



PROJECT APPLICATION SUMMARY

Application status, narrative, project budget, attachments, etc. Not every field in this summary may apply to the specific project application you submitted.

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TITLE Capitol Hill Modern

STAGE Approved

YEAR 2020

PRIMARY CONTACT Tom Heuser

KC COUNCIL DIST. 8

REQUEST \$10,000

APPLICATION NARRATIVE

SHORT DESCRIPTION An historical survey of mid-century modern multi-family dwellings constructed on Capitol Hill between 1945 and the late 1970s.

DESCRIPTION The main objective of the Capitol Hill Modern project is to start

identifying, researching and photographically documenting the most notable mid-century modern multifamily residential buildings on Capitol Hill.

The outcomes of this project will be an increased awareness and representation of this historically significant and yet consistently underrepresented period of construction on Capitol Hill within the field of historic preservation and among the general public.

This project will refer to the U.S. Department of Interior's guidelines for conducting historical surveys with guidance and support from Washington State's Architectural Historian Michael Houser. It will show significant innovation in the field of historic preservation by further expanding its traditional focus beyond pre-WWII construction and using current technology to streamline this effort.

It is a priority for us to begin this survey because despite its important role in local history and some recent interest in its distinctive character, mid-century modern architecture has long been ignored by preservationists and even the community at large with adverse consequences.

Mid-century modern design and architecture have recently gained new devotees among younger urbanists. This is evident from the popularity of mid-century products in the marketplace and interest in revival architecture. For example, a Texas-based burger chain P. Terry's capitalizes on this new fascination by mimicking typical fast food architecture of the American 50s. Designed by Michael Hsu Office of Architecture, each location looks different but follows the same space-age, mid-century aesthetic.

Rooted in the Bauhaus tradition, mid-century design appeals to the love of elegance as well as the ideas of minimalism and simplicity,

combined with bold color and futuristic form. There is also inherent humor in its ambitious elegance. Many who have lived and worked in mid-century structures can attest that they are frequently awkward to exist in. The building materials that were revolutionary at the time of their construction didn't always stand the test of time. To the appreciators of mid-century modernism, however, these idiosyncrasies only add to the sense of admiration of this bold style.

On Capitol Hill, the first buildings of this style were built to house veterans returning to civilian life--many of whom likely came to live on Capitol Hill while attending the recently formed Broadway-Edison Technical School. In the late 50s and early 60s, many arose as motels to house the visitors of the 1962 Seattle Century 21 World's Fair and were later converted to apartments. Thereafter, they were built as long-term rentals to house the growing baby boomer generation who were coming of age in the 1960s.

And yet out of a staggering 450+ buildings constructed between 1945-1967 in Capitol Hill according to the Atlas of ReUrbanism, only 10 are listed in the City of Seattle's Historical Sites database and 14 in Washington State's WISAARD database of historical resources. Furthermore, post-World War II history of Capitol Hill is vastly underrepresented in local research and publication. The only book devoted to our neighborhood's history, *The Hill With A Future* by Jackie Williams, ends in 1946. Also, *Shared Walls, Seattle Apartment Buildings*, by Diana James ends in 1939.

This gap is becoming critical and irreversible at a time of extensive development in Seattle's core, when without much exaggeration, Capitol Hill residents walk by a fresh land use sign on every morning commute. More and more frequently, these signs appear in front of smaller mid-century modern residential buildings. Some of these buildings have already been demolished, while others have been

remodeled often beyond recognition. (See attached examples.)

Capitol Hill Modern aims to preserve Capitol Hill's mid-century modern heritage on photographic medium and in original research. We will perform a reconnaissance survey on the multi-family buildings contained within the 450+ Capitol Hill mid-century modern buildings identified by the Atlas of Reurbanism. We will then select 10 buildings for an intensive survey, using criteria like demolition risk, architectural interest, visual appeal and location. Then we will photograph and more carefully research these select buildings and prepare the images and research for public presentation.

