1 DISTRICT: 1 LIMITS: N.L. CODE NO. 1 PERMIT NO.

2 ADDITION: Denny-Fuhrman NAME: 2630 3 7 6
SECTION TWP. N. RANGE EWM: BLOCK 34 TRACT OR LOT NO. 11-12-13 + S½ Y 5' of 14
DESCRIPTION

"L" Amourita Apts (Coop-apts) 195970-2630 ~~6850~~ ~~19400~~ 0010

3 ADDRESS—PROPERTY 2901-15 Franklin Ave CONT. PURCHASER
4 FEE OWNER John N. R. Walthew (L.C.II 12-17-36 (17-15-287)
5 ARCHITECT CONTRACTOR

ORIG. COST $

6 BUILDING ~~apt~~
3 & stories + Roof Rec
76 rooms
2/~~19~~ apts.
3 3-rm apts
15 4-rm "
1 7-rm "
13 in Bsmt
2 on 3d floor

INTERIOR
76 plastered
76 fir trim
3 Conc firewalls

FLOORS 38 fir
38 hardwood

FIRE PLACE 9;5 br, 4 tile.
1 real, 8 dummies. (0.5 6 Rm)

PLUMBING 83 fixtures; ~~14~~ tubs-leg; 12 toilets; ~~19~~ basins; 2/~~19~~ sinks; 7 ldry trays, porc; 2d floor Medium, old style.

TILE WORK 14 fl bath, 525 ft
2 fl ktch, 66 "

WIRING

HEATING Hot water
2 oilburners "Ray":
1 automatic, 1 manual.

ELEVATORS none

LOBBY none

CEILING—HEIGHT sub-bsmt 6'
bsmt 8'9"; 1st fl 9'4";
2d fl 9'4"; 3d fl 8'9".

BASEMENT full
concrete
conc floor
plastered
Sub bsmt 16 x 18 / 16 x 18 / 576 sq ft

FOUNDATION
concrete

ROOF
40% tar & gravel
60% red clay tile

STORE FRONTS
none

EXTERIOR
stucco on reinf.
conc.

EXTRA FEATURES Fire escape.

CONSTRUCTION reinforced concrete - good. Ord Pleasing
REFRIGERATION yes.
7 CONDITION: EXTERIOR fair INTERIOR fair FOUND. good
8 MAIN SUPPORT COLUMN 6 x 6 FOOTING conc SPAN Av FT.
9 FIRST FLOOR JOIST 2 x 10 16 INCH CENTERS BRIDGED yes
10 BUILDING finished
11 GROSS INCOME $ EXPENSE $ NET INCOME $
12 DEPRECIATION: COND. 60 % OBSLSE. % ECON. SUIT. % TOTAL ~~60~~ 65 %
YEAR BUILT 1909 REMODELED no
EFFECTIVE AGE 27 YEARS FUTURE LIFE 18 YEARS
DIMENSIONS See remarks SQUARE FT. ~~7193~~ 7250 22886 AREA CUBIC FT. 19,060 ~~180,000~~

F 1441

~~1968 20,500 - B#866~~
7/- 41,000

IMPROVEMENT VALUE
MAIN BUILDING $ ~~23840~~
OTHER BUILDINGS $ ~~540~~
TOTAL $ ~~24380~~
ASSESSED VALUE 50% $ ~~12190~~
DATE 7/29/37

LAND INFORMATION ~~15,300~~ 8,742
1. SIZE 50 x 142 Steep;
2. STREET—ROAD graded; paved; alley not thru
3. SIDEWALK conc; sewer; city water
4. LANDSCAPING lawn & shrubs;
5. TREND static VALUE $
6. USE res; apt; bus.
7. DISTRICT medium-old

ZONED 2 RES

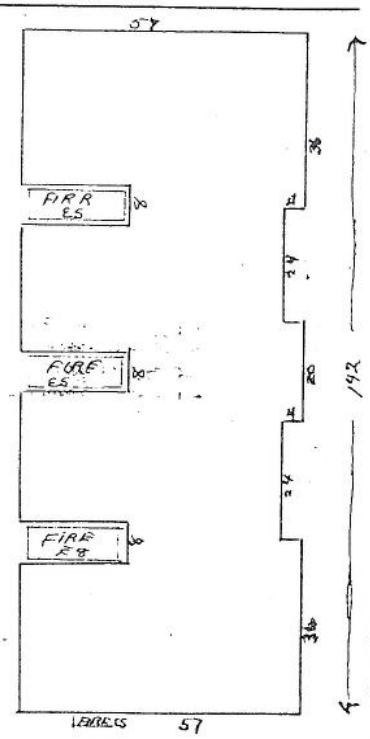
C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	Carl Rubenstein	1-19-42	6173			
S	C+H Nov -	4-5-45	2461616	21500		
Con	Edward W. Hamlin	2-19-46	3542033	47,500	(L11,12,13+N5'L14)	
Con	Jim E. Tilney	7-1-47	3764656	63000	" "	" "

REMARKS Dimensions (Cont'd): 25 x 32 x 2
25 x 27 x 2
28 x 142
3 x 14½ 4
4 x 20
1 x 8 x 2

Other Bldgs.	Conct.	Fl.	Roof	Sty.	Dim.	Area	Value
1 Garage	Conc.	Conc.	Tar & Gra.	1	20x24	580	335
1 "	"	"	"	1	20x24	580	335
Conc Parking					3ax66	1980	$670

