10/19-7/23

King County Department of Community and Human Services (DCHS)

- Provided leadership and supervision for King County's Best Starts for Kids child care programming, including \$200 million in new investments in child care subsidy and wage boost from 2022-2027; partnered with City and State agencies to distribute \$7.4 million in retention payments to more than 12,000 workers in child care settings in 2022
- Led development of three emergency child care programs during the COVID-19 pandemic, providing grants to child care providers and informal caregivers, guaranteed slots for essential workers, and subsidies for low- to middle-income families, and working closely with the City of Seattle, Child Care Resources, and School's Out Washington
- Provided leadership and content expertise on local, regional, and national child care and early learning services and policy strategies; participated in relevant work groups including those convened by the Department of Children Youth and Families; provided input in the development of a child care subsidy pilot for King County employees in partnership with the Joint Labor Management Insurance Committee
- Provided child care content expertise to the King County Schools and Child Care COVID-19 task force to support development of equitable public health guidance and response, and supports for child care providers and families
- Convened and facilitated the King County Children and Families Strategy Task Force, which developed twenty recommendations to expand child care access and affordability grounded in a foundational commitment to equity

Best Starts for Kids (BSK), Program Manager – Child Care Health Consultation

9/17-9/19

Public Health – Seattle & King County (PHSKC)

- Led strategy, program planning, \$2.3 million annual budget, and evaluation for BSK's child care health consultation (CCHC) strategy supporting licensed and informal child care providers across King County; secured funding for an external evaluation of BSK and PHSKC programs to document models and analyze impact
- Held 18 focus groups and interviews with child care providers and analyzed findings for incorporation into RFPs; conducted internal listening tour with King County staff to identify challenges, opportunities, and key priorities
- Served as King County's legislative subject matter expert for child care topics, especially those related to health; supported content development for Executive testimony to the Department of Early Learning and testified in support of Infant Nurse Consultation in 2018

Women's Funding Alliance, Program Manager, Leadership

10/14-9/17

Built new programming to advance leadership for women and girls in Washington State by building strategic partnerships, managing investments in innovative programs and leveraging data and trends to inform and drive work.

- Managed grantmaking process and initiative investments, participating in development, implementation and assessment of annual and longer-term program plans and associated \$1.1 million program investment budget
- Led planning and launch of the \$1 million Girls' Leadership Organizations of Washington State (GLOW) initiative, supporting 14 girl-serving organizations across Washington and engaging over 15,000 girls over three years
- Led partnership to develop and launch pilot political leadership training for college women at three schools in Washington; oversaw process to refine and standardize curriculum and scale up program
- Produced community engagement and education events on key issues for 50-300 participants, and cultivated relationships with key stakeholders by engaging them in stewardship events and on committees and task forces
- Managed strategic partnerships with grant recipients, contractors, stakeholders and other funders, and coordinated opportunities for stakeholders to share best practices and set and evaluate shared goals
- Served as the organization's content expert; maintained a current and deep understanding of best practices and emerging trends in philanthropy and leadership development, and supported public policy work

Candidate for Shoreline City Council, Pos. 2

2/15-11/15

Ran a positive, issues-focused campaign for Shoreline City Council prioritizing policies to advance social and economic equity, invest in transit-oriented development, and support working families.

- Engaged thousands of residents while doorbelling and attending community events, forums and debates
- Built community support over a 9-month campaign by connecting with voters through grassroots canvassing campaigns and by phone, earning over 41% of the popular vote
- Raised over \$29,000 through strategic donor cultivation, cold calling and fundraising events

Washington Women in Need (WWIN), Program Coordinator

9/13-10/14

Oversaw and managed WWIN's healthcare and education grantmaking program, distributing over \$550,000 annually in over 100 education and healthcare grants to women in need in Washington State.

- Supported program planning and evaluative work; conducted an in-depth policy analysis of long-term client engagement and impact measurement, and developed and implemented improved grantee evaluation and selection processes, resulting in the first multi-year funding program
- Led outreach to share programming opportunities with partners; cultivated relationships with past grantees

UW Impact, Legislative Advocacy Intern

3/13-9/13

Northwest Center Kids @ Chinook, Lead Teacher

10/10-9/12

Haggard Nelson Childcare Resources, Lead Teacher

1/10-10/10

Education Information

Master of Public Administration, Evans School of Public Policy and Governance, Univ. of Washington

June 2014

- Pi Alpha Alpha, National Honor Society for Public Affairs and Administration
- 2012-2013 Fellow, Daniel J. Evans Endowment for Excellence in Public Service

Bachelor of Arts, Sociology, University of Washington

June 2010

Relevant Experience and Training

- King County Bridge Fellow, 2018-2019
- Public Health Leadership Institute, 2018
- National Women's Political Caucus of Washington, Past Board Member
- Children's Campaign Fund Board of Directors, Past Board Member
- 10+ years experience working in restaurants and hospitality, specializing in front-of-house customer service

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

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Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03583, **Version:** 1

Appointment of Gabriel de los Angeles as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Gabriel de los Angeles*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment**

☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ **City Council** ☐ **Mayor** ☐ **Other:** *Insert Appointing Authority*

City Council Confirmation Required?

☒ **Yes**

☐ **No**

Residential Neighborhood: *Lake City*

Appointee brief overview:

Son of Chief Andy de los Angeles of Snoqualmie Former Board President of Indian Parent Advisory Committee for Seattle Public Schools Native Community Family Navigator for the Southeast Seattle Education Coalition Native Community Liaison for DON

Appointing Authority Signature:

Date Signed: *07/22/2026*

Appointing Authority Printed Name and Title:

Councilmember Maritza Rivera

Gabriel de los Angeles, MA, PhC
Doctoral Candidate of Learning Sciences and Human Development
University of Washington

Education

University of Washington, Ph. D. – Present

Interests: Learning in informal environments, play, games, role playing

Program: Education Psychology

Specialization: Learning Science and Human Development

Advisors: Megan Bang and Filiberto Barajas

Central Washington University, MA – 2008

Specialization: Teaching English to Speakers of Other Languages

Advisors: Loretta Gray and Xingzhong Li

University of Washington, BA – 2003

Major: English Literature Minor:

American Indian Studies

Bellevue Community College, AA – 1999

Associates in Arts and Sciences

Research Interests: I study the ways in which learning and development occur in play and other informal learning environments. My research focus is on the development of identity and personality of characters within the minds of players in role playing activities. My future work will examine concepts of complex systems reasoning in role play and role adaptation, moral and ethical systems in role play and games, domain specific reasoning in cultural communities, the agency of imagination, and the positionality and agency of land and place that occurs in game design and storytelling.

Professional Positions

Feb 2024 – Present	Community Liaison, Community Liaison Program, City of Seattle, Department of Neighborhoods
June 2024 – June 2025	Interim Project Manager, Native Education Certificate Program, University of Washington, College of Education
May 2024 – Feb 2025	Board Member, Duwamish Tribal Services
Feb 2022 – Feb 2024	Communications Manager, Chief Seattle Club
Sept 2015 – April 2017	Co-Founder, n.d.n. Players
Dec 2008 – July 2009	Education Director, Snoqualmie Tribal Government
June 2006 – Sept 2006	Central-to-the-Community Coordinator, Civic Engagement

Department, Central Washington University

Sept 2005 – Dec 2005 Writing Consultant, Writing Center, Central Washington University

Sept 2000 – June 2001 Tutor, English Writing Center, English Department, University of Washington

Feb 1999 – June 2001 Tutor, Writing Lab, Bellevue Community College

Grant Writing

2023

- Project Manager: *COVID-19 Funding Opportunity for Urban Indian Communities for Chief Seattle Club, Seattle, WA*. Project funds Urban Indian communities and/or tribes to provide equitable access to COVID-19 vaccines, information, and resources while addressing the social determinants of health amplified by the pandemic. Funding source CDC via Washington State Department of Health. Project Manager: Gabriel de los Angeles. Award amount \$250k. 6/21/2023-5/31/2024

Research Experience

2014

- Research Assistant: *Building Capacity & Cultivating Innovation: Learning Agendas in Native Education*. Project investigates organizational learning (development of learning agendas) across educational organizations focused on Native youth. PI: Megan Bang Gates Foundation. Award amount \$100K. 11/1/13-10/31/14
- Research Assistant: *Collaborative Research: Cultural Epistemologies and Science-related Practices: Living and Learning in Relationships*. Project examining the role of culture and associated epistemological orientations in the development of knowledge and reasoning about the natural world. I specifically examined cultural artifacts and their impacts on sense-making about the natural world. PI: Megan Bang CO-PIs: Douglas Medin, Sandra Waxman NSF REC-1205758. Award amount: \$1 million 9/1/11-8/31/14

Journals Reviewed For

2016

- Living Games Conference: <http://www.livinggamesconference.com>
- Simulation and

Gaming 2015

- Wyrddcon Companion Book:

<http://www.wyrddcon.com> 2014

- National Association for Research in Science Teaching: <https://www.narst.org/>

Publications

Phelps, D., Fennwald, T., Sandoz, J., & de los Angeles, G. (2017). Facilitating serious and sensitive classroom discussions through analog games: a practitioner's guide. *Journal of Education and Social Justice*, 5(1), 69-80.

de los Angeles, G. (2016). Scaffolding role playing: an analysis of role playing

interactions with non-role players of all ages. *International Journal of Role-Playing*, 6, 20-26.

Government and Community Projects

2025

- Seattle Department of Neighborhoods. Get Moving / Recreation For All Grant Applications Reviewer.

2024

- Seattle Arts Department. Arts in the Park Grant Application Reviewer.
- Seattle City Light. Urban Native Focus Group on Strategic Climate Change Plan Development.
- Seattle City Light. Urban Native Outreach for Transportation Electrification
- Seattle City Light. Development of Strategic Outreach for Community Solar Projects with Native Communities

2023

- King County. Racism as a Public Health Crisis. Indigenous Grant Application Reviewer.

Keynotes, Presentations, and Symposiums

de los Angeles, G. (2024). Indigenous Expert. Climate Change Education Design Institute by ClimeTime. Yakima, WA.

de los Angeles, G. (2024). Opening speaker. Identity and Storytelling. Presented at NSELA Summer Leadership Institute by the National Science Education Leadership Association. Seattle, WA.

de los Angeles, G. (2024). Opening speaker. Indigenous Sovereignty & Climate. Presented at Climate Science in Washington State by ClimeTime. Seattle, WA.

Phelps, D., Benner, J., Munsell, J., & de los Angeles, G. (2017). How K-5 Students Leverage Computational Practices and Products to Become Expert Mancala Players. Paper presented at the Jean Piaget Society, San Francisco, CA.

de los Angeles, G. (2016). Keynote: Culturally responsible game design. Presented at Living Games Conference. Austin, TX.

de los Angeles, G. (2016). Scaffolding role playing: an analysis of role playing interactions with non-role players of all ages. Presented at the Role-playing and Simulation Education Conference. San Marcos, TX.

Bushnell, J., Tomhave, J., de los Angeles, G. & Prather, T. (2016). games & gwəłada. The Living Breath of wəłəbʔaltxʷ: Indigenous Foods and Ecological Knowledge Symposium. Seattle, WA.

de los Angeles, G. (2016). An educational psychology view of bleed. Presented at Popular Cultural Association / American Cultural Association 2016. Seattle, WA.

de los Angeles, G. & Bushnell, J. (2015). Indigenous Stories & Place-based Education: Culturally Relevant Game Design for Localized Epistemologies through RP Activities. Presented at the North American Simulation and Gaming Association Conference 2015. Seattle, WA.

Phelps, D., Fennwald, T., Benner, J., & de los Angeles (2015). Designing Collaborative Puzzle Games for Young Children. Workshop presented at the North American Simulation and Gaming Association, Seattle, WA.

Benner, J., de los Angeles, G., & Phelps, D. (2015). The world's oldest game teaches

- 21st century thinking skills. Poster session presented at the North American Simulation and Gaming Association Conference 2015. Seattle, WA.
- de los Angeles, G., Lo, J., & Howard, J. (2015). A socially relational design framework for educational role-play and simulations. Poster session presented at the North American Simulation and Gaming Association Conference 2015. Seattle, WA.
- Bushnell, J., Tomhave, J., de los Angeles, G., & Prather, T. (2015). Design games with equitable representations. Poster session presented at the North American Simulation and Gaming Association Conference 2015. Seattle, WA.
- Bushnell, J., Tomhave, J., de los Angeles, G., & Prather, T. (2015). Games, Stories, and Play Go Global with Emerging Technologies. Presented at 6th Annual Symposium on Teaching and Learning. Lacey, WA.
- de los Angeles, G. (2015). Local Researcher Talks LARP. Presented at Northwest LARP Fest 2015. Olympia, WA.
- Bang, M., Nolan, C., de los Angeles, G., Elliott, E., Pugh, P., & McGinty, M. (2015). Dynamics of nature-culture relations in learning in informal environments. Presented at the American Education Research Association Conference. Chicago, IL.
- de los Angeles, G., Bushnell, J., Tomhave, J., & Prather, T. (2015). How do you move about in the contemporary workforce with academic degrees?. Presented at Native Organization of Indigenous Scholars 14th Annual Symposium of Native and Indigenous Scholarship. Seattle, WA.
- Bang, M. & de los Angeles, G. (2015). Constructions of and relations to land in early childhood literature: shaping nature-culture relations. Presented at Native Organization of Indigenous Scholars 14th Annual Symposium of Native and Indigenous Scholarship. Seattle, WA.

Panels and Workshops

- Learning In Places Summer Summit, 2024, Bothell, WA
 - Tribal Leaders Panel
- OrcaCon, 2019, Bellevue, WA
 - Impostor!, RPG's: Art, Education, or Entertainment?, Catharsis and Fear in Story, Sovereignty, Ethnicity, and Mixed Race in Storytelling
- Living Games Conference, 2018, Boston, MA
 - The Nuts and Bolts of RPG Research, Re-Centering the "Other", Relational and Taxonomic Thinking in Design, Cultural Appropriation vs Cultural Liberation
- Norwescon, 2018, SeaTac, WA
 - Diversity 101, Technology at the Gaming Table, Cultural Imperialism in Everyday Fandom, Identities and Terminology Are Important, Representation in Games: Supporting Marginalized Creators and Players in Games, Intersectionality and Comics, Social Horror, Diversity in Media: Why is it important?, Is Fandom More Diverse & Accepting?, Pop Culture and Social Media, Why Nerd Community Matters, Gaming for Grownups
- OrcaCon, 2018, Bellevue, WA
 - Creating Inclusive Gaming Groups & Events, Representation in games: Supporting Marginalized Creators and Players in Games, Geeky Parents Raising Geeky Babies
- OrcaCon, 2017, Everett, WA
 - Live Action Role Playing

- Pave the Way, 2016, Tacoma, WA
 - Equity and Interactive Learning
- Living Games Conference, 2016, Austin, TX
 - Gaming as Other; LARP as Activism

Professional Development and Teaching Experience

2021

- EDPSY 503: Culture, Learning and Development at University of Washington's College of Education – Graduate core class

2019

- EDPSY 503: Culture, Learning and Development at University of Washington's College of Education – Graduate core class
- Family Learning Circle for Native Families for Families of Color Seattle – Culturally revitalizing parenting support group

2016

- Equitable Learning Activity Design Institute at Evergreen State College – Designing and Experiencing Live Action Role Play Learning Activities
- Guest Lecturer for University of Washington Winter 2016 HONORS 211A – Stories of Knowledge. Storytelling in Games and Never Alone. Live Action Role Play as Storytelling.
- Guest Lecturer for University of Washington Fall 2016 HONORS 211A – Stories of Knowledge. Live Action Role Play as Storytelling.

2015

- Guest Lecturer for University of Washington Winter 2015 HONORS 211A – Stories of Knowledge. Storytelling in Games and Never Alone.
- Guest Lecturer for Sockeye Science Camp with Sealaska. Wireframing Apps.

Positions of Responsibility and Leadership

- Family Education Council: A White Center, WA community group that develops skills, leadership, and knowledge about the K-12 education and higher education for the four major language groups in White Center, Spanish, Somali, Vietnamese, and English
 - Positions held: Steering Committee Chair/Visionholder (2019-2020)
- Student Storytellers Indigenizing the Academy (SSITA): A graduate student run group for supporting students and graduate students who are thinking about or already are in the process of incorporating Indigenous Research Paradigms and Methodologies into their research.
 - Positions held: Backup digital moderator (2015-2016)
- International Educators for the College of Education (IECE): The Registered Student Organization at the University of Washington that functions as a forum to voice student ideas, concerns, and share questions about the College of Education that pertain to issues for international students and their allies.
 - Positions held: Representative (2014-2015)
- Indigenous STEAM Camp with Red Eagle Soaring, Daybreak Star Cultural Center, Sealaska, and University of Washington
 - Positions held: Camp designer and staff (2014-2017)

- Alliance LARP Seattle and Oregon Chapters: The local chapters of the international live action role playing game called Alliance LARP
 - Positions held: Non-Player Character (NPC) Guild Member, Convention Coordinator, NPC Head Cook (2012-2016)
- Associated Students of the College of Education (ASCE): The Registered Student Organization at the University of Washington that functions as a forum to voice student ideas, concerns, and share questions about the College of Education.
 - Positions held: Social Committee Chair, Green Room Committee Chair, Diversity Committee Member, Learning Sciences Liaison, Chair of Public Relations (2013-2015)
- Northwest LARP Fest: Northwest LARP Fest is an annual convention dedicated to all things that represent Pacific Northwest LARPing, promoting building community, inclusive and centralized, expanding LARP, and improving its image.
 - Positions held: Founding Board Member, Dealers Coordinator (2014)
- Metro Tacoma Fencing Center: A Tacoma area non-profit fencing club.
 - Positions held: Recording Secretary (2009)
- Maelstrom International Fantastic Film Festival: The Maelstrom International Fantastic Film Festival is the Pacific Northwest's premier weekend long event devoted towards independent and international genre film making for exposure to films that traditionally are overlooked by the festival circuit from genres, including action, animation, fantasy, horror, and science fiction
 - Positions held: Founding President (2009)
- Innocente Seraphim: Innocente Seraphim is organized to be the major annual gathering for those who are passionate about Japanese Street Fashion such as Gothic and Elegant Lolita, Visual Kei and FRUiTs; and for those who adore BJD's from Japan, Korea, and China.
 - Positions held: Exhibitors Coordinator (2009)
- Anime Evolution: It is a three-day cultural event celebrating Asian culture, with an emphasis on Japanese animation and gaming.
 - Positions held: Auction Coordinator, American Vendors Coordinator (2006-2009)
- Central Washington University Fencing Club: The student fencing club for Central Washington University.
 - Positions held: Senator (2007)
- West Coast Science Fantasy Convention: West coast regional science fiction and fantasy convention.
 - Positions held: Computer Technology Coordinator (2003)
- Dragon Pen: A student writing organization at the University of Washington.
 - Positions held: Treasurer (2003)
- Asia Northwest Cultural Education Association: The Asia-Northwest Cultural Education Association (ANCEA) is a registered non-profit corporation that participates in various cultural and educational events.
 - Positions held: Board Vice President (2003)
- Convention Communications Convention: A convention devoted to giving con runners, fans, and enthusiasts the tools and connections they need to be successful.
 - Positions held: Programming Director (2002)
- Sakura-Con: Presented by the Asia Northwest Cultural Education Association, Sakura-Con is the oldest and most well attended anime convention in the Pacific

Northwest.

- Positions held: Auction Coordinator, Convention Chairman, Special Events Tech Coordinator, Special Events Manager, Lighting and Sound Tech Coordinator, Art Show/Charity Auction Master of Ceremonies (2001-2007)

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Member	Amruta Mane	6/1/26	12/31/27	1	City Council
2	Member	Fathima Garcia	6/1/26	12/31/28	1	City Council
3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
11	Member	Lakeya Afolalu	6/1/26	12/31/27	1	Mayor
12	Member	Zamzam Mohamed	6/1/26	12/31/28	1	Mayor
13	Mayor of Seattle	Katie Wilson	N/A	N/A	1	Ordinance 127238
14	Libraries, Education and Neighborhoods Committee	Maritza Rivera	N/A	N/A	1	Ordinance 127238
15	School District Superintendent	Benjamin Shuldiner	N/A	N/A	1	Ordinance 127238
16	School District Board Member	Joe Mizrahi	N/A	N/A	1	Ordinance 127238
17	Chancellor of Seattle Colleges	Rosie Rimando-Chare unsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03584, **Version:** 1

Appointment of Fathima Garcia as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Fathima Garcia*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment**

☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ City Council ☐ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required?

☒ Yes

☐ No

Residential Neighborhood: *Beacon Hill*

Appointee brief overview:

Seattle Promise played a critical role in my academic journey by providing financial support, mentorship, and access to resources that allowed me to persist through higher education. I also have firsthand experience navigating the transfer process from Seattle Promise into the University of Washington, giving me insight into the academic, advising, and institutional supports students need during this critical transition.

Through my continued work in student support, mentorship, and community engagement, I have developed a strong appreciation for the importance of accountability, transparency, and thoughtful oversight of public education funding. Serving on this committee would allow me to contribute a graduate-informed, transfer-aware, and student-centered perspective while giving back to a program that has had a lasting impact on my life.

Appointing Authority Signature:

Date Signed: *07/22/2026*

Appointing Authority Printed Name and Title:

*Council member Maritza
Rivera*

EDUCATION

University of Washington, Michael G. Foster School of Business

Seattle, WA

Bachelor of Arts in Business Administration, Concentration: Human Resources Management

June 2025

Cumulative GPA: 3.38/4.0 [Dean's List (2 quarters)]

Seattle Central College

Seattle, WA

Associate in Business Administration

Seattle Promise Alum

June 2023

WORK EXPERIENCE

Amazon Leo

Bellevue, WA

Sourcing Recruiter

6/2025 - Present

- Partner closely with hiring managers to understand role requirements, hiring priorities, and team needs, translating business goals into targeted sourcing strategies
- Source and engage diverse candidate pipelines using LinkedIn Recruiter, internal tools, and proactive outreach to increase candidate flow and improve time-to-fill across assigned requisitions
- Build and maintain strong stakeholder relationships by providing market insights, candidate recommendations, and regular pipeline updates to hiring managers to support data-driven hiring decisions

Foster Undergraduate Diversity Services

Seattle, WA

Building Networks Student Program Manager

9/2024 - 7/2025

- Sourced and engaged diverse students from community colleges, increasing awareness of program opportunities and broadening student participation
- Planned and support program sessions, including scheduling, logistics, and outreach; represent the program at tabling events to engage prospective students and promote opportunities
- Developed and executed targeted outreach strategies, leveraging social media and direct engagement to enhance recruitment efforts, resulting in a 100+ follower growth on program platforms

City of Seattle – Human Services Department

Seattle, WA

Community Outreach Intern

6/2023 – 9/2024

- Designed and implemented onboarding materials, streamlining the hiring and integration process for new interns
- Managed end-to-end recruitment for internship roles, setting benchmarks and tracking hiring metrics
- Created targeted outreach strategies to engage older adults in city programs, utilizing tailored messaging to maximize participation

Seattle Colleges

Seattle, WA

Seattle Promise Peer Mentor

8/2022 – 6/2023

- Plan and lead monthly mentor meetings and student engagement events for first-year Seattle Promise students, create promotional flyers and social media content, and support students through the transfer application process by connecting them with relevant university resources

LEADERSHIP ACTIVITIES

UW Society for Human Resources Management, Director of Community Outreach

6/2024 – 6/2025

- Developed and refined outreach best practices, ensuring effective communication and relationship-building with key stakeholders
- Recruit professionals for our events to enhance the student club's visibility, building connections and expanding its industry network

ADDITIONAL INFORMATION

Skills: Spanish (fluent), Microsoft Office Suite, Sourcing, Recruiting, Applicant Tracking Systems

Interests: Gardening, Language Learning, Mentorship

Families Education and Promise Levy Oversight Committee

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- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

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5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
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8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
11	Member	Lakeya Afolalu	6/1/26	12/31/27	1	Mayor
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Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03585, **Version:** 1

Appointment of Lizbet Huizar as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Lizbet Huizar*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Beacon Hill*

Appointee brief overview:

My work is rooted in relationship building and coalition work, particularly in Southeast Seattle. I spend much of my time listening to families, caregivers, youth, educators, and community-based organizations to understand what is working, where gaps remain, and how public investments are experienced on the ground. Often, my role is to help bring those perspectives into shared spaces so community voice can meaningfully inform initiatives, implementation, and improvement.

As a first-generation college graduate and daughter of Mexican immigrants, this work is deeply personal to me. I care about ensuring that families, especially those who have historically been left out of decision making, see themselves reflected in how education investments are shaped and evaluated. I believe coalitions are strongest when they hold both data and lived experience, and when community trust is treated as a core asset.

Appointing Authority Signature:

Date Signed:

04/29/2026

Appointing Authority Printed Name and Title:

Katie B. Wilson

Mayor of Seattle

Lizbet Huizar, M.A.



Education & Qualifications:

<i>San Jose State University, San Jose, CA</i>	2016
Masters of Arts, Mexican American Studies emphasis Education	
<i>San Diego State University, San Diego, CA</i>	2014
Bachelors of Arts, Political Science & Chicana/o Studies	

Professional Experience:

Southeast Seattle Education Coalition, Seattle, WA

Executive Director

June 2023- Current

- Lead organizational strategy, program implementation, and financial stewardship to advance educational equity in Southeast Seattle.
- Cultivate and sustain partnerships with community-based organizations, schools, and families to amplify collective impact.
- Advocate for systemic change through policy engagement and resource mobilization, ensuring alignment with SESEC's mission and vision.

El Centro De La Raza, Seattle, WA

Director of Youth Services

March 2022- June 2023

- Directed 10 youth development programs, focusing on post-secondary attainment and workforce readiness through an ethnic studies framework.
- Managed a team of 15 professionals and a \$2 million budget, ensuring program sustainability and staff development.
- Secured and maintained funding sources, advancing anti-racist practices and community-centered programming.

Youth Programs Manager

December 2019- March 2022

Middle School Coordinator- Summer Learning/After School

April 2018- December 2019

- Developed and implemented ethnic studies curriculum and community advocacy practices.
- Fostered leadership development among youth program staff.

Ohlone College, Fremont, CA

Adjunct Faculty, Chicana/o Studies- History

April 2018- August 2016

- Designed and taught courses on Chicana/o culture and history, emphasizing student-centered learning.
- Developed dual enrollment curriculum, enabling high school students to earn college credits.

Leadership Experience:

- Vice Chair, Board of Directors @ Villa Comunitaria (December 2023-present)
- General Member, Board of Directors @ Alliance For Education (January 2025- present)
- Young American Leaders Program, Class of 2025 Harvard Business School
- Statewide Advisory Board for Community Reinvestment Fund @ WA Commerce Dept

Families Education and Promise Levy Oversight Committee

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Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03586, **Version:** 1

Appointment of Erica K. Johnson as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Erica K. Johnson*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☒ **City Council** ☐ **Mayor** ☐ **Other: Insert Appointing Authority**

City Council Confirmation Required? ☒ **Yes** ☐ **No**

Residential Neighborhood: *Northern Bryant*

Appointee brief overview:

In my current role as Chief Impact Officer at Woodland Park Zoo, I oversee conservation and learning efforts aimed at measurably advancing our mission to save wildlife and inspire everyone to make conservation a priority in their lives. This includes responsibility for summer camps, STEM learning, community partnerships, and career-connected learning programs for young people and families. I believe this experience is directly relevant to the work of the Oversight Committee, particularly as it relates to program quality, outcomes, and continuous improvement.

Appointing Authority Signature:

Date Signed: *07/22/2026*

Appointing Authority Printed Name and Title:

*Council member Maritza
Rivera*

Erica K. Johnson, Ph.D.



Equity-focused, creative leader who values collaboration, innovation, transparency, and accountability.

Experience

WOODLAND PARK ZOO | SEATTLE, WASHINGTON

Chief Impact Officer (January 2025 – present)

Senior executive responsible for advancing the zoo's mission *to save wildlife and inspire everyone to make conservation a priority in their lives* by setting strategy, aligning organizational structure, and ensuring accountability for mission impact across the institution.

- Oversee a \$10.2M mission portfolio, including \$5M in grants and philanthropic support and \$1.3M+ in earned revenue, stewarded to advance measurable conservation and learning outcomes.
- Restructured the organization's mission functions in 2025, integrating learning, conservation, empathy initiatives, and impact evaluation to clarify ownership and strengthen accountability for results.
- Led the development of the zoo's Conservation Strategy (2025–2030), focused on partnering with communities and organizations locally and globally to protect forest species and landscapes.
- Partnered with the Board's Mission Evaluation Task Force to establish institution-level outcome measures and oversight, strengthening how the organization defines success, uses evidence to guide decisions, and holds itself accountable for impact.

Vice President, Learning & Innovation (April 2021 – January 2025)

Executive leader responsible for leading the *Learning & Innovation Department*, a team of 40 year-round and 70+ seasonal employees.

- Developed and managed a \$5M–\$8M budget, including \$1M+ in revenue from education programs and \$3M+ of federal grants and philanthropic support annually; maximized net revenues for earned income programs; nurtured a spirit of entrepreneurialism among directors and managers to sustain and improve the zoo's financial health.
- Provided strategic leadership for the teams responsible for mission evaluation, guest inclusion and engagement, learning programs, teen engagement, community partnerships, volunteer coordination, and advancing empathy initiatives; fostered an inclusive and collaborative team culture that prioritizes accountability and continuous improvement.
- Partnered with the Board of Directors and executive team colleagues to lead the Board's Conservation and Education Committee (2021 – 2023), the Diversity, Equity, Access, and Inclusion (DEAI) Task Force (2022), and the Mission Evaluation Task Force (2024 – 2025); led the post-COVID relaunch of the zoo's DEAI initiatives in 2021; provided ongoing support to the zoo's Diversity & Inclusion staff council as the Executive Advocate.
- Oversaw signature programs, including: the Advancing Conservation through Empathy for Wildlife Network, a network for zoo and aquarium professionals; the Empathy Collaborative, the zoo's community partnership and codesign initiative; Discovery Den, an online resource for educators; and Zoomazium, an indoor nature play and exploration exhibit for early learners.

CITY OF SEATTLE | SEATTLE, WASHINGTON

Education & Youth Policy Advisor to Mayor Jenny A. Durkan, Mayor's Office (October 2019 – April 2021)

Mayor's policy team point person for all education- and youth-related topics. Responsible for developing strategies for consideration by the Mayor, Deputy Mayors, senior staff, and the Cabinet to create and improve experiences for young people from cradle to career.

- Facilitated interdepartmental collaborations to serve children, youth, and families during COVID-19, including emergency child care for essential workers; the Virtual Job Readiness Program, a summer learn and earn opportunity for low-income youth of color; and Teen Hubs, an in-person, socially-distanced support program for middle and high school students in the city's community centers.

- Led the Youth Employment Interdepartmental Team, composed of Mayoral Cabinet members, division directors, and strategic advisors, and supported its efforts to align and develop an infrastructure for accountability; facilitated the expansion of Opportunity Promise, an internship program connecting community college students with Seattle’s top employers; coordinated a naloxone training and distribution program in partnership with public health experts to raise awareness of the signs of opioid overdose and the dangers of fentanyl (paused for COVID).
- Represented the Mayor on the Families, Education, Preschool, and Promise Levy Oversight Committee and the Ash Center’s Mayoral Leadership in Education Network; served on the Seattle Colleges’ Chancellor’s Advisory Committee and the statewide Child Care and Youth Development Recovery Workgroup.

Manager & Sr. Policy Advisor, Dept. of Education and Early Learning (January 2015 – October 2019)

Responsible for early learning policy and program development, with a focus on the 2014 Seattle Preschool Program Levy and the early learning portion (\$342M) of the 2018 Families, Education, Preschool, and Promise Levy, a \$619M property tax levy designed to benefit students furthest from educational justice and approved by 69% of voters.

- Managed consultants to develop and execute the preschool program’s Comprehensive Evaluation Strategy and led a racial equity toolkit process on the evaluation strategy; supervised the Early Learning Policy and Innovation Team, responsible for the city’s birth-to-three strategy and facilitating inclusive policy and program development and implementation processes.
- Created annual reports for the Levy Oversight Committee and presentations for the Seattle City Council; coordinated Mayoral briefing memo submissions; presented webinars and served on panels, including *How Cities are Championing the Early Learning Workforce* for the T.E.A.C.H. Early Childhood National Center.