Any work not covered by the grant award amount will be performed in-kind.

Projected schedule

May 4, 2020 - August 31, 2020

- Locate buildings that appear mid-century modern using Google Street View.
- Confirm their construction dates using King County Parcel Viewer.
- Transcribe King County Parcel Viewer data to the Washington State Department of Archaeology & Historic Preservation WISAARD database. This serves a dual purpose.
 - a) A public service to help future researchers easily identify all mid-century modern buildings on Capitol Hill.
 - b) Organize information for our project in a publicly accessible and searchable database.
- Select 10 buildings on which to focus our in-depth research and documentation to serve as a case study for future intensive surveys with a broader scope.
- Seek legal consultation on copyright and licensing best practices in order to maximize public benefit from original content created for the

project while simultaneously acknowledging the creators of that content with appropriate copyright protections.

September 1, 2020 - May 31, 2021

- Photograph the selected 10 buildings using professional-grade digital camera and lens equipment. Edit and post-process the resulting images.
- Conduct in-depth research on the selected buildings (find original photos, plans, and permits, identify the architect, builder, and original owner, and their biographical info if available.)

June 1, 2021 - December 31, 2021

- Upload content created from the in-depth survey to the WISAARD database for public viewing according to best practices for copyright and usage.
- Advertise the results of the project and ways to access them to Capitol Hill Historical Society members and the general public.
- Prepare & conduct a public presentation with a slideshow of images and research results, and a walking tour.

IMPACT

The survey will benefit architectural historians and the general public by documenting a significant portion of King County's underrepresented architectural heritage, increasing public awareness and enjoyment of this architectural period, and being available to the public through a public presentation, a walking tour, and Washington state's WISAARD database of historical resources. Additionally, it will serve as a foundation for additional research and help introduce modernism's more recent enthusiasts to historic preservation.

Subject to funding from future grants, Capitol Hill Historical Society looks forward to extending this benefit by continuing to research and document mid-century architecture on Capitol Hill, creating a dedicated and searchable website for this documentation, holding a photographic exhibition, and publishing a book to expand its audience.

This project will contribute to the preservation of the built environment by helping expand the traditional scope of the local historic preservation field beyond pre-WWII construction. It will also provide a much needed foundation for future researchers of mid-century modern buildings in Capitol Hill. All data collected will reside on Washington State's publicly accessible WISAARD database of historic resources.

As stated in our project description, despite being incredibly prolific and historically significant, local mid-century modern architecture has been largely ignored relative to earlier periods. Only about 2% of Capitol Hill's vast inventory of mid-century modern buildings are represented in the region's most known databases of historical resources. And there are no significant and/or highly detailed published works on the subject or the time period in Capitol Hill.

Capitol Hill Modern proposes to change this by establishing the scope of mid-century architecture on Capitol Hill, uploading the findings to the state's WISAARD database, performing detailed research of a selected number of buildings, creating their photographic documentation, and presenting the findings through public events.

EXPERTISE

Capitol Hill Modern will be carried out by Capitol Hill Historical Society (CHHS) and led by Tom Heuser (professional historian, CHHS President) and Lana Blinderman (professional photographer, CHHS member.) Their professional resumes are attached to this application.

Tom Heuser is a professional historian and consultant as well as the co-founder and President of the Capitol Hill Historical Society. He has over five years of experience in the field. As a consultant, he provides scrupulous research, assessment, and writing services on historical & cultural resources throughout the Seattle area. Work includes title abstractions, SEPA appendix A reports, and local landmark nominations. As president of the historical society, he regularly

engages the local community about the history of Capitol Hill and advocates for the preservation of its historical & cultural resources. Tom has also given 9 public history presentations and written nearly 30 original articles covering local history as well as preservation news, policy, and advocacy for Capitol Hill Times and Capitol Hill Seattle Blog and the Capitol Hill Historical Society Blog.