Also 11+13 + S 5' of 14 / 34

SC, 30'-1"
FLOOR PLAN



DISTRICT	ROAD	SCHOOL	WATER	FIRE
846 - 47.500	Sea-1	1		
847 - 23.000	Seattle-1			

METRO DECREASE OR INCREASE IN ASSESSED VALUATION

195970

RECORD OF ASSESSED VALUE								LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1938		630	12190	12820							
1950		750	12190	12940	2-16-49	NB					
1951		750	15300	16050	11-17-49	JH	RC				
1953		2440	15300	17740	7-52	a.H.	Merge				
1955		2440	18000	20440	5-24-54	LH	Reduce				
1958		2440	19400	21840	4/23/57	Gil (Hm)	AV. chg. per file				
1960		2440	19400	21,840	7-7-58	LL	RW				
1964		6850	19400	26,250	1-15-63	BB	RW				
1968		6850	20500	27350	7-12-66	DE	reviewed				
1971 L	13700 B	41000 T	54700*195970-2630-0 8/9								
1972		31970	68470	100440	5-19-71	CRC	RW-1				
1972 L	25384 B	54365 T	79749*195970-2630-0 9/71								
1973 L	31970 B	68470 T	100440*195970-2630-0 9/71								
1974		31970	45250	77220	3-19-73	RD	AV CHANGE - COMP.				
19											
19											
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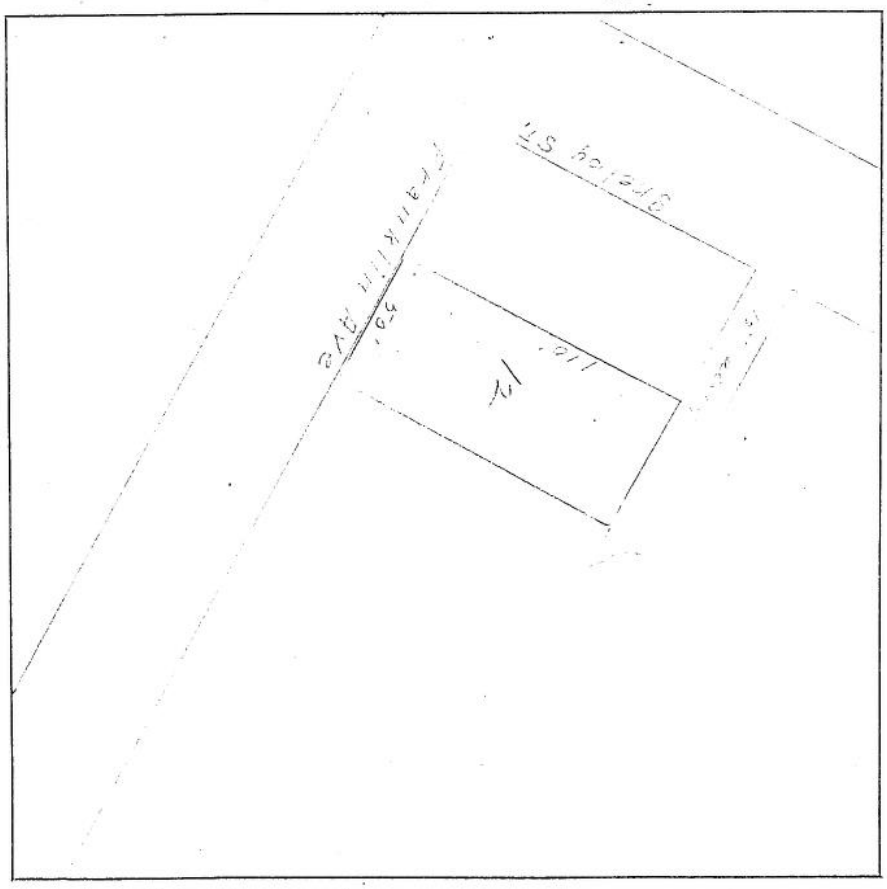


LOT NO.

BLOCK NO.

SECTION SE 17

TWP. 25

RANGE 4

TAX LOT NO.

PARCEL NO.

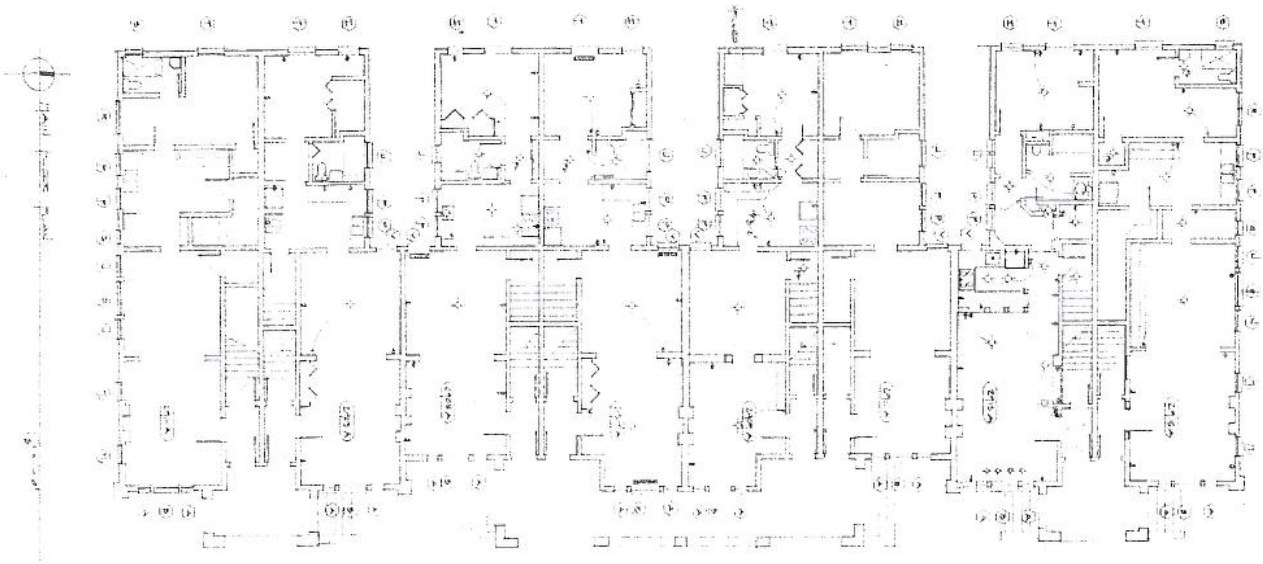
AERIAL PHOTO

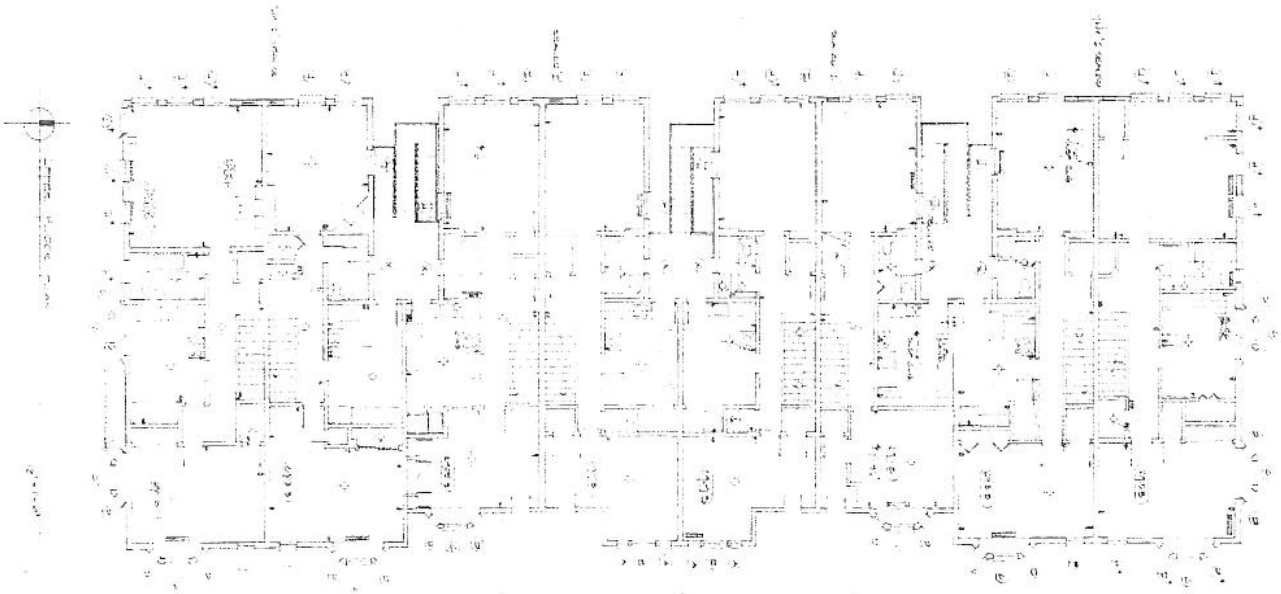
QUARTER MAP

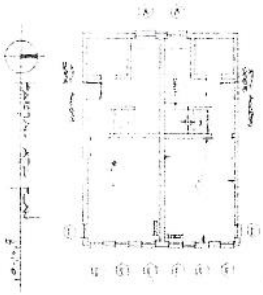
PLAT MAP #1593

LAND CLASSIFICATION OR SEGREGATION

THIS SQUARE INDICATES ACRES 1" = 50'