Project Manager, Seattle Preschool Program, Office for Education (December 2013 – December 2014)

Managed and coordinated deliberative processes that resulted in development and implementation of the Seattle Preschool Program, a \$58 million property tax levy approved by 69% of Seattle voters in 2014.

- Facilitated the community-wide, collaborative, co-creation process and served as the primary author of all plans, legislation, and reports related to the development and implementation of the preschool program; managed consultants to develop evidence-based recommendations and financial models and conduct community engagement.
- Developed and presented policy briefing papers and decision memos for actions taken by the Mayor and his executive team; collaborated with the Finance and Administration Division to develop and refine financial models based on proposed policies; developed a Partnership Agreement with Seattle Public Schools and a Memorandum of Understanding with the State Department of Early Learning; briefed the Mayor and testified to the Seattle City Council on preschool program progress, outcomes, and implementation options; managed consultant contracts.

Education

Ph.D., Curriculum & Instruction | UNIVERSITY OF WISCONSIN-MADISON | 2013

M.Ed., Early Childhood and Elementary Education | RUTGERS UNIVERSITY | 2001

B.A., Psychology | RUTGERS UNIVERSITY | 2000

Honors

Early Childhood Municipal Fellow | NATIONAL LEAGUE OF CITIES | 2020

City Leadership Academy | CITY OF SEATTLE | 2017

Tashia F. Morgridge Distinguished Graduate Fellow | UNIVERSITY OF WISCONSIN - MADISON | 2008

Families Education and Promise Levy Oversight Committee

17 Members: Pursuant to [Ordinance 127238], 12 members subject to City Council confirmation, with initial term provision for positions 1, 3, 6, 9, and 11 being 18-months to establish staggered terms. 2-year terms for all positions thereafter.

- 6 City Council-appointed
- 6 Mayor-appointed
- 5 By Ordinance

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Member	Amruta Mane	6/1/26	12/31/27	1	City Council
2	Member	Fathima Garcia	6/1/26	12/31/28	1	City Council
3	Member	Leon Garnett	6/1/26	12/31/27	1	City Council
4	Member	Erica K. Johnson	6/1/26	12/31/28	1	City Council
5	Member	Gabriel de los Angeles	6/1/26	12/31/28	1	City Council
6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
7	Member	James Williams	6/1/26	12/31/28	1	Mayor
8	Member	Jessica Tollenaar Cafferty	6/1/26	12/31/28	1	Mayor
9	Member	Girard Montejo-Thompson	6/1/26	12/31/27	1	Mayor
10	Member	Lizbet Huizar	6/1/26	12/31/28	1	Mayor
11	Member	Lakeya Afolalu	6/1/26	12/31/27	1	Mayor
12	Member	Zamzam Mohamed	6/1/26	12/31/28	1	Mayor
13	Mayor of Seattle	Katie Wilson	N/A	N/A	1	Ordinance 127238
14	Libraries, Education and Neighborhoods Committee	Maritza Rivera	N/A	N/A	1	Ordinance 127238
15	School District Superintendent	Benjamin Shuldiner	N/A	N/A	1	Ordinance 127238
16	School District Board Member	Joe Mizrahi	N/A	N/A	1	Ordinance 127238
17	Chancellor of Seattle Colleges	Rosie Rimando-Chareunsap	N/A	N/A	1	Ordinance 127238

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03587, **Version:** 1

Appointment of Zamzam Mohamed as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Zamzam Mohamed*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment** ***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Rainier Valley*

Appointee brief overview:

As a longtime Seattle resident, an immigrant, and the CEO and co founder of Voices of Tomorrow, I work every day at the intersection of policy, service delivery, and community accountability. My work centers immigrant and refugee children and families, with a strong focus on preserving identity, culture, and dignity through culturally responsive early learning and family support.

My leadership has focused on early childhood systems, mental health, trauma informed care, and reducing inequities that affect child and family well being, with the understanding that strong early foundations shape long term academic and life outcomes. Through partnerships with city, county, and state agencies, including collaboration with Seattle's Department of Education and Early Learning on initiatives such as our Somali dual language preschool program, I have developed a practical understanding of how policy translates into practice, where gaps exist, and how community informed solutions can strengthen outcomes. Our programs have served hundreds of families and were recognized as Best Child Care in 2023 by The Seattle Times Best in the PNW awards, reflecting both community trust and program quality.

Appointing Authority Signature:

Date Signed:

04/29/2026

Appointing Authority Printed Name and Title:

Katie B. Wilson

Mayor of Seattle



CHIEF EXECUTIVE OFFICER AND FOUNDER

Zamzam Mohamed

CONTACT



[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]

EXECUTIVE SUMMARY

Founder and Chief Executive Officer of Voices of Tomorrow, a community rooted nonprofit serving immigrant and refugee children and families through early learning, family support, and systems-level advocacy. Over a decade of executive leadership building compliant, publicly funded programs that translate community needs into sustainable, culturally responsive solutions. Proven track record stewarding public contracts, navigating regulatory environments, leading multidisciplinary teams, and partnering with government, funders, and community stakeholders to improve outcomes for children and families.

PROFESSIONAL EXPERIENCE

Voices Of Tomorrow

CHIEF EXECUTIVE OFFICER | DECEMBER 2012-PRESENT

EDUCATION

EARLY CHILDHOOD COURSE WORK

Godard College

2012 - 2014

AA IN ECE

Renton Technical College

2009 - 2012

- Founded and scaled a community-rooted nonprofit serving immigrant and refugee children and families through early learning and family support systems
- Set organizational vision and long-term strategy while ensuring mission alignment, sustainability, and regulatory compliance
- Serve as primary external leader and spokesperson with public funders, policymakers, regulators, and community partners
- Steward public funding and contracts, ensuring audit readiness, strong governance, and organizational risk management
- Lead and hold accountable senior leadership team, establishing clear systems, roles, and performance expectations
- Translate community needs into scalable, culturally responsive programs that improve outcomes for children, families, and providers
- Build and sustain cross-sector partnerships to strengthen early learning systems and community trust
- Lead policy advocacy and systems-change efforts to address inequities in early learning, workforce development, and family support, translating community experience into actionable reforms and partnerships

CORE EXECUTIVE COMPETENCIES

- Public funding stewardship
- regulatory compliance
- policy advocacy
- executive leadership
- systems building
- community-rooted leadership
- stakeholder engagement
- strategic communications

Families Education and Promise Levy Oversight Committee

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6	Member	Sofia Michelakis	6/1/26	12/31/27	1	City Council
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Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03588, **Version:** 1

Appointment of James Williams as member, Families, Education, Preschool, and Promise Levy Oversight Committee, for a term to December 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *James Williams*

Board or Commission Name: *Families Education Preschool and Promise Levy Oversight Committee*

Position Title: *Member*

☒ **Appointment** ☐ **Reappointment** ***Term of Position:** *6/1/2026 to 12/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Magnolia*

Appointee brief overview:

My journey in public service began as a U.S. Army officer, leading a tank platoon in combat operations, where I learned firsthand the importance of servant leadership. This foundation in public service, combined with my subsequent experience leading large-scale operations and technical initiatives in the private sector, has given me a unique perspective on how to effectively bridge public needs with innovative solutions.

Throughout my career, I've led organizations of 5 to 1,200 people, developing expertise in strategic planning, stakeholder engagement, and delivering complex initiatives that serve diverse communities. At Amazon, I've driven technological innovation while maintaining a strong focus on ethical considerations and community impact. As an executive at a high-growth logistics technology company, I demonstrated the ability to scale operations while fostering inclusive environments that promote collaboration and equitable outcomes.

Appointing Authority Signature:

Date Signed: *5/1/26*

Appointing Authority Printed Name and Title:

Katie B. Wilson

Mayor of Seattle

Summary: Think big leader with experience leading zero-to-one product development and cross-functional teams in mission-critical environments. Experience spans military leadership, enterprise SaaS platforms, new product introduction, and operations. Proven track record of developing AI/ML-enabled products, managing strategic partnerships, and scaling complex technical solutions across multiple stakeholders. Former Army Captain earning a Bronze Star for his combat service and recognition from commanders for his leadership abilities. Proven track record of building and scaling products that drive measurable business impact through data-driven decision making.

Amazon

Principal Product Manager - Technical, Amazon Last Mile

Dec 2024 - Present

- Leading initiative targeting \$33MM annual savings through behavioral science and ML-driven solutions
- Architected integration of new quality signals into delivery quality models, impacting 900k+ delivery partners globally
- Developed A/B testing framework and launched first experiment to measure the impact of UX interventions to driver quality
- Managing cross-functional team of 30+ across science, program management, and engineering

Principal Product Manager - Technical, Amazon Surveys

Oct 2022 – Nov 2024

- Developed and launched a net new survey software product for internal Amazon use to improve employee engagement, insights generation, and save on 3rd party software licensing fees projected to save \$32MM in costs; scaling adoption for new product to 22k users within one year of launch.
- Provided product strategy and leadership for a cross-functional team of 25+ developers, defining scope, prioritizing features, and managing execution to deliver a fully integrated survey tool.
- Led development of AI-enabled feature leveraging Amazon Bedrock LLMs for survey automation and insights generation
- Created automated compliance and security frameworks for sensitive data handling at scale

Principal Product Manager, New Product Initiatives – Autonomous Mobility

Aug 2021 – Sept 2022

Seeking new billion-dollar product opportunities for Amazon within sustainable mobility.

- Led SVP level initiative for an Amazon built enclosed Smart delivery e-trike proposal projected to save \$55MM annually
- Developed a strategic framework doc for Devices SVP and directs which describes the mobility market segment in 2030 with the thesis being that micro mobility would be a lucrative product category for Amazon investment.
- Integrating the AV Ride hailing subsidiary Zoox into Amazon; seeking opportunities to leverage our scale to support their goals. Initiatives such as leveraging AMZL vehicles for on-road data collection, a proposal to use Zoox's tech stack to power autonomous driving for Last Mile, and identifying & acquiring an unused AMZL site for Zoox testing.

Sr Mgr, Retail Central Programs, Amazon Go Convenience

Aug 2020 – July 2021

Led a team of 20 program managers owning new store launch & renovations, catalog and selection management systems, and new store program introduction within the complex tech enabled Just Walk Out environment.

- Facilitated the development and implementation of a new pricing strategy, leading to a 3% revenue increase through price elasticity analysis and competitive benchmarking.
- Pioneered and launched innovative net new programs which expanded the Amazon Go offering and drove incremental sales.

Transfix

Executive Director

Jan 2019 – July 2020

Leading team of 125+ people for a \$186MM supply chain technology business. Responsible for integrated customer and carrier experience, while driving industry-leading KPI's and automated tracking visibility.

- Developed a culture of excellence and high performance which led to a 1.5x increase in efficiency YoY, a 62% reduction in service delays, and all-time record throughput.
- Developed data-driven lane categorization system analyzing 1,200+ market combinations, leading to automated prioritization of high-value routes; improved margins from -1.7% to 6.4% across 43 target lanes and increased revenue by \$971K above monthly budget through ML-based route optimization and pricing algorithms
- Designed a product roadmap leading to a 3x increase in customer self-service interactions, 14% increase in automated carrier tracking, and the development of a proprietary 'task manager' tool which dynamically prioritizes the associates' workflow.
- Crafted new organization and leadership structure including reshoring an offshore team, building career ladders and new compensation structure, which reduced regretted attrition by more than 60%.

Walmart eCommerce

Director, Product Management - Grocery Delivery Experience

Jan 2017 – Dec 2018

Trailblazing the future of online grocery through innovation in transportation, packaging, and food safety. Led a customer focused & data driven culture of continuous improvement through a team of associate directors, senior managers, engineers & analysts.

- Transformed the business from a two-day delivery service in small parcel to a same day & next day offering within 90 days.
- Piloted same-day scheduled 2-hour window delivery functionality to Jet Fresh customers, leading to a customer satisfaction improvement of 25 pts as measured by NPS.
- Led packaging improvements resulting in 50% of cost savings per order, leading to positive simple margin.
- Reduced product delivery related damages by 36%.

Amazon

Site Leader, Amazon Robotics

Apr 2016 – Dec 2016

Senior leader launching a newly designed 1.2 million sq. ft. automated fulfillment center; hiring, training, and developing a team of 64 managers, and 1200+ full time associates, ramping to receiving and shipping over two million units weekly.

- Drove record launch speed, with the site receiving its first unit in under 120 days from lease signing.
- Recognized as within the top 10% senior leaders within all of US Operations

Head of the EU Recruitment Project Management Team & Campus Recruitment

May 2015 – May 2016

Assigned to lead a project management team to drive innovation & continuous improvements to optimize the processes for pan-European recruitment teams which hired over 2500+ candidates.

- Implemented a candidate analytical assessment tool impacting over 100k applications annually leading to higher quality candidates based on scientifically validated benchmarks and a recruitment pipeline time savings of over 500k EUR.
- Led the EU undergraduate and MBA recruitment programs that directly hired 560+ exempt leaders into 7 European markets.

Sr Manager, Productivity Improvement Team (Project Based Assignment)

Jan 2015 – Apr 2015

Hand-selected by VP of EU Operations to build a team of 10 experts and drive an ambitious playbook to tackle significant cost and quality challenges across the EU fulfillment network.

- Within 12 weeks drive 13.4% improvement in outbound and 6.1% improvement in inbound in the target sites.
- Implemented quality management system resulting in step level improvement in customer experience performance.

Sr Manager, Process Engineering

Feb 2014 – Jan 2015

Led a team of engineers, while overseeing the development and deployment of all process standards for the pan-European Fulfillment center network. Drove the creation and implementation of FC process, software and process standards, by providing process skills to FC leaders, end-to-end support for FC launches, by rolling out of software projects aligned process improvement initiatives, by supporting Standard Work and Kaizen events and by running and coordinating selected cross-functional projects and being the primary operations liaison with other departments.

- Directed the development and execution of process training in the network, developing a program supporting 30+ sites, and training over 250 technical leaders.
- Chartered and implemented an FC software initiative that automated 80% of manual decision-making in operations.

Sr Manager, Global Operations Integration

Oct 2013 – Jan 2014

Change leader & technical process expert on a team that benchmarked Amazon's fulfillment practices against best-in-class operations in order to apply these methods to critical EU facilities and rapidly improve productivity performance.

- Conducted a series of in-depth analysis projects to identify where the prevailing improvement measurement methodologies had fallen short, and utilized these analyses to determine where to signal a change in direction.
- Validated savings of \$45MM+ in variable cost in the target fulfillment centers.

Western Region Start-Up Manager and Subject Matter Expert

Jun 2012 – Sept 2013

Subject matter expert and lead process development and standardization efforts across ten Amazon fulfillment centers, two of which were new greenfield launches in 2012. Drove software requirement gathering and prioritization efforts for NA fulfillment.

- Built and delivered a series of high impact training modules for senior leaders from the EU that were used as a component of an overall strategy of best practice sharing and integration between regions.

Outbound Operations Manager

Jun 2010 – May 2012

Handled strategic planning/forecasting, appraisals, reward and discipline, problem solving, and labor planning.

- Developed eight new campus hire area managers across a 24 hour operation, training them on everything from basic management practices, to mentoring through complex process improvement events.
- Increased picking department performance by 19% within three months of focused activity.
- Led multiple large-scale kaizen process improvement projects resulting in validated annualized savings over \$650k

United States Army

Chief of Operations & Planning Officer

Jun 2009 – Jun 2010

Developed training/deployment plans for a 5,200-person brigade, developed mission execution tracking mechanisms and drove unit effectiveness through accountability. Implemented operations research and analysis to assist commander in combat employment.

Battalion Battle Captain: Manager, Tactical Operations Team

Nov 2008 – May 2009

Managed a tactical operations team of 12 soldiers and non-commissioned officers that coordinated operations for over 1,200 combat missions and directed assets of an 800 person unit in southern Baghdad.

- Coordinated personnel and vehicle assets to conduct multiple mission types, including indirect fire and close air support, unmanned aerial vehicle deployment, operation and recovery, vehicle recovery, and medical evacuation.
- Supported Army Special Forces and Navy SEAL teams in conducting short-notice missions based on time-sensitive intelligence reports, and selected as a member of security planning team for the January 2009 Iraqi elections.

M1A1 Abrams Tank Platoon Leader

Apr 2006 – Oct 2008

Full accountability for training & deployment readiness planning and combat mission execution for a tank unit, implementing strategies that resulted in improvements to the standard of living and security in Wasit & Baghdad province. Awarded the Bronze Star.

- Completed two successful civil irrigation projects supporting 13,000 people, valued at over \$400k.
- Rated in top three of all junior officers in the Battalion in senior leader evaluation.

Education

Master of Business Administration (MBA) *Arizona State University, W. P. Carey School of Business, Graduated 2014*

Bachelor of Arts (BA), International Relations, *University of Southern California, Graduated 2006*

Extras

Published in Wall Street Journal, April 2020 “From Iraq to New York: Thank Those Who Keep on Truckin”

SKILLS & TECHNOLOGIES

- Product Development: AI/ML solutions, SaaS platforms, Sprint/Epic planning
- Technical Integration: API development, LLM implementation, system architecture
- Release Management: Agile methodologies, continuous deployment, feature flagging
 - Cross-functional Leadership: Engineering partnerships, stakeholder alignment
- Strategic Planning: Product roadmap development, technical requirement definition

Families Education and Promise Levy Oversight Committee

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Mayor														
Council														
Other														
Total														

City Council districts represented



Legislation Text

File #: Appt 03589, **Version:** 1

Reappointment of Joe Krentz as member, Ballard Avenue Landmark District Board, for a term to June 30, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Joe Krentz*

Board or Commission Name: *Ballard Avenue Landmark District Board*

Position Title: *Position 5, Architect*

☐ Appointment ☒ Reappointment

***Term of Position:** *7/1/2026 to 6/30/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *N.A.*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Ballard*

Appointee brief overview:

Appointee is a LEED Green Associate-credentialed architect with a deep appreciation for the Landmark District where he lives, volunteers, enjoys the thriving small business scene, and has served as a Landmark District Board member since December 2025. His architectural practice has spanned the west coast of the US, Singapore, and Beijing. In 2025 he received the distinction of being selected for the Metropolis Seattle Arch30 Cohort, which recognizes architectural talent among professionals under the age of 35.

Appointing Authority Signature:

Date Signed: *6/25/26*

Appointing Authority Printed Name and Title:

*Katie B. Wilson
Mayor of Seattle*

Joe Krentz, AIA, LEED GA

Architect



As a firm believer in the ability of design to improve our world, I'm delighted each day I draw pictures for a living.

Grow up in Chicago-land taught me values, but my design ethos grew during my time living and working in Asia. Practicing in Beijing, and then Singapore, I saw the speed, efficiency, and precision with which design and urbanism can both transform, and enrich communities. Seattle though is my home, finally in Ballard I've found a real sense of community I'd been missing. I have this overwhelming sense of duty now, to my friends & neighbors, but also the built environment, to make Seattle the most livable city. It would be an honor to use my expertise and help steward in the Ballard (and Seattle) of tomorrow.

PROJECTS AROUND TOWN

Unigard Financial Center Re-Positioning
Seattle, WA/ Lead Designer
2nd & Seneca Re-Positioning
Seattle, WA/ Lead Designer
Moss Adams San Francisco
San Francisco, CA/ Lead Designer
A.1.2 Capacity Study
Seattle, WA/ Lead Designer

ARE Mercer Blocks
Seattle, WA / Designer
Bellevue 600 Tower
Bellevue, WA/ Designer
ARE Turner Site Capacity Study
Seattle, WA / Designer

·ask me *about the ones in Singapore*

AWARDS

Metropolis Seattle Arch30 Cohort
Amsterdam Light Festival 2016

PRACTICE

NBBJ Studio 41
Seattle, WA/ 12/2019-Today
DPArchitects
Singapore/ 12/2013 -12/2019
O.P.E.N.Architecture
Beijing,CN / 6/2013 -12/2013

EDUCATION

Master of Architecture, 2013
University of Kansas

PROFESSIONAL AFFILIATIONS

AIA
LEED Green Associate



BALLARD AVENUE LANDMARK DISTRICT BOARD

7 Members: Pursuant to Ordinance 105462, 2 members subject to City Council confirmation, with 2-year terms.

- 0 City Council-appointed
- 2 Mayor-appointed
- 5 Other Appointing Authority-appointed: Community Elected

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Community Historian	Anthony Salazar	7/1/25	6/30/27	3	Mayor
2	Property Owner	John Cashman	7/1/25	6/30/27	2	Community Elected
3	Tenant/ Resident	Philipp Koman	7/1/25	6/30/27	2	Community Elected
4	Property Owner/ Business Person	Tommy Patrick	7/1/25	6/30/27	3	Community Elected
5	Architect	Joe Krentz	7/1/26	6/30/28	2	Mayor
6	Property Owner/ Business Person	Leslie Mehren	7/1/26	6/30/28	1	Mayor
7	Property Owner	Meagan Teutsch	7/1/26	6/30/28	2	Community Elected
8						
9						
10						
11						
12						
13						
14						
15						

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi - racial	N/A
Mayor	2	1	0	0	0	0	0	0	2	1	0	0	0	0
Council	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	3	1	0	0	0	0	0	0	4	0	0	0	0	0
Total	5	2	0	0	0	0	0	0	6	1	0	0	0	0

City Council districts represented

Council District	District 1	District 2	District 3	District 4	District 5	District 6	District 7	N/A
Total	0	0	1	0	0	6	0	0

*P is for partial initial term. Appointee is eligible for full terms thereafter.



Legislation Text

File #: Appt 03590, **Version:** 1

Appointment of Leslie Mehren as member, Ballard Avenue Landmark District Board, for a term to June 30, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Leslie Mehren*

Board or Commission Name: *Ballard Avenue Landmark District Board*

Position Title: *Position 6, Property Owner or Business Person*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *7/1/2026 to 6/30/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *N.A.*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Ballard*

Appointee brief overview:

Appointee owns several properties in the Ballard Avenue Landmark District that exemplify the district's pedestrian-scaled architecture and its spirit of cultivating unique, independently owned businesses. Her professional experiences in history and public-facing cultural organizations are highly relevant to the board's work. She previously operated a small business in the district, further enriching her perspective on its past, present, and future.

Appointing Authority Signature:

Date Signed: *6/25/26*

Appointing Authority Printed Name and Title:

*Katie B. Wilson
Mayor of Seattle*

Leslie Mehren

**Founder and Co-director, Conect@Oaxaca Cultural travel program
based in Oaxaca, Mexico since 2016**

Owner, Anima Mundi Worldwide Design 2011 - 2017
Ballard, Seattle, WA

**Community Engagement, Olsen Real Estate Associates (OREA),
Ballard, Seattle, WA**

Co-owner of OREA, a multi-generational family business in the heart of
historic Ballard

CAREER HIGHLIGHTS

Prior to moving to Seattle in 2010, I worked in donor cultivation and
communications at leading arts and culture organizations, including The
California Academy of Sciences, The San Francisco Zoo, Sotheby's, and
The Drawing Center in New York City.

Historic architectural restoration and renovation has been a lifelong interest
of mine and I have been involved in residential and commercial
preservation projects in St. Paul, San Francisco, Kansas City and Seattle.

EDUCATION

John F. Kennedy University, Berkeley, CA
Museum Studies, M.A.

Reed College, Portland, OR, B.A. Art History

BALLARD AVENUE LANDMARK DISTRICT BOARD

7 Members: Pursuant to Ordinance 105462, 2 members subject to City Council confirmation, with 2-year terms.

- 0 City Council-appointed
- 2 Mayor-appointed
- 5 Other Appointing Authority-appointed: Community Elected

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Community Historian	Anthony Salazar	7/1/25	6/30/27	3	Mayor
2	Property Owner	John Cashman	7/1/25	6/30/27	2	Community Elected
3	Tenant/ Resident	Philipp Koman	7/1/25	6/30/27	2	Community Elected
4	Property Owner/ Business Person	Tommy Patrick	7/1/25	6/30/27	3	Community Elected
5	Architect	Joe Krentz	7/1/26	6/30/28	2	Mayor
6	Property Owner/ Business Person	Leslie Mehren	7/1/26	6/30/28	1	Mayor
7	Property Owner	Meagan Teutsch	7/1/26	6/30/28	2	Community Elected
8						
9						
10						
11						
12						
13						
14						
15						

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/ African American	American Indian/ Alaska Native	White/ non-Hispanic	Hispanic/ Latinx	Pacific Islander	Middle Eastern	Multi - racial	N/A
Mayor	2	1	0	0	0	0	0	0	2	1	0	0	0	0
Council	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	3	1	0	0	0	0	0	0	4	0	0	0	0	0
Total	5	2	0	0	0	0	0	0	6	1	0	0	0	0

City Council districts represented

Council District	District 1	District 2	District 3	District 4	District 5	District 6	District 7	N/A
Total	0	0	1	0	0	6	0	0

*P is for partial initial term. Appointee is eligible for full terms thereafter.



Legislation Text

File #: Appt 03591, **Version:** 1

Appointment of Dan Sloat as member, Landmarks Preservation Board, for a term to August 14, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Dan Sloat</i>		
Board/Commission Name: <i>Landmarks Preservation Board</i>		Position Title: <i>Structural Engineer</i>
☒ Appointment OR ☐ Reappointment		City Council Confirmation required? ☒ Yes ☐ No
Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: <i>Fill in appointing authority</i>		Term of Position: * 8/15/2025 to 8/14/2028 ☐ <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>West Woodland</i>	Zip Code: <i>98107</i>	Contact Phone No.: [REDACTED]
Background: <i>Dan Sloat is a licensed structural engineer in Washington State with twelve years of experience at Degenkolb Engineers. Dan holds a Master of Science in Structural Engineering from the University of Washington, and had the opportunity to rehabilitate UW's Eagleson Hall, a Seattle Landmark. He is an industry leader in technical preservation practices and has helped shape our engineering and construction codes. Dan is passionate about local history and the opportunity to physically preserve the built environment and the stories it tells. We look forward to his participation on the Landmarks Board and sharing his engineering expertise.</i>		
Authorizing Signature (original signature): <i>Katie B. Wilson</i> Date Signed (appointed): 05/01/2026		Appointing Signatory: <i>Katie B. Wilson</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

DAN SLOAT

ASSOCIATE, HISTORIC PRESRVATION SPECIALIST

Dan has over a decade of experience in historic preservation and existing building renovation projects. His leadership in both the historic preservation and structural engineering communities demonstrates his drive and passion for the legacy of the built environment in Seattle.

EXPERIENCE

ASSOCIATE – DEGENKOLB ENGINEERS

2014-2025

Recognized as a Degenkolb and industry leader in technical preservation in structural preservation. Seattle projects including Suzzallo Library, Eagleson Hall, Gracemont Mansion, The Graduate Hotel (Hotel Deca), and the Fred Marino Building.

BOARD MEMBER – APTI NORTHWEST CHAPTER

2024-2025

Organized association events focused on technical preservation for the Association of Preservation Technology International. Recent events include: Historic Window Restoration Workshop, URM Retrofit Code Updates, and joint preservation networking events with the Washington Trust for Historic Preservation and the AIA Historic Resources Committee.

SECRETARY – APTI LOCAL CONFERENCE COMMITTEE

2022-2023

Coordinated the local planning committee for hosting the national Association of Preservation Technology conference in Seattle. Took meeting minutes, organized volunteers, and developed conference program materials.

MEMBER – AISC NATIONAL EXISTING BUILDING COMMITTEE

2021-2025

Voting member for the national committee for existing steel buildings through the American Institute of Steel Construction. Developed new code language to advance the practice of renovating, repairing, and retrofitting buildings. Annual speaker at the National Steel Conference.

EDUCATION

MS STRUCTURAL ENGINEERING – UNIVERSITY OF WASHINGTON

2012-2014

Research thesis on seismic evaluation and retrofit of historic steel braced frame structures.

MS STRUCTURAL ENGINEERING – RICE UNIVERSITY

2008-2012

Landmarks Preservation Board

12 Members: Pursuant to Ordinance 106348, all members subject to City Council confirmation, 3-year term for 11 members, and 1-year term for Get Engaged Member:

- 12 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	3	1.	At Large	Erica J. Thomas	08-15-25	08-14-28	1st	Mayor
2	M	3	2.	At Large	Lawrence Norman	08-15-24	08-14-27	2nd	Mayor
6	M	6	3.	Structural Engineer	Dan Sloat	08-15-25	08-14-28	1st	Mayor
1	M	N/A	4.	Get Engaged	Cameron Wong	09-01-25	08-31-26	1st	Mayor
-	-	-	5.	Architect	vacant	08-15-24	08-14-27	-	Mayor
6	M	2	6.	Urban Planning	Ian Macleod	08-15-24	08-14-27	2nd	Mayor
6	F	6	7.	Real Estate	Katie Randall	08-15-25	08-14-28	2nd	Mayor
6	F	3	8.	At Large	Harriet Wasserman	08-15-24	08-14-27	2nd	Mayor
2	F	N/A	9.	Historian	Lora-Ellen McKinney	08-15-24	08-14-27	2nd	Mayor
6	F	2	10.	Architect	Becca Pheasant	08-15-25	08-14-28	2nd	Mayor
6	M	1	11.	Finance	Matt Zinski	08-15-25	08-14-28	1st	Mayor
6	F	7	12.	Historian	VJ Kopacki	08-15-25	08-14-28	1st	Mayor

SELF-IDENTIFIED DIVERSITY CHART

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	5	6			1	3				7			
Council													
Other													
Total													

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary, **O**= Other, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03592, **Version:** 1

Appointment of Huy Pham as member, International Special Review District Board, for a term to December 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Huy Pham*

Board or Commission Name: *International Special Review District Board*

Position Title: *Position 6 - Appointed*

☒ **Appointment** ☐ **Reappointment**

***Term of Position:** *1/1/2026 to 12/31/2027*

☒ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: N/A

Appointee brief overview:

Huy Pham is the Executive Director of Asian and Pacific Islanders in Historic Preservation (APIAHIP), based out of Seattle. He has a B.A. in Architecture and an M.S. in Historic Preservation and Communication Studies. He previously worked for the City of San Antonio's Office of Historic Preservation and currently serves on the King County Landmarks Commission, the Executive Committee of the Friends of Little Saigon Board and 4Culture's Historic Preservation Advisory Committee. Huy aims to apply his expertise by giving back to the local community. He has experience applying policy tools to design proposals and understands the value of a preservation board in helping to guide the future of the community.

Appointing Authority Signature:

Date Signed: *5/13/23*

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

Huy Pham

Ball State University, IN:

MS Historic Preservation

MA Communication Studies

BS Architecture, History

With over 10 years of experience in historic preservation and advocacy, I have a proven record of success in managing and administering place-based advocacy campaigns, grant programs, educational outreach, regulatory review, special events, and digital media production. I have worked with government agencies, nonprofit organizations, community groups, and policymakers to apply a progressive preservation ethic to their work at the local, state, and national levels. I am dedicated to making preservation more accessible and engaging to a diverse audience and committed to promoting sound preservation policy and programs as an equitable socioeconomic and environmental imperative.