Lana Blinderman is a documentary photographer interested in urban architecture and the many ways it shapes our memories, our life paths, and how we relate to our cities. At a time of massive land redevelopment in King County, she strives to document the local built environments as we know and experience them. Lana holds a Bachelor of Fine Arts in Photography from Seattle University, where her thesis project, *Places We Keep*, documented notable early- and mid-twentieth century apartment buildings on Capitol Hill. Additionally, Lana received training in architectural photography from University of Washington's College of Built Environments, studying with John Stamets. Lana's documentary work includes extensive essays on the Duwamish River and surrounding industry and architecture, Little Saigon neighborhood, and Volunteer Park. She has recently completed a solo show of her photo documentary about Valley 6 Drive-In Theatres in Auburn, WA, a portrait of a popular drive-in theatre prior to its demolition. Lana actively participates in Seattle Frame-by-Frame, a group project documenting one Seattle neighborhood every month. Her special passion lies with the architecture and landscape of Capitol Hill.

Based on preliminary research, there are approximately 450 buildings on Capitol Hill constructed in the mid-century architectural period. We propose to concentrate in depth on 10 most notable, representative or at-risk buildings. (Please see the budget notes for detailed information.) Both Tom and Lana are prepared to work on the reimbursement basis.

IMPLEMENTATION

PROJECT BUDGET

Not every item in this project budget summary will apply to a specific application.

PLANNING

DESIGN

CONSTRUCTION

PEOPLE \$10,640

SOFT COSTS

FACILITY PURCHASE

FUNDRAISING

SERVICES \$0

SUPPLIES \$110

PROMOTION \$500

TRANSPORTATION \$0

DOCUMENTATION

EQUIPMENT

IN-KIND \$10,800

EXPENSES

OTHER EXPENSES \$0

TOTAL EXPENSES \$22,050

APPLICANT

FOUNDATIONS \$0

CORPORATIONS	\$0
GOVERNMENT	\$0
INDIVIDUAL DONORS	\$0
EARNED	\$1,250
IN-KIND INCOME	\$10,800
OTHER INCOME	\$0
TOTAL INCOME	\$22,050
BUDGET NOTES	<p>People (\$10640 total):</p> <p>\$1500 - Reconnaissance survey to establish project scope; upload findings to WISAARD database (Tom Heuser 15 hours x \$100/hr)</p> <p>\$540 - Review results and determine final scope (Tom Heuser, 3 hours x \$100/hr; Lana Blinderma, 3 hours x \$80/hr)</p> <p>\$3200 - Field photography & post-production editing (Lana Blinderman, 8 buildings x 5 hours/ea x \$80/hour)</p> <p>\$4000 - Intensive Survey of the selected buildings (Tom Heuser, 8 buildings x 5 hours/ea x \$100/hr)</p> <p>\$500 (or less) - Legal consultation on best practices for copyright and licensing of original content created for the project.</p> <p>\$900 - Upload final findings to WISAARD database 10 buildings, 30min per building (Tom Heuser, 5 hours x \$100/hr & Lana Blinderman, 5 hours x \$80/hr)</p> <p>Supplies:</p> <p>\$110 - Supplies for public events</p> <p>Promotion:</p> <p>\$500 - Posters, flyers, social media & newspaper ads, etc.</p>

Earned:

\$1250 - estimated income from walking tours

In-Kind (\$10800 total):

\$3600 - Grant preparation, research, workshop attendance, planning
(Tom Heuser 20hrs x \$100/hr & Lana Blinderman 20hrs x \$80/hr)

\$800 - Field photography & post-production editing (Lana Blinderman
2 buildings x 5 hours/ea x \$80/hr)

\$1000 - Intensive Survey of the selected buildings (Tom Heuser, 2
buildings x 5 hours/ea x \$100/hr)

\$5400 - Public Events preparation (Tom Heuser, 30 hours x \$100/hr &
Lana Blinderman, 30 hours x \$80/hr)