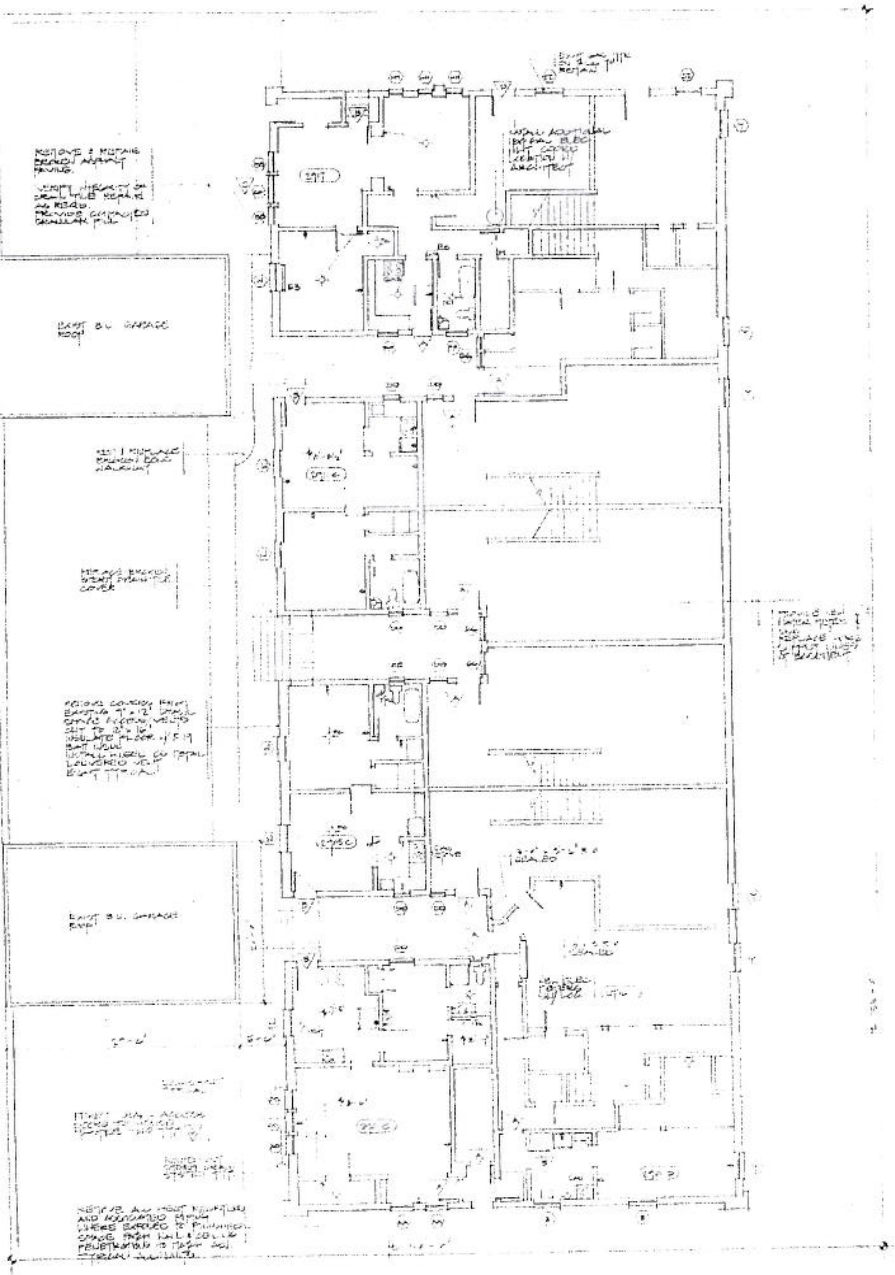


L'AMOURITA COOP RENOVATIONS

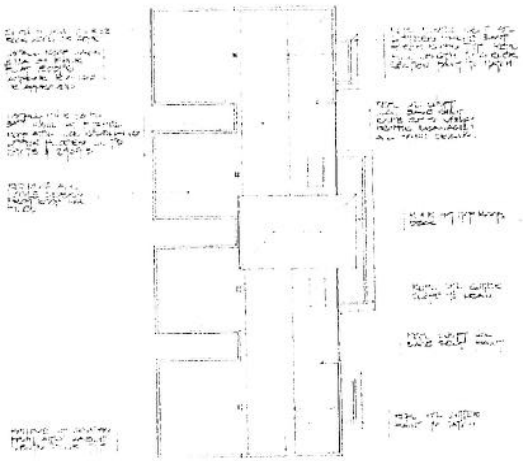
2301 - 2317 FRANKLIN AVENUE EAST
SEATTLE, WASHINGTON 98102

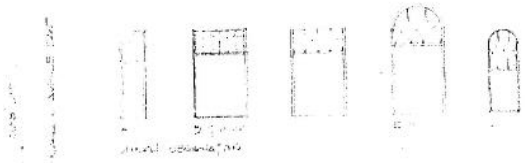
THE BROWN ASSOCIATES

1110 LAKE WA. BLVD. S.
SEATTLE, WA. 98144
324-7885



BASEMENT FLOOR PLAN





WINDOW SCHEDULE

DIM	SIZE	QUAN	REMARKS
A	[illegible]	6	[illegible]
B	[illegible]	8	[illegible]
C	[illegible]	10	[illegible]
D	[illegible]	8	[illegible]
E	[illegible]	2	[illegible]
F	[illegible]	4	[illegible]
G	[illegible]	2	[illegible]
H	[illegible]	4	[illegible]
I	[illegible]	2	[illegible]
J	[illegible]	20	[illegible]
K	[illegible]	2	[illegible]
L	[illegible]	8	[illegible]
M	[illegible]	4	[illegible]
N	[illegible]	4	[illegible]
O	[illegible]	2	[illegible]
P	[illegible]	16	[illegible]
Q	[illegible]	2	[illegible]
R	[illegible]	2	[illegible]
S	[illegible]	2	[illegible]
T	[illegible]	8	[illegible]
U	[illegible]	6	[illegible]
V	[illegible]	6	[illegible]
W	[illegible]	12	[illegible]
X	[illegible]	6	[illegible]
Y	[illegible]	6	[illegible]
Z	[illegible]	2	[illegible]
AA	[illegible]	2	[illegible]
BB	[illegible]	4	[illegible]
CC	[illegible]	2	[illegible]
DD	[illegible]	8	[illegible]
EE	[illegible]	1	[illegible]
FF	[illegible]	1	[illegible]
GG	[illegible]	3	[illegible]
HH	[illegible]	3	[illegible]
II	[illegible]	2	[illegible]

* [illegible]

WINDOW NOTES

[illegible]