EXPERIENCE

Asian & Pacific Islander Americans in Historic Preservation (APIAHiP), Executive Director, 2023-Current

I serve as the first full-time Executive Director and will continue to define the role by working closely with the Board of Directors to develop a vision for the organization that advances APIAHiP's mission to protect historic places and cultural resources significant to Asian and Pacific Islander Americans, including:

- cultivating an information-sharing network to connect and support local communities and their historic preservation efforts
- offering educational programs and strategic or technical services that enable communities to preserve their heritage through a place-based ethic
- advocating to increase public and private resources and lower barriers for historic preservation at local, state, and national levels

Washington Trust for Historic Preservation, Preservation Programs Director, 2021-2023

I served as the organization's main point-of-contact & management of all place-based advocacy programs:

- Most Endangered Places and advocacy campaigns
- 4 state, 3 internal, and 1 federal grant program (\$4+ million across 80+ contracts)
- Youth Heritage Project, annual high school student summer camp with NPS
- RevisitWA, virtual highway and heritage tours platform
- WA State and Federal policy tracking and advocacy
- Local, State, and Federal consultation on projects related to historic and cultural resources.
- Develop, plan, & support special events, educational outreach programs, & digital media production to make preservation more accessible & engaging to a statewide audience

City of San Antonio, Office of Historic Preservation, Historic Preservation Specialist, 2017-2021

- Assist applicants through the local design review process (1200+ applications across 4 years)
- Produce recommendation reports for historic resources to the local commission
- Conduct in-person and virtual public hearings, subcommittee meetings, and site visits
- Respond to citizen reports, conduct investigations, and develop proactive programs regarding violations of local regulations
- Coordinate with other departments and wireless providers in the deployment of 5G technology
- Develop, plan, and support special events, educational outreach programs, and digital media
- Recommend and develop programmatic and procedural innovations to department leadership

SERVICE

Preservation Action (501c4) - Board Member (2017-), Executive Committee (2021-2026)

Preservation Action Foundation (501c3) - Secretary (2020-21), Chair (2022-2026)

Asian & Pacific Islander Americans in Historic Preservation (APIAHiP) - Board Member, (2020-2023)

Friends of Little Saigon, Seattle - Board Member (2022-), Treasurer (2023), Vice Chair (2026)

King County Landmarks Commission – Historic Preservation, At-Large Seat (2023-)

4Culture of King County – Historic Preservation Advisory Committee (2022-)

Wing Luke Museum of the Asian Pacific American Experience – AANHPI Task Force (2022-2024)

INTERNATIONAL SPECIAL REVIEW DISTRICT

7 members: Per *Ordinance 112134*, *SMC 23.66.020*, and *SMC 23.66.312*, two of which are subject to City Council confirmation, 2-year terms:

- 2 Mayor-appointed
- 5 Other Appointing Authority-appointed: Special Review District election

All residents, persons who operate businesses, their employees, and property owners of the special review district shall be eligible to vote. The five (5) elected members of the Board shall consist of:

- Two (2) members who own property in the International District, or who own or are employed by businesses located in the International District
- Two (2) members who are either residents (including tenants), or persons with a recognized and demonstrated interest in the welfare of the International District Community
- One (1) member at large

Roster as of [insert date]

Position Number	Position Title	Appointee Name	Term Begin Date	Term End Date	*Term Number	Appointed By
1	Property owner in the International District, or own or are employed by businesses located in the International District	Hyan Ho	12/1/25	11/30/27	1	Special Review District
2	Resident, or person with a recognized and demonstrated interest in the welfare of the International District Community	Zhiyun Zhu	12/1/25	11/30/27	1	Special Review District
3	Property owner in the International District, or own or are employed by businesses located in the International District	Jade Yan	12/1/24	11/30/26	1	Special Review District
4	Resident, or person with a recognized and demonstrated interest in the welfare of the International District Community	Kyle Jacobson	12/1/25	11/30/27	2	Special Review District
5	At-Large	Samantha Wong	12/1/25	11/30/27	2	Special Review District
6	Architect	Huy Pham	1/1/26	12/31/27	1	Mayor
7	Architect	Heather Hargesheimer	1/1/25	12/31/26	2	Mayor

Self-identified diversity chart

Appointing Authority	Male	Female	Transgender	Non-Binary	N/A	Asian	Black/African American	American Indian/Alaska Native	White/non-Hispanic	Hispanic/Latinx	Pacific Islander	Middle Eastern	Multi-racial	N/A
Mayor	1	1				1			1					
Council														
Other	2	2		1		4			1					
Total						5			2					

City Council districts represented

Council District	District 1	District 2	District 3	District 4	District 5	District 6	District 7	N/A
Total	1	2				1	2	1



Legislation Text

File #: Appt 03593, **Version:** 1

Reappointment of Rachelle C. Olden as member, Community Involvement Commission, for a term to May 31, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: *Rachelle C. Olden*

Board or Commission Name: *Community Involvement Commission*

Position Title: *At-Large Member*

☐ Appointment ☒ Reappointment

***Term of Position:** *6/1/2026 to 5/31/2028*

☐ *Serving partial term (eligible for full terms thereafter)*

Appointing Authority: ☐ City Council ☒ Mayor ☐ Other: *Insert Appointing Authority*

City Council Confirmation Required? ☒ Yes ☐ No

Residential Neighborhood: *Belltown*

Appointee brief overview: *Rachelle Olden is a seasoned professional with a rich and diverse background in marketing, tech, international development, and social advocacy. As a Senior Product Marketing Manager at Google, she leads the Tech Equity Collective, an initiative focused on advancing Black innovation in tech.*

Her journey began as a first-generation college student, growing up as the oldest of four siblings in a single-parent home in both Brooklyn, New York, and Columbia, South Carolina. Rachelle has traveled to over 54 countries, gaining invaluable perspectives along the way. Her career started with the U.S. Peace Corps in the Dominican Republic and continued with impactful roles at the U.N. World Food Programme in Liberia and World Vision International in Latin America. She has also worked with the Clinton Foundation, the Sheryl Sandberg & Dave Goldberg Family Foundation, and the Bill and Melinda Gates Foundation, where she focused on addressing social issues and promoting equity.

With an MBA from Duke University, Rachelle transitioned to Microsoft, where she managed global industry partnerships. In 2023, she was honored to be named one of Puget Sound's 40 under 40 and featured in ESSENCE magazine's inaugural Power 40 list. Outside of her professional life, Rachelle is a certified yoga instructor and enjoys teaching at shelters for homeless women.

Appointing Authority Signature:

Date Signed: *6/12/26*

Appointing Authority Printed Name and Title:

Katie B. Wilson
Mayor of Seattle

EDUCATION

DUKE UNIVERSITY, The Fuqua School of Business

Master of Business Administration, Marketing and Strategy

Full merit Scholarship. Dean's Executive Fellow. Forever Duke award recipient. WNBA and Calvert Foundation Impact Investing Consultant. Founder, inaugural Black Graduate Student Graduation. University of Cape Town Study Abroad.

COLLEGE OF CHARLESTON

Bachelor of Arts, Corporate Communication and Spanish

Senior Class President. Board of Trustees Student Representative. Chile Study Abroad Scholarship. Student Leader awards.

PROFESSIONAL EXPERIENCE

GOOGLE

Seattle, WA

Sr. Product Marketing Manager | Lead of Tech Equity Collective

2022 - present

Tech Equity Collective, an initiative started by Google, accelerates Black innovation and representation in tech by bringing together community and industry partners to create programs and experiences that lead to tangible progress of Black tech innovators. Manage team of six Program Managers. Manage \$13M budget. Design training programs to serve over 5K participants. Lead national Go-to-Market strategy including narrative building, thought leadership, campaign design and experience curation. Build partner ecosystem, including public pledges from leading tech companies and organizations.

MICROSOFT

Redmond, WA

Product Marketing Manager / Global Partnerships Manager

2018 - 2022

Led global industry partnership and marketing engagement strategy for Microsoft Advertising. Developed brand strategy and lead execution of *Open Perspectives*, a global Microsoft Advertising production centered on inclusive marketing to drive business impact for 10K+ clients and leads. Conceptualized and designed go-to-market strategy for nurture and retain initiative to increase representation of diverse owned businesses in Microsoft Advertising ecosystem. Led BlackLight, Microsoft's community of Black Marketers. Steered Women's History Month integrated marketing campaign garnering over 10M external views.

BILL & MELINDA GATES FOUNDATION

Seattle, WA

Strategy Planning and Management Program Officer, MBA Fellow

2017

Informed strategic investment decisions related to \$5M portfolio of grants and contracts, resulting in an increase of minority-led grantees. Conducted budget analysis to design new global staffing solutions. Saved \$500K.

SHERYL SANDBERG & DAVID GOLDBERG FAMILY FOUNDATION, LEANIN.ORG

Palo Alto, CA

Partnerships & Marketing Lead

2015 - 2016

Developed DEI programmatic initiatives and digital campaigns, leading to a 50% increase in racial ethnic minority (REM) memberships, 75% increase in REM organizational partnerships, and 50% increase in coverage by REM media outlets.

THE ROOSEVELT INSTITUTE

New York, NY

National Director, Pipeline

2013 - 2014

Launched a national program in six cities with 2K+ young professionals to influence local government policy.

WORLD VISION INTERNATIONAL

El Salvador + Costa Rica

Regional Advocacy Officer, Leland International Hunger Fellow

2011 - 2013

Implemented global advocacy methodology in 14 Latin American countries to improve dialogue between youth and local government. Reached 4K+ youth, increased participation by 65%. Program resulted in 25% improvement in government services. Managed \$500K regional budget. Supervised 14 direct reports.

UNITED NATIONS WORLD FOOD PROGRAMME

Liberia

Program Officer

2009 - 2011

Designed and evangelized the Education Ministry's post-war community engagement program. Trained 300 national trainers.

ADDITIONAL INFORMATION

Spanish, oral and written fluency. U.S. Returned Peace Corps Volunteer (Dominican Republic). Former Clinton Foundation Intern. International travel to 50 countries. Founder, [AfroCamp](#), summer camp experience and community for Black adults. Advisory Board Member, ADCOLOR. Alumni Board Member, Duke University | Fuqua School of Business. Puget Sound 40 under 40. [ESSENCE magazine Power 40](#). Mentions in [New York Times](#) and [Wall Street Journal](#).

Community Involvement Commission

Sixteen Members: Pursuant to Ordinance 125192, all members subject to City Council confirmation, 2-year terms.

- 7 City Council-appointed
- 7 Mayor-appointed
- 2 Other Appointing Authority-appointed (specify): Commission-selected

Roster:*Updated 6/9/2026

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	City Council District 1 Member		6/1/26	5/31/28		City Council
6	F	2	2.	City Council District 2 Member	Chelsea Affleck	6/1/25	5/31/27	1	City Council
6	M	3	3.	City Council District 3 Member		6/1/26	5/31/28		City Council
			4.	City Council District 4 Member		6/1/25	5/31/27		City Council
4	M	5	5.	City Council District 5 Member		6/1/26	5/31/28	1	City Council
			6.	City Council District 6 Member		6/1/25	5/31/27		City Council
3	M	7	7.	City Council District 7 Member		6/1/26	5/31/28	1	City Council
8	F	3	8.	At-Large Member	Nada Ramadan	6/1/25	5/31/27	1	Mayor
2	F	3	9.	At-Large Member	Rachelle C. Olden	6/1/26	5/31/28	2	Mayor
	O	7	10.	At-Large Member		6/1/25	5/31/27	1	Mayor
			11.	At-Large Member		6/1/26	5/31/28		Mayor
6	F	5	12.	At-Large Member	Elise Herwig	6/1/25	5/31/27	1	Mayor
4	F	5	13.	At-Large Member	Heidi Morisset	6/1/26	5/31/28	2	Mayor
4	F	3	14.	Get Engaged Member	Kamryn Yanchick	9/1/25	8/31/26	1	Mayor
	F	7	15.	Commission-Selected Member	Olivia Barlow	6/1/25	5/31/27	1	Commission
2	M	2	16.	Commission-Selected Member	Negash Hassen	6/1/26	5/31/28	1	Commission

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other/ Unknown	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor		5		1		1		2		1		1	
Council	3	1					1	1		2			
Other	1	1				1			2				
Total	4	7		1		2	1	3	2	3		1	

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: CB 121274, **Version:** 1

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

The City of Seattle

Ordinance

Council Bill

An ordinance relating to historic preservation; imposing controls upon the Wilde-Streatfield House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Recitals:

The Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance.

The Landmarks Preservation Board (Board), after a public meeting on April 2, 2025, voted to approve the nomination of the improvement located at 2409 11th Avenue W and the site on which the improvement is located (which are collectively referred to as the “Wilde-Streatfield House”) for designation as a landmark under SMC Chapter 25.12.

After a public meeting on May 7, 2025, the Board voted to approve the designation of the Wilde-Streatfield House under SMC Chapter 25.12.

On February 18, 2026, the Board and the Wilde-Streatfield House’s owner agreed to controls and

incentives to be applied to specific features or characteristics of the designated landmark.

The Board recommends that the City Council enact a designating ordinance approving the controls and incentives. Therefore,

Be it ordained by The City of Seattle as follows:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2409 11th Avenue W and the site on which the improvement is located (which are collectively referred to as “Wilde-Streatfield House”) is acknowledged.

A. Legal Description. The Wilde-Streatfield House are located on the property legally described as:

Gilman’s Addition, Lot 28, Block 170 Less Portion Lying Sly of Following Described Line: Commencing at SE Corner SD Lot 28 Th S 88-50-10 W Along S Line Th Of 28.09 Feet TPOB Th N 59-08-42 W 2.99 Ft Th N 01-09-50 W 0.80 Ft Th S 87-49-46 W 14.35 Ft Th S 01-09-50 East 2.13 Feet to South Line SD Lot 28 and Terminus Described Line; TGW West 14.41 Ft Of N 2.39 Ft Of Lot 27, Blk 170, as record in Volume 5 of Plats, Page 92, Records of King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Wilde-Streatfield House:

1. The site.
2. The exterior of the house.

C. Basis of Designation. The designation was made because the Wilde-Streatfield House is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Wilde-Streatfield House that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a

Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Wilde-Streatfield House that were designated by the Board for preservation.

2. No Certificate of Approval is required for the following:

- a. Any in-kind maintenance or repairs of the features or characteristics of the Wilde-Streatfield House that were designated by the Board for preservation.
- b. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
- c. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, non-historic movable planters, and trash/recycling receptacles.
- d. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- e. Planting texture and structure are a design priority for the garden, as well as foliage. The intent is for the historic landscape to grow naturally. The following types of maintenance are considered appropriate and may be done without further review:
 - 1) Trees and internal shrubs may be pruned to promote health, allow walking pathways to remain open, and keep branches away from the structures.
 - 2) The perimeter hedges on the property borders may be pruned once or twice each year.
 - 3) If low-level plantings become damaged, diseased, die, or are assessed by an ISA Certified Arborist to be hazardous, they may be replanted one-for-one with like varieties to restore the garden form and space.
 - 4) If shrubs or trees become damaged, diseased, die, or are assessed by an ISA Certified Arborist to be hazardous, they may be replanted one-for-one with like varieties to restore the garden form and space. If proposed replacement with the same species is problematic, the applicant can seek a Certificate of Approval to explain how the proposed, alternate shrubs or trees are a reasonable substitute and suited to the garden's original design.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve alterations or significant changes to the features or characteristics listed in SMC 25.12.720.B or in subsection 2.B.3 of this ordinance according to the following procedure:

a. The owner shall submit to the CHPO a Certificate of Approval application.

b. If the CHPO, upon examination of the application, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board, and the CHPO shall notify the owner of that determination.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or request consideration by the Board under SMC Chapter 25.12.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Wilde-Streatfield House that were designated by the Board for preservation is available for the following:

a. The Landmarks Coordinator may determine that no Certificate of Approval is required if the proposed work is consistent with in-kind repair and/or general maintenance.

b. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

1) The owner shall notify the City Historic Preservation Officer within 24 hours, and document the conditions and actions the owner took.

2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.

3) The owner shall not remove historic building materials from the site as part of the emergency response.

4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Wilde-Streatfield House that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued under SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 of the Revised Code of Washington (RCW) upon application and compliance with the requirements of that statute.

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated landmark structure may be permitted under SMC Title 23.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Wilde-Streatfield House is added alphabetically to Section I, Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the Wilde-Streatfield House's owner.

This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council and signed in open session in authentication of its passage on .

President of the City Council
on .

Katie B. Wilson, Mayor

Attested on .

Scheereen Dedman, City Clerk

Seal

Summary and Fiscal Note

1. Legislation Summary

Department: Neighborhoods

Title:

AN ORDINANCE relating to historic preservation; imposing controls upon the Wilde-Streatfield House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Background:

The attached legislation acknowledges the designation of the Wilde-Streatfield House as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Wilde-Streatfield House to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Wilde-Streatfield House was built in 1911. It is an unusual Craftsman home on the steep western slope of Queen Anne, surrounded by a unique woodland garden. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site and the exterior of the house, but do not apply to any in-kind maintenance or repairs of the designated features.

Summary Attachments: Summary Exhibit A – Vicinity Map of Wilde-Streatfield House

2. Capital Improvement Program (CIP)

Does this legislation create, fund, or amend a CIP Project?

☐ Yes

☒ No

3. Summary of Financial Implications

Does this legislation have financial impacts to the City?

☐ Yes

☒ No

The property is privately owned. No adverse effects anticipated.

4. Other Impacts

a. Does this legislation require a public hearing?

☐ Yes

☒ No

b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?

☐ Yes

☒ No

c. Does this legislation affect a piece of property?

Yes, see attached map in Exhibit A. This legislation imposes controls upon the property, as outlined in the proposed landmark designation ordinance.

d. Race and Social Justice Initiative impacts:

1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion?

Please consider both impacts within City government (like employees and internal programs) and in the broader community.

There are no known negative impacts on vulnerable or historically disadvantaged communities.

2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.

This legislation is to codify the Controls & Incentives Agreement between the City Historic Preservation Officer and the owner of this Landmark property. There was no formal equity analysis undertaken for this property related to the language in the agreement, although we work with each property owner to strike a balance between preservation goals and continued operation of a property. Early in the landmarks process, separate from the negotiation of controls, DON Historic Preservation program staff review each landmark nomination application for completeness and provide detailed guidance to the author, to increase representation and accuracy of untold or misrepresented history.

3. What is the Language Access Plan for communicating with the public about this legislation?

A language access plan is not anticipated.

e. Climate change impacts:

1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.

This legislation supports the sustainable practice of preserving historic buildings and their embodied energy. Reuse and restoration of a building or structure reduces the consumption of new natural resources, and the carbon emissions associated with new construction. Preservation also avoids contributing to the ever-growing landfills.

2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.

Many historic buildings possess materials and craftsmanship that cannot be duplicated today. When properly maintained and improved, they will benefit future generations, and surpass the longevity of most of today's new construction. They can also support upgraded systems for better energy

performance, and these investments typically support local or regional suppliers, and labor industries.

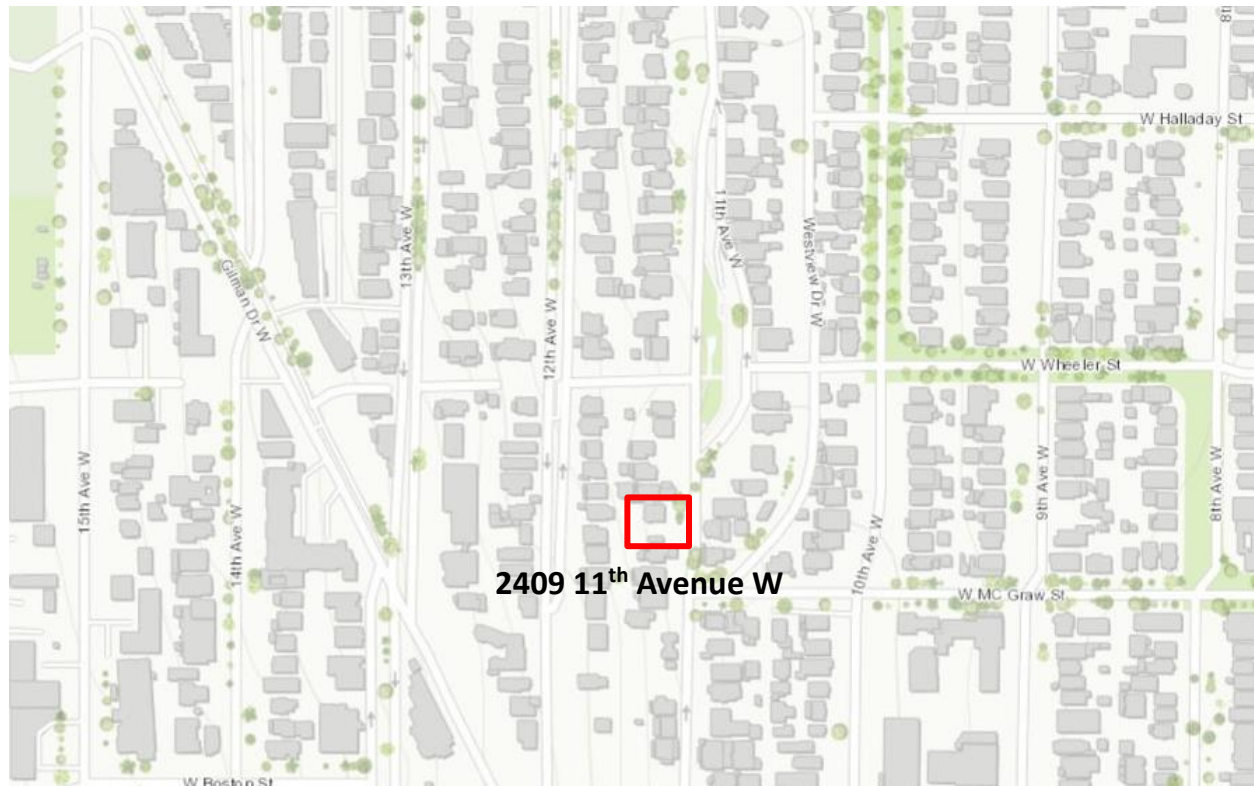
f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?

No new initiative or programmatic expansion.

g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?

No.

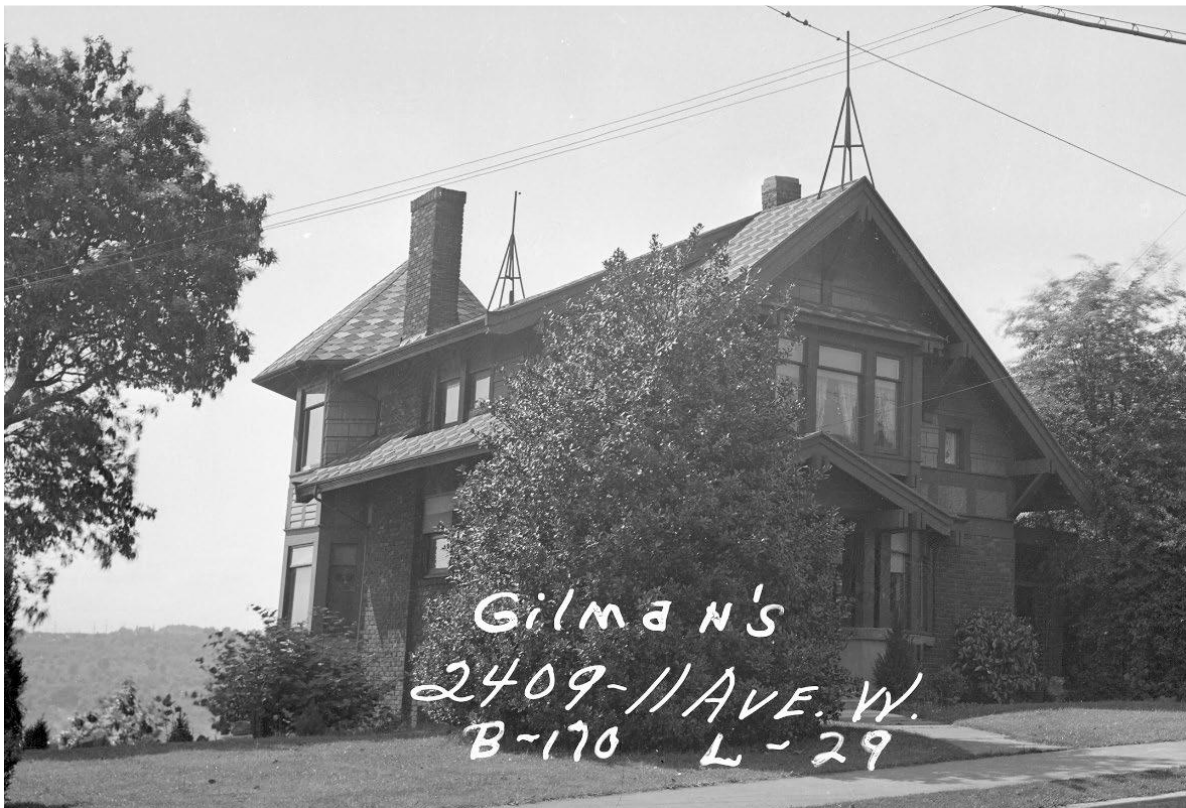
Summary Ex A – Vicinity Map of Wilde-Streatfield House
V1a



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



Wilde-Streatfield House, 2409 11th Avenue W, 2025



Wilde-Streatfield House, 2409 11th Avenue W, 1936



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 158/25

REPORT ON DESIGNATION

Wilde-Streatfield House

2409 11th Avenue W

Legal Description:

Gilman's Addition, Lot 28, Block 170 Less Portion Lying SLY of Following Described Line: Commencing at SE Corner SD Lot 28 TH S 88-50-10 W Along S Line TH OF 28.09 Feet TPOB TH N 59-08-42 W 2.99 FT TH N 01-09-50 W 0.80 FT TH S 87-49-46 W 14.35 FT TH S 01-09-50 East 2.13 Feet to South Line SD Lot 28 and Terminus Described Line; TGW West 14.41 FT OF N 2.39 FT OF Lot 27, BLK 170, as record in Volume 5 of Plats, Page 92, Records of King County, Washington. Lot 29, Block 170, Gilman's Addition to the City of Seattle, According to the Plat Thereof Recorded in Volume 5 of Plats, Page 93, In King County, Washington.

At the public meeting held on May 7, 2025 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Wilde-Streatfield House at 2409 11th Avenue W as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.

The Features of the Landmark to be Preserved Include:

The site, and the exterior of the house.

DESCRIPTION

Neighborhood Setting

The Wilde Streatfield Residence is located on the west slope of Queen Anne Hill in a residential neighborhood of single-family houses. It is situated two blocks west of a main arterial, 10th Avenue W, which generally marks the western edge of the hilltop. The house sits on the west side of 11th Avenue W, as do the other houses on the long block between W McGraw Street to the south and W Wheeler Street to the north. Four blocks to the west, the foot of Queen Anne Hill meets the relatively level Interbay neighborhood which extends westward over former tide flats and wetlands to meet to the Magnolia neighborhood. At the south end of Interbay is the Port of Seattle's Smith Cove facilities on Elliott Bay, and to the north end is Fisherman's Terminal and Salmon Bay. The Interbay Golf Range is six blocks from the property on the west side of 15th Avenue W, along with large scale commercial and mixed-use buildings. Most of the commercial buildings on Queen Anne Avenue are located ten blocks east of 11th Avenue W, although there are also some low-scale stores and cafes on W McGraw Street, and a few on 10th Avenue W.

This part of Queen Anne Hill is characterized by its steep topography. In the 2400 block it rises from an approximate elevation of 50 feet on 15th Avenue W to 315 feet on 10th Avenue W. The slope area was subject to many landslides in the early 20th century. Grading of street rights-of-way and construction of tall steep retaining walls continued into the early decades of the 20th century, and some north-south streets, such as 11th Avenue W, were split into separate narrow 25 foot-wide, one-way lanes to traverse the hillside. While W Wheeler Street connects to the top of the hill, most of the east-west streets were terminated on the upper slope.

Gilman Avenue W, some three blocks south of the subject property, was one of the early roads to cut from the orthogonal street grid of Queen Anne Hill to run southeast-northwest to 15th Avenue W and the Smith Cove/Interbay area, to negotiate the steep slope at an acceptable grade for vehicles. Early maps illustrate the uneven platting of the west slope. Historic development of residential blocks on the hillside began around 1890 and continued into the mid-20th century as evidenced by many blocks of houses dating from the 1950s and 1960s.

Soundview Terrace, at 2500 11th Avenue W, is a neighborhood open space one-half block to the north. This narrow, 11,700 square foot park property is situated between Westview Drive W and 11th Avenue W where the topography is steep between W Halladay and W McGraw Streets. Dedicated in 1905 under the authority of the Seattle Park Board, the property was improved with a stair and retaining wall designed by city engineer George Cotterill in 1910 – 1912 (an additional concrete retaining wall was built in 1926). Starting in 1984 a small play area was created, and more recently slides, climbing equipment and picnic tables were installed. Soundview Terrace is known also as Rachel's Playground, a memorial park dedicated to six children whose lives were lost in a plane crash in early 2000.

Designated Seattle landmarks in the vicinity of 2409 11th Avenue W include a unique streetscape, several residences, and a former church:

- The Willcox Walls (West Queen Anne Walls) are made up by concrete and brick retaining walls with ornamental light standards along the roadbed and connecting stairways along southwest parts of 7th and 8th Avenues W. The walls were designed by architects Willcox & Sayward, built in 1913-1916, and designated a landmark in 1976. The walls are associated with Queen Anne Boulevard, which was proposed originally by the Queen Anne Club as a “touring boulevard” in 1902. This 3.7-mile-long boulevard was adopted by the City in 1906, incorporated into the city’s Olmsted Plan in 1907, and constructed in phases between 1911 and 1916. The Boulevard was designated as a landmark in 1979. (One of the original lamp standards from the Wilcox Wall was purchased by the owners at an auction, and it serves as a decorative element in the upper Wilde-Streatfield garden.)
- The Cotterill House, at 2501 Westview Drive W, was built in 1910 for Seattle mayor and public utilities advocate George F. Cotterill. The nine-room Craftsman style house is situated on a prominent corner site overlooking Soundview Terrace Park and is characterized by its large gable mass and loggia along the south and west sides. It was designated in 1977 and was one of the Queen Anne Hill’s early landmarks.
- The Handschy/Kistler House, at 2433 9th Avenue W, at W Wheeler Street, was designed by architects Willatsen & Byrn. It was also built in 1910. The large two-story dwelling is cited in designation documents as a variant of the Prairie Style with horizontal massing and two steeply pitched gable roofs with deep eaves. The house is situated near the back of the two-lot site along an alley, with a deep front yard setback. The property was designated in 1983.
- The Seventh Church of Christ / Seattle Church of Christ, 2555 8th Avenue W, was built in 1926-1927. The church property was designated a landmark in 2009 after community advocacy for its preservation. It consists of two sections totaling 13,300 square feet with a central tall auditorium (sanctuary), and side wing school section. The building is noteworthy for its Byzantine / Romanesque Revival style, typical for many early 20th century Christian Science churches, its significant association with the American Christian church, and as a work by Seattle architect Harlan Thomas.
- A group of houses related to the development of the Interbay neighborhood, approximately five blocks southwest of 11th Avenue W, are known as the Fourteenth Avenue West Group, located north of Newton Street at 2000, 2006, 2010, 2014 and 2016 14th Avenue W. King County Assessor records note they were built in 1903, 1900, 1890, 1901 and 1900, respectively. The wood frame, working class dwellings are characterized by tall, gable-end front facades and Queen Anne style decorative details. These dwellings, which housed Finnish and Slavic immigrant residents, were designated as Seattle landmarks in 1978.

Other designated Seattle landmarks on the south and west slopes and top of Queen Anne Hill include additional residential and institutional properties. Listed below in chronological order, they represent the early 20th century timeline of the neighborhood's development:

- Kinnear Park, 988 W Olympic Place (1892)
- West Queen Anne Elementary School, 515 W Galer Street/1401 5th Avenue W (1896)
- Sunset Telephone Exchange/Queen Anne Masonic Temple, 1608 4th Avenue N (1905)
- Parsons House / Memorial Garden, 618 West Highland Drive (1905)
- Chelsea Apartment building, 620 W Olympic Place (1907)
- C. H. Black House and Gardens, 615 W Lee Street (1909)
- McFee/Klockzien House, 524 W Highland Drive (1909)
- Queen Anne Library, 406 West Garfield Street (1913)
- Pacific Telephone and Telegraph, Garfield Exchange, 1529 4th Avenue W (1921)
- Stuart / Balcom House, 619 W Comstock Avenue (1926)

Other historic properties in the vicinity of 2409 11th Avenue W include the Otto Luther House, 903 W Fulton Street (1915); Bartell House, 1517 11th Avenue W (ca 1909, altered); the Anhalt commercial block, 615-625 W McGraw Street (1926); the Arthur A. Wright & Sons Mortuary and Columbarium, 520 W Ray Street (1930 & 1940); and McGraw Cottage (1908), a remnant of the historic Seattle Children's Home at 901 W McGraw Street, which was adapted for multi-family residential use. The Children's Home was established initially as an orphanage, followed by construction of an infirmary/hospital and McGraw Cottage, which served as the hospital annex. The wood frame annex building was incorporated into a new residential development known as McGraw Square in 2015.

The Site

The 8,000 square foot site is made up by two adjoining 4,000 square foot parcels, lots 28 and 29, which together measure approximately 80 by 100 feet. Largely rectangular, the boundary line along the south side of Lot 29 has a small recess and projection of approximately 40 square feet resulting from an exchange of property with the neighboring parcel at 2403 11th Avenue W recorded in a 1991 quit claim deed.

The three-story, four-level house is situated on the northern part of the parcel (lot 28), where it is set back approximately 25 feet from the property line and street right-of-way, and approximately 6 feet from the north property line. The garage, on Lot 29, is set back also. The sidewalk along 11th Avenue W is narrow, only 2.5 feet wide, as is the narrow planting strip aside the roadbed. Here there is a row of carefully pruned, pleached Callery pear trees (*Pyrus calleryana*) along the street that serve as a tall privacy screen.