SUPPLEMENTARY MATERIALS IF REQUESTED

LOSS ACTUAL

LOSS ESTIMATED

IMPACT ACTUAL

IMPACT
ESTIMATED

DISCIPLINE Preservation of Historic Place/Artifact

PROFESSIONAL ID

VENUE NAME Capitol Hill

ACTIVITIES

BOARD All terms are 1-year

President: Tom Heuser

A professional historian and consultant with over five years of
experience in the field. As a consultant, he provides scrupulous

research, assessment, and writing services on historical & cultural resources throughout the Seattle area. Work includes title abstractions, SEPA appendix A reports, and local landmark nominations. As president of the historical society, he regularly engages the local community about the history of Capitol Hill and advocate for the preservation of its historic resources. Tom has also given 9 public history presentations and written nearly 30 original articles covering local history as well as preservation news, policy, and advocacy for Capitol Hill Times and Capitol Hill Seattle Blog and the Capitol Hill Historical Society Blog. Years served: 2017-2020

Vice President: Rob Ketcherside

BA in East Asian Studies, MS in Project Management. Engineering Manager at Dell Technologies. Author of Lost Seattle; Landmarks Preservation Board member 2012-2017; Pacific Northwest Historians Guild board member 2010-2012; MOHAI volunteer of the year 2011. Years served: 2017-2020

Secretary: Harriet Wasserman

B.S. in Chemistry, University of Washington. Course work in Computer Science at University of Washington and Western Washington University. Retired IT Services Director, Seattle Central College. Work there included service on space planning and Capital Projects committees as well as coordinating two large renovation projects for the IT department. Early member "Stevens Housing" board which became Capitol Hill Housing. 2017-2018 Interim Administrative Manager, Historic Seattle. Years served: 2018-2020

Development Officer: Annie Becker

Grant writer and non-profit consultant. Currently pursuing a Master of Non-Profit Leadership degree at Seattle U with a certificate in Non-Profit Fundraising Leadership. Years served: 2020

Advisor: Tamara Bunnell

Earned a Bachelor's degree from Evergreen State College and Master's degree from Columbia University Teachers College. An experienced teacher of Pacific Northwest History. She has served on the education advisory boards of the Experience Music Project and Wing Luke Museum. She is a founder and the current President of the Seattle Legacy Preservation Society and has experience creating history-focused public programming, including an oral history-based play about aspects of WWII that toured in both the Seattle area and England. She is a recipient of the Washington Education Association Leaders in Restructuring Award and a Kip Tokuda Memorial Grant. She is currently the Chapter Head for the Atlas Obscura Society Seattle. Years served: 2017-2020

STAFF

EQUIPMENT

RESUME

ATTACHMENTS IF REQUESTED

WORK SAMPLE

Lana Blinderman's work samples feature examples of her photography of mid-century buildings.

Examples of disappearing buildings shows before and after pictures of buildings that have either been significantly altered or demolished.

SAMPLE URL 1

SAMPLE URL 2

SAMPLE URL 3

FILES

[Capitol Hill Historical Society_06](#)

[2020_CHModern_LanaBlinderman_Work_Samples-1.jpg](#)

[Capitol Hill Historical Society_06](#)

[2020_CHModern_LanaBlinderman_Work_Samples-2.jpg](#)
[Capitol Hill Historical Society_99 2020-02-27 DAHP - Letter of Support.pdf](#)
[Capitol Hill Historical Society_12 2020 Lana Blinderman Resume.pdf](#)
[Capitol Hill Historical Society_99 2020-03-02 Historic Seattle - Letter of Support.pdf](#)
[Capitol Hill Historical Society_99](#)
[2020_CHModern_Examples_of_Disappearing_Buildings.jpg](#)
[Capitol Hill Historical Society_12 2020 Tom Heuser Resume.pdf](#)
[Capitol Hill Historical Society_99 2020 Capitol Hill Modern Budget.pdf](#)

There are no attachments with this application.

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