BROWN ASSOCIATES
1110 LAKE WA BLVD. S.
SEATTLE, WA. 98144
324-7883

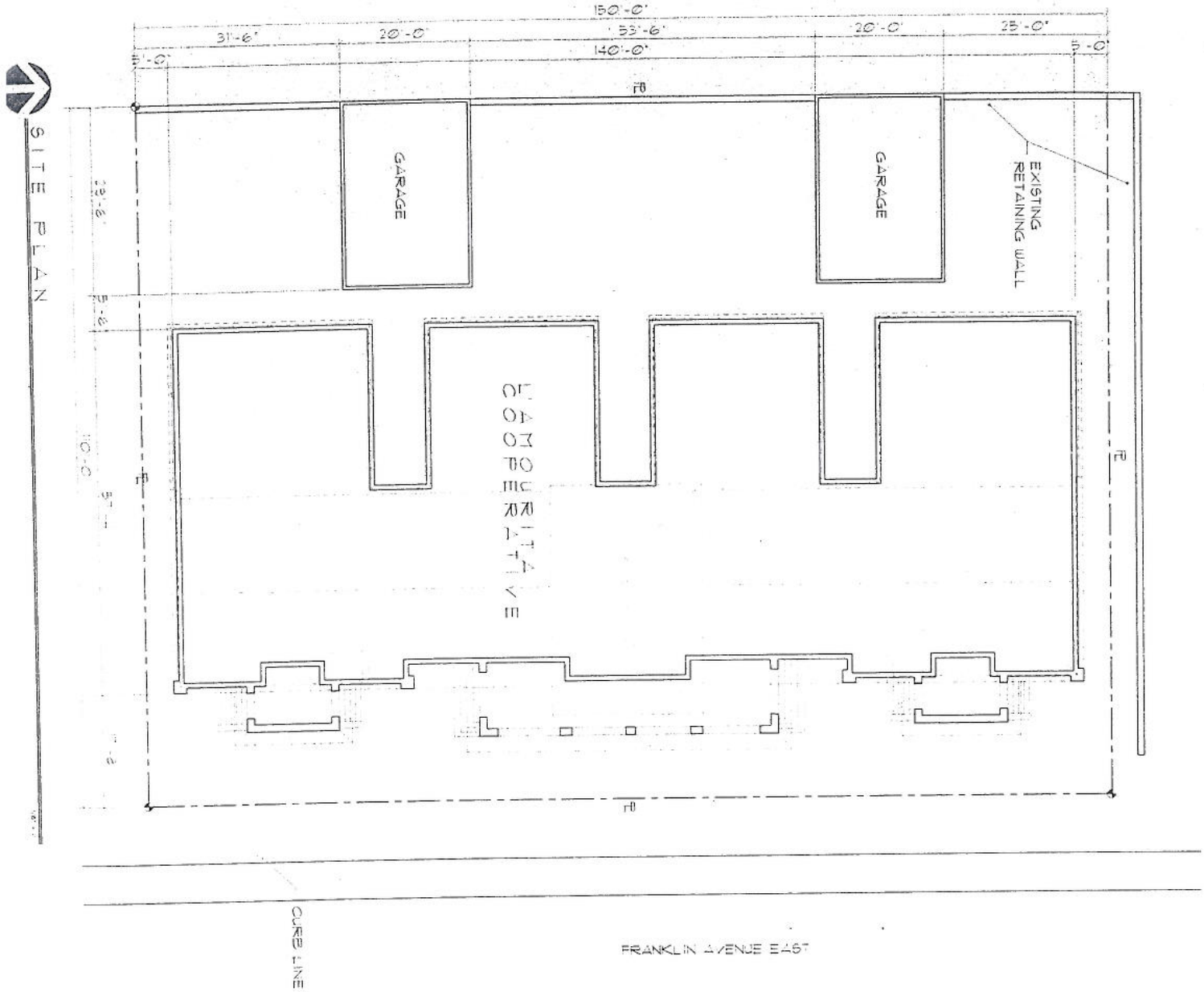
L'AMOURITA COOP RENOVATIONS

2005-2007 FRANKLIN AVENUE EAST
SEATTLE, WASHINGTON 98102

7-15-85

Set 6

4



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SHEET NO. A1

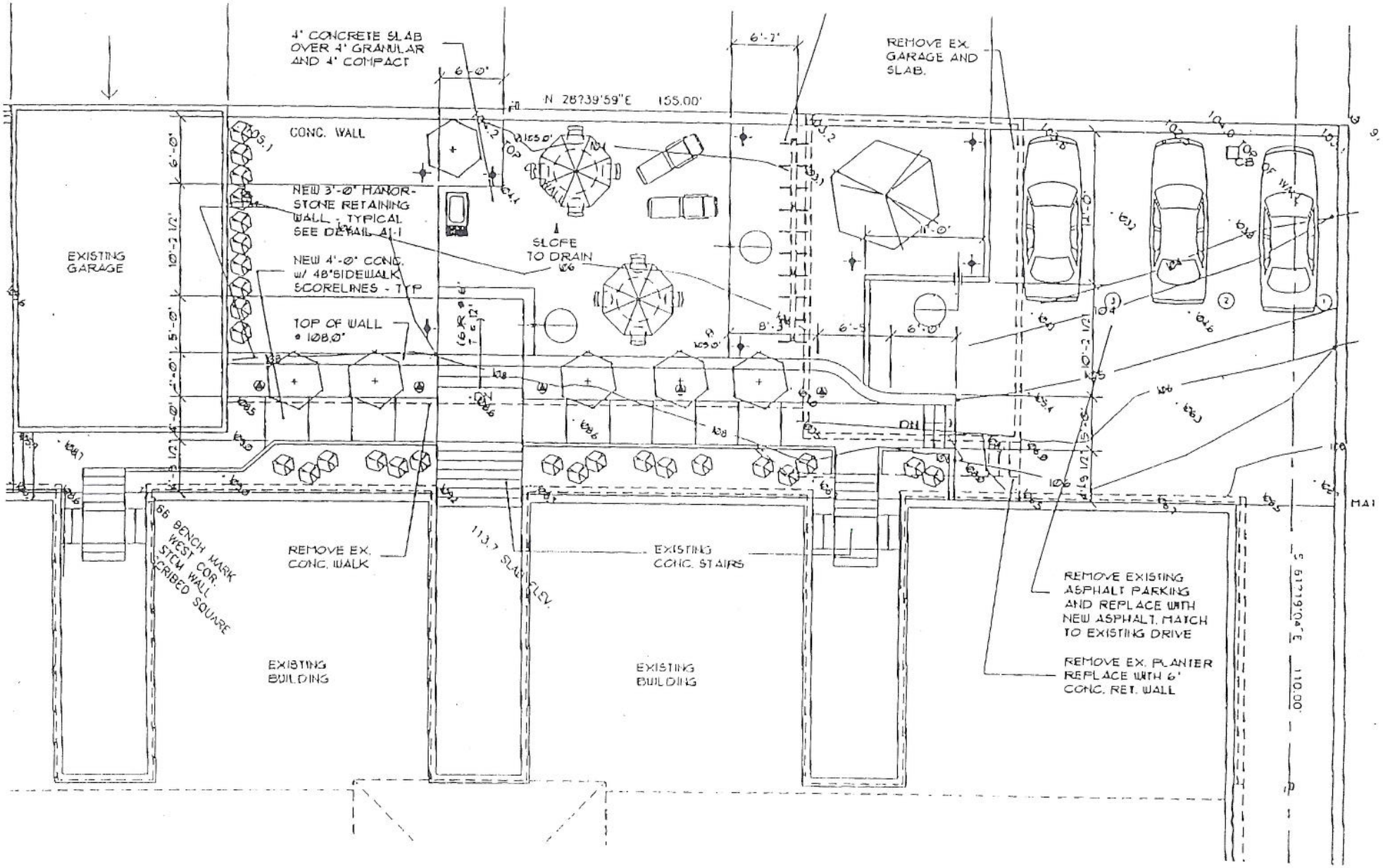
PROJECT
L'AMOURITA COOP
2501-2507 FRANKLIN AVE. EAST
OWNER: L'AMOURITA COOP