The house site is fully fenced. The 6-foot-tall fence around the upper yard and along the sidewalk consists of vertical cedar strips ("grape stakes") set between milled cedar posts with caps. A recessed entry gate topped by a wood trellis is situated at the southeast

corner; south of it, outside the fence, is a narrow driveway that leads to the single car garage. A secondary gated entry is at the northwest corner. Along the west property line at the back of the site there is a tall laurel hedge on the adjoining property, embedded in a chain link fence. The hedge is pruned to a geometric, flat topped shaped, approximately 12 feet tall, and it serves as an opaque enclosure to the lower garden.

The grade change on the site is dramatic, rising approximately 32 feet from the southwest corner to the northwest corner. The slope is accommodated by on-grade entries at three of the four levels of the house, with concrete steps along the south side and a wood framed stair and reinforced concrete retaining wall on the north side. The deep reinforced concrete foundations include four exposed buttresses around the outer octagonal turret tower, and a heavy concrete deadman footing. Retaining walls that line the upper sides of the garden terraces consist of recycled dry-stacked concrete rip rap, 4 to 8 inches-thick. A series of concrete and stone treads and angled paths crisscross the southern side of the site (lot 28), and the back yard to access the multiple garden terraces. Some paths are lined with rough basalt stones and rustic pieces of dark red clinker brick

The Garden

The 1937 Assessor's property record card cited the landscaping simply as "Lawn-Shrubs." In contrast, the present garden features distinct exterior spaces, and mature plant beds, shrubs, and trees in different microclimatic areas and at different elevations.

At the 25-foot-deep front yard, paved and gravel walkways lead to the main entry and concrete slab landing, and to concrete steps to the secondary entry on the north side of the house. A gravel patio, approximately 15 feet-square, is east of the front porch landing; this small space serves as a small exterior room within a woodland garden, surrounded by shade-tolerant trees and shrubs that filter the light. These include a large Austrian pine (*Pinus nigra*), several Japanese maples (*Acer palmatum*), orange bark or tall stewartia (*Stewartia monadelphica*), and a Japanese spicebush (*Lindera obtusiloba*). A King George rhododendron (*Loderi*), which recalls those seen in English gardens, is planted near the northeast corner of the house.

A separate paved walkway along the north side of the yard leads to the house. The minimal yard on the north of the house, approximately 6 feet-wide, contains a paved landing outside the secondary entry door adjacent to a tall concrete retaining wall capped by a fence. Beyond it, along the north facade there is a set of wood framed steps from the basement level to the lowest grade below.

Streatfield describes the microclimate of the south sloped side yard and terraced west back yard as being dry and left unirrigated, while the front yard has more moisture and shade. Trees in the south side yard include a large native madrone (*Arbutus menziesii*), and several species rhododendrons, along with a large live oak (*Quercus virginiana*), which was given to the owners by Madeleine's father and planted near the garage. This side yard is traversed by narrow, curvilinear sets of steps built from stone and concrete slabs with side pieces of concrete riprap and clinker brick and large stones. The steps were built by a Bay Area mason

with expertise in garden construction. He laid out the curving shapes with the use of a flexible garden hose, and carefully built the steps to maintain a consistent rise and run despite the rustic materials.

A loggia is created at the lowest, subbasement level of the house below the infilled sunroom and first floor balcony above with a partially paved walkway, approximately 5 feet-wide, between the west wall of the house and paired wood posts on concrete footings that support the structure above. Three stone pines (*Pinus pinea*) are planted along the west edge of the walkway, along with potted plants and large terra cotta pots, some of which are filled with water to reflect filtered daylight. Plant beds contain manzanita (*Arctostaphylos*) and sword ferns (*Polystichum munitum*), along with Damask roses (Stanwell Perpetual), species rose (*Rosa willmottiae*), and seasonal flowering bulbs. Species tulips and German iris are found in the lower terrace.

From the back edge of the house to the west edge of the property there are four terraced plant beds and walkways held by retaining walls of recycled concrete slabs and low concrete block buttresses. Trees at the lowest elevation include remnants of a small apple orchard along with three coast redwoods (*Sequoia sempervirens*). These tall conifers were planted by the owners at the southwest corner where the impact of their shade and view-blockage is minimal on neighboring properties. A Pacific dogwood tree (*Cornus nuttallii*), once a prominent feature at the lower southwest corner, is no longer present. Between the trunks of the redwood trees there is a decorative architectural remnant, a copper finial from a historic building.

Some of the plants are seen often in California gardens. These were known to the owners from their lives in the Bay Area, and familiar to Wilde from her childhood and her professional garden work and to Streatfield from his research and writing as a landscape historian. The stone pines recall the owners' interest in Italian landscape design from a period when they lived in Rome.

The Garage

The property contains a narrow concrete driveway, approximately 15 feet-deep and 8-feet-wide, from the southeast corner, which leads to a single car garage, 10 by 18 feet. The garage, built in 1926, is a small, free-standing wood frame structure supported by a tall reinforced concrete foundation. It contains a storage space in a full basement, which is inaccessible from the west garden level due to the steep slope and dense landscape.

The garage is a simple gable roof form with a concrete slab floor and composition shingle roofing. The front wood posts sit on clinker brick and concrete footings. Cladding matches the dark red color of the house with wood clapboards, which are applied in a step fashion over foundation wall on the north facade. North and west facades each contain a small, fixed window. No historic photos or drawings of the garage have been discovered. With exception of the vehicle door, a painted wood panel overhead type, it is consistent in size and appearance with an early 20th century garage.

The House

Original architectural design drawings have not been discovered, and documentation is largely limited to the King County Assessor's property record card and photo from June 1937 along with personal photos from the prior and present owners.

The original house may be best understood by noting the conditions shown in the record photo and cited in the assessor's form, which notes the house as having two stories and containing twelve rooms – four in basement, five on the first floor and three on the second floor. (In the assessor reports, "rooms" exclude pantries, halls, and bathrooms; stories are cited based on full-height spaces without sloped walls.) All rooms were finished with plaster, one painted and the others with wallpaper. Hardwood flooring was provided in four rooms: those on the first floor – and fir floors in the others, along with fir trim, and tilework in the bathrooms and the kitchen drainboard (counters). Also noted were three fireplaces, two with brick and one with a tile face, nine plumbing fixtures, a hot water oil burner, and a recreation room in the basement with a drain.

"Extra Features" cited in the record include "1 Beam Ceiling, 2-20' Dormers, 1-8' Box Window, 2 Bay W(window)" along with "Usual" built ins. The exterior cladding was cedar siding or brick veneer along with "30% Part Builtex" (cement-based stucco) and composition shingle roofing. The assessor's record lists a two-story and one-story porch, both roofed, "1 Con. 1 Glass." The wood frame structure appears to have been substantial as it included deeper than usual 2x10 floor joists at 18" bridged centers, along with 6x6 posts, a concrete foundation and porch, and "brick and mitered corner joints."

A simple sketch in the 1937 assessor's archival record shows a rectangular plan 26 by 37 feet, with a 6 by 11-foot porch near the south end of the primary east facade and a 7 by 17-foot sunroom on the opposite corner at the back. Additional projections of 2 by 20 feet and 4 by 17 feet are listed. (The turret-like projection at the southwest corner is visible in the accompanying 1937 photograph, but it is not listed as a feature or indicated in the sketched plan; the "sunroom" noted in the plan appears to refer to a room at the basement level.) A similar plan sketch in the current assessor's records shows the same overall dimensions of the house, 26 feet-wide by 37 feet-deep, along with the partial octagonal mass at the southwest corner, and an open deck off the northwest side of the first floor in the place of the former sunroom.

The King County Assessor's archival record card and the current assessor's detail report provide quantified information. Both affirm the building's construction quality, historically "Good" condition, and currently a "10 Very Good" grade and "Good" condition. This characterization is consistent with the quality of the framing and concrete work seen today as well as with the 1911 permit notice that cites a construction cost of \$3,500. This was a relatively high figure.

The present house appears much as it does in the 1937 photograph original, and it retains many of the expressive and character-defining features of the original eclectic style, Arts and Crafts/Craftsman dwelling. It is a gable-end mass of four levels with three stories

(basement, first floor and second floor) and a sub-basement. The front (east) facade appears as one and a half stories, with a steeply pitched, gable end with deep roof overhang supported by knee braces, a projecting second-floor window bay with a tripartite window assembly, and a shallow gable roofed front porch supported by posts above a concrete slab. Side facades feature rafter tails and shed dormers along with a brick fireplace chimney on the south, and an engaged octagonal turret with large windows and a segmented pyramidal roof at the southwest corner. A projecting first floor balcony on the west sits above an enclosed sunporch at the basement level, which is supported by posts at the sub-basement level.

The tall brick chimney on the south façade serves the three fireplaces located in the living room, second floor primary bedroom and basement apartment. On the exterior, the current owners cleaned and repointed the brick masonry over most of the south wall to the east of the chimney as part of their restoration efforts in ca. 1990. At the recommendation of their structural engineer, they also removed some of the masonry on the front (east façade), lowering the brick veneer to a height below the first-floor window and terminating it at a continuous brick sill.

The current cladding – dark red painted wood lap siding and brick veneer – appears different from the original wood shingles set in double courses and a contrasting band of stucco with half-timber trim above the first-floor windows. The current material dates from a restoration and renovation project in the early 1990s based on a study of the historic tax record photograph and on-site discoveries. This project, undertaken by Wilde and Streatfield, involved removal of a non-original front gable end infill and large shoji screen-like window, and reconstruction of the gable roof entry porch.

The renovation also involved replacement of original single-hung wood frame windows with double-glazed, wood framed undivided fixed and casement types set in original openings along with three slightly larger windows in the first-floor semi-octagonal southwest corner, and two double-hung windows in the kitchen. The original north-facing stained-glass window in the dining room was preserved.

The present basement contains an apartment with a small bedroom in what appears to have been the sunporch. A deck (or rather, a wood-deck-topped roof) was built off the northern part of the west façade over this room. The current owners moved a first-floor door to the deck from the living room to the dining room, and infilled the earlier opening, and they replaced a non-original ornamental metal railing with a wood railing featuring triangular-shaped pickets.

The Interior Layout and Features

The interior is intact and largely original but for painting of the woodwork, the addition of built-in bookshelves and casework, and new finishes and fixtures in the kitchen and bathroom. Records indicate the prior owner undertook interior remodels in 1976-1978, followed by more recent restoration and renovation projects in the 1990s.

The plan is characterized by an efficient arrangement of rooms on the first floor, where a deep entry hall accesses stairs to the upper floor and leads through a wide opening to the living room with fireplace and built-in bookcases at the southwest. The adjacent dining room, through another wide opening, is situated to the northwest corner. These spaces have built-ins and coffered ceilings, with beams and trim, and the dining room walls have tall wood wainscot capped by a narrow plate rail ledge with finely crafted, double bracket supports. The living room fireplace features an original tile hearth and brick surround. The living and dining room spaces are relatively small, but they flow together with separation only suggested by the wide cased opening between them. The lintel trim in this opening is notched, indicating there may have been a partial wall or doors between the two rooms.

Both rooms have views through windows on the west walls and a partially glazed door to the deck. While ample daylight comes into the living room through large, non-original wood windows in the semi-octagonal bay, the light in the dining room is filtered light through an original horizontal stained-glass window on the upper north wall.

In contrast to the openness between these semi-public spaces, the kitchen on the north side of the house and a small library in the front are closed off behind panel type doors. The kitchen cabinetry, countertops, open shelving, fixtures, and appliances are not original. A narrow, enclosed stairway leads from the kitchen to the basement, which contains a separate rental apartment. At the northeast corner there is a small vestibule and the secondary service door.

The four upper floor rooms are accessed from a central corridor along the stairwell, which is treated with an open wood balustrade. As with the first floor the original fir trim is painted while the original fir flooring remains. The primary bedroom takes up the full width of the rear of the house, while a smaller bedroom fits below the shed dormer on the south and another in the front. A single bathroom is on the north side of the hall in a shed dormer space above the kitchen along with a deep closet used for book storage.

At some time in the late 1970s a one-bedroom apartment was created in the basement where there was the original family recreation room, and the basement sunporch on the west side was fully enclosed. This project entailed creation of a small kitchen with a sink and range, built by a prior tenant. The apartment is entered from an exterior door on the south façade. (The original interior stairs, which remain intact, are closed off from the main floor for tenant privacy.)

Inside the entry an interior landing and steps accesses a spacious living/dining space with a fireplace and an estimated 11-foot ceiling height. This space contains a large fireplace and includes the semi-octagonal space at the southwest corner. The small kitchen on the north side and bathroom east of the entry landing are both set at a landing floor level, 2.5-feet above the main space. The bedroom, in the former sunroom, is a narrow space at the west end of the house below the first-floor balcony. Finishes in the basement include painted plaster walls and ceilings, and fir flooring and trim. The east wall of the bedroom is clad with painted lap siding and contains a small window open to the kitchen, elements that suggest the earlier sunporch was once only semi-enclosed.

The owner's renovation work in the early 1990s involved installation of historic pendent-mount ceiling fixtures in the halls and stairwell, with fixtures reportedly salvaged from the Smith Tower, along with removal of wall-to-wall carpeting to expose the original hardwood flooring, and painting of the plaster wall and ceiling surfaces, and previously painted wood doors and trim, which were originally stained. The present interior is a consistent off-white color.

Documented Construction and Changes through Time

Original design drawings for the house have not been discovered, although some projects from 1976-1978 are suggested in records of the former homeowner, Earl Layman. City of Seattle construction permits note the following projects:

<u>DATE</u>	<u>PERMIT NO.</u>	<u>SCOPE</u>
10.05.1911	107489	"Build 10" concrete foundation only for 1-1/2 Str Frm Res. Will be 3' from lot line."
11.09.1911	108544	"Build a Res 26 x 34 ... 5 M. Plaster, 700 Yd Concrete, 30 Blks; official number of drawings 13423" ("Plans Destroyed Sept 30, '12")
3.16.1915	139869	"Build 1 story add 8x10 – TN Chucksen skirt, 8x16 – over all; 2.0 framing res. Floor 18" above ground; old one to be wrecked later," owner G.L. Tanzer; Estimated cost \$15." (The term Chucksen may refer to Chuckanut sandstone from the Bellingham area near Mt. Shuksan, which was used often for Seattle buildings ca. 1890-1910. There is no other record about a stone-skirted addition nor on-site conditions to explain the subject of this permit.
03.20.1987	58957	Boiler Installation
04.18.1989	642856	Replace portion of porches on SFR & acc. Garage (same configuration); replace knee bracing in crawlspace & roofs of two structures, STFI (Subject Field Inspection); estimated construction value, \$12,000.
4.26.1990	649793	Renewal of 649793 (Note on Jobsite, 06.28.1994 – Final)
01.18.1991	DCLU Determination	Boundary Lot Adjustment Application (App. #90040788)

In the more recent past the current owners also undertook interior remodel projects in the kitchen, bathroom, and bedrooms of the house according to permit records after 2000:

04.01.2002	720920	Alteration, Interior Non-Structural Alterations in Basement, 1 st Floor & 2 nd Floor of Single-Family Residence STIF; construction value, \$64,100
09.11.2002	726920	STFI Application for “kitchen, bath, utility room remodels” (Dick O’Donnell, O’Donnell Construction)
04.15.2003	020415-043	Electrical Permit, “Kitchen/Laundry/Upstairs Bath Remodel”

SIGNIFICANCE

Historic Neighborhood Development

The house, located along the west slope of Queen Anne Hill, shares its 20th century development with the neighborhood. The historic context extends further back to thousands of years of settlement by Coast Salish native peoples who are the original occupants of the area. This history must include acknowledgment that these inhabitants were removed from their traditional territories to reservations in the mid-19th century, through coerced treaties with the United States federal government.

Queen Anne Hill is one of Seattle’s historic seven hills. It is surrounded by water on three sides: Smith Cove, Salmon Bay and the Ship Canal, and Lake Union. Prior to White Euro-American settlement, the shoreline areas had seasonal camps where Native American Shilshole, Duwamish, and Suquamish gathered to collect shellfish, fish, and hunt. The Duwamish had settlements of cedar long houses to the south of the hill, and the Shilshole lived on the north side of Salmon Bay. Pioneer White families settled Queen Anne Hill initially in the 1860s and 1870s, and the area was incorporated into the city of Seattle in two annexations in 1883 and 1891. The area south of McGraw Street, including the blocks on 11th Avenue W, was within the first area to be annexed.

The hill rises to an elevation of 450 feet. One of Seattle’s early neighborhoods was platted, and municipal water and sewer services were provided by 1900. It was made accessible from other parts of the city as most of the roads and sidewalks on the south slope and plateau areas were graded and paved. Streetcar service on the hill started in 1905, following that at the base of the hill in the Uptown area, with construction of the counterbalance along Queen Anne Avenue. By 1915, a streetcar line extended north on 6th Avenue and 7th Avenue to W Raye Street and connecting to an east/west line on W McGraw Street. However, the 1905-1917 Sanborn maps indicate that much of the west hillside was undeveloped with platting and construction limited to more level areas.

Queen Anne Hill densified in the first decade of the 20th century along with the rest of the city. That decade saw Seattle’s population rise from 80,671 in 1900 to 237,194 in 1910, an increase of 194 percent. While the south slope of the hill held large estates and mansions, the areas on the plateau and other hillsides provided single-family residences along with

small scale apartment buildings for working and middle-class residents. Permit records for the subject property and nearby houses on 11th Avenue suggest the residences were built for middle-class families.

This pattern persisted. By 1940 census data for tract 74, which includes the subject property, indicates this: Residents engaged in housework represent 45 to 54 percent, while those employed outside the home included those in clerical and sales jobs (30 to 34 percent), proprietors, managers, and officials (10 to 14 percent), craftsmen and foremen (also 10-14 percent), professionals (5-9 percent), and general laborers (4 percent or less). Families predominated, and approximately 25 percent of all residents were under 18 and attending school. Most of the houses in the tract were built between 1900 and 1930, and in 1940 most were owner-occupied, with 45 to 54 percent having mortgages.

In contrast to Queen Anne Hill's upper plateau and western hillside, the lower area to the west emerged as a mixed-use neighborhood with early industrial facilities and working-class housing. Its early residences are represented by the designated landmark 14th Avenue West Group. These houses were built one block from Water Street (15th Avenue W) near the timber trestle over the tidal marsh north of Smith's Cove. The trestle served the six-mile route of the West Street and North End Electric Railway, which started trolley service in 1890 from W Mercer Place to Ballard. The cove was named for one of Seattle's earliest White settlers, Dr. Henry Smith.

Historic transportation systems that dominated the Interbay area included the Seattle, Lake Shore & Eastern Railway, which built its line to Newcastle and Issaquah through the cove, the Great Northern Railway, which came to Seattle in 1892 from the north across Salmon Bay and along the east side of Smith Cove. The first Great Northern depot was located near the cove, and the railroad built the first piers and a rail yard nearby. The Interbay housing enclave on 14th Avenue W was once part of a small community known as Finn Town, which later served as home to Slavic immigrants after 1900. Beginning in 1903, the Great Northern railroad tracks were laid along the route of the earlier trolley line, and between 1911 and 1917 the extensive nearby wetlands of Smith Cove were filled.

The semi-industrial character of Interbay remains embodied in the railroad yards and Fisherman's Terminal at its north end, and Port of Seattle facilities at the south. Commercial development and expansion of 15th Avenue W ensued with construction of the first wagon bridge across Salmon Bay in 1889 and a railroad trestle in 1890. In 1910 a new Howe truss bridge was constructed at 14th Avenue NW following the 1906 annexation of Ballard. The double-leaf Ballard Bridge opened at 15th Avenue in 1917 and was rebuilt in 1940. Present day 15th Avenue W is a busy, six to eight lane arterial between the central waterfront and downtown and Ballard. Interbay is characterized by retail strip malls, big-box stores, biotech facilities and multi-family mixed use buildings on the level and fill areas of Smith Cove.

The Craftsman Style

The American Craftsman style had its origins in mid- to late 19th century England with reform efforts by designers and proponents of the Arts and Crafts Movement, such as John Ruskin (1819-1900), William Morris (1834-1896), and C. F. A. Voysey (1857- 1941). They advocated for simplicity, craft, and the use of natural materials to resist mechanization and industrialization. Over time, the ideals that they espoused evolved and became the basis for a vastly popular American style of housing associated with the single-family bungalow.

In California, the brothers Henry and Charles Greene (1868-1957 and 1870-1954) are credited with combining the Arts and Crafts ideas with Japanese and Chinese framing concepts in their residential designs, such as the Bentz House in Pasadena of 1906. The evolution of the Craftsman bungalow occurred as the Arts and Crafts style was adopted and its popularity extended between 1901 and 1916 through the efforts of the American furniture designer, Gustav Stickley (1858-1942). His popular publication, *The Craftsman*, was a magazine published from 1901 to 1916 that featured plans, details, and illustrated examples of house designs. Stickley published an estimated 240 plans.

Meanwhile, pattern books and plans were promoted nationally by companies such as Sears and Aladdin, which developed and sold complete sets to builders and homeowners made up with plans, specifications, sawn framing lumber and finish materials, and manufactured elements such as windows and doors, as well as heating, electrical, and plumbing components. Some included block and brick masonry, but excavation, concrete and on-site carpentry were excluded. Local architect Victor Voorhees, and designer-builder Jud Yoho, published house plan books with designs of one-, one-and-a half-, and two-story single-family dwellings, from one-room sheds and cabins to four- and six-bedroom houses.

Because the Craftsman style derived from earlier Arts and Crafts reforms and ideals, it was promoted as an honest and moral lifestyle for middle class families. Stickley outlined this in an introduction to his 1909 book, *Craftsman Homes*: “Right living and clear thinking cannot find abiding place except among those whose lives bring them back to Nature’s ways, those who are content to be clad simply and comfortably ... who prefer to live much in the open ... those who desire to rest from toil in homes built to meet their individual needs ... those who demand honesty in all expression ... only in such lives only may we find the true regeneration of any nation.”

The most popular form of the Craftsman style, at least in Seattle, may be the simplest, and most economical type, the one or one-and-a half-story Craftsman Bungalow. Variants of the style may incorporate features of the Prairie, Mission, Shingle, Stick, or Swiss Revival styles. Other variations, such as Mission or Pueblo Revival bungalows, were popular in California and the south, and were sometimes cited as “Western” or “Pasadena Bungalows” in early publications. However, in a typological sense a bungalow is a one or one-and-a-half story building, modest in scale and reflective of a working class family’s needs and aspirations, with an open floor plan rather than a more formal arrangement. “Central to the Bungalow’s popularity was the idea that simplicity and artistry could harmonize in one affordable house. Bungalows allowed people of modest means to achieve something they had long

sought: respectability. With its special features: style, convenience, simplicity, sound construction, and excellent plumbing, the Bungalow filled more than the need for shelter, it provided fulfillment of the American dream. The Bungalow was practical, and it symbolized for many the best of the good life.”

In the Pacific Northwest, many bungalows were vernacular dwellings, designed by the builders who constructed and sold them. Craftsman bungalow builders offered a range of plans, sizes, scales, and details that allowed them to adapt the houses to differing lot sizes, site conditions, topography, budgets, and finishes. Smaller scale, single-story cottage bungalows served working class individuals and families, while houses of size and quality of the subject building were built for middle- and upper-class families and priced accordingly.

The Original Builder, Frederick Mortimer Barnes, and F.M. Barnes & Company

Frederick M. Barnes was born in April 1867 in Birkenhead, Cheshire, England, and lived with his family in St. Oswald, Cheshire by 1881. Information about his education and early life have not been discovered. Barnes, a White immigrant, landed in Massachusetts in 1887. By 1902 he was living in King County, Washington, where he married Gertrude Mary Gilman. The couple moved to Seattle by 1904 when they had their first child; they eventually had four children. In 1914 Barnes became a naturalized American citizen.

Barnes was a self-employed developer, building and selling houses from an office in the Coliseum building in downtown Seattle at 500 3rd Avenue as early as 1907. His business advertised “Houses built on monthly payments and percentage plan. F. M. Barnes.” An illustrated advertisement later that year described the design-build services offered by F. M. Barnes & Co Home Builders: “This bungalow will look pretty nice on that lot of yours – we are quite sure of it. If not this, than (sic) any one of a hundred different styles which we can plan for you... We make a specialty of building SWISS BUNGALOWS – we have reduced the business to a science so we can construct houses as they ought to be constructed and at less cost than any competitor can. If you own a lot and want a home on it but have no ready money, we will finance the deal for you ... IF WE BUILD YOUR HOUSE THE PLANS COST YOU NOTHING.” The bungalows were described as having “guaranteed first-class double construction, hard-plaster walls, clinker brick fireplace outside chimney, modern plumbing and wiring, and dining-room finished with plate rails and burlapped walls...”

By mid-1908 Barnes moved his company office to the downtown Arcade Annex and advertised building a five-room one-story bungalow for \$1,350, with plans alone for \$5.00 as well as arranging building loans. One of his competitors, Victor Voorhees, whose advertisement ran that same day, offering “complete plans, specifications, details, bill of materials, building contracts for a seven-room, three-bedroom one and a half story bungalow for \$15.00.” Voorhees, a prolific architect rather than a builder, also published a 100-page plan book with various designs that he sold for \$0.25. Around this same time Barnes offered to sell a “beautiful bungalow on 60-foot lot” for \$2,250 “on terms of \$250 cash balance monthly payments same as rent,” or “can built to suit you.”

Barnes contributed to bungalow neighborhoods through the city. In 1909 his company advertised the sale of a “6-room home, one block Wallingford car, fine view, well built, full basement, modern in every respect, 57-foot frontage, cheap at \$3,200. Terms.” In 1910 it offered two houses on Queen Anne Hill, including a “new 6-room home on View Corner Lot, 40 x 100, living room, 24x12 with fireplace. Dining room, wood paneled beam ceiling. Bedrooms extra-large. Basement, laundry trays, furnace. Hardwood Floors. Price \$4,500. Small cash payment: balance easy or will trade” and a “new, artistic bungalow, Queen Anne Hill Paved District, 1-1/2-story, 5 large rooms and sewing room for \$2,350.”

In the 1911 *Seattle Polk's Directory* Barnes was listed as Frederick M. Barnes, architect. He and his family resided at 2419 11th Avenue W, just two parcels north of the subject property. *Polk Directory* lists and other records indicate that this house, which Barnes designed and built, dated from 1907. A single-story, wood frame building situated near the center of the site and setback from the street, it was demolished in ca. 1990, and its lot divided into two parcels at 2419 and 2423 11th W, each presently contains a large single-family house. Barnes also designed the house next door, at 2415 11th W, which was built in 1919 for the property owner, E. A. Norton.

Barnes acquired other parcels on the street where he lived. Permit records indicate that construction of the subject house began in late 1910 and was completed in 1911. Its number of rooms and floor levels, and construction with a deep foundation on the steep sloping site are a distinct departure from the smaller bungalows that the F. M. Barnes Company advertised. The site conditions, size, and the level of interior detailing are character-defining features that add to the distinction of the Wilde Streatfield residence.

Barnes worked as a house builder, design/builder, and developer for at least a decade, and he was referred to as an architect as early as 1910 though not licensed as such. He passed the state architectural registration exam in 1924 and received his license in early 1925. Though little recognized, he was productive. According to brief articles in local newspapers, and the Seattle historic sites survey Barnes designed the following residential projects in Seattle:

- Three one-story frame cottages at 5620 11th Avenue NE (1907)
- Phillips Apartments (also known as the Metropolitan), a concrete building in Seattle's central business district at 6th and Seneca for Lydia A. Price (1910, demolished)
- The A. Campbell House at 5220 19th Avenue NE in the University District (1913)
- The H. Joslyn House at 1133 8th Avenue W on Queen Anne Hill (1915)
- A 12-unit apartment building at 119 24th Avenue (1919, demolished)
- Five lakeshore houses for Jeannie Middlevich, in the 1600 block of 41st Avenue E (1919, demolished)
- Harwood Apartments at 3200-3212 Harvard Avenue E for A. R. Wood (1924, demolished)
- Whittle/Knott Residence, a Spanish eclectic style house at 1622 1st Avenue N (1927)
- 41-unit apartment house at Denny Way and 18th Avenue (1927)

- Addition to the 1912 Dilley Residence at 3236 Cascadia Avenue S (1931)

In addition to buildings, Barnes designed a rotating service cabinet, described in his 1922 U.S. patent application for use “in the walls of dwellings or the like for receiving merchandise.” He was also a 33rd degree Mason and member of a Seattle masonic lodge. He and his wife, Gertrude, lived at 2419 11th Avenue W until his death on February 2, 1936 at the age of 68.

The Original Owner, Gottlieb L. Tanzer

Property tax records indicate the house was constructed in 1911, and by 1912 the family of Dr. Gottlieb Leberecht Tanzer (1864-1927) occupied it. Tanzer was a local White businessman, as well as a mining and chemical expert. He was born in Gera, in the central province of Saxony, Germany, where he was educated and trained as a chemist. He and his wife, Lena, immigrated to America in 1884 and became naturalized citizens in 1887. For a period, the couple resided in Chicago where he worked as a lab chemist. They moved to Seattle in ca. 1902, and he found employment initially at the Stewart & Homes Drug Company. In the 1910 he was one of 79 chemists in Seattle according to the U. S. Census. At that time, his profession as a chemist encompassed a range of disciplines – pharmacists, assayers, and metallurgists, though he worked as an analytical chemist.

Tanzer’s public notoriety arose in 1903 when he was involved with several dramatic legal cases involving public health and use of toxic chemicals. He was an expert witness in the trial over the poisoning death of Mrs. Addie Mull, due to the presence of bichloride of mercury in laxative medication. In a later trial he spoke out about the unsafe use of freezine, which contains formaldehyde, in preserving milk. The practice, and production of “embalmed milk” had led to the death of a Tacoma child, Carrie Constantine, and a subsequent cover up. In these cases Tanzer clashed publicly with medical examiners and dairy inspectors, but he was proved correct through demonstrated analysis and for a short period appeared to be a public hero.

Tanzer also called for clean water standards and municipal inspection of private wells, some of which were then polluted with sewage, and he advocated for the city’s Cedar River water system. As a result, he became known his efforts to set standards for clean water and milk testing. Tanzer initially sought a permanent position as the City of Seattle chemist, before withdrawing, and he called without success for the creation of a cost-effective municipal testing laboratory. He briefly served as a chemist for the state of Washington while seeking private investments in Montana copper mines. His interests led to the establishment of several businesses in Montana, including the New World Smelting Company in 1904, and in the teens and 1920s, the Western Smelting and Power company, the Cooke Consolidated Copper company, and the Homestake Holding Company in Cooke, Montana.

He was known in the period from 1903 to 1910 for speaking and writing on a range of scientific topics including chemical theories, electrical innovations, the health benefits of honey, and the electro-magnetic properties of ether. In 1911 he was a member of the

Supporters of the Alaska Campaign, a pro-development group sponsored by the local Chamber of Commerce.

Before World War I, during the years of 1912-1914, he was also active in civic affairs for German Americans. He participated in German cultural events as the president of Seattle's 110-member *Krieger-Verein* (German Military Veterans Society), and he personally advocated for German culture and charities. During this time, Germans residing in Washington State and Seattle were one of the largest European immigrant groups.

G. L. Tanzer and his wife raised their six children in the house along with her father, August Trenne. The family appears to have been typical of professional and upper middle-class homeowners on Queen Anne Hill in the early 20th century. Lena, his wife, was an active member of several women's organizations, including the Progressive Thought Club, and his daughters' weddings were cited in the society pages of local newspapers in the 1910s and 1920s. Tanzer was in Germany visiting his mother when he died at the age of 63 in late February 1927. At the time of his death, he was a 32nd degree Mason and member of many clubs. In 1933 social announcements indicate that his wife and other family members continued to live in the house on 11th Avenue W. In 1935 the property was sold to a new owner.

Later Property Owners

A. F. Watson is noted as the owner as of October 1, 1935, in the archival assessor's property record card, and Esther Watson is listed in assessor's record as the fee owner or purchaser on May 11, 1940. Both were White. A. (Archibald) F. Watson was born in Kansas in 1870. As a young man he served in the Spanish American War, after which he returned to Kansas and married Mary Belle Crabbe. The couple moved to Spokane in 1902, where he worked for the U.S. Postal Service, eventually rising to the position of chief postal inspector. In 1929, they moved to Seattle when divisional headquarters were relocated. A. F. Watson died in 1936, and Mary in 1939.

During the 1930s the couple and their daughter, Esther (1905-1982), were listed as residents in the subject house. Esther, who worked as a "comptometer operator" (an accountant) for a wholesale grocery, continued to live there after her marriage in 1942 to Elbert Beatty, a White man, at least until the late 1940s. Around 1950, they sold the house to Neil J. Murphy, an electrical contractor, and his wife, Marie H. Murphy. Both were White. Earl Layman purchased the property on March 1, 1967 from the Murphys, financing the approximate \$36,800 cost with a mortgage.

Earl Drais Layman (1935-2001) served as the City of Seattle's first historic preservation officer. A White man, he was born in Portland, Oregon, and received undergraduate degrees in architecture and social science from the University of Oregon as well as a certificate in painting and history from the French Ecole des Belle Arts in Fontainebleau, France.

From 1957 to 1963 Layman taught architecture history, design and art at Auburn University and Kansas State University. In 1968 he became the executive secretary for the Seattle Design Commission, a city organization, and later became Seattle's first historic preservation officer, serving from 1974 to 1982. During this time, he prepared landmark nominations and was a strong voice in the nascent historic preservation movement in Seattle, as well as a mentor to many in the preservation disciplines. In recognition of his role in the city, Historic Seattle and other donors installed a historic 1907 street clock with a dedication plaque recognizing Layman near the intersection of 1st Avenue and S Main Street in 1984.

Layman was an artist throughout his life, and his watercolors and ink sketches were exhibited locally in galleries and are preserved in private collections. The graphic design at the top of the city landmark nomination form is an example of his work. Under his leadership in the Seattle Department of Neighborhoods, historic districts were created in Ballard, Harvard Belmont, and Columbia City. He also wrote about local architecture and authored *The Sights of Seattle Downtown – A Photographic Tour* with photographer Bob Peterson, published in 1981.

After his retirement from the City of Seattle, Layman moved to Neskowin, Oregon. He served on the board of the Bosco-Mulligan Foundation and the Historic Preservation League of Oregon as well as a member of the Oregon State Advisory on Historic Preservation. He died in late 2001 at the age of 85.

Layman owned the property for nearly two decades. At some time in the late 1970s he had the kitchen built in the lower-level apartment. His records for home improvement projects in 1976-1978 also indicate interior work, such as installation of "Marlite" high-gloss and faux travertine paneling, and remodeling of the upper floor bathroom. His affinity for traditional Japanese architectural design was apparent in his choice of deep red and camel interior paint colors.

Layman traveled extensively and had an aesthetic interest in Italian and Japanese architecture. He built a perimeter wood fence, planted maples and bamboo, and set a prominent stone in the front yard of his house, all elements seen in Japanese gardens. In 1984 He built a wood deck in the front yard, raised to the level of the front porch slab, installed a chain link fence at the top of the sloping south yard, and redid the front yard garden. The south and west yards were left untended. The wood deck and chain link fence were later removed, and the front fence replaced along with landscape changes to the gardens.

David Streatfield and Madeleine Wilde

Madeleine Wilde and David C. Streatfield purchased the house in 1986. They became the property owners and stewards, envisioning, designing, planting, and nurturing the landscape that makes up the present garden and restoring the house.

Madeleine Ellen Wilde was born in Pasadena, California, on February 27, 1943, and grew up in Piedmont, the daughter of a chemical manufacturer and a homemaker. She was of the baby boom generation, the youngest of three daughters born to Thomas E. and Alice J. Wilde in the decade following World War II. Theirs was an upper middle-class White family. Wilde attended a well-known progressive private school, the Anna Head High School, and entered the UC Berkeley in 1960.

She moved to New York after graduating from the University of California Santa Barbara with a degree in social science. Her early career was as a computer programmer in the nascent technology industry. Wilde returned to the Bay Area in the 1970s to seek a new direction. She took classes in horticulture and attended the UC Berkeley while working on estate gardens in the area. In the late 1970s she moved to Seattle where she studied landscape architecture at the University of Washington.

Wilde met David Streatfield during that time, and they married later in 2003. In 1986 they purchased the subject property from Earl Layman. Wilde saw the property first and was captivated by the opportunity that the site presented. It was she that initiated many of the building projects as indicated in building permit applications from 1987 to 2002.

The creation of the garden was a joint effort as cited by Streatfield when describing the site as they found it in 1986 and their subsequent work:

Enclosed from the street by a high wood fence, the front garden possessed distinct Japanese properties with a small standing rock, wooden decks, stands of bamboo and cherry trees. Structure was provided by three tall trees near the street, plus a massive Austrian pine and a handsome red maple tree. Below this relatively low area, the ground plunges steeply; it was dominated by an immense madrona beside the house amidst a riotous sea of blackberries and other noxious weeds, especially false bamboo... Eradication of the weeds required four or five years ... But our initial focus was the restoration of the poorly remodeled house. This was completed by early 1991. In 1992, a major windstorm knocked over three of the large trees in the front garden, heaving up portions of the sidewalk and destroying the entrance gate. This dramatic event provided the impetus for planning a new garden -- a collaborative effort in which I assumed the responsibility for the plan.

Wilde was responsible for many of the plant selections and for developing the woodland garden to its current mature state, using *stewartia* and the pine and maples around the front gravel-clad space, which served as an extension of the house, along with plants and native ground covers in varied textures, as well as shrubs, bulbs, and glazed pots filled with water to attract birds and reflect filtered light.

In addition to her work as a gardener, Wilde wrote a brief weekly column for a local newspaper, *Queen Anne & Magnolia News*, for several decades, beginning in the 1990s, which was published in book form in 2021 as *Notes from the Garden - Creating a Pacific Northwest Sanctuary*.

As a writer, Wilde was known for her singular voice, "a sort of hands-on Thoreau," with pragmatic and instructional comments on the activity of planting, digging, weeding, and watering to make and maintain a northwest garden, and poetic in describing "the strength and calmness" of the activity as well as her love of woodland plants and trees, some known to her from California. Her short essays cite the garden as "a metaphor for the world" and her own garden as a sanctuary. Excerpts from Wilde's book provide a sense of her perspective about landscape design and plants and work in the garden:

I have been working with the neighbors across the street, and with their permission have planted five new street trees, in addition to the eight street trees planted last year. The streetscape is starting to become unified, and speaks to the concept of developing a sense of place. In five years, or so, this block will be home to a sensibility that echoes the city's great boulevards, with their stately old trees ... ("Trees Can Also Bring Neighbors Together," pp. 96-97, August 1994)

A dream came true: the warm, sunny weather returned ... The light was magnificent as it filtered through the red maple and madrona trees. The air was soft with warmth as I laid out my plans for the evening. I finished up a section of a wall, and started to plant the newly constructed bed. I was enjoying the fruits of my summer labors when I decided to put the tools away and just lazily water the newly placed plants. It seemed luxuriant to back away from the planned projects, but the beauty of the evening caused me to stop and observe with delight my newly designed planting beds. ("Night Falls Faster," p. 123, October 1994)

Remember, when you plan your projects ... it is important to fashion them in small, manageable increments. ("Night Falls Faster," p. 123, October 1994)

...Planting a tree, or multiple trees, renews our hopes for the generations that come after us. As we grow old, we watch the trees grow in stature. Watching them, we might forget life's "fever and the fret," as Keats put it. In them, we see growth and renewal, year by year. In addition to providing shade and shelter ... they stand tall against life's imponderables. We can touch them, smell their sweet blooms, or marvel at their winged seeds. And maybe we can plant a new one each season. ("The Why of Trees," pp. 156-158, November 1994)

I know from my own experience that an evening spent tending my garden, after another Incomprehensible day, brings a strength and calmness that no other activity can match. Are the qualities associated with gardening, such as nurturing, and the hard work of hands and heart, deficient in our culture? Much good writing has been done about the garden as a special place. ("The Garden Gives Back," p. 68, June 1995)

I use the woodland strawberry, known in Europe as fraise des bois, as an edging plant in my deeply shaded rhododendron and fern garden. The thumb-size berries continue to appear as late as October, and each berry explodes with the essence of strawberry when eaten. These plants line my daily path to the outside world. I eat them going out in the

morning and when I return in the evening. ("Rethinking the Kitchen Garden," pp. 12-13, March 1996)

On the really frightful, stormy days, pick one of our spring flowers and bring it to your table. Take the time to study it ever so closely, for these blooms are a world unto themselves, with markings and veining to delight the eye. There it all begins. ("Contemplative Time," p. 2, March 1997)

...Think about the beauty of a single sheet of water, glistening and reflecting the colors of the sky on a still day. These flat-water surfaces also illuminate the patterns of raindrops and ripple with the wind. They also provide a place for the birds to take a drink and a break from their nesting activities—much like the old-fashioned water coolers at work where we gathered to tell stories ... I have come to believe that these "water islands" add an integral element to our Northwest gardens. They speak to our geographic position of looking west towards the Pacific and the Far East, with their concept of contemplative simplicity. ("The Magic of Water Islands," p. 46, May 1997)

... I have added more ground room in gardens by building up terraces with rough stones or other urban rubble. Into these constructs I have planted scree-loving alpine, drought-tolerant herbs, and perennials. Every type of plant that relishes a good drainage location thrives in these follies. And the added height, even if it is only three stones high, or maybe grander in scale, adds a new, specialized habitat for experimentation. Isn't that what we are all looking for? ("In Praise of the Folly," pp. 56-57, June 1999)

Trees have always played a key role in summer, not only for shade, but also as places in our youth where we climbed and hid out in, or looked up through the leaves to the blue sky in wonder. So often in urban settings, we plant only small trees. Yet, maybe we miss our larger trees, and wonder how we can fit them in again. Sharing a tree on the property line certainly allows for greater scale. It also requires a neighborly dialogue, which in many ways has become as much a memory as our grand trees. ("Summer's Vantage Point," p. 98, August 1999)

Why is it that gardening shows and magazines make this spring planting season look so pleasant? It is brutally hard work in my garden. ("Spring Ahead," p. 18, April 2006)

So, the frost must be designed to wake us up to the fact that the growing season is ending. The dazzling colors on our deciduous trees brighten our days more than the sun. The cold rains will chase us indoors. But the gardener has a secret for keeping the hope alive. We have been burying bulbs throughout our gardens. Down in those murky depths spring is getting underway. ("Frosty Times," p. 138, October 2009)

*Our native sword fern is a joy to watch unfurl ... They also require nothing more than removing the old fronds, so that you can clearly see, and be thrilled by their unfurling fronds, which are not as hairy and tawny as the early fronds of the sword fern. Rather, they tend to be a raspberry or tawny pink to deep burgundy. Mix in a few early crocus and snowdrop bulbs, and some small species *Epimediums*, and your almost*

maintenance-free spring garden can give such a wonderful sense of enchantment as we wait, and wait, and wait...for the soft allure of summer. ("Finally, the Buds are Popping," pp. 29-30, April 2013)

Wilde was a patron of the Northwest Horticulture Society, and member of its board of directors. She had an active civic life, contributing to street tree planting on Queen Anne Hill and serving as a member of the Pike Place Market Commission and the Queen Anne Council Design Review Board. She died at the age of 74 on February 16, 2018.

David C. Streatfield (1935 –) is a renowned landscape architect and historian. A White man, he was born in England on June 6, 1935 in Hove, Sussex, near the seaside resort of Brighton. The son of an insurance executive and home maker, he gained an early appreciation of landscape design while touring gardens with his parents as a boy, such as the nearby Leonardslee Gardens. Streatfield recalls meeting the English author and garden designer, Vita Sackwell-West, when visiting her legendary garden, Sissinghurst, in ca. 1947.

Streatfield was educated at Brighton College of Arts and Crafts, where he received a Diploma of Architecture in 1956, followed by studies at the University of London where he was awarded a Certificate in Landscape Architecture in 1962. Soon after he came to the U.S. to study at the University of Pennsylvania in Philadelphia in 1964-1966. At Penn he received a Master of Landscape Architecture.

Before immigrating Streatfield had resided in London and worked for the London County Council's Housing Division from 1956 to 1962. During that period, he received the Victory Scholarship and Silver Medal from the Royal Institute of British Architects in 1960. His work on London's Dacres Estate received design awards from the Minister of Housing in 1964 and the Civic Trust in 1965.

After his time at Penn, Streatfield's career focused on landscape architecture. He worked in private practice with several Philadelphia firms from 1962 to 1963 and 1965 to 1967 while teaching and the Clemson College School of Architecture in 1962-1963, and Michigan State University's School of Urban Planning and Landscape Architecture in 1963-1964. In the mid-1960s he moved to California where he began his lifelong study of its landscapes and gardens, initially working as a research landscape architect for the U.S. Forest Service in 1968-1969. He co-directed a University of California Berkeley pilot study of the Santa Cruz Mountains in 1969-1970. From 1967 to 1970 he served as a lecturer at the UC Berkely Department of Landscape Architecture. In 1970-1971 he spent an academic year at the University of Edinburgh's Department of Architecture.

In 1971 Streatfield joined the faculty at the University of Washington in Seattle, initially as an assistant and then as an associate professor in its landscape architecture, architecture, and urban design programs. He was a Professor of Landscape Architecture and Urban Design and Planning from 1991 to 2007. Streatfield taught landscape history and environmental design for four decades, initiated international programs in landscape studies, taught at and served as the chair of the Landscape Department from 1992 to 1999.

He was recognized with the Distinguished Faculty Award for Lifetime Achievement from the College of Built Environments in 2018. He has been an Emeritus Professor at University since 2007. He received the American Society of Landscape Architects Bradford Williams Medal in 1978 and was elected a Fellow in Council of Educators in Landscape Architecture in 2015.

During his academic career Streatfield also wrote, published, and lectured extensively on landscape architecture and history, conservation, and preservation. Perhaps his most relevant publication in relation to the subject property, is his 1994 book, *California Gardens: Creating a New Eden*, in particular his analysis in the chapter, "Arts and Crafts Gardens." He also served as a member of the Seattle Landmarks Preservation Board in the late 1980s and has continued to advocate for historic preservation as an expert in the field

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Issued: May 8, 2025



Sarah Sodt
City Historic Preservation Officer

Cc: David C. Streatfield

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Nathan Torgelson, SDCI
Sung Lee, SDCI
Christina Thomas, ITD



Legislation Text

File #: CB 121273, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Burwell House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“Board”), after a public meeting on March 5, 2025, voted to approve the nomination of the improvement located at 709 14th Avenue E and the site on which the improvement is located (which are collectively referred to as the “Burwell House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 16, 2025, the Board voted to approve the designation of the Burwell House under SMC Chapter 25.12; and

WHEREAS, on June 18, 2025, the Board and the Burwell House’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the

Landmarks Preservation Board (“Board”) of the improvement located at 709 14th Avenue E and the site on which the improvement is located (which are collectively referred to as “Burwell House”) is acknowledged.

A. Legal Description. The Burwell House is located on the property legally described as:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 6, CAPITOL HILL ADDITION TO THE CITY OF SEATTLE DIVISION NO. 1; THENCE EAST 100 FEET; THENCE NORTH 150 FEET; THENCE WEST 100 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 35 FEET THEREOF; (ALSO BEING KNOWN AS LOTS 8, 9, AND A PORTION OF LOT 10 IN BLOCK 6 OF CAPITOL HILL ACCORDING TO THE UNRECORDED PLAT THEREOF). SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. SUBJECT TO: SIDE SEWER EASEMENT UNDER RECORDING NO. 8708110941.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Burwell House:

1. The site.
2. The exterior of the house.
3. Portions of the interior including the following: entry hall, main stair from the first to second floor, parlor, living room, and second floor hallway doors and hardware.

C. Basis of Designation. The designation was made because the Burwell House is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1. It is associated in a significant way with the life of a person important in the history of the City, state, or nation (SMC 25.12.350.B).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Burwell House that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Burwell House that were designated by the Board for preservation.

2. No Certificate of Approval is required for the following:

a. Any in-kind maintenance or repairs of the features or characteristics of the Burwell House that were designated by the Board for preservation.

b. Removal of trees less than 4 inches in diameter measured 4-1/2 feet above ground.

c. Removal of mature trees when they are not classified as Tier 1/Heritage Tree on the City of Seattle Plant Amnesty List, or Tier 2/Exceptional Tree per The City of Seattle regulations.

d. Planting of new trees in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.

e. Planting or removal of shrubs, perennials, or annuals, in locations that will neither obscure the view of designated features of the landmark, nor physically undermine a built feature of the landmark.

f. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.

g. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

h. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve alterations or significant changes to the features or characteristics listed in SMC 25.12.720.B or in subsection 2.B.3 of this ordinance according to the following procedure:

a. The owner shall submit to the CHPO a Certificate of Approval application.

b. If the CHPO, upon examination of the application, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board, and the CHPO shall notify the owner of that determination.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or request consideration by the Board under SMC Chapter 25.12.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Burwell House that were designated by the Board for preservation is available for the following:

a. Minor alterations to site grading, soil retention, drainage, or paving, unless the Landmarks coordinator determines it will have no impact on the character of the site.

b. New exterior screen doors.

c. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

1) The owner shall notify the City Historic Preservation Officer within 24 hours, and document the conditions and actions the owner took.

2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.

3) The owner shall not remove historic building materials from the site as part of the emergency response.

4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Burwell House that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued under SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 of the Revised Code of Washington (RCW) upon application and compliance with the requirements of that statute.

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated landmark structure may be permitted under SMC Title 23.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Burwell House is added alphabetically to Section I, Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the Burwell House's owner.

Section 7. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and

1.04.070.

Passed by the City Council the _____ day of _____, 2026, and signed by
me in open session in authentication of its passage this _____ day of _____, 2026.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2026.

Katie B. Wilson, Mayor

Filed by me this _____ day of _____, 2026.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Neighborhoods	Erin Doherty/206-684-0380	Nick Tucker/206-684-5847

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to historic preservation; imposing controls upon the Burwell House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary and Background of the Legislation:

The attached legislation acknowledges the designation of the Burwell House as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds Burwell House to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Burwell House was built in 1904 and is located two blocks south of Volunteer Park in Capitol Hill. It is an early and large example of Arts & Crafts architecture in Seattle, designed by James H. Schack for the Burwell Family. Anson Burwell was a founder of the Seattle Hardware Company. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the house exterior, and portions of the house interior, but do not apply to any in-kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

No adverse effects anticipated.

- b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.**

Yes, see attached map in Exhibit A. This legislation imposes controls upon the property, as outlined in the proposed landmark designation ordinance.

- c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

There are no known negative impacts on vulnerable or historically disadvantaged communities.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

This legislation is to codify the Controls & Incentives Agreement between the City Historic Preservation Officer and the owner of this Landmark property. There was no formal equity analysis undertaken for this property related to the language in the agreement, although we work with each property owner to strike a balance between preservation goals and continued operation of a property. Early in the landmarks process, separate from the negotiation of controls, DON Historic Preservation program staff review each landmark nomination application for completeness and provide detailed guidance to the author, to increase representation and accuracy of untold or misrepresented history.

- iii. What is the Language Access Plan for any communications to the public?**

A language access plan is not anticipated.

- d. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

This legislation supports the sustainable practice of preserving historic buildings and their embodied energy. Reuse and restoration of a building or structure reduces the consumption of new natural resources, and the carbon emissions associated with new construction. Preservation also avoids contributing to the ever-growing landfills.

- ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

Many historic buildings possess materials and craftsmanship that cannot be duplicated today. When properly maintained and improved, they will benefit future generations, and surpass the longevity of most of today’s new construction. They can also support upgraded systems for better energy performance, and these investments typically support local or regional suppliers, and labor industries.

- e. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?**

No new initiative or programmatic expansion.

5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

- ☐ **Is a public hearing required?**
- ☐ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**
- ☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**
- ☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**
If yes, please review requirements in Resolution 31203 for applicability and complete and attach “Additional risk analysis and fiscal analysis for non-utility partner projects” form.

6. ATTACHMENTS

Summary Attachments:

Summary Exhibit A – Vicinity Map of Burwell House



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



Burwell House, 709 14th Avenue E, 1904



Burwell House, 709 14th Avenue E, 2024



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 122/25

REPORT ON DESIGNATION

Burwell House
709 14th Avenue E

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 6, CAPITOL HILL ADDITION TO THE CITY OF SEATTLE DIVISION NO. 1; THENCE EAST 100 FEET; THENCE NORTH 150 FEET; THENCE WEST 100 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 35 FEET THEREOF; (ALSO BEING KNOWN AS LOTS 8, 9, AND A PORTION OF LOT 10 IN BLOCK 6 OF CAPITOL HILL ACCORDING TO THE UNRECORDED PLAT THEREOF). SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. SUBJECT TO: SIDE SEWER EASEMENT UNDER RECORDING NO. 8708110941.

At the public meeting held on April 16, 2025 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Burwell House at 709 14th Avenue E as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- B. It is associated in a significant way with the life of a person important in the history of the City, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.

The Features of the Landmark to be Preserved Include:

The site; the exterior of the house; and portions of the interior including the entry hall, main stair from the first to second floor, parlor, living room, and the second floor hallway doors and hardware.

DESCRIPTION

Site and Neighborhood Context

The Burwell House is located at 709 Fourteenth Avenue East on Seattle's Capitol Hill, between East Roy Street and East Valley Street. Note that prior to the 1960s, the street was referred to as Fourteenth Avenue North, however for clarity this document will refer to the street by its new name throughout. The Burwell House is situated towards the southern end of the west side of Seattle's "Millionaire's Row," a National Register Historic District. It was built in 1904 as a single-family residence, and although it remains that today, the owners frequently rent out rooms.

Site Location

The subject property consists of a rectangular parcel of land approximately 100 feet by 115 feet, with the 115-foot dimension oriented north-south along Fourteenth Avenue East. The property is on the west side of Fourteenth Avenue East, beginning approximately 55 feet north of the center of East Roy Street, which does not continue west to Thirteenth Avenue East but ends at Fourteenth Avenue East. The grade along Fourteenth Avenue East is relatively level, and the parcel slopes toward the west from an elevation of approximately 448 to 449 feet at Fourteenth Avenue East to an elevation of approximately 440 feet at the west property line.¹ Adjacent to the east property line is a concrete sidewalk, broad planting strip, and Fourteenth Avenue East, which is paved with asphalt. The house is set back approximately 22 feet from its east property line on Fourteenth Avenue East, with the grounds consisting of lawn and gardens. At the south edge of the property is a cement retaining wall and an ornate cast iron fence associated with the house to the south. The house is approximately 15-16 feet from the southern boundary of the property. At the west edge of the parcel is a cement retaining wall associated with the Burwell House, leading down to the neighboring property on Thirteenth Avenue East. The house is approximately 11-13 feet from the western edge of the property (the garage approaches the western property line). Towards the north edge of the property is a driveway, leading to a detached garage in the northwest of the property, and another garden. Beyond that garden is a stone block retaining wall capped with a short black metal fence, belonging to the house to the north. The Burwell House itself is approximately 27 feet from the northern property border, with the detached garage approximately 4 feet away.

Neighborhood Context

The structures directly surrounding the Burwell House are single-family homes, although there are apartment buildings nearby to the west and south. The Burwell House is part of a neighborhood along Fourteenth Avenue East referred to as “Millionaire’s Row” where the houses were built in many different styles and in a variety of materials including stone, brick, shingles, clapboard, siding, and stucco. Windows are typically painted wood, as are trim, soffits, fascias, and other architectural details. Roofs were originally clad in wood shingles but today are typically finished with asphalt composition shingles. The north end of Millionaire’s Row terminates at East Prospect Street, right in front of Volunteer Park.

Before-and-after views of the street from its early days and today, looking northward from the intersection with East Roy, with the Burwell House on the left. When Asahel Curtis took a photograph of the street in 1904, he captured a street with newly constructed houses and median plantings. Volunteer Park is visible in the distance lined with substantial trees but the only trees visible in the foreground are saplings planted between the sidewalk and the street. There is a modern-day view of the street from the same vantage point. The Burwell House is visible on the immediate left, as in the earlier picture, but all the other houses are obscured from this viewpoint by a dense canopy of what were saplings in 1904. The median plantings are gone, but the trees provide a park-like setting, and the street is in fact designated a Seattle park.

To the immediate south is the David Whitcomb House, built in 1907 to the design of architect Henry Dozier. It is a two-and-one-half story American foursquare house, also sometimes described as Colonial Revival. The house is built of light grey brick with painted wood porch, windows, and trim, and a hip roof. Even though, like the Burwell House, it is on the west side of Fourteenth Avenue East, it faces north towards the Burwell House. As will be discussed later, the Whitcomb House is built on land that was owned by the Burwells.

Across Fourteenth Avenue East, three properties face the Burwell House parcel. To the east-southeast is the Samuel Hedges House at 702 Fourteenth Avenue East. It is a Mission Revival style house, designed by John Graham, Sr., and Alfred Bodley, and built in 1904 – the same year as the Burwell House. It is a two-and-one-half story house, with a first story clad in stone, and the upper levels in white stucco, with a prominent front porch and a large turret in the northwest corner. Directly to the east of the Burwell House is the Peter Nelli House at 708 Fourteenth Avenue East, a mid-century house designed by Fred Bassetti, built in 1949. The Nelli House was built on land that was subdivided from the Hedges House to its south. It is a single-story home, constructed of light grey roman bricks. To the east-northeast is the Elbridge Stuart House at 720 Fourteenth Avenue East. It is a Tudor Revival / Craftsman structure, designed by the Bebb & Mendel architecture firm, and also built in 1904. This house stands two-and-one-half stories tall, with the first story constructed of stone, the second story clad in shingles painted blue-grey, and the attic facades clad in stucco subdivided by white painted timbers.

To the north of the Burwell House is the David Skinner House at 725 Fourteenth Avenue East. It is a two-and-one-half story Colonial Revival House with a wood shingle exterior and

a gable roof. It is a formal house with Ionic columns supporting a portico, and a prominent second story window above the front door with a prominent wooden fanlight. A stone retaining wall capped with a short black metal fence surrounds the property, and the portion directly to the north of the Burwell House is a parcel that serves entirely as garden space, with the southern façade of the house visible through the trees.

From the Horton House at 627 14th Avenue East on the west side of Fourteenth Avenue East and the Robert Tripple House at 626 14th Avenue East on the east side of Fourteenth Avenue East, the Millionaire's Row historic district extends north to East Prospect Street and the southern entrance to Volunteer Park and includes twenty-four residences. The oldest are the Robert Tripple House and Thomas Russell House, both built in 1902, followed by the David Skinner House, Thomas and Sarah Esther Bordeaux House, James Moore House, Charles Cobb House, Fred Rowell House, and Edward Ederer House, all built in 1903. Millionaire's Row also includes homes built in the late 20th century, including the Peter Nelli House, designed by Fred Bassetti (1949), the mid-century modern Harry Blackford House (1952), and the C.D. Hills House (1978). A new single-family home at 805 14th Avenue East was built recently where the 1902 Andrew Weber house once stood.

Immediately west of the subject property are three single-family homes on Thirteenth Avenue East with house numbers 702, 708, and 714.8 Since the elevation of Thirteenth is approximately thirty feet lower than the rear yard of the subject property, the height of these appears to be far lower than the height of the Burwell House.

Historic Status

In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Capitol Hill neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the Burwell House was identified as a "building significant to the city." Referring to the Burwell House, the City of Seattle Department of Neighborhoods Historic Resources Survey Database states: "In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

On January 28, 2021 Seattle's Millionaire's Row was designated a National Register Historic District. The Burwell House is a historic contributing structure in the district.

Designated City of Seattle Landmarks located within a quarter-mile radius of the subject property include:

1. Caroline Horton House, 627 14th Avenue East (1906, W.D. Van Siclen, architect)
2. Maryland Apartments, 626 13th Avenue East (1910, Henderson Ryan, architect)
3. Thomas and Sarah Esther Bordeaux House, 806 14th Avenue East (1903, William D. Kimball, architect)
4. James Moore House, 811 14th Avenue East (1903, W.D. Kimball, architect)
5. Parker-Fersen House, 1409 East Prospect Street (1909, Frederick Sexton, architect)

6. Volunteer Park, 1247 15th Avenue East (1909-1910, John Charles Olmsted, Olmsted Brothers Landscape Architects. The park was originally established in 1887, first named Lake View Park, then City Park, then Volunteer Park).
7. Horace and Susie Revels Cayton House, 518 14th Avenue East (1903, Felmley and Plumb, builders)
8. Highland Apartments, 931 11th Avenue East (1924, Stuart & Wheatley, architects)
9. Anhalt Apartment Building, 1005 East Roy Street (1928, Anhalt and Borchert, designers and builders)
10. Anhalt Apartment Building, 1014 East Roy Street (1929-1930, Anhalt and Borchert, designers and builders)
11. William and Minna Bloch Residence, 1439 East Prospect Street (1903, Wilson and Loveless, architects)

Exterior Building Description

The Burwell House was constructed in 1904 as a single-family residence. The primary structure of the house is wood frame with a concrete foundation; it is two stories with an attic and basement. The original dimensions of the house are shown in a diagram of its tax assessment property card. The house is 47 feet wide in the north-south dimension, and 32-37 feet wide in the east-west dimension. The front of the house (its east elevation) faces Fourteenth Avenue East, and has a one-story front porch. At the south end of the west elevation is a large two-story porch (attached to the basement level, which is at ground-level at the rear of the house, and to the first floor), which is not visible from the street.

The grounds of the Burwell House are mostly lawn and garden beds. Fourteenth Avenue East, in front of the Burwell House, has a tree-lined parking strip and a sidewalk parallel to the street. On the parking strip is an original horse hitching post. Another concrete sidewalk leads from this to the front porch, and splits to approach a secondary entrance to the right of the porch and the driveway on the north edge of the property. To the south of the property is a cement retaining wall and decorative cast iron fence, associated with the house to the south. At west of the property is a cement retaining wall, belonging to this property. To the north is a retaining wall which is part of the property to the north. It was built in the early 2000s of hand cut sandstone blocks from the Tenino quarry, originally owned by Thomas Russell who built his house at 923 14th Avenue East and the original source of the foundation stones of the David Skinner house. The stone blocks are topped with a black metal fence.

On the north side of the Burwell property is a concrete driveway leading to a garage in the northwest corner of the lot. This detached one-story garage, clad in painted wood shingles, has a hip roof and rafter tails similar to those of the house, but both at a smaller scale. This garage is a later addition.

According to SDOT, there are two street trees between the sidewalk and Fourteenth Avenue East in front of the Burwell House. Because the street is an official Seattle park (Volunteer Parkway), the trees are owned by Seattle Parks and Recreation. There is a continuous canopy of trees from the southern end of Millionaire's Row all the way to

Volunteer Park in the north. The southernmost street tree on the Burwell House parking strip is a Norway Maple, about 35 inches in diameter, and the northernmost is a Sycamore Maple, approximately 32 inches in diameter. According to SDCI, existing tree canopy coverage is approximately 34% of the lot area.

The front or east side of the subject property is lawn from the house to the sidewalk, with plantings along the sidewalk leading to the front door, and along the front of the house. The retaining walls to the south, west, and north all have extensive gardens in front of them.

The Burwell House is a hipped-roof structure. It is two stories with an attic and basement. At the front (east) elevation, the basement is below ground. At the rear (west) elevation, the basement is at ground level. The first story and basement level (where visible) are clad in mostly-red clinker bricks with an irregular surface. The second story and above are clad in shingles painted brown. The window trim is mostly yellow, with green accents. The colors are a match to the original colors of the house. The house is capped with a hipped roof of composite shingles. Two dormers face east, one faces north, and a larger one faces west. Each dormer is clad in shingles, and has two vertical panels, each with diagonal grills forming a grid of diamond panes of glass. The dormers and the roof itself are supported by prominent rafter tails. The rafter tails is a beadboard soffit. The roof has an overhang of 3-4 feet.

The front of the house has a large front porch with four sandstone steps leading up to a light grey-colored painted Douglas fir deck. The porch has a roof that elegantly mirrors that of the house – a hipped design with rafter tails, supported by three rectangular brick columns. The porch also has a brick parapet which adjoins the columns and is capped with sandstone similar to the steps. The right side of the porch sports three distinctive arches at floor level, which are both decorative and provide a water runoff. These arches are somewhat mirrored by the arched wooden fascia boards at the top of the brick columns. The steps to the porch are offset to the left of the porch, as is the front door (oak, with a panel of beveled glass) and two three-paneled windows on either side, each consisting of two vertical panels with a fixed transom on top. The windows in the porch, as the other windows embedded in the clinker brick, have sandstone sills, that appear to be an identical stone to the porch steps and porch railing cap. Tucked behind the porch is a secondary, less formal stairway to the house that provides access to the basement. Originally there was a servants' entrance from the driveway through a mudroom on the northeast corner of the house, which was enclosed with brick decades ago.