CONTENTS
SITE PLAN

REGISTERED ARCHITECT

THE BROWN ASSOCIATES/ARCHITECTS

PROJECT NO.
REVISIONS
DESIGN
DRAWN
CHECKED
DATE: 3/28/93


4" CONCRETE SLAB OVER 4" GRANULAR AND 4" COMPACT
6'-0"
N 28°39'59"E 155.00'
6'-7"
REMOVE EX. GARAGE AND SLAB.
CONC. WALL
NEW 3'-0" HANOR-STONE RETAINING WALL - TYPICAL SEE DETAIL A1-1
NEW 4'-0" CONC. w/ 48" SIDEWALK SCORELINES - TYP
TOP OF WALL @ 108.0'
SLOPE TO DRAIN
EXISTING GARAGE
6'-0"
10'-2 1/2"
5'-0"
11'-0"
8'-3"
6'-5"
6'-0"
CB
OF WALL
DN
OH
66 BENCH MARK WEST COR. STEM WALL SCRIBED SQUARE
REMOVE EX. CONC. WALK
113.7 SLAB ELEV.
EXISTING CONC. STAIRS
REMOVE EXISTING ASPHALT PARKING AND REPLACE WITH NEW ASPHALT. MATCH TO EXISTING DRIVE
REMOVE EX. PLANTER REPLACE WITH 6' CONC. RET. WALL
EXISTING BUILDING
EXISTING BUILDING
S 61°19'04" E 110.00'
MAI

National Register of Historic Places Registration Form: William Parsons House

NPS Form 10-900
(Rev. 8-86)

25N 4E 20

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

K1 601

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name: Parsons, William, House

other names/site number: Harvard Mansion

2. Location

street & number: 2706 Harvard Ave. E. ☐ not for publication

city, town: Seattle ☐ vicinity

state: Washington code: WA county: King code: 033 zip code: 98102

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
☒ private	☒ building(s)	2		buildings
☐ public-local	☐ district			sites
☐ public-State	☐ site			structures
☐ public-Federal	☐ structure			objects
	☐ object	2	0	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official — Date: 4/11/91

Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register. ☐ See continuation sheet.

☐ determined eligible for the National Register. ☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: single dwelling

Current Functions (enter categories from instructions)
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Neoclassical

Materials (enter categories from instructions)

foundation stone
walls wood: weatherboard
other: aluminum
roof other: composition
other

Describe present and historic physical appearance.

The Harvard Mansion is one of Seattle's most prominent and best known residences, situated at the corner of Harvard Avenue East and East Edgar Street along Interstate 5 in the Roanoke Park neighborhood of North Capitol Hill. The double lot provides the mansion with a spacious setting with lawns, gardens, and a brick courtyard in the rear. All three of the mansion's floors afford spectacular views of Lake Union, the Olympic Mountains, Queen Anne Hill, the Fremont and Wallingford neighborhoods, and the downtown Seattle skyline. (The third floor also provides partial views east to the Cascade Mountains and Lake Washington.) Conversely, looking east toward Roanoke Park from these areas, the mansion is clearly seen as the most highly pronounced landmark on the horizon, perched atop the Roanoke Park ridge.

The Roanoke Park neighborhood is one of the oldest intact single family residential districts in Seattle. The predominant age of homes in the neighborhood is about 70 years; the Harvard Mansion, built in 1903, is somewhat older, and exemplifies the few houses in the area built around the turn of the century. The houses nearby range in size and style, but are uniformly well maintained and well landscaped with large deciduous and evergreen trees. Within one block of the Harvard Mansion is St. Patrick's Church and Roanoke Park itself.

Exterior: The Harvard Mansion is a three story wood frame structure that reflects the popular Neoclassical Style of the early 20th century, characterized by a dramatic classical portico, veranda, and cornice moldings. The house is built on a rectangular plan that contains approximately 5,500 square feet of living space on three floors. The house rests on a stone foundation with daylight basement, and is capped by a medium pitched hipped roof with pedimented dormers.

The front facade of the house is dominated by the full-height portico which rises from the front porch to the third floor dormer. The portico features a full entablature supported by four colossal fluted columns with glazed terra cotta Corinthian capitals. Similar Corinthian pilasters rise against the facade. The entablature features a projecting cornice, with modillion blocks and dentil course, and a wide frieze and architrave. Atop the entablature is a balustrade with turned spindle railing, forming a third floor porch.

The portico partially shelters a two story full width veranda, added in 1910 by William Parsons, which wraps around the house on the front and side elevations. The porch is supported by nine fluted columns with Ionic capitals which rise to a porch roof with full entablature. The porch roof, in turn, serves as the deck of the second floor balcony. Both the first and second story porches are surrounded by a balustrade with spindle railing.

☒ See continuation sheet

The medium pitched hipped roof is covered with composition shingles, and features three large pedimented dormers extending on the south, west, and north slopes. The western dormer provides access to the third floor porch through large double sliding glass doors added in 1965. Three active chimney units rise above the roofline, serving the five fireplaces and furnaces. One double-stack chimney and one single stack are clustered on the right side; a triple joined stack is located in the center. A fourth single stack rises along the rear roof slope, but is no longer in use.

Beneath the roof line, the dramatic cornice of the house features projecting boxed eaves, underscored by modillion blocks and a dentil course above a wide architrave and frieze. Windows are mostly double hung, one-over-one wood sash units, with wood frames and projecting entablature hoods. The five windows that flank the front entry, and the transom windows above the large first floor windows, are ornamented with leaded, bevelled glass whose cames form sunburst patterns, with a leaded Gothic shield in the center.

A rounded one story bay window projects off the east (rear) facade of the house, illuminating the historic sitting room. In 1915, William Parsons added an adjacent sunroom, surrounded by windows, which projects off the southeast corner of the first floor. A rear sleeping room was located above the sunroom. Wide stone steps lead to the front entry, and stone steps also lead to the south side entrance (where Roman urns form the base of the solid stair railings).

The large mahogany front door opens into the central entry hall. The glazed south side door, which leads to the sunroom, has multiple transom windows. Tall glazed double-leaf doors provide access to the first and second floor porches. There is also a multi-paneled wood door on the north side providing access to the kitchen from an elevated porch.

The main loss of integrity on the exterior resulted from the 1958 application of aluminum siding over the original narrow gauge clapboards. The siding has a wider gauge than the original, and also covers the original cornerboards. Otherwise, all exterior detail and trim remains original and intact.

To the rear of the house is a large detached garage with a flat roof accessible from the back alley. The easterly back yard is a landscaped courtyard containing a fountain, a rose arbor, and lights. The bay windows from the dining room and sunroom overlook the back yard. A vegetable garden flanks the north side of the house.