On top of the porch roof is a gracefully curved planter clad with shingles, having a light top border that matches the house's trim. A flagpole is mounted on the planter railing. Centered behind the planter is a bay of three double-hung windows with a grid of rectangular panes on the upper sashes. The middle window, facing forward, is wider than the two to either side. To each side of this bay, still above the planter, are square windows with a 9-lite grid of panes. The planter is centered on the house, right below the two front dormers. To both the left and right of the planter on the second level are two sets of double-hung windows, similar in form to the windows in the center bay but larger. Under

the left-most of these windows, on the first floor, is a large double-hung window, with an ornate leaded pattern in the upper panel: a rectangular grid with two curved diamonds in the center and round glass beads toward the corners. This same pattern is repeated in windows elsewhere on the house's first-floor level. The kitchen has a set of three adjacent double hung windows, also facing east.

The south side of the house has a prominent clinker brick chimney, rising from ground-level, narrowing at the second floor, and then narrowing again above the roof level. There are several basement-level windows. First-floor windows include an ornate oriel on the eastern side, composed of three windows with a curved diamond leaded glass pattern, similar to that seen on the upper sash of most of first-floor windows. To the west of the oriel are two double-hung windows, also with the curved diamond pattern. On the second floor are two full-sized double-hung windows, with a smaller double-hung window in between.

The Burwell House's west (rear) elevation is dominated by a two-level sunporch/sunroom, at the daylight basement level and the first floor. It is offset to the south, and consists of three bays at each level, surrounded by brick pillars. Originally open on both levels, windows have been added to most of the bays, with flat panes on the lower level, a door in the northernmost lower bay, and double-hung windows with the curved diamond pattern in the southern-most first-floor bays. The northern-most first-floor bay has no windows. A first-floor deck is attached to the north of the sunporch, with stairs down to ground-level. Leading from the kitchen to the deck is a door with beveled glass, flanked by two double-hung windows. Resting on the hipped roof of the sunporch is a small deck accessible from the second floor via a door, also flanked by two double-hung windows. On each side of this entrance to the second-floor deck are bays of three double-hung windows connected to bedrooms. The house juts in at the north edge of the sunporch, where there is a second-floor double-hung window facing north. On the north end of the west elevation on the second floor are two double-hung windows. Above the second-floor deck is a dormer facing west.

The north side of the Burwell House has two windows at the basement level. Above them, towards the center of the first floor, is the large, cantilevered bay of the kitchen, with three double-hung windows, a straight pediment on-top, and indented panels. On the second floor, centered above the bay, are two casement windows having a diamond grid pattern similar to the dormers, below which is a window box supported by three corbels. Centered above this at the attic level is another dormer.

Interior Building Description

The main entry to the house is through a front porch on the 14th Avenue East side of the house. Through the front door one enters an entry hall with coffered oak ceilings and oak wainscotting. The floor in the entry, as in the parlor, living room, dining room, back hall and half bath is the original oak. To the immediate left (south) is a pocket door entering the parlor. Further in on the left is a pocket door entering the living room. Straight in front (west) is a pocket door entering the library. On the right side (north) just prior to the library is a pocket door entering the dining room. The pocket doors into the parlor and living room

are oak on the entry hall side and cherry on the parlor and living room sides. Prominent on the right (north) is a wide stairway with oak newel posts and three-pronged oak balusters in the craftsman form, that rises eight steps to the north to a landing, then bends right and rises another six steps to the east to a landing and bends right again up four more steps to the south to a spacious landing providing access to the halls leading south and north to the bedrooms and bathrooms of the second floor.

Immediately to the right of the entry is a hall that leads on the left to a wide stairwell down to the lower level, on the right to a quarter bath, an entrance/exit door to the outside and, at the north end, a room that was referred to as the maids' room. Turning to the left one enters the kitchen.

The parlor in the southeast corner of the house has a large double hung window facing Fourteenth Avenue East above a cherry seat with cabinets below. On either side of the window are built-in bookcases. On the south wall (about five feet above the floor) is a leaded glass oriel window surrounded by cherry. To the west is a wall with a large opening into the living room. The room has cherry wainscotting on the north, west and south walls. There is broad cherry cove molding and picture rail around the entire room. The ceiling fixture is from the era of ownership by Charles and Anne Todd (1948-1977). By the time the house was sold to the Todds the original gas and electric light fixtures had been removed and sold.

The living room has, on the south wall, double hung windows with leaded glass upper sections flanking a fireplace. The fireplace has a cherry mantle, above which are century old sconces on either side. The fireplace is surrounded by the original deep green tile that may have been made by Grueby. All the walls have cherry wainscotting. The room has broad cherry cove molding and picture rail. On the west end are the double pocket doors which provide entry into the sunroom. The center ceiling light fixture is a century old, but not original to the house.

The sunroom extends across the west side of the living room and library to a door on the north wall leading out onto a segment of rear sunporch that originally was open, later enclosed, and then "restored" by the current owners. The floor was created out of VG fir cut from old warehouse beams likely originally milled around the time that the house was being built and matching the profile and species of the flooring on the third floor. The two ceiling fixtures are century old fixtures with new replica glass. Views out to the west are of the north end of Seattle, the Space Needle and beyond Puget Sound and the Olympic mountains.

The library has its original pocket door, oak on the entry hall side and painted on the inside. The upper west wall has three leaded glass windows in the pattern of the upper leaded panes of the other original leaded windows; these windows look out to the enclosed porch. Just inside the door is a small wall sconce, one of the only two or three original fixtures from the Burwell times.

The dining room has a fireplace on the north wall featuring its original yellow tile. The fireplace mantle and surround are oak replicas installed by the current owners under guidance of a Craftsman architectural expert and influenced by the remains of the original that had been covered with painted fir boards. The room has oak wainscoting patterned after the three fingered stairwell balusters (no original photos of the dining room have been found). The doors and windows have elaborate oak architraves typical of the period of construction and architectural style. The west wall has an oak door with beveled glass leading out onto the segment of restored rear sunporch. The dining room features a century old fixture installed precisely where the original gas pipe and knob and tube wiring was located. There are sconces flanking the door to the west, the fireplace to the north and an inset in the east wall.

One enters the breakfast room and kitchen to the north from the dining room through an oak sliding door. This large space has been completely remodeled with detailing sympathetic to the original era of the house. To the west is a small bar sink with wooden counter and a pair of double hung windows flanking an oak door with beveled glass that opens to the deck. The rooms have glass fronted cabinets up to ceiling height featuring nickel plated catches typical of the construction period. The south wall has lower cabinets with a wood countertop with upper cabinets above both ends of the counter with open space between these cabinets for space for an antique schoolhouse regulator clock. There is a peninsula that extends from the north towards the south with a countertop gas stovetop and an electric oven below. The north wall continues from the peninsula to the east with cabinets below, a large granite countertop covering the peninsula, north lower cabinets, and east side, incorporating a large white porcelain farm sink. Above the sink in the large bay are original windows with a view to the gardens and the south side of the Skinner House. The east side has two appliance garages above the counter, cabinets above, and below is a second electric oven. The refrigerator also resides on the east wall. The south wall beyond the cabinets and counter has a door leading to stairs down to the utility room, which gave servants access to the laundry chute and laundry facilities. Adjacent to the exit from the kitchen is a small supplies closet.

To the east, in the northeast corner of the house, is the maids' room with three double hung windows facing Fourteenth Avenue East. The north wall has a door into a coat closet that originally was the servants' entrance to the kitchen. Just outside of the kitchen in the maids' room is access to the laundry chute and to a stairwell that originally was for staff to access the upper floors to their quarters and the family bedrooms.

Ascending the main stairs to the second floor one arrives at a spacious landing. Towards the south is the primary suite, which includes the primary bedroom in the southwest corner of the house. This bedroom features an original fireplace surrounded by the original turquoise colored tile and original mantle. There is a large adjoining dressing room. In the southeast corner is another bedroom next to the primary bath. Another bedroom is situated to the north of the primary suite and dressing room, along the west edge of the house, and two additional bedrooms occupy the northwest and northeast corners (the latter of which was

originally a combination maid's bedroom / bathroom). Between these two northernmost bedrooms is another bath.

Stairs from the north side of the second floor lead to the third floor. Most of this floor is one large open space, with a ceiling that slopes down on the east, south and west sides to about three feet above floor level, and a transition from the upper ceiling and the sloping segments being the original cove form. The floors are original VG clear fir floor refinished to its original state. On the east are two dormers, overlooking 14th Avenue East. On the west is another dormer, this with a pair of double hung windows. The view is unobstructed to the Space Needle, Sound, Olympics, and part of downtown Seattle. Located at the north end of the third floor is an office with a storage closet to the west, an original wood paned diamond patterned pair of windows, and on the east wall a door into a quarter bath and adjacent storage room.

Proceeding back down to the main level to the stairs to the lower level, one descends to a landing and then to the basement. This level of the house is largely below grade level on Fourteenth Avenue East and is at ground level on the west. The entire south section of the basement is an accessory dwelling unit (ADU), which includes a bedroom, bath, kitchen, and combination dining room and living room space, which is believed to have been a billiards room originally. Also on this level are a workshop, utility room, laundry room, storage room, and small walk-in pantry, which includes a maids' stairs to the kitchen. The lower level of the sunporch is accessible from the basement.

The Burwells outfitted their home with hardware from the Seattle Hardware Company, which Anson Burwell co-founded.

Summary of Alterations

Photographs of the house from its early years show that there have been modest changes to the exterior of the house. The Seattle Department of Neighborhoods Historical Site Survey notes a high degree of integrity, with "Changes to Plan" and "Changes to Original Cladding" as "Intact", and "Changes to Window" as "Slight". The interior of the house underwent greater change, though some areas are largely unaltered. As discussed in this section, the current owners have attempted to restore the original appearance when possible.

In 1904, Architect James Schack filed permit #26816 with Seattle's Office of Inspector of Building to build the house. Below is a list of alterations for which permit records exist:

<u>Permit #</u>	<u>Year</u>	<u>Comments</u>
A577483	1978	Increase service to 400 amps and add circuits for baseboard heat
644473	1989	Add 21' 6" x 36' 0" garage to rear of house, and add retaining wall
684570	1996	Interior alterations to basement for repairs and seismic upgrades
686157	1996	Non-structural interior alterations to basement
739433	1996	Electrical work for basement remodel
B81407	1996	Installation of new 245,000 BTUH boiler
691629	1997	Establish accessory dwelling unit to Single-family Residence
6087968	2006	Add hip roof to existing detached garage
6093852	2006	Make interior non-structural alterations to first and second floors, and restore the second-floor deck's hip roof
6111265	2008	Electrical Permit – no description (complete rewiring of the house excluding the top floor)
6418263	2014	Replace lines of down spouts to sewer
6589094	2017	Electrical Permit – no description (the top floor)

This section presents the known alterations to the house and property, separated into exterior and interior alterations.

Exterior Alterations

Perhaps the most visible exterior addition to the site is a detached garage. Neither the 1905 Sanborn map, nor the 1912 Baist's Map show a garage on site. By 1917 however, the Burwells had built a detached garage to the northwest of the house, as revealed in that year's Sanborn Map. The 1937 Washington State Archives photo does not reveal a driveway nor garage between the Burwell House and the property to the north. When the Todds bought the house in 1948, the garage had been torn down, with only the concrete slab remaining. During the Todd ownership a replacement carport was built, located towards Fourteenth Avenue East relative to the former garage. An undated Washington State Archives photo (believed to be 1980's era) shows a two-car carport without visible front or back walls or doors. Permit 644473 from 1989 enabled the owners to add a replacement garage in the same location, but with a somewhat larger footprint (21' 6"x 36' 0"). In 2006, the flat roof of the garage was converted to a hip roof, complete with sculpted rafter tails that mimic the rafter tails of the house (Permit 6087968). At the same time, the contemporary style garage door was replaced with a new roll up door that is in the style of barn doors – much more in keeping with the style of the times.

Another alteration to the site was the sale of the south 35 feet of the lot to the neighbors to the south. This was recorded as two sales: one in 1959 and the other in 1961. According to a member of the Todd family that owned the Burwell House at the time, Charles and Anne Todd played bridge with the couple that lived directly to the south, Woolvin and Katherine Patten. The Todds sold the southern 35 feet to the Pattens to allow them to add a driveway and garage. The Pattens built a brick driveway and added a low retaining wall between the two properties, with an ornate black cast iron fence. Following this sale, the Burwell property maintained 115 feet of frontage on Fourteenth Avenue East.

During the 1970s, the original Burwell lots on Thirteenth were sold. Prior to 1989 the rear yard of the house was heavily sloped down to the properties on Thirteenth Avenue East. This is visible in an early photograph of the property from Thirteenth, showing the southwest elevation, from the grounds to the rear of the house. Permit 644473 in 1989 allowed a cement retaining wall to be built on the west side of the property.

The front of the house appears almost unchanged since the Burwell days. A minimal black iron rail was added to the south side of the front steps to bring the house up to code. Also, a small brick opening in the far north of the front face, which had left the servants' mudroom open to the elements – has been covered with a pane of glass.

The south side of the house also appears almost identical now to the Burwell years. The second basement window from the east edge is now a single pane of glass, rather than a double-hung window, to meet the ADU emergency exit code. Also, as will be described next, the sunporch has been enclosed – the south side with brick.

Previous owners modified the rear porch, which has been restored much closer to its original form by the current owners. Originally the west of the house had an open sunporch, accessed from the dining room. It had a hip roof with sculpted rafter tails like the rest of the house, with a large approximately four-foot overhang. Above the sunporch, the hip roof had on its center a small deck, accessed through two windows. Like many sunporches of its era, it has been subsequently enclosed to form a sunroom, and in this case, a flat roof had replaced the hip roof to support a larger deck. In 2006, under Permit 6093852, the current owners reverted some of these changes to restore the house closer to its original form. Windows were removed from the northwest bay of the sunroom, re-establishing this section as a sunporch. A new wall had to be made to close the north end of the sunroom. The doors at the north end of the sunroom are replicas of the style used on the dining room door with beveled glass panels, and the double hung windows on either side of the door carefully mimic the same details as the other old windows with wood profiles and the leaded glass pattern copied from the originals. The roof over the enclosed sun porch was reconstructed to a hip roof as it had been originally, and 80 full 2" X 6" clear Douglas Fir rafter tails were sculpted to copy the original ones and installed to recreate the hip structure with its original four-foot overhang. The small deck over this space was recreated. The two central windows, which had provided access to the deck, were replaced by smaller windows of the same design, and a door was built, matching the original door styles to more safely access the small porch deck.

Two other changes that were made to the west side of the house include a door that was added from the kitchen on the first floor to access the first-floor deck. Also, a second west-facing window was added to the northwest bedroom over fifty years ago (it had actually been an existing window on that bedroom's northern wall).

The north side of the house has undergone the greatest number of modifications. A bay extension to the kitchen had been added by a previous resident, but was reduced in scale

by the current owners. This bay incorporates the kitchen's north original windows. A servant's entrance on this side of the house was removed. Also, two windows on the second floor (one for the northeast bedroom, and one for the northwest) were shingled over more than fifty years ago.

Interior Alterations

The formal areas on the first floor, from the main entry to the south have undergone few alterations. The lighting fixtures, with the exception of a few original sconces, have been replaced by other period pieces. The floors themselves are the original oak. Cove molding was added to the west side of the main entry hall, constructed of oak and of a form appropriate for a house of this style and era. It is believed that there had been cove molding there previously, but removed by one of the subsequent owners. Also, two octagonal posts which originally divided the entry have been removed. All other aspects of the entry are original, including the entirety of the stairs to the second floor, with their carving and craftsman supports.

The parlor to the south of the main entry is also mostly original, and appears as it did when the Burwells built the house. The sliding door on the west edge of the room, leading to the living room had been moved elsewhere in the house. However, the current owners had an exact copy of the head and jamb casings milled out of the same species of wood, with the exact same molding pattern, and finished with the same shellac, placed in its original position. The only visual difference is that the interior sliding door is gone.

The living room is also mostly unaltered. However, the forementioned sliding door that previously separated the parlor and living room was moved to the wall separating the living room and sunroom, when it was enclosed. At the same time, the two double-hung windows that had originally been on that wall were moved to the outer wall of the now enclosed sunroom, and placed closer together.

Before the sunporch had been enclosed, there was a set of three double-hung windows in a bay, between it and the library. These windows were also moved to the outside of the sunroom when it was enclosed, although they were reset in a plane rather than a bay. When the current owner bought the house, there was no west wall of the library – it was a walkthrough directly to the enclosed sunporch. The current owners rebuilt the west wall exactly where it had been, and had three leaded glass windows made, matching the same pattern that appears throughout the first floor.

Similar to how the library had been previously altered to extend into the now-enclosed sunroom, so too had the dining room. When the current owners opened the north bay of the sunroom to again be a sunporch, they also rebuilt the west wall of the dining room, restoring its original plan. Fortunately, during the earlier alteration, the door and windows that had been in the west wall of the dining room had moved to the sunroom, and these have now been restored to the exact locations that they had been originally. The jamb of

the door to the kitchen, the mantle of the fireplace, and the wainscotting are all new, but in a craftsman style.

The current kitchen includes a breakfast room, which had previously been a butler's pantry. The kitchen was redesigned with modern conveniences, but still maintains an early craftsman feel. The servant's mudroom has been converted into a coat closet (with an interior glass window covering what was once the opening in the brick).

The second-floor plan has been moderately modified from the original plan. In the primary bath, a shower was added, replacing a closet on the northern wall of the southeast bedroom. A closet was added to this bedroom's western wall, allowing it to claim some of the closet space once belonging to the primary bedroom. The dressing room was originally a sixth bedroom, but it was narrowed and cabinetry was added. The extra real estate was added to the west central bedroom, allowing its windows to be centered on its north wall. A previous owner had considered the northwest bedroom to be a primary bedroom, and modified the bathroom to its south, combining it with what had been northeast bedroom to create a large primary bathroom. The current owners restored the northeast bedroom, and the bathroom back to their original sizes.

SIGNIFICANCE

The Burwell House is important to Seattle in several ways. The house is a structure that is a key part of a historic neighborhood. It is a rare masterwork of early Arts and Crafts architecture that predates the Alaska Yukon Pacific Exposition, which popularized the style in the Pacific Northwest. The original owner of the house, Anson S. Burwell, was important to Seattle's early history. He was a founder and subsequently a president of the Seattle Hardware Company, which was one of Seattle's earliest businesses. The company was notable in that it became prosperous outfitting the prospectors arriving in Seattle on their way to Alaska during the Gold Rush, and was one of Seattle's first companies gaining success with international commerce. He also helped establish the Seattle YMCA, one of the city's most important early social institutions, served as president of that organization, and redirected its objectives in a way that persists today.

Other early residents of the Burwell House were also quite notable. Later sections address these topics, as well as the architect, builder, architectural style; however, the next section describes the early history of Capitol Hill, and its changing demographics over time.

Capitol Hill: Early History and Social Context

Seattle is situated within the ancestral home of the Coast Salish People. The portion of Fourteenth Avenue East that is Seattle's "Millionaire's Row" is located at the highest elevation of Capitol Hill, which is not really a hill but a north-south trending ridge that remained after glaciers retreated roughly twelve thousand years ago. Like all of the surrounding region, the ridge was the ancestral homeland of Native Americans who were

largely water-based people: to the west were Sxwaldja'bc or "saltwater dwellers" while to the east were Xatcua'be or "lake dwellers," both of whom inhabited seasonal settlements along the shorelines. While it is possible Native Americans visited the ridge now known as Capitol Hill to hunt or to gather plants, it is unlikely local groups spent much time in its native forests as they were not La'labi^w or "forest people," who were "regarded by Sound Indians as backwoodsman or 'greenhorns' and [to whom] the expression La'labi^w "was applied as a term of contempt." It is also unlikely Native Americans crossing over from fresh to saltwater traversed the high point of the ridge. Instead, they were known to have used trails and portages to both the north and south of the ridge including sd'id²əl²alič, or the "Little Crossing Over Place," a trail from the area that is now King Street Station to what is now Leschi, and sx^wácadwił, or "Carry a Canoe," a well-worn trail between Lake Washington and Lake Union's Portage Bay at the approximate location of present-day SR 520.

In 1855, the Treaty of Point Elliott ceded the majority of Native American territory in the Puget Sound area, north of Tacoma, to the United States government, and in return the Native Americans received promises of services and payments. Then in 1865, the Seattle Board of Trustees passed Ordinance 5, requiring that Native Americans be expelled from the town. The land on which Millionaire's Row now sits was first "claimed" by White settlers in 1869 when William S. Ladd, a prominent White resident of Portland, Oregon was granted patent for 160 acres atop the ridge, an area now bounded by E. Roy Street on the south, Fifteenth Avenue E. on the east, E. Galer Street on the north, and Boylston Avenue E. on the west. As was typical for the era, the land was sold, purchased, and divided several times in the ensuing years. In December 1875, James M. Colman, a White Scottish immigrant and sawmill operator, purchased the northeast forty acres of Ladd's claim: after clearing its timber he sold the parcel six months later to the City of Seattle who initially used it as a cemetery and then, after moving burials north into Lake View Cemetery, created Volunteer Park. The southeast quarter of Ladd's claim also changed hands several times before being purchased by Isaac Horton and J.P. Jefferson from Leigh Hunt in August 1895: announcing the sale, the *Seattle Post-Intelligencer*, which had been owned by Hunt from 1886 to 1893, reported that "the property will be cleared, graded and parked before being put on the market." In November and December, 1901, James A. Moore, a White Canadian immigrant and real estate developer, purchased the now-cleared forty acres south of Volunteer Park from J. P. Jefferson and the estate of Isaac Horton, installed streets and utilities, and began selling ridgetop lots along Fourteenth Avenue East on Millionaire's Row.

Even before land on Capitol Hill was cleared of its native forest, often using Native American labor, Fourteenth Avenue East was a wagon road from "downtown" to the northern brow of the hill where, in 1872, the St. John's Lodge of the Order of Freemasonry founded a cemetery on land donated by the White pioneering doctor and Seattle founder David S. "Doc" Maynard. As development on the ridge expanded northward from Madison Street, where a cable car began operating in April 1890, the road along Fourteenth Avenue East remained a preferred route to new subdivisions and the cemetery. In 1903, John Charles

Olmsted, a White landscape architect and a founder of the Olmsted Brothers firm, identified Fourteenth Avenue East as the primary entry to Volunteer Park and designed a broad, curving concourse in the park to be a northern continuation of Millionaire's Row. Olmsted, Moore, and the residents who lived along Fourteenth Avenue East viewed the street as a southern extension of the park, welcoming park-goers and neighbors to use it while discouraging use by heavy through traffic or as a route to Lake View Cemetery. As Olmsted blocked the Volunteer Park concourse from continuing into the cemetery with his siting of the iron and glass conservatory, built in 1912, Moore worked with City Engineer Reginald Heber Thomsen to add a planted median strip down the center of Fourteenth Avenue East to thwart construction of streetcar tracks, which were then forced to turn east from Fourteenth Avenue East to Fifteenth Avenue East at East Mercer Street. Although they would have been antithetical to the intents of Olmsted, Moore, and the street's residents, there is even an urban myth that gates once closed Fourteenth Avenue East near East Roy Street, a myth for which recent investigations have found no supporting evidence.

Wanting his new subdivisions on the hill to be "The Choicest Locality in Seattle for the Best Homes," Moore proceeded more deliberately than he had when developing Brooklyn (now the University District) or Renton Hills; he graded and paved the streets, installed five-foot sidewalks flanked by nine-foot parking strips, installed water mains, sewer pipes, and street lights, and confined unsightly utility poles to alleys wherever possible. He named the new district "Capitol Hill," probably after the district in Denver where his wife once lived, a name now used to describe an area far larger than Moore's original holdings. While it appears the sale of residential lots along Millionaire's Row was private, handled individually between Moore and his friends and business acquaintances, sales elsewhere in his new subdivision faced few restrictions. In an October 1901 advertisement, Moore stated that no home on Capitol Hill could cost less than \$3,000, be closer than twenty-four feet to the sidewalk line, and that no store, business block, or flats could be erected on residential lots; by the next spring, however, Moore's advertisements stated, "There will be no building restrictions attached to these lots."

Even while the cost of property in Moore's Capitol Hill tracts proved an economic barrier to many, the new neighborhood soon filled with people of diverse ethnic backgrounds, including at least three Black families. The family of Horace Roscoe Cayton and Susie Sumner Revels Cayton, lived just a block south of Millionaire's Row at 518 14th Avenue North. The Cayton's eldest son wrote, "As a newspaper editor and publisher, my father was known and respected in the community, and though we were not warm social friends, our neighbors were pleasant and respectful." At the time, the Cayton's newspaper, the *Seattle Republican*, was successful, and the Caytons had become affluent – even hiring a Japanese live-in servant. However, by 1909 racism against Blacks had increased in the city. Real estate agent Daniel Jones went to court, arguing unsuccessfully that the Caytons reduced the value of nearby property, *The Seattle Republican* began to struggle, and the Caytons were forced to rent their family home.

Redlining, the practice of adding racial and sometimes religious restrictions to properties, became common in Capitol Hill and much of Seattle starting in the late 1920s. Sometimes restrictions were placed in deeds, other times they were contained in separate documents such as CC&Rs (Covenants, Conditions & Restrictions) or petitions. Katharine Pankey, who studied redlining in Capitol Hill for her University of Washington undergraduate thesis, noted, “Between June 2, 1927, and December 3, 1928, even within the limited range of this study, 38 neighborhood agreements were discovered, involving 964 homeowners, 183 blocks, and 958 lots.”

Deeds for the Burwell House, including the original land deeds, during the period when redlining was legal, contain no racial or religious covenants. Professor James Gregory and his research team at the University of Washington’s Seattle Civil Rights & Labor History Project, which collects many of these covenants, graciously searched the project’s collection, and as of yet have been unable to locate a racial or religious covenant for any house on Millionaire’s Row. Nonetheless, in the early 1900s, all of the property owners on Millionaire’s Row were White and of European ancestry. The additional requirements of receiving Moore’s approval, paying for multiple lots (typically), as well as a larger, more expensive house created structural obstacles for all but the very richest Seattleites, which in the early 1900s excluded people of other races.

It is worth noting though that the Burwells were likely more accepting of different races and ethnicities than many others of their time. Anson Burwell served as a private in Seattle’s Home Guards, which was formed to protect Chinese residents from local mobs in the mid 1880s. In 1918, Gertrude Burwell hosted an eyewitness to the Armenian genocide to speak about it at a local church.

The Neighborhood: Millionaire’s Row

Seattle’s Millionaire’s Row Historic District is listed on the National Register of Historic Places. It is a segment of Fourteenth Avenue East, from south of East Roy Street to East Prospect Street, at the very top of Seattle’s Capitol Hill, providing a grand entrance to Volunteer Park. The first house there was built in 1902, and by 1913 it had already acquired the name Millionaire’s Row because some of Seattle’s most successful businesspeople built their homes on this street. Of the nineteen houses that were built on this street in the early 20th century, seventeen still remain, with generally few alterations. The houses were constructed in a diversity of styles, including classical, colonial, Tudor, arts and crafts, foursquare, French revival, and others. Each house was designed and built beautifully. Trees, some over 100 years old, line Millionaire’s Row which is an official Seattle park named Volunteer Parkway. Walking from the southern end of Millionaire’s Row up to Volunteer Park, pedestrians see little changed in the grand houses from the early 20th century. The Olmsted Brothers, who designed Volunteer Park, chose to make Millionaire’s Row its grand entrance, and the stateliness of the homes led them to design Volunteer Park as their most formal park in Seattle.

James A. Moore, who developed much of Seattle's Capitol Hill, chose Millionaire's Row to be his showplace street. Moore built his own home there, and sold the other lots to prominent Seattleites to build their noteworthy homes. All were people with reputations which Moore felt would enhance the street. Most of the residents were prominent businessmen, such as Thomas Bordeaux (president of the Mason County Logging Company, and co-founder of the town of Bordeaux, WA), Nathan Eckstein (president of Schwabacher Brothers & Co., Seattle's oldest business, and namesake of Eckstein Middle School), Charles Cobb (founder and president of numerous logging companies), Samuel Hedges (president of the company that built Harbor Island, the first Husky Stadium, and the Dexter Horton Building), David Skinner (president of Port Blakely Mill – the largest mill in the world at the time, and then Skinner and Eddy – one of Seattle's biggest shipyards), and Elbridge A. Stuart (father of Washington State's dairy industry and founder of the Carnation Milk Products Company). Those are only a few of the names - the full list of early residents is quite stunning. As one might expect given the times, most of these businesspeople were White, Protestants of European descent, and male. Two of the early owners, Nathan Eckstein and Julius Shafer, were Jewish.

In 1900, James A. Moore purchased the land that is now Millionaire's Row. Unlike most developers of the time, he provided much of the residential infrastructure, including paved streets, sidewalks, water, and sewers. Moore kept this street private, just for notable people, and all houses on Millionaire's Row have at least one plat that is part of Moore's "Capitol Hill Unrecorded Addition," though some of the lots were expanded with property from other additions to allow for larger homes and yards. In 1906, the Volunteer Park Water Tower was built, providing a landmark visual terminus to Millionaire's Row in the north. The recently landmarked Caroline Horton House was built the same year, and is on the southern boundary of Millionaire's Row. The last early 20th century house built on the street is the Nathan Eckstein house, constructed from 1914-1915.

In 1923, President Harding visited Seattle, and traveled north on Millionaire's Row to Volunteer Park. Residents hung a large U.S. flag across the street from the Eckstein to the Ederer House. The next year, residents of the street asked that the city take ownership of the street, due to the increasing traffic. The Seattle Department of Parks took control of the street, turning it into an official Seattle park called "Volunteer Parkway."

Originally the street was actually a boulevard, with median plantings in the center. Several hitching posts for horses still remain on the street, as well as a steppingstone for exiting carriages. However, the Department of Parks removed the center median to improve traffic flow around 1924. Today, the median plantings have been removed allowing for more cars, the street has become increasingly popular for pedestrians walking to and from the park, and the trees have grown significantly taller.

Another early postcard shows the view from the Volunteer Park Water Tower, looking south. It is an Alaska-Yukon-Pacific Expo era photo, showing Millionaire's Row, with the

Parker-Fersen House on the left, and an open field behind it where the Nathan Eckstein House would be built in 1914. The company producing the postcard composited in the Cascade Mountains to the south, even though they really appear to the east. A modern view of the street from the same vantage point shows the Eckstein House south of the Parker-Fersen House, the median has been removed, and there are more cars. The most notable difference however is the increased tree cover, as befitting Volunteer Parkway.

After World War II, some of the lots of Millionaire's Row were subdivided, some of the carriage houses were converted into homes, and a few new, more modest dwellings were built. For example, a mid-century modern house, designed by Fred Bassetti, was built on land that was originally part of the Samuel Hedges estate. However, notably, all but two of the original houses of Millionaire's Row have survived.

The street is still recognized as a special one in Seattle. Walking tours of the street have been offered by the Museum of History and Industry as well as the Capitol Hill Historical Society. Numerous Seattle guidebooks, such as *Seattle Walks*, *The Rough Guide to Seattle*, *National Trust Guide Seattle*, *The Explorer's Guide: The Seattle & Vancouver Book*, *The Insider's Guide to Seattle*, *Walking Seattle: 35 Tours*, *Seattle Stairway Walks*, and *Lonely Planet Seattle* all describe Millionaire's Row. Two mysteries written in recent years feature Millionaire's Row as their setting: *Hannah West on Millionaire's Row* (which includes an illustration of the Samuel Hedges House on the cover) and *Raised by Wolves*. In 2021, Millionaire's Row was placed on the National Register of Historic Places by the National Parks Service for both being associated with events that made a significant contribution to our history as well embodying distinctive characteristics of a period, representing high artistic value. The Burwell House is an integral part of this history.

The Original Residents: Anson S. Burwell and Gertrude H. Burwell

Anson S. Burwell and Gertrude H. Burwell were important in the establishment of Seattle as a west-coast business power through their involvement with the Seattle Hardware Company. They helped craft one of Seattle's crucial early social institutions: the Seattle YMCA. Also, they had a key, but mostly forgotten and unreported, role in the formation of Seattle's Millionaire's Row.