A stone retaining wall frames the front and south lawns, with corner stone pedestals connecting to the stone stairs which lead to the house. The retaining wall provides an attractive framing around the mansion, separating the elevated main landscaped grass lawns from the trees which run along the sidewalks.

Interior: Most of the original interior of the Harvard Mansion remains intact, although the kitchen, bathrooms, plumbing and electricity have all been updated. There are a total of 24 rooms in the house. The first floor has eight rooms: foyer-entry hall, dining room (now living room), living room (now music room), sitting room (now dining room), kitchen, butler's pantry, half bathroom, and sunroom. The second floor has six rooms: large master bedroom, three other bedrooms (one now used as a library), and two full bathrooms. The third floor has four rooms: a large ballroom, a maid's bedroom, a kitchen, and a full bathroom. The basement includes a laundry room, wine cellar, and storage rooms.

Throughout the interior, the house features ten foot ceiling heights, original light fixtures, wide ceiling and baseboard moldings, classical window and door surrounds, beamed ceilings, paneled wood doors, double leaf glazed doors, brass door plates and handles, and some original bathroom fixtures like porcelain pedestal sinks.

The first floor of the house has a symmetrical floor plan organized around a central hall. All major rooms are accessed through two entrances, including one leading to the hall. Upon entering the formal entry hall, the original living room is to the right, the dining room is to the left, and a grand staircase rises in the hallway. The flooring in these formal areas is dark oak. Both the living room and the dining room have marble fireplaces with custom oak carved dark mahogany wood mantels and columns. The dining room also features a box beam ceiling. Both rooms also retain the original light fixtures and have tall double-leaf doors providing access to the central foyer. The doors feature glazed upper panels and solid lower panels.

The original living room leads to the rear sunroom, which is also accessible through a rear side door entrance leading to the porch. The sunroom has a terrazzo floor, and is lighted by large windows which overlook the brick courtyard in the rear. In addition to this entrance, the sunroom has three sets of glazed double leaf doors leading to the first floor deck, the living room, and the original sitting room.

The sitting room, located directly off the central hall, features dark oak in-laid floors and a large window seat under the bay window. Two double-leaf paneled doors, beneath elliptical fanlight transoms, lead to the hall. In the northeast corner of the floor plan is the kitchen and butler's pantry, which feature oak parquet flooring and original cabinetry with leaded glass. The pantry leads to the dining room.

The hallway itself features the main staircase ascending in three flights, as well as a secondary maid's staircase, closet, bathroom, and arched columned entry to the dining room.

The second story also has a symmetrical plan organized around the central hall. The four bedrooms have fir floors. Running the full length of the south side of the floor is the master bedroom (which incorporated an older rear sleeping room above the sunroom in the 1970s). The bedroom has a carved

walnut mantel supported by columns, and accented with green tiles. There is a walk-through dressing area with two sets of large closets and a double-leaf three panel glass door leading to the second story porch deck. The master bathroom features grey tiles, two pedestal sinks, a bathtub, and a tiled shower stall. The main hallway on the second floor is also accessible through a dressing room in the master bedroom.

The north side of the second floor is flanked by two more bedrooms with a full bath between them. The northwest bedroom (now used as a library) has a marble fireplace with a carved maple mantelpiece supported by columns.

The staircase to the third floor is accessed through French doors in the second floor hallway. At the top of the landing, one entrance leads to a fifth bedroom, finished with fir floors and a partial easterly view. A bathroom is connected to this bedroom. Straight ahead from the landing is the ballroom, with maple dance floor. The ballroom also has a marble fireplace, added in 1965, inside the southern roof dormer. The west dormer contains the bandstand and a short flight of steps leads to the nonhistoric sliding glass doors which provide access to the deck above the front portico. Connected to the ballroom is a kitchen in the north dormer.

The basement is entered through the maid's staircase. It is mostly unfinished except for the wine cellar and the storage room and half bathroom. The basement is lighted by daylight basement windows.

Recent rehabilitation work has included replacing rotted structural supports on the porch, resurfacing the porch deck, tuckpointing the brick chimneys, completing electrical and kitchen remodeling, installing new brass door knobs, adding a vegetable garden, and painting the exterior.

Contributing Resources:

1 house
1 garage

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
Economics

Period of Significance
1909-1935

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
Parsons, William H.

Architect/Builder
Edward Duhamel, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1903 in the dramatic Neoclassical style, the Harvard Mansion is historically significant for its association with William Parsons, a leading financier in the Pacific Northwest, who lived in the house from 1909 until 1935 during which time he organized the largest financial institution in the region. Architecturally, the house is distinguished by a colossal Corinthian portico, full width two-story veranda, and well-preserved interior. When completed, the Harvard Mansion was the most visually prominent landmark on the north end of Capitol Hill. Today, nearly 90 years later, it remains an outstanding example of the residential architecture of its period and an important reminder of the influential career of its second owner.

Historical Background: When constructed in 1903 by Seattle contractor and builder Edward Duhamel, the Harvard Mansion was one of the first and most prominent structures in the Denny-Furhman Addition on the north end of Capitol Hill (platted in the 1890s). The Neoclassical house boasted a dramatic portico, was located on a landscaped double lot, and commanded sweeping views of the surrounding city. Even as late as 1910, historic photographs indicate that the mansion was the largest and most prominently sited of the area's homes.

Duhamel was born in Buffalo, New York, in 1850, and became an apprentice architect in Chicago in 1867. In 1875, he moved to Texas, where he started architectural practices in Galveston and Houston. In 1889, Duhamel moved to Seattle, where he became a contractor and builder, completing commissions for buildings in Seattle, Tacoma, Port Townsend, and even Chicago.

By 1900, Duhamel was partners with John Megrath and F. M. Gribble in the firm of Megrath and Duhamel and in the Washington Brick and Tile Company, which had a capacity of making 60,000 bricks a day. In his role as builder, Duhamel worked with architects C. H. Bebb, A. Warren Gould, Saunders and Lawton, and Max Umbrecht.

Perhaps his most notable commission was the Federal Building and Post Office at Third and Union in downtown Seattle. Completed in 1900 after six years of work, the building was one of the most prominent landmarks in the young city. Although the building was demolished in 1950, other Duhamel buildings still stand including the Rainier Club and Smith Building, Squire Building, and Hambach Building in Pioneer Square.

In 1909, about a year before his death, Duhamel sold the house to William Hinckley Parsons. Parsons

☒ See continuation sheet

was born in Oconomowoc, Wisconsin, in 1865, and began his business career in his hometown as co-proprietor of Parsons Brothers, a mercantile and department store. In 1895, Parsons moved west to Seattle, and in 1898, during the Alaska Gold Rush, went north to serve as general manager of the Ames Mercantile Company in Dawson City, Yukon Territory. From Dawson, Parsons successfully established a group of stores in Alaska. In 1903, he sold his interest and returned to Seattle.

But Parsons was soon back in Alaska. In March, 1905, he was selected by the Washington Trust Company of Seattle to open the first bank in the interior of the territory. Parsons reputedly mushed across 500 miles of ice and snow by dog sled in 15 days, arriving in Fairbanks with $100,000 in currency strapped to his waist. With this capital, he established the Washington-Alaska Bank of Fairbanks. It was the first financial institution in the area. But Parsons was able to gain the trust of miners and set up a successful credit system in the region. Within four months, Parsons' bank had deposits of two million dollars, and had shipped six million dollars in gold. After four years, having shipped over $30 million in gold to Seattle, Parsons returned to the city to assume the vice-presidency of the Washington Trust Company.

Upon his return in 1909, Parsons purchased the Harvard Mansion, next door to the house (now demolished) of his brother-in-law Edgar Webster (co-owner of the Washington-Alaska Bank and host of the summer "Golden Potlatch Festivals" held each year from 1911-1915 to celebrate Seattle's commercial dominance of Alaskan trade).

The next year, the Washington Trust Company was absorbed by the Dexter Horton National Bank. Parsons was appointed first vice-president and director of the newly merged banks, and also became director of the Dexter Horton Trust and Savings Bank (which was later consolidated with the Horton National Bank). After 13 years as a senior officer and director of the bank--the largest in the Pacific Northwest at the time--Parsons assumed the presidency in 1922.

The 1920s were an era of great expansion in the banking industry, and under Parsons' leadership the Dexter Horton bank grew to become the leading institution in the region. In an interview with *Forbes* magazine, conducted in 1928 from his Harvard Avenue home, Parsons (described by the magazine as the "Northwest's great banker") explained his theory of bank expansion. "The Pacific Northwest has moved forward with gigantic strides in the past few years," he noted, "until it was beyond the scope of any one bank in this region to adequately finance growing industry or new industries. . . . Merger was the natural solution." In addition, Parsons stated, Seattle "must be prepared with vision and resources adequate to develop" potential Asian markets.

Parsons' commitment to this vision of large scale finance was realized in the 1920s when Dexter Horton bank subsumed two more banks into its growing empire. In 1929, the Dexter Horton Bank--largely as

a result of Parsons' efforts--absorbed the First National Bank of Seattle and the Seattle National Bank. The consolidated banks were renamed Seattle-First National Bank, and Parsons assumed the role of chairman of the board.

The merger led to the creation of the largest and most powerful bank in the Northwest, and one of the largest on the West Coast. According to the bank's corporate history, the mergers of the period reflected Parsons' philosophy that "there is strength in size; risks can be taken by a large bank that cannot be contemplated by a small bank. The fusion of the three major bank groups in 1929 flooded the bank's internal organization with competitive, aggressive managerial talent that could express itself only in growth." Parsons presided at the helm of this organization until 1934, when he retired. Even so, he remained an active director until 1948.

In 1932, with American business reeling from the Great Depression, President Herbert Hoover appointed Parsons chairman of the first Western Washington advisory committee for the Reconstruction Finance Corporation. The funds from this federal relief agency (the first created during the Depression) were used to make loans to businesses, finance public works, and provide assistance to keep banks from failing. Parsons took an active role in chairing the organization, and served until his death in 1948. In addition, Parsons was appointed President of the Seattle Clearing House Associates, which was set up to be sole judge of the value and acceptability of collateral toward the issuance of loans.

In 1935, Parsons moved to Washington Park, although he continued to own the Harvard Mansion until 1941. Parsons died in 1948.

Architectural Character: The Harvard Mansion is a dramatic example of the Neoclassical style in the residential architecture of the early 20th century. The house is characterized by a colossal Corinthian portico, full width two-story veranda, ornate classical entablature and decorative moldings, and a well preserved interior. The style of the house is complemented by its prominent setting, which affords sweeping views of the city. The application of aluminum siding in 1958 constitutes the major loss of historic integrity, although all other significant exterior and interior features remain intact. Although the house retains its dramatic character and most of its significant features, the aluminum siding diminishes the significance of the original design and therefore architecture is not identified as an area of significance for the purposes of the nomination. The Harvard Mansion was designated a City of Seattle landmark in 1990.

9. Major Bibliographical Referenc

Bagley, Clarence, *History of King County*, S.J. Clarke Publishing Co.: Chicago-Seattle, 1929.

------, *History of Seattle*, S.J. Clarke Publishing Co.: Chicago, 1916.

Bridston, Mandus, "Northwest's Great Banker Scans Pacific," *Forbes Magazine*, May 1928, pp. 35-36, 40.

Scates, Shelby, *Story of Seattle-First National Bank*, SeaFirst Library Publication: Seattle, n.d.

"Edward J. Duhamel, contractor, died yesterday, *Seattle Post-Intelligencer*, January 24, 1911.

"William H. Parsons heads Dexter Horton Bank," *Seattle Times*, November 22, 1922.

"William H. Parsons, Chairman of merged bank," *Seattle Times*, August 11, 1929.

"William H. Parsons funeral to be held tomorrow," *Seattle Times*, July 18, 1948.

"Varied and Active Life of William H. Parsons, Seattle Banker," *Seattle Times*, May 25, 1950, p. B4.

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

	Zone	Easting	Northing
A	10	551035	5276840
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

Lots 6, 7, Block 15, Denny-Fuhrman Addition, City of Seattle.

☐ See continuation sheet

Boundary Justification

The nominated parcel includes the entire double lot historically associated with the Harvard Mansion and its second owner, William Parsons.

☐ See continuation sheet

11. Form Prepared By

Name/title Randy Apsel, edited by L. Garfield

organization owner

street & number 2706 Harvard Ave. E.

city or town Seattle

date June 1990 (edited February 1991

telephone (206) 323-2745

state Washington zip code 98102

*U.S.GPO:1988-0-223-918

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

RECEIVED
JUL 16 1991
ARCHEOLOGY AND HISTORIC PRESERVATION

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000782 Date Listed: 6/21/91

William Parsons House — Property Name
King — County
WA — State

N/A — Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antoinette Lee — Signature of the Keeper