Anson Smythe Burwell was born in 1850 in Mercer, Pennsylvania, the son of Austin Smith Burwell and Susan Maria Peck. He was born to an early Connecticut family of White, European descent. His father had been a clockmaker, cabinetmaker, wool merchant, general store owner, and two-time mayor of Mercer. Anson had four brothers and three sisters. He attended public school in Mercer, went to college at Oberlin, and after graduating in 1871, he returned to Mercer to help run his father's general store for about 14 years. The family came to the conclusion that there was limited economic opportunity in Mercer, so Anson and two of his brothers: Austin Peck Burwell, who was two years older than Anson, and Edward Benjamin Burwell, who was ten years younger, traveled west to

the Washington Territories to scout out the opportunities there. In 1884, or by some accounts 1885, the brothers arrived in Seattle.

The Burwells were devoutly religious, and on their first Sunday in town they attended a service at the Plymouth Congregational Church. At church they met Martin Ballard and his wife Harriet, who invited the brothers to join them for Sunday dinner. Martin Ballard and Edward Franklin Fox, both of White, European ancestry, had started a small hardware company two years earlier in 1883, and Martin wanted to bring in new talent to take on some of the responsibilities. He asked the Burwell brothers if they might consider joining him. In March of 1885 they incorporated the Seattle Hardware Company. As will be discussed later, this chance encounter at Pilgrim Congregational Church on their first Sunday in Seattle had a profound effect on the Burwells lives, and on Seattle as well.

In October 1885, anticipating that their family would be joining them in Seattle, Anson and his brother Austin bought two adjoining properties at the northeast corner of 4th and Blanchard for \$915 from William Bell's widow, Sarah, and began construction of their homes. They built two identical twin Victorian houses side by side. By July 1887, the Washington Territorial Census shows Anson's parents, his older sister Ellen, and his younger sisters Ida and Minnie had moved in with Anson. His brother Austin had been married with children prior to coming to Seattle, and he and his family were living next-door. Brother Edward had married in 1885, and had his own household elsewhere in the city.

One contemporaneous account said, "Mr. Burwell and each of his brothers have built beautiful homes which stand side by side, their lawns being undivided by fences. The business relations between them have ever been of the most harmonious character...." However, a review of the Polk's Seattle Directories of the time show that Edward and his wife Lucy (he had married in August 1885) lived elsewhere during this period. Anson and Edward showed subsequent interest in living adjacent to one another. When Anson lived on Fourteenth Avenue East, Edward bought a lot immediately to the south of his; however he subsequently sold the property without building a house.

Gertrude Augusta Hubbard was born on April 5, 1870 in Middletown, Connecticut to Frederick W. Hubbard and Sarah Ann Hubbard. Her family, like Anson Burwell's, was an early Connecticut family of White, European ancestry. Gertrude's father had worked as a clerk and a milling operator, and her grandfather had been a Connecticut state senator. In 1887, Gertrude's sister Julia had married Edward Linn Blaine (son of David Blaine, Seattle's first minister, and Catharine Blaine, Seattle's first schoolteacher), and had moved to Seattle. In 1890, after Frederick Hubbard's wife and son had died, he followed her to Seattle, bringing his two unwed daughters, Gertrude and Ellen. Gertrude married Anson Burwell in 1894, and they had four children: Augusta H. who was born in 1895, Frederick A. who was born in 1897, Marion who was born in 1901 and died in 1902, and Barbara, who was born in 1904.

The Burwells' Victorian homes were located at the "high point" of Denny Hill, and the history, environs, and fate of these houses are documented in David B. Williams' book, *Too High and Too Steep: Reshaping Seattle's Topography*. As one might expect given the book's title, these structures were doomed by the Denny Regrade. Anson's and Austin's families would need to leave Denny Hill. The brothers sold their two houses and combined lots for \$25,000 in December 1905.

Perhaps anticipating the demise of his first house, Anson Burwell had been looking for other property. In 1901, James Moore announced that prime land would soon be available for sale at the top of Capitol Hill. An article in the June 1, 1901 *Seattle Mail and Herald* stated, "Within a week the largest, most important addition ever offered in appetizing morsels to the Seattle home-seekers, will be put on the market by Mr. J.A. Moore of the Moore Investment company," and presented two features that would have interested Anson Burwell: the location would become "one of the finest and most desirable residence portions of Seattle," and would be "indispensable to the businessman, whose ideals of a home are realized in a location not so removed from business haunts."

An October 27, 1901 Moore Investment Company ad for Capitol Hill sales stated "The Names of the Purchasers are Sufficient Evidence of the Kind of People Who Make Their Homes on Capitol Hill. Further Comment Would be Superfluous." Among other prominent names, it boasted, "A. S. Burwell, president of the Seattle Hardware Company, purchased four lots. He will build and move from his present home on Fifth and Blanchard." This statement actually had four errors. Anson Burwell was at the time vice-president of Seattle Hardware (although, he was running the company at that time, so perhaps Moore's error is understandable), his home was on Fourth and Blanchard, he had not yet purchased the Capitol Hill lots (though he may have signed a contract to do so), and he eventually purchased six lots: three fronting Fourteenth Avenue East, and three fronting Thirteenth Avenue East, between East Valley and East Roy streets. On January 30, 1902, Anson Burwell paid a total \$7,950 for these lots. Architect James Schack filed a building permit for the Burwell House on April 16, 1904. After James Schack designed the house, builder R.G. Van Stone constructed it, and the Anson and Gertrude Burwell family moved in by 1905. The Burwell family lived in their house for thirty years.

As mentioned earlier, the Burwell Brothers' chance encounter with Martin Ballard at Plymouth Congregational Church, on their first Sunday in Seattle, had a profound effect on their lives. Anson Burwell was one of the incorporators of the Seattle Hardware Company, which became one of Seattle's most prominent pioneer companies. Initially Anson Burwell served as secretary, but then in 1890 he became vice-president and general manager of the company. Essentially Anson Burwell ran the company beginning then, because at that time Seattle Hardware took on a new, non-resident major stockholder and president who lived in Detroit. In 1924 Anson Burwell became president of the company and served in this role until his death in 1935.

Seattle Hardware has been described as one of the 12 oldest businesses in Seattle. An 1890 article about the Seattle Hardware Company stated, “The firm employs 30 men and is one of the largest and most substantial concerns in the state.” The firm at the time was both a retail operation, as well as a wholesaler and distributor (“jobber” in common parlance). “Several new lines of goods have been added to the immense stock of the store, and the firm are reaching out every direction and increasing the jobbing trade, not only benefiting themselves, but largely increasing the prestige of Seattle.” By 1895, a *Seattle PI* article noted that “A complete line of builders’, loggers’, fishermen’s, millmen’s, miners’ and mechanics’ supplies are kept on hand, an extensive trade having been built up with all parts of the state, Oregon, Idaho, Montana and Alaska.” The Klondike Gold Rush (effectively 1897-1899) amplified Seattle Hardware’s business, as it became one of the main shops outfitting the miners as they departed for Alaska. Paul Dorpat noted that around that time, “The business was so prosperous that it required an 1100-page hard-bound catalog to cover its inventory.”

In 1905, Anson Burwell met President Roosevelt during a National Hardware Association visit to the White House. Burwell quoted in a *Seattle Post-Intelligencer* article, said “What pleased me greatly was the fact that, as we filed past him, the president stopped the entire procession for two or three minutes while he told me what he thought of Seattle and Puget sound and the state of Washington. He said in substance: ‘You have a great city, and a great state, and it will not be many years before the state of Washington will stand as New York now stands, one of the greatest states in the nation, and your city one of the greatest cities.’ ” Roosevelt was specifically prognosticating, the article explains, on the ascent of Seattle and Washington in their trade relations with the world. Seattle Hardware in fact did expand internationally. Under Anson Burwell’s guidance, Seattle Hardware expanded after World War I into China, the Philippines, Japan, Korea, the Straits Settlements (essentially Singapore and Malaysia today), Burma, India, and the Dutch Indies.

Clarence Bagley included essays on both Seattle Hardware and Anson Burwell in his volume of King County’s most notable pioneering businesses and people. In 1929 he wrote, “Among the pioneer mercantile institutions of the state of Washington none is better known or enjoys a higher rating than that of the Seattle Hardware Company, of which Anson S. Burwell has been an officer from the time of its incorporation, devoting the best efforts of his life to the upbuilding of the business.” Anson Burwell dedicated 50 years of his life toward building the Seattle Hardware Company, in all practicality leading the company for 45 of those years. As both an executive, and as a general manager, running the day-to-day operations, Anson Burwell turned a fledgling company into one of the most successful Seattle corporations of its time.

Meeting Martin Ballard on Anson Burwell’s first Sunday in Seattle changed Burwell’s life in a second way. Ballard introduced Anson Burwell to his partner, Edward Sox, who was serving at the time as president of Seattle’s Young Men’s Christian Association. Similar to how Ballard was looking for fresh blood to offload some of his hardware responsibilities, Sox was

looking for fresh blood to offload some of his YMCA responsibilities. That year, in 1885, Anson Burwell became president of the Seattle YMCA.

The YMCA was one of early Seattle's most important social and religious institutions. A 1911 *Seattle Daily Times* article on the 35th Anniversary of the YMCA begins, "Thirty-five years ago the Seattle Young Men's Christian Association was organized in this city with a charter membership of less than twenty-five and was given headquarters in two rooms of the home of Mrs. Maynard, wife of Dr. Maynard, who staked out the original site of Seattle. Such men as Dexter Horton, A. S. Burwell, now of the Seattle Hardware Company, Everett Smith and Dr. James B. Eagleson were instrumental in its organization."

The YMCA has transformed considerably over the years. In an essay on its history, Cassandra Tate writes, "They began with Bible classes in a rented room. Their goal was to save young men from the free-flowing whiskey, the women of dubious reputation, and the other temptations of a frontier town -- to replace evil with good, immorality with Christian values, idleness with self-improvement. Although they were primarily interested in bringing men's souls to Christ, they soon took on the broader role of trying to ease the transition of the newcomers who were flocking into town, by helping them find jobs, housing, and social networks. Inevitably, their focus widened to include the boys who would become young men, and, eventually, the families from which they grew." Dexter Horton, an early White Seattle pioneer and banker, was the Seattle YMCA's first president (serving 1876-1882), and during his tenure emphasized religious studies and spiritual enrichment. Under Anson Burwell's leadership (serving 1885-1888), the YMCA opened its first gymnasium in 1886. Cassandra Tate compares the two presidents' philosophies:

Dexter Horton (1826-1904), the fledgling group's first president, thought it had begun to venture into dangerous territory with the opening of its first gymnasium in 1886. When asked to contribute to a fund for a building with a larger gym -- and a swimming pool -- two years later, he flatly refused. "No sir, not one cent," he said. "The Association has departed from the purpose for which it was organized, the spiritual uplift of young men, and now you propose to make it a gymnasium and a swimming pool. If the boys need exercise, let them saw wood, and if they want to swim, let them go into the Bay."

YMCA President A.S. Burwell pointed out that more and more young men were working in sedentary jobs and had no opportunity for physical exertion through their employment. Many were also working fewer hours, with more time for leisure activities. Better that they spend that time in "profitable exercise" than in the "Devil's traps" that were "open day and night, to ruin them". If men could be enticed to exercise at the YMCA, they might be persuaded to join a Bible class or participate in other religious activities.

Although Anson Burwell was devoutly religious, his understanding of the value of exercise and sport may be partially attributed to his own experiences playing baseball on a semi-pro

“town-ball” team back in Pennsylvania called the Unions of Mercer. The Burwell brothers were all baseball players, and Austin played on the Unions as well. However, “Edward entered the game later and was the first to introduce the curve ball in Mercer....” Edward, being ten years Anson’s junior, continued playing in Seattle. He was one of the star players (a “crack catcher”) on the Seattle Reds, the Northwest champions in 1886, which was “the most famous of Seattle’s preprofessional ball clubs,” and Edward even turned down offers to go pro.

As it turned out, the YMCA gymnasium was far more popular than its Bible classes. Anson Burwell liberalized the YMCA in other ways. Under his presidency, Burwell introduced a lecture series in 1886, which was followed by several adult education classes in 1888: “German, arithmetic, bookkeeping, penmanship, ‘short hand and type writing’, mechanical drawing and vocal music.”

Burwell’s leadership helped initiate a profound change in the YMCA. By doing so, he was trailblazing a broad, new trend, that continued long after. As Bagley writes:

The enormous growth of the churches in the ten years from 1897 to 1907, was the forerunner of a memorable period of moral, social and religious advancement. With more than twenty new church buildings, with the magnificent Catholic Cathedral and the First Presbyterian Church completed, and with the Young Men's Christian Association and the Young Women's Christian Association buildings contemplated, Seattle started out on a great movement which sought to combine the activities of religious worship with the practical work of moral and social improvement. The places of worship became work rooms of social centers which proposed to solve the perplexities and problems of everyday life. The great church structures were provided with gymnasiums, recreation, reading and smoking rooms, kindergartens, playgrounds. Clubs and societies were introduced to aid in carrying out the work of social betterment.

Bagley describes this movement as occurring after 1897, but Anson Burwell was at the vanguard of this trend, starting this transformation at the YMCA in 1886.

Anson Burwell’s influence on the YMCA did not end with his presidency of the club. In 1890, as president of the finance committee, he raised money to construct the first YMCA-owned headquarters in the Northwest, which of course housed a gym. He also served on the YMCA executive board for at least 45 years. Anson Burwell truly helped shape one of Seattle’s most important early social institutions, and changes that he enacted are still in place today. In her own way, Gertrude Burwell helped shape the YWCA by serving on its advisory board. She also hosted committee meetings at her home, and was a vocalist at many events. Gertrude and Anson Burwell donated generously in support of constructing a permanent building for the YWCA.

Anson Burwell was also the only resident trustee of *Volunteer Place* – the formal legal name for what was initially a private street. In a 1902 deed, the Moore Investment Company granted trusteeship of the street to Anson S. Burwell, Fred Rice Rowell, and Robert Moran, three of the earliest owners of land in Moore’s Capitol Hill Unrecorded Addition. However, only Burwell later became a resident.

Although none were of the magnitude or success of Seattle Hardware, Anson Burwell dabbled in a variety of other commercial ventures. He was a stockholder in the Home Fire Insurance Company, along with many other prominent men of the city. This company was formed about a year before the Seattle Fire, and although the fire drained the company of its resources, the Home Fire Insurance Company did its part in helping the town recover. In 1921, he was president of the Cashmere Heights Orchard Company, a firm registered in Seattle, with operations in Cashmere, Washington. The following year, he was also an incorporator and investor in the Seattle Furs Association, aiming to make Seattle a clearinghouse of furs from Alaska and the Siberian wilds.

Although Anson Burwell’s most important contributions to Seattle are in founding and developing the Seattle Hardware Company, and expanding the YMCA beyond religious pursuits, during his fifty years in Seattle, he consistently contributed to the city in other ways. Bagley lists him as a private in the Home Guards, which was formed to oppose the lawless mobs that had been agitating against the Chinese in Seattle in 1885 and 1886. Anson Burwell served multiple terms as a trustee of the Seattle Chamber of Commerce, working to build Seattle’s business environment. He was a trustee of the Seamen’s Friend Society, and raised money for a home for retired mariners. Anson Burwell was one of the founders of the Puget Sound Academy in Coupeville on Whidbey Island. Founded in 1886 as a private religious school, it was the only high school of any kind in town until 1901. He served on the Advisory Committee for Seattle’s ‘New Hotel’ (later known as the Olympic Hotel), raising bond money to build a hotel befitting a first class city. He was a strong advocate for civic responsibility and good, effective government, and he was a charter member of the Civic Union, a reform organization formed in 1904 with those goals in mind. He was a Republican (the progressive party of that era), and was vice-president of the Republican Good Government Club. Anson Burwell was an active member of the Plymouth Congregational Church, where he served as assistant moderator, helping to organize large events, and was chairman of the committee to select a new pastor in 1914. He spoke at church forums. He helped organize a conference on foreign missions, as well as the Congregationalist’s Conference, both of which he supported in his will. Gertrude Burwell regularly hosted the Women’s Association of the Plymouth Church, for which she served as mission study class leader, and the association’s Capitol Hill Circle. She was a supporter of the arts in Seattle, including the Seattle Art Museum and the Seattle Symphony, as well as the Children’s Guild.

Anson Burwell died in his home on April 22, 1935, at the age of 85. Gertrude Burwell sold their home the following year, and moved with her daughter Barbara to 2004 Fourteenth

Avenue East, a smaller house situated north of Lakeview Cemetery. Her daughter Barbara married Dr. Willard Goff in 1937, and by 1938 Gertrude had moved to an existing house at 8816 Fauntleroy Avenue. By 1942, she had moved to another existing house at 3233 Cascadia Avenue. When Gertrude died on April 2, 1971, just a few days shy of her 101st birthday, she was living in her daughter Barbara's house at 3920 42nd Ave. S. Gertrude and Anson Burwell, together with some other members of their family, are buried in Lake View Cemetery – just a few blocks north of their house on Millionaire's Row.

A History of the Seattle Hardware Company

The hardware firm of Ballard & Sox was formed in 1883 by Martin D. Ballard and Edward F. Sox. Martin Ballard had previously run a flour mill in Albany, Oregon, where Edward Sox was a neighbor in the hardware business. Seeking greater business prospects, they traveled to the settlement of Seattle, arriving in December 1882. Henry Yesler erected a new frame building for their store, next to his residence on the northeast corner of Front Street (1st Avenue today) and James Street, displacing Mrs. Yesler's rose garden, much to her chagrin. Note the signage that includes agricultural implements, which is echoed in their ads of the time. Roy B. Ballard, Martin's son wrote, "In addition to the usual lines found in a modern hardware store, the firm carried wagons, plows, ox bows, ox yokes, mule and ox shoes, and many other items, now practically obsolete. The largest selling item was cotton fish netting used by the fishermen for purse seining. The store was one room, approximately 30x60 and the stock of nails was piled on skids under the building, accessible through the floor."

On their first Sunday in Seattle, the Burwell brothers met Mr. and Mrs. Ballard at the Plymouth Congregational Church. At dinner together that evening, Martin Ballard, expressed interest in having the Burwells join the hardware firm. On March 18, 1885, Ballard & Fox was no more, and the Seattle Hardware Company was incorporated. The initial officers were Martin Ballard as president, Austin Burwell as vice-president, Anson Burwell as secretary, and Edward Sox as treasurer. Next month the new company announced that it would be moving to a larger space. An April 1885 notice in the *Seattle Post-Intelligencer* reads, "The Seattle Hardware Company, successors of Ballard & Sox, hereby announce the removal of their store and stock to the Stone brick building, 625 Front Street, where they not only have a more elegant place of business, but one several times larger, including two entire floors. In their new quarters the Company intend keeping a larger stock and doing a better business, and they hope to merit and receive continuance of the generous patronage heretofore bestowed upon the firm." The "Stone brick building" referred to in the notice was not an edifice composed of a multiplicity of building materials, but in fact the "C.P. Stone" building on the west side of Front Street, south of Cherry.

Next year, in 1886, Edward Sox sold his interest in the company, and returned to Albany, Oregon. Anson Burwell temporarily took over as treasurer until the head of the buying department, Truman Cragin, acquired that role. In 1888, Anson Burwell started managing Seattle Hardware's general operations. Also that year, after a string of average years from a

business perspective, the company showed a 33 1/3% profit, and issued a dividend – its first substantial profit.

On June 6, 1889, the Seattle Fire ravaged much of the business district of the city, including the Seattle Hardware Company's store. The fire destroyed a total of \$75,000 worth of inventory, but fortunately, some of this was covered by insurance. James Warren writes, "Like the majority of businesses in the area, Seattle Hardware was burned out.

Demonstrating the typical ingenuity of our city's pioneers, the owners relocated temporarily in an old streetcar horse barn at Second and Pike, where they tore out the horse stalls, built shelving, purchased new supplies and went back into business. Because most Seattle businesses were also rebuilding, Seattle Hardware was busier than ever." Bagley notes that the barn was available because streetcars had recently been electrified. The barn was not large enough for Seattle Hardware's booming business, so it opened up a second store at 816 and 818 West Street (roughly at Western Avenue and Columbus today).

In the aftermath of the fire and the necessary rebuilding, Martin Ballard decided to resign from the firm, and sell his stock to several members of the Black family, a family of White, European ancestry that had previously run the Black Hardware Company in Detroit, Michigan. Clarence A. Black became president of Seattle Hardware, but he remained an absentee executive, living in Detroit where his attention was focused his political and business roles there. Anson Burwell was elected vice-president and continued his role as manager –running the company from this point. His brother Austin Burwell became treasurer. Two brothers of the president also joined the company: Charles H. Black, Sr. became vice-president, and Frank D. Black joined the board of directors.

Starting in 1889, several events amplified Seattle Hardware's earnings and financial success. Buildings being rebuilt after the Seattle Fire of course required hardware. Washington, being granted statehood later that year, gained credibility as a place to live and do business. Train travel to Seattle became easier with the arrival of the first transcontinental railway in 1890. Seattle's population approximately doubled in the next decade. Even in 1890, the firm was trading widely, and that year it was written of Seattle Hardware, that "In order to compete with San Francisco and Portland, purchases of Hardware are made in the East, and the firm, we are advised, now have a cargo of stock coming around Cape Horn and a cargo was recently received from Liverpool and Norway. Shipments are made daily to points east of the mountains, including Okanogan country, Ellensburg and North Yakima, as well as to the British Columbia cities of Victoria and Vancouver." Also that year, The Seattle Hardware Company posted a notice that it would be moving into "their splendid new stores in the Colman building, corner of Front and Marion Streets" on July 21st, 1890. The company leased a large double storefront in that building.

In 1894, Austin left Seattle Hardware, and joined Gordon & Co. ("Wholesale Commission Merchants"), and also incorporated the Seattle Cracker & Candy Company, for which he served as president and manager. He later sold his company to the Pacific Biscuit Company

in 1899, stayed with the company for a time, and then formed Burwell & Morford, a very successful real estate firm.

In 1897, when the steamship Portland docked in Seattle with gold aboard, the Klondike gold rush began, further accelerating Seattle Hardware's business. Klondikers, on their quest for riches, would depart from Seattle, purchasing gear for their trip. Seattle Hardware was more than happy to provide that gear, including "camp stoves, cooking utensils, picks of all kinds, shovels, miners' gold pans, gold scales, etc.. etc.". Another ad boasts, "OUR STORE IS CROWDED All Day Long With People Buying Goods for Alaska. Come and See for Yourself." In 1898, The Seattle Hardware Company teamed up with two other retailers to incorporate the Seattle-Alaska General Supply Company, "A Miner's Department Store," which set up a large storefront (with three addresses) in the Dexter Horton Bank Building. One of their ads stated that the store was "established for the purpose of furnishing under ONE ROOF COMPLETE MINERS' OUTFITS, each and every article supplied being of guaranteed quality. A combination of the Pioneer Outfitting Firms of Seattle." The company even published a *Klondike and Yukon Guide*, which purported to answer all frequently-asked questions about becoming a Klondiker, and listed hardware essentials, foods to bring ("BACON is a most important item in a miner's outfit", requiring 150lbs of bacon a year), clothing necessities, and new routes and maps. Of course, the Guide is generously laden with ads for the Seattle-Alaska General Supply Company. At the time, Seattle Hardware also had dealers in Alaska. As early as 1898, Alaskan trade was important to the Seattle Hardware Company (and continued to be for the lifetime of the company). Interestingly, that year the Seattle Hardware Company even sent a trading ship to the Bering Sea, Kotzebue Sound and Arctic points.

By 1900, the company had 90 employees, and five salesmen always on the road, enabling a wide distribution of its goods. That year, an article in *Seattle and the Orient* said of Seattle Hardware, "although established but fifteen years they now take rank with any of the big concerns doing a like business in San Francisco, and practically are able to drive out all competition from the southern metropolis [sic], and it will be only a question of a very short time when the firm will be able to enlarge its field of action and be selling goods direct to the various points in the Orient." Around 1905, the company closed up its retail operations, and began to operate solely as a wholesaler and distributor (importer and exporter). It built a huge new building, at 1st Avenue S. and King St., seven stories in height and over six acres of floor space, which would be its final Seattle headquarters.

The company's sales continued to increase over the years. Bagley writes, "The business for the year 1885 totaled thirty-nine thousand dollars, while in 1889 it amounted to three hundred thousand dollars, notwithstanding the handicap of the fire, and since 1912 this has been a million dollar corporation." In 1924, Clarence A. Black, the absentee president, died and Anson Burwell became president. Replacing Anson Burwell as vice-president was Charles H. Black, Jr. James Warren writes:

By 1927 more than 300 persons were employed at Seattle Hardware. A branch of Seattle Hardware, located in Bellingham, was operating as Northwest Hardware by then, and the company had sales representatives in Oregon, Washington, Idaho, Alaska, Hawaii, and the Orient.

Yes indeed, the company had also plunged into the export-import market. During World War I, they had been offered a chance to expand into foreign business, but had decided that old customers should come first.

Later, after the war, the company did expand into international markets and established Earl Morgan as resident director of sales in China and the Philippines; H.A. Seeberger in Japan and Korea; and John Livingstone in the Straits Settlements, Burma, India, and the Dutch East Indies.

Anson Burwell died in 1935, after dedicating fifty years of his life to the development of the Seattle Hardware Company, of which he was founder, and leader for forty-five of those years. Anson's brother Edward was still at Seattle Hardware at this time, having served in several department management roles, and was also responsible for building much of Seattle Hardware's very important Alaska business. C. H. Black, Jr. took over as president from Anson Burwell, and R.C. Lenfesty served as president after him.

Seattle Hardware was very much a family business, with two sets of three brothers serving important roles. Some sons also played important roles. Roy P. Ballard, Martin's son, who joined the company in 1897, was secretary for many years. After graduating from Harvard and serving in World War I, Anson's son Frederick joined the company, initially as a clerk in 1922, and later as treasurer starting in 1944.

The history of Seattle Hardware ended in 1974, when in what was called "a man-bites-dog" story, the smaller Tacoma firm of Hunt & Mottet purchased the more prominent Seattle-based company. It was noted that Seattle Hardware's Alaska business was a primary motivation for the purchase. Hunt & Mottet initially moved its headquarters to Seattle, but in the '90's sold what had been Seattle Hardware's Pioneer Square buildings, and transferred all operations back to Tacoma.

History of Volunteer Place

As mentioned earlier, Anson S. Burwell was the sole resident trustee of Volunteer Place. The story of Volunteer Place, like many good tales, is about conflict, money, and redemption, and it lay hidden for over a hundred years in a dusty folder marked *Ordinance No. 46638*, buried deep in the Seattle Municipal Archives. That is, until now, when all will be revealed.

The days starting January 28, 1902 were a whirlwind time for the Moore Investment Company. That day, the County Auditor filed plat maps for Capitol Hill Addition Divisions 1 and 3. This enabled land to be sold not only in these divisions, but also in Moore's Unrecorded Division, the future Millionaire's Row. On January 30, Moore sold Anson

Burwell three lots on Fourteenth Avenue East and an additional three lots directly to the west of these on Thirteenth Avenue East. Those deeds were filed on January 31.

Also on January 31, James Moore signed a deed creating *Volunteer Place*, under the stewardship of trustees Anson S. Burwell, Fred Rice Rowell, and Robert Moran. Volunteer Place was the name chosen for the portion of Fourteenth Avenue East that would be known as Millionaire's Row. In his choice of trustees, James Moore chose shrewdly. All men had just bought property fronting Volunteer Place. Robert Moran, the renown White ship builder and former mayor, became the largest landowner, purchasing the lots on which the Parker-Fersen and Eckstein residences would be built. Fred Rice Rowell was an esteemed White lawyer and hence a natural choice for trustee, and Anson S. Burwell, also one of the largest landowners, was widely respected for being business savvy and community-minded. However, Fred Rice Rowell died at his earlier residence, never moving into his Fourteenth Avenue East home, and Robert Moran sold his property in 1906, never building a residence on the street. Anson Burwell was, as they say, "left holding the bag."

The deed to Volunteer Places specified these provisions for the trustees:

1. *To erect and maintain thereon such works of art, monuments or other memorials to the volunteer soldiers of America as shall seem to them best or practicable.*
2. *To keep and maintain the said property in good repair as a private thoroughfare for the owners abutting thereon, the said thoroughfare to be known as "Volunteer Place" Provided that said trustees are not hereby personally obligated to repair and maintain said thoroughfare but only to expend such same as shall come to their hands for the purpose from said property owners.*
3. *To make rules and regulations for the use of said Volunteer Place by the abutting property owners as shall seem to them for the best interests of said property owners.*
4. *Immediately upon the formation of a corporation or body corporate as hereinafter provided, to convey the same to such corporation or body corporate as shall be organized the said property owners or such portion of them as consent to join in such organization to keep, hold and maintain upon like trusts as those above set forth.*

The first provision is particularly astonishing. City Park had been renamed Volunteer Park just the year before, in commemoration of Spanish-American War veterans. Did James Moore envision Volunteer Place to be a private extension or entrance to the park, with its own monuments and memorials situated on the median strips and planting strips? There is no indication that the trustees or owners ever acted upon this goal. The second provision dictates that the street is to be a private one, and well-maintained to the extent supported by the residents. Although the street was initially private, there is no record of anyone being denied entry, nor of any kind of gate or barrier built, and in fact the street became a very popular route to the park. The third provision describes a kind of early homeowners' association for the street, where rules can be agreed upon and enforced, at least for the street itself. Again, there is no indication that the trustees or residents acted upon this

provision in any way. A fourth provision, also never acted upon, allowed the residents of Volunteer Place to turn the trusteeship into a corporation.

The residents were happy with this arrangement, until the tax bill came due. On the evening of April 6, 1909, readers of the *Seattle Daily Times* were shocked to read the frontpage banner headline, "CAPITOL HILL STREET LIABLE TO SALE FOR \$4,000 UNPAID TAXES," along with a far-right-column, above-the-fold, lead article in the paper, stating that the "Thoroughfare in Center of Fine Residential Section May Have to Be Condemned at Expense of Property Owners." Perhaps unbeknownst to the residents, not just their own property, but Fourteenth Avenue East itself (Volunteer Place), was accruing taxes. The article also revealed the true reason that Moore kept the street private. It quoted Councilman Frank P. Mullen, chairman of the street committee, stating that when the street was being planned, "J. M. Frink owned a street car franchise on Twelfth Avenue and was anxious to obtain a franchise on Fourteenth Avenue East. Fearing that the council might grant such a request, Moore opened up Fourteenth Avenue East as a thoroughfare, paved and otherwise improved it, and sold the lots abutting the improvements making the property decidedly attractive, he refused or failed to dedicate the street to the city and as a consequence taxes have been piling up ever since."

The unexpected taxes must have been a headache for Anson Burwell, as trustee of Volunteer Place. Undoubtedly lawyers were retained, and angry letters were sent. The problem continued until 1913, by which time the unpaid taxes had increased to nearly \$8,400. After receiving a letter from the County Treasurer, the Seattle Corporation Counsel (Seattle's top attorney) consulted with the City Engineer about the tax situation, and in September of 1913, the City Comptroller petitioned the Board of County Commissioners of King County, asking that it cancel all taxes on Volunteer Place, including taxes due from 1902, because "said property was then, and has since been, used continuously for street purposes and for benefit of the public..." This request was granted, all accrued taxes on Volunteer Place were nullified, and the first crisis was averted.

All was fine and good for a mere three months. In January of 1914, residents Samuel Loeb, a White brewing company founder, and Cyrus Clapp, a White property investor and former state senator, requested a single median strip to be removed on Fourteenth Avenue East, just north of East Aloha Street, because the "close proximity of this parking strip to the corner, makes it a menace and danger to traffic," and they further stated that they were willing to pay for the expense. The Street Commissioner forwarded the request to the City Engineer who loved the idea, but misinterpreted the request as asking for the removal of all the median strips between Aloha and Ward. The City Engineer's Principal Assistant, then sent a letter to the Seattle Corporation Counsel, misinterpreting this misinterpretation, stating that the Street Committee had asked that *all* of the median strips on Volunteer Place be removed. The Corporation Counsel then prepared a deed to be signed by all the trustees and property owners to grant ownership of the street to the city, and sent it to the City Engineer. In an amazing example of real life imitating the game of "telephone", the City

Engineer sent this deed back to the property owners who had only requested a single median strip be removed. S. S. Loeb responded in a letter back to the City Engineer, "Wish to say that the request of Mr. Clapp and myself has been somewhat misinterpreted, inasmuch as our original request was to have the strip only removed to the extent where it abutted on our own property." In a follow-up letter back to S. S. Loeb, the City Engineer expressed some frustration in the decision not to remove all of the median strips.