6/26/91 — Date of Action

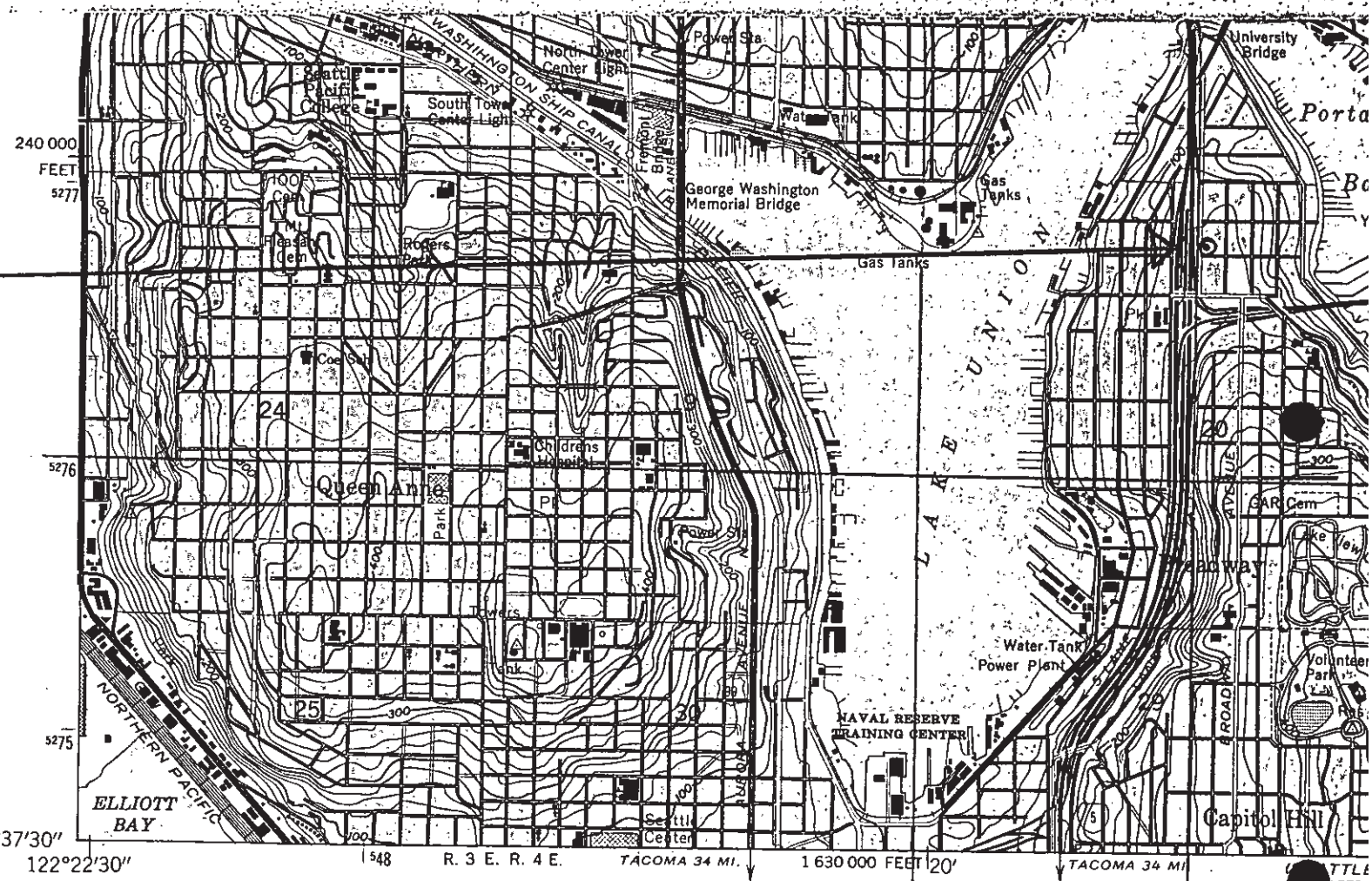
Amended Items in Nomination:

Statement of Significance: Under Applicable National Register Criterion B is checked. Criterion A is removed.

This information was confirmed with Leonard Garfield of the Washington State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

William Parsons House
(Harvard Mansion)
Seattle, King Co., WA
UTM References:
10/551035/5276840



Mapped by the Army Map Service
Published for civil use by the Geological Survey

Control by USC&GS and King County Engineer office

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1943. Field check 1949

Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system, north zone

1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue

Red tint indicates areas in which only landmark buildings are shown

No distinction is made between barns, dwellings, commercial and industrial buildings

GN MN
0°30' 9 MILS
22° 391 MILS

UTM GRID AND 1968 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE

1 ½

1000 0 1000 2000 30

1 .5

CONTOUR INTE
DATUM IS MEA

SHORELINE SHOWN REPRESENTS THE AP
THE AVERAGE RANGE OF TIDE

THIS MAP COMPLIES WITH NATIO
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

Courtesy, Paul Dorpat

Figure 1. Corner view of Harvard Mansion with current owners, Randy J. Apsel and Olga D. Bourlin, and daughter, Halle Hennessey, in same positions as the Parsons family in 1910 photo in Figure 26. (Son, Eron

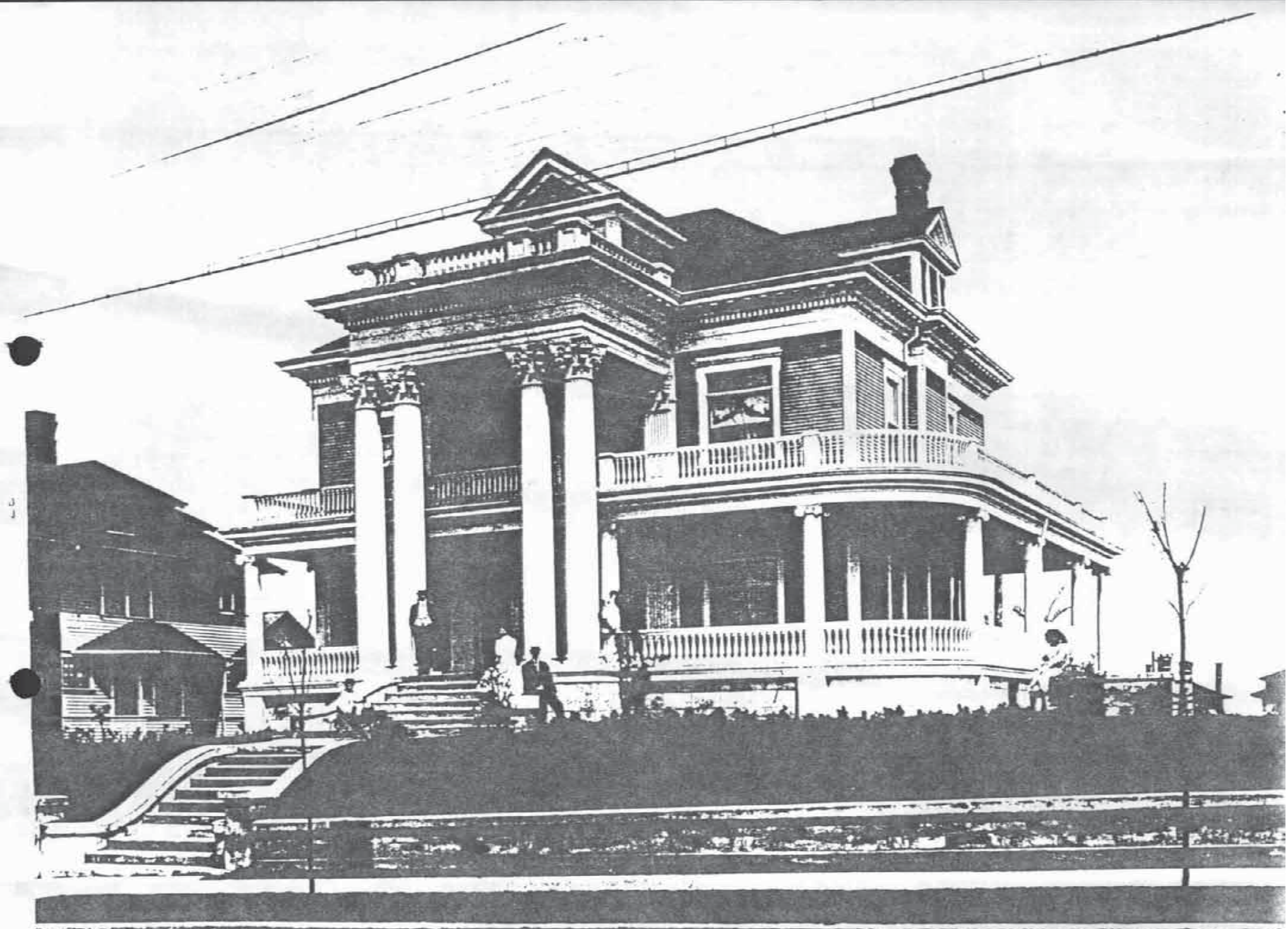