In the next chapter of the story, the city tried to force the hands of the owners by taking ownership of the street. A little over a year went by, and on August 19, 1915, the City Engineer, wrote the Chairman of the Streets & Sewers Committee of the City Council, saying that the trustees and residents did not sign over Volunteer Place to the city, and "Should it be found impossible or impracticable to obtain such deeds, then the only safe recourse would be a condemnation to bring all parties into Court and finally adjudicate the matter." Ordinance 46638, seizing ownership of the street for the city, was prepared, and then passed by the City Council on November 15, 1915. In a shocking deus ex machina turn, the mayor then vetoed this ordinance. The only vague suggestion as to why was a statement made years later by the City Engineer saying, "my remembrance being that the mayor at that time objected to the form of ordinance proposed...."

The concluding act of this drama occurs in 1923, with the city starting to remove the median strips without permission. In response, an attorney representing the property owners, wrote in a letter to the President of the Seattle Park Board:

As you know, there are certain unpaved portions in the center of the street at intervals called islands, though they are not always surrounded by water. The Street Department has determined that these islands are a menace to the traffic, and desires to remove them and has started so to do, but was enjoined by Mr. Eckstein. There is no doubt but what the city has power to condemn the street. The property owners are more fearful that the street will be used, if the islands are removed, for funeral processions to the cemetery and possibly for street car tracks. They all feel that 14th Ave. North, between Roy and Prospect, is a main entrance to Volunteer Park, and should be under the control of the Park Board and exempt from street car tracks, funeral processions or other uses that are given to park boulevards, and they are, therefore, eager for the Park Board to assume jurisdiction.

The Board of Park Commissioners approved this request, and sent the proposal to the City Council. The request was approved by the City Council on December 3, 1923, which was codified in Seattle Ordinance 92065, making Volunteer Place a public street owned by Seattle Parks, appropriately renamed *Volunteer Parkway*. This time, the mayor did not cast a veto, so the ordinance became law, and the street an actual Seattle park. Finally, a compromise had been reached whereby the street would be owned by the Parks Department, allowing the medians to be removed, yet maintaining a level of protection for

the street that reassured the property owners. Anson Burwell's stormy tenure as the trustee of Volunteer Place was over.

Later Residents of 709 Fourteenth Avenue East

The Anson and Gertrude Burwell House had six other resident owners after the Burwells. This section describes these other residents.

Martha A. K. Agnew (1936-1942)

Martha A. K. Agnew, who bought the Burwell House in 1936, was a White socialite and an heiress. She was born Martha Ann Krutz in Walla Walla County, Washington on March 16, 1892, to Harry Krutz and Harriet Armstrong Krutz. The family lived in Seattle. Her father had been a Seattle Pioneer, and was secretary and treasurer of the Washington Loan & Trust Company, later becoming president. In 1913, Martha married Augustus Waterous Agnew, a Canadian army officer, who died the World War I three years later. They still managed to have two children together, Augustus William Agnew, born in 1914, and Martha Patricia Agnew, born in 1915. By 1934, Martha A. K. Agnew had taken over from her father as president of Washington Loan & Trust, and was described by the *Seattle Daily Times* as a "Well-Known Socialite of Seattle". That year, Martha Agnew inherited a very large sum of money from her aunt, Philanthropist Mrs. Vlaga (Clara) Leighton of Los Angeles, who left one million dollars that was split evenly amongst her four nieces. Two years later, which was one year following Anson Burwell's death, Martha Agnew bought the Burwell House.

In her spare time, Martha enjoyed painting, and she exhibited an oil painting in the Seattle Art Museum's Northwest artists show. She was a member of Friends of Cornish and the Sunset Club. Martha Agnew died on May 30, 1973 in Ojai, California at the age of 81.

James A. and Marie F. Elder (1942-1948)

James A. Elder and Marie F. Elder, who bought the Burwell House in 1942, were a White couple that worked their way up in the grocery business. James Elder was born in Payette, Idaho, and Marie Curtis was born in Dallas, Texas, both in 1907. They married in 1930, Marie becoming James' second wife. In most of the 1930's they lived in Alameda and Oakland, California, and around 1939 they moved to Seattle.

In 1940, James Elder was working as a salesman for wholesale groceries, and Marie was also a salesman but for retail groceries. The next year's Polk's guide lists James' profession as "dairy and baker," and the following year, when the Elders bought the Burwell House, he was in the grocery and meats business at the 1024 Madison delicatessen. That year they had a second daughter, Marilyn, their earlier daughter, Shirley, being born in 1931. When they sold the Burwell house in 1948, they were running their own grocery and meats store, "Elder's Market," just a few blocks away at 621 Broadway.

The Elders continued to scale the heights of the grocery business. By 1962, James Elder was owner of the Food City Tom Boy Group, a grocery chain. By 1963, he had become owner-operator of the Shop 'N Save market chain in Seattle, a group of four stores, which grew to five with the construction of a one and a half million-dollar store in Alderwood Village, Lynnwood that year.

Charles H. and Anne G. Todd (1948-1977)

Charles H. and Anne G. Todd, both of White, European descent, bought the Burwell House in 1948. Charles Todd was a highly esteemed legislator and attorney in Seattle, and a founder of a legal firm that became Davis Wright Tremaine.

Charles Hunt Todd was born in Seattle on June 4, 1906 to Elmer Ely Todd and Relura Pardee Hunt. His father Elmer was also a prominent legislator and attorney. Elmer served in the state House of Representatives in 1905, and was a US District Attorney from 1907 until 1912, when he founded Donworth Todd, a law firm that became Perkins Coie. A press release from that firm states, "Perkins Coie, a 1,200-lawyer firm with deep West and Silicon Valley roots, was founded in Seattle, in May 1912 with a handshake between former U.S. District Court Judge George Donworth and former U.S. Attorney Elmer Todd." Elmer was also legal counsel for the *Seattle Times*, becoming its publisher in 1942, and then chairman of the board in 1949.

Given his father's involvement with the *Seattle Times*, it should not be surprising that Charles Todd started out working as a journalist, on the paper's police beat. After the 1932 Washington State elections, one newspaper noted, "The Democratic avalanche in Washington apparently carried into office a banker for governor, an orchestra leader for lieutenant-governor, a former national amateur billiard champion for Congress and two radio speakers and a police reporter!" That police reporter was Charles Todd, who started his first term in the senate in 1933 at the age of 26. While in the legislature, he enrolled at the University of Washington Law School, purportedly saying, "I figured I should know something about what I was doing." Charles Todd also was elected to the Washington State House of Representatives from 1939 to 1941, thus he served in both state legislatures. He worked as an attorney in the Office of Price Administration, President Roosevelt's department which set prices and rationing during World War II. Following this, Charles Todd became partner in the law firm, Wright, Innis & Simon, which the next year was renamed Wright, Innis, Simon & Todd. That law firm, through a series of mergers, evolved into Davis Wright Tremaine. Going full circle, the *Seattle Times* later became one of Charles Todd's clients.

Anne Todd was born Anne Galbraith in Seattle, Washington on June 23, 1916. Anne was a proud Garfield bulldog. She married Charles Todd in December 1934, and together they had 6 children: Anne (Lu), Kay (Candace), Christopher, Anthony, Deborah, and Caroline (Cindy). Anne loved art, particularly painting, and some of her paintings were exhibited in local

shows. Examples of Anne's art relating to the Burwell house are a painting of the western view from the west-facing dormer, and a needlepoint of the front of the house. Following the family tradition, Anne Todd worked at the *Seattle Times*, where she wrote art reviews in the late 50's and early 60's. Anne was remembered as a "loving wife, devoted mother, gifted artist, gracious hostess, wonderful friend, avid gardener, brilliant and intellectual conversationalist, witty story teller, and competitive game player."

Robert M. and Dortha H. Woodruff (1977-1987)

Robert Milton Woodruff and Dortha Helen Woodruff, who were both White former Midwesterners, purchased the Burwell House in 1977. Robert was born in Kansas City, Missouri on April 3, 1933. His wife was born Dortha Haney in Illinois on July 27, 1932. Sometime around 1968 they moved to King County. They had four children and owned a travel agency. When Robert and Dortha divorced in 1984, the Burwell House was transferred to her name, and she continued to live there until 1987. Robert Woodruff died in 1996 when he was living in Renton.

Lawrence E. Lattin (1987-1994)

Lawrence E. Lattin, was a White serial entrepreneur and a quintessential Seattleite, building maritime businesses and a pioneering wireless company. He was born in Seattle on May 13, 1947. Lawrence loved boats and navigating coastal waters, which led to one of his first ventures: purchasing antique yachts, restoring them, and selling them. He started up two local maritime businesses: Northern Marine Industries and Lake Union Boat Repair. He also incorporated and managed CLC Communications, which was an early wireless telecommunications company. Motorola ended up purchasing it, and it became part of the foundation of NEXTEL Communications.

Although Lawrence Lattin had married Pamela Lee DeLong in 1982, they had divorced in 1987, the year he purchased the house. Lawrence and Pamela had a daughter together named Lauren in 1984. Lawrence Lattin passed away on January 16, 2012. Not surprisingly, he was a member of the Seattle Yacht Club, but also the Seattle Skeet & Trap Club, and Washington Arms Collectors.

Robert Bryce and Christina Russell Seidl (1994-present)

Robert Bryce and Christina Russell Seidl, a married couple of White, European ancestry, bought the Burwell House in 1994.

Bryce was born in Madison, Wisconsin on July 21, 1946 to Robert Joseph and Gwen Bryce Seidl. His father was a highly esteemed scientist and corporate executive in the forest products and pulp and paper business. His mother Gwen was an English teacher in her early years and a highly creative artist and poet throughout her life. Bryce had a successful career as a corporate executive, civic leader, nonprofit executive and as an elected official.

Bryce and Chris met as students at the University of California, Berkeley. After graduating in Ecology, Bryce entered the MBA program at the University of Michigan. After the first year they married and entered VISTA as volunteers in rural Oklahoma. That experience was to help shape their lives forever after. After returning to Michigan to complete his MBA Bryce joined the Simpson Timber Company in what was to be the first of 11 positions in Simpson Timber and Simpson Paper Companies over 25 years. His career took the family from Shelton, WA to Vancouver, WA to Ripon CA, Kalamazoo MI, San Francisco CA and to Seattle where they purchased the Burwell House in 1994. After leaving Simpson he became the Chairman, President and CEO of Fisher Mills and Sam Wylde Flour Companies in Seattle. After the sale of those companies, he became the President and CEO of Pacific Science Center in Seattle for 11 years until retirement.

Chris was born in Oakland, CA March 2, 1946, to Grandon G. and Beverly C. Russell. A strong student, Chris earned her degree at Berkeley in Biological Sciences - Taxonomy and Morphology. Throughout their married life Chris was an accountant and then became a mother to two children, Andrew and Kathryn. Chris is a knowledgeable and talented gardener. She also had the skills to oversee the five-year historic restoration of the Burwell House, undoing the damaging work inflicted on the house over decades and carefully rebuilding it to exacting restoration standards.

Chris carried the bulk of the household family responsibilities to allow Bryce to pursue his business and community responsibilities. Together they were active in nonprofit health, educational, artistic and other organizations wherever the family lived. Bryce served on numerous boards including Pipp Community Hospital and the Kalamazoo Institute of Arts in Michigan, the California College of Arts and Crafts in Oakland, Pacific University in Forest Grove, Oregon, the SW Washington Air Pollution Control Authority, Clark County Public Health Board and Pilchuck Glass School where he has served 25 years on the board as a trustee, board president and interim executive director as of 2024. Bryce also served as president of the Rainier Club. Bryce's six years on the Vancouver Washington City Council and his two terms as Mayor were made possible by the unwavering support of his family. Their full backing was crucial to his success in these endeavors and others.

Ownership Summary

Below is a complete list of owners of the Burwell House, from the year it was built to the present day.

1904 - 1912: Anson S. Burwell

1912 - 1936: Gertrude H. Burwell

1936 - 1942: Martha A. K. Agnew

1942: Multiple banks: Snoqualmie Valley Bank Corporation, State Bank of Snoqualmie, and Issaquah State Bank Corporation.

1942 - 1948: James A. and Marie F. Elder

1948 - 1977: Charles H. and Anne G. Todd

1977 - 1984: Robert M. and Dortha H. Woodruff

1984 - 1987: Dortha H. Woodruff

1987 - 1994: Lawrence E. Lattin

1994 - Present: R. Bryce and Christina R. Seidl

Architect James H. Schack

During the first 30 years of the 20th century, James Hansen Schack (Sr.), a White, European immigrant, designed some of the city's notable buildings independently and as part of collaborations. He designed houses, apartment buildings, hotels, churches, and public infrastructure, and his architecture was diverse, adopting different styles for different commissions, sometimes melding multiple styles together. James Schack was a widely respected Seattle architect, he was elected president of the Washington State chapter of the American Institute of Architects (AIA), and several of his works have become landmarks.

James Schack was born in 1871 in Råhede, Schleswig, a town which was part of Germany at the time, but later became part of southwestern Denmark. In 1888 at the age of 16 he emigrated to the United States where, according to historian David Rash, he studied architecture in evening school at the University of Chicago. By 1895 he was living in St. Joseph, Missouri where he worked as a draftsman. The following year he joined the new Maryville, Missouri office of Searcy & McNulty Architects and in 1897 became partner with Alexander Searcy (1852-1916), a White Missouri native, in the firm of Searcy & Schack. During the year that Schack and Searcy were partners they designed numerous buildings: churches in College Springs, Iowa and Graham, Missouri; banks in Graham and Skidmore, Missouri; a school in Maryville, Missouri; and several houses in Maryville. Searcy & Schack were also the contractors for several of these buildings, giving Schack valuable "hands on" training in construction. In October 1897 Schack left Maryville for Kansas City where he became architect and superintendent of construction for Swift Packing Company's new branch, a position he held until 1901. Schack returned to Maryville in 1899 to marry Artie Bellows, and in March 1901 reportedly intended to rejoin Alexander Searcy in architectural partnership, but instead decided several months later to move to Seattle, there to open his own architect's office.

When James Schack arrived in Seattle late in the summer of 1901, the town was booming and he promptly received work. That year, amongst his earliest commissions were "two cottages to be erected on the corner of Eighteenth Avenue and Harrison Street for Adolfo Brocons and Mrs. W. A. Dent, respectively," at a cost of \$1,500 each. These houses were two nearly identical Dutch Colonials, with prominent gambrel roofs, whose longest

dimension runs east-west, perpendicular to the street. They still exist today, but with some modifications.

In 1902, James Schack received a commission to design the Holy Trinity English Lutheran Church at 1710 11th Avenue. This building, inspired by the memorial chapel in Lebanon, Pennsylvania, was the first church of several that James Schack would design, and was described at the time as being the Tudor Gothic style, “designed with references to the needs of modern graded Sunday school work.” The building exists today as the Central Lutheran Church, but has undergone significant alterations.

In 1903, James Schack designed his first house on Millionaire’s Row, the Edward Ederer House at 1007 14th Ave. E. The Seattle Department of Neighborhoods Seattle Historical Site Survey observes, “It is notable for its sandstone porch and delicate leaded glass windows, although the cladding appears to have been replaced.... This is also one of the earlier examples of the American Foursquare house, which have their greatest concentration on Capitol Hill. They are often called the Classic Box or Seattle Box, because of its local popularity. They were built primarily between 1905 and 1910.”

James Schack designed the Burwell House in 1904. In that same year, he also designed the Godwin Hotel for J. W. Godwin, which was situated at Yesler and Sixth avenue. This six-story, 100 room “family hotel” has a first story of concrete, and an upper five stories of pressed brick. The Georgian-inspired building has decorative quoins along vertical edges, double-paned windows, arched windows on the top floor, with ornamental brick relief above them, topped with a decorative parapet and demonstrates Schack’s ability to design competently detailed buildings in a variety of styles. The Godwin hotel is now an apartment building called “100 on 6th.”

As Schack’s reputation grew, he was hired for larger, more prominent projects. In 1905, he designed The Savoy Hotel, which was built at the northwest corner of Seneca and Third. E. F. Sweeny, president of the Seattle Brewing & Malting Company, commissioned this work. Schack’s initial drawing depicted 11 floors, but the hotel was constructed in sections with the initial 1905 permit for the first eight stories, and a second permit issued the following year for an additional four (one more story than originally planned!). The Savoy Hotel had a steel frame construction, and there were two towers. It was more vertical and certainly grander than the Godwin Hotel, but it featured some Georgian-inspired detailing reminiscent of the Godwin. The Savoy Hotel was a prominent building in Seattle for 80 years, but was imploded in 1986 to make way for the Washington Mutual Tower. Like the Savoy, the Mehlhorn building on Second between Columbia and Marion was announced to be tall – 12 stories – and built of steel above a concrete foundation. Although only the first five stories were ever built, the Mehlhorn building’s terra cotta exterior continues to display Schack’s beautiful Sullivanesque ornamental designs.

By 1905, James Schack was among Seattle’s most respected architects and within a few years would become both an officer in the Washington Chapter AIA and a member of the

AYP architectural advisory board. He “is entitled to rank very high in his profession as he is certainly a great enthusiast in every department of modern architecture,” gushed a 1905 *Pacific Building and Engineering Record* profile published to mark completion of his new building for Seattle General Hospital. “All of his work is substantial, solid, and yet very artistic. He is not exactly an idealist, nor yet a realist, but combines with happy faculty both elements in his designs. Still a young man, he has attained a very high standing in his profession all over the northwest, and has been awarded some very fine and remunerative contracts.” Of the seven projects by Schack illustrated in that issue – the hospital, Savoy hotel, two churches, and three houses – only two, the Burwell house and Holy Trinity Church, remain standing.

Four years after arrival in Seattle, James Schack was not only an esteemed architect, but a prosperous one. He purchased property on East Roy Street, just a block away from the Burwell House, to design and build the residence where he would live for the rest of his days. The 1910 census shows that also living in the house were his wife Artie, sons Edwin, James Jr., and John, and two servants. The James Schack House, at 1416 E. Roy is an eclectic design, with an M-shaped roof forming an L with a gable roof to its left. The house is mostly clad with shingles, but the second floor, below the M-shaped roof, is stucco panels surrounded by painted timber. The following year, Schack designed the J. W. Godwin house for the man whose hotel he had designed two years earlier. This house, at 1018-20 Summit Avenue, is of craftsman design with Tudor elements. The first floor is clad in clinker bricks, the second in half-timbers and stucco, above which are four prominent gabled roofs. This house is part of the Harvard-Belmont Landmark District, which is both a National Historic District and a Seattle Landmark District.

Daniel Huntington joined James Schack, the senior partner, in creating a new architecture practice, *Schack & Huntington*, which was active from 1907-1909. In 1908 they designed the first Arctic Club Building at 509 Third Avenue, which later became the Morrison Hotel. Created by and for Klondike Gold Rush veterans, the clubhouse was described in *Alaska Yukon Magazine* as “one of the most important business structures in the city,” and in a 1912 issue of *Pacific Builder and Engineer* as the “richest and most commodious home of any social organization west of Chicago.” It is a contributing building to the Pioneer Square Preservation District. Historic Seattle, which holds a preservation easement of the exterior, cites the “irregular fenestration” and “decorative masonry features with eclectic detailing” as particularly notable features. James Schack is believed to have been the primary designer of this building, which is currently used as supportive housing, managed by the Downtown Emergency Service Center (DESC).

The following year, in 1909, the First Methodist Episcopal Church Building, located at the southwest corner of Fifth and Marion, opened its doors, designed by firm of Schack & Huntington, but generally attributed to James Schack. This was one of the most important commissions in James Schack’s career. Three years earlier, Schack had traveled to the major western cities on a multi-week tour to seek inspiration, accompanied by the building

committee members: T. S. Lippy, J. W. Efaw, and Roland Denny. When he returned, James Schack published a proposed architectural sketch, which presented a Romanesque design for the church. Perhaps influenced by cost and construction constraints, or by “the question of the regrade on Fifth Avenue,” Schack switched the design to a domed Beaux Arts style church. This building was granted Seattle Landmark status in 1985, only to be overridden by the State Supreme Court. However, a deal was struck with the developer such that the building would remain, and a modern tower was erected on the property.

In 1909, James Schack’s partnership with Daniel Huntington ended. That year, Frank E. Burns, built his house on E. Ward Street, near Millionaire’s Row, with a design by James Schack. Frank Burns was general manager of two companies that operated steamships in the *mosquito fleet*, which connected Puget Sound communities at that time. The Department of Neighborhoods Historical Sites Survey notes, “This highly-detailed house combines elements of the Tudor and English Arts & Crafts Styles, with massing reminiscent of the Queen Anne style.”

Two years later, Roy P. Ballard built two side-by-side houses in the Mount Baker neighborhood, one for his family and one for the family of his sister Jessie May (Ballard) Geary. Roy Ballard, the son of Martin Ballard, a founder of the Seattle Hardware Company, was himself a longtime employee and officer. The houses are notable for using the same architect, James Schack, and the same builder, R. G. Van Stone, as the Burwell House. Designed together and still linked by a pergola, the Roy Ballard and Logan Geary houses have been described as “Spanish Mediterranean-influenced, American Foursquare style” designs.

In 1920, James Schack formed a new firm, *Schack, Young, and Myers, Architects and Engineers*, with Arrigo Young (engineer) and David Myers (architect), its designs being often “academic eclectic styles.” An example of this is the 1924 Chamber of Commerce Building at 215 Columbia Street, built in conjunction with architect Harlan Thomas. This Seattle Landmark has “exquisite Romanesque Revival stylistic features,” and “is also architecturally distinctive for the integration of sculpted art panels that depict native and modern industries in Washington State presented as a modern adaptation of the Romanesque sculpture.”

Schack, Young, and Myers also designed buildings outside of the Seattle area. From 1922-1924, it helped develop the Longview, Washington Master Plan, as well as several Longview buildings. It also designed the Gallatin Gateway Inn near Yellowstone Park, a railroad terminus with 30 guest rooms and large, ornate public spaces. Montana landscape and architectural historian Carroll Van West wrote, “Built in 1927 and designed in a Spanish Revival style—not common in Montana in that time for major commercial buildings—by the firm of Schack, Young, and Myers, the Inn had been listed in the National Register in 1980. The nomination noted both its distinctive, rich architectural statement but also its purpose

in 1920s tourism traffic for the railroad—it was the Milwaukee’s gateway to the West Yellowstone entrance of the national park.”

The formation of Seattle Center, one of the city’s most iconic sites, began with the construction of two buildings: the Exposition Building and the Civic Auditorium, both completed in 1928, and both designs of Schack, Young, and Myers. The two buildings were described as being “built in what architects call the ‘Romanesque Revival’ style, with arched doorways and ornate yet restrained trim along the rooflines and around windows.” The Exposition Building, with 5,000 seats, soon became known as the Civic Ice Arena, the Seattle Eskimos and later the Seattle Totems playing there. It was re-clad in brick to modernize it as Mercer Arena for the World’s Fair, and then demolished in 2017. The Civic Auditorium seated 3,000, and hosted attractions ranging from Amelia Earhart to Led Zeppelin. It was substantially altered for the World’s Fair in 1962, becoming the Opera House, and then again transformed 2003 to become McCaw Hall.

David Myers left the partnership in 1929, and it continued as Schack and Young. One of the last works of Schack and Young is an art deco building, the Baroness Hotel, completed in 1931. This structure, attributed to James Schack, shows his continuing exploration of architectural styles. The Baroness Hotel is an art deco design that has also been called Moderne and ZigZag. This First Hill hotel, a Seattle Landmark since 2009, is now associated with Virginia Mason, and often used for patient family visits. James Schack died in 1933, just two years after the Baroness Hotel was built, leaving for Seattle a legacy of residences, churches, hotels, apartments, and public buildings, with highly respected designs in a diversity of architectural styles. Schack and Young continued in partnership until Schack’s death on March 16, 1933.

Builder R. G. Van Stone

R. G. (Richard Graham) Van Stone, the White, Canadian immigrant who built the Burwell House, was described by the *Seattle Post-Intelligencer* as a builder of “large Seattle structures.” He built the Lincoln High School Building, as well as the University of Washington’s marine station building on Friday Harbor, and though not the primary builder, was involved in the construction of the University of Washington’s Home Economics Hall (later Raitt Hall).

In another partnership with James Schack, R. G. Van Stone built the Ballard and Geary Houses in 1911 – two Spanish Mediterranean-influenced Foursquare houses in the Mount Baker neighborhood. In addition to his more prominent buildings, he constructed a general store in the University District, and at least three different service stations.

R. G. Van Stone was born in Kincardine, Bruce County, Ontario, Canada in July 1858. He emigrated to the United States in 1880 with his parents, settling in Denver, Colorado. R. G. Van Stone married Mary Wright in 1882, and they had three children: Allen (1888), Mabel (1890), and Edward (1899). Richard brought his wife and children to Seattle in 1902, initially

working as a carpenter, but he was hired to work on the Burwell House the following year as a contractor. The Van Stones lived at 2311 Warren Avenue during most of their time in Seattle. R. G.'s wife Mary died in 1916, and their son Edward later joined his father in a construction business, appropriately named "R. G. Van Stone and Son." Richard G. Van Stone died on the job in 1930, while was supervising construction at the University Club.

The Arts and Crafts Style

The Burwell House is an outstanding example of Pacific Northwest Arts and Crafts architecture that demonstrates James Schack's ability to assimilate influences from American and British sources, as well as personal experience in the American Midwest, at a time when Arts and Crafts in the Pacific Northwest was still in its infancy.

From Fourteenth Avenue East, the form of the Burwell House is a symmetrical two-story rectangular volume with a broadly overhanging hipped roof and centered front porch. According to Virginia Savage McAlester's definitive *Field Guide to American Houses*, the form is characteristic of the Prairie style, with the Burwell House exemplifying a subtype identified as: "hipped roof, symmetrical, with front entry." "This was the earliest Prairie form," she wrote, "and developed into the most common vernacular version." Perhaps the most recognizable house of this subtype was Frank Lloyd Wright's Winslow House, a house Schack likely knew from his time in Chicago. Comparison of the Winslow and Burwell Houses is illustrative. Characteristically, both are symmetrical two-story volumes with hipped roofs and widely overhanging eaves. The exterior walls of both are divided into horizontal bands that distinguish the first and second floors. At both the Winslow and Burwell Houses the lower portion of the exterior walls is brick, but where the Winslow House uses a smooth, pressed, buff colored brick the Burwell House uses a dark clinker, its irregular texture and color expressive of the clay and firing process. As at the Winslow House, the upper wall of the Burwell House is dark in color but here clad in stained cedar shingles, an abundantly available local material. Unlike the Winslow House, the Burwell House has a centered, hipped roof front porch, sheltering guests from rain and effectively concealing the off-center front door.

In his early work Frank Lloyd Wright sought to evoke horizontality of the Midwestern prairie, often with a series of bold lines. At the Winslow House, second-floor windows are contained in a strong band contained by a classical sill and the roof soffit, both light colored stripes that contrast with the band's dark stucco. At the Burwell House, Schack used similar horizontal lines but more subtly. The shingled upper wall is divided from the brick below not by a classical molding but by a flare of the shingles that sheds rainwater over the brick below; first-floor windows "hang" from this flare like laundry on a clothesline. A similar shingle flare wraps the house at the top of the second-floor windows, a second 'clothesline' that is nearly concealed in shadow of the broad overhanging roof. Where Frank Lloyd Wright boxed or enclosed the roof eaves, Schack exposed the rafter tails, immediately revealing the nature of the materials – wood from the Northwest's bountiful forests – and

the hand of the craftsman. Other features of the Burwell House characteristic to the Prairie style, which McAlester calls “one of the few indigenous American styles,” are its hip roof dormers, windows with diamond pattern muntins, and porch piers that are simple, square, and made of brick.

According to McAlester, the Prairie style was a variation of the Arts and Crafts movement:

The Modern movement in domestic architecture developed in two stages during the years from 1900 to 1940. The first phase, the Arts and Crafts (or Early Modern) movement deliberately turned its back on the use of historical precedent for decoration and design. Ornamentation was not eliminated but merely ‘modernized’ to remove most traces of its historic origins. Although there were many variations within the movement, it led to two distinctive styles in American houses. The first was the Prairie style (1900-1920), which began in Chicago under the leadership of Frank Lloyd Wright, who designed many houses in the style during the period from 1900 to 1913. These elegantly simplified buildings by Wright and his followers were to have a profound influence on the beginnings of Modernism both here and in Europe. The second style inspired by the Arts and Crafts movement is the Craftsman style (1905-1930), begun in southern California in about 1903 by the Greene brothers and others. It emphasizes exposed structural members and wood joinery and, like the Prairie style, eschews historical precedents.

As historians Lawrence Kreisman and Glenn Mason point out in their survey of the Arts and Crafts Movement in the Pacific Northwest, Seattle’s interest in the Arts and Crafts can be dated to around 1903. Portland’s Lewis & Clark Exposition of 1905 and Seattle’s Alaska-Yukon-Pacific Exposition of 1909 spread Arts and Crafts ideas widely, led to the formation of numerous Arts and Crafts groups, and influenced the design of objects large and small, including architecture. Designed and built in early 1904, the Burwell House was one of Seattle’s first Arts and Crafts homes, roughly contemporary with early work of the Charles and Henry Greene in California. Inside and out the Burwell House also shares similar forms, features, and details with Gustav Stickley’s early craftsman homes, published in 1904.

“Unlike a style based from a design concept,” wrote historian Ray Stubblebine, “the Arts and Crafts style is derived from a philosophy.” Drawing from the English writers such as William Morris, John Ruskin, and Augustus Pugin, it emphasized principles of simplicity, honesty, and economy in form, construction, and use of material. “Arts and Crafts architects walked a fine line between the sophisticated and the untutored, between the highly crafted – the wrought iron hinge, the pegged joint – and a rustic sensibility,” according to historian Richard Guy Wilson. “As a rule their details came from nature or vernacular traditions,” he continued, “with form dictated by construction, indigenous to its place and soil.”

Situated between the Prairie and Craftsman styles, James Schack’s home for the Burwells epitomizes Arts and Crafts ideals both inside and out and. Here one finds not classical columns, moldings, or details from Greek or Roman antiquity but indigenous materials used

in a simple and straightforward manner, united by line and proportion, and embellished sparsely with ornament largely drawn from nature. The newel of the main floor stair, for example, has a broad square cap reminiscent of Craftsman detailing below which is carved ornament recalling that of Louis Sullivan, whose work Schack evoked in his terra cotta ornament for the Mehlhorn Building of 1906. The stair's rhythmic square balusters that emerge from a larger, broad board recall similar rectilinear balusters, screens, and even furniture elements in the work of Frank Lloyd Wright and the Scottish architect Charles Rennie Mackintosh. The primary bedroom fireplace recalls work of Mackintosh or Charles Voysey in color and detail where the broad surround of the living room fireplace is simpler, its dark green tile pulling the colors of nature in through the leaded glass windows on either side. From the door hardware to fireplace surrounds and stair details to exterior massing, this is not a rustic rural retreat but a sophisticated house demonstrating broad Arts and Crafts sensibilities that, at the time, were just gaining toehold in the Pacific Northwest.

It is challenging to find Arts and Crafts architecture in Seattle comparable to the Burwell House. As Virginia McAlester points out, the hipped roof Prairie style house is often seen as a stylistic antecedent for the American Foursquare, a house form widely adopted in Seattle and often referred to as the "Seattle box." So too, the Craftsman begat the bungalow, an equally popular house form in Seattle. Tudor-style houses are also commonly referred to as 'Arts and Crafts' for their hand-crafted details and their English origins with ties to Morris, Ruskin, and Pugin. James Schack knew and used Tudor forms and details in his own 1905 house and in the 1906 Godwin house but not at the Burwell House. He also knew the American Foursquare, adopting the form for the 1903 Ederer house. But the Burwell House is neither Foursquare, nor a bungalow, nor a Tudor Revival house.

Stylistically, the Burwell House shares similarities to the Colonel John Boyer Residence designed by architect Eben Sankey and built in 1907, three years after the Burwell House. But the overall shape of the Boyer House, a Seattle landmark since 1983, is more complex than the simple rectangle of the Burwell House. The upper walls of the Boyer House feature Tudor-style half-timbering where the Burwell House is clad in shingles, and the overall impression of the Boyer house is more that of a large bungalow. Contemporary to the Burwell House are the Arts and Crafts family houses designed by Ellsworth Storey on Dorffell Drive and built 1904-1905. Clad in rough-hewn wood shingles with stone foundations and chimneys, covered by asymmetrical shed and gable roofs with broad eaves supported by heavy timbers, these two adjoining houses – one for Storey and one for his parents – are altogether more rustic than the Burwell House and much more on the Craftsman side of Arts and Crafts architecture.

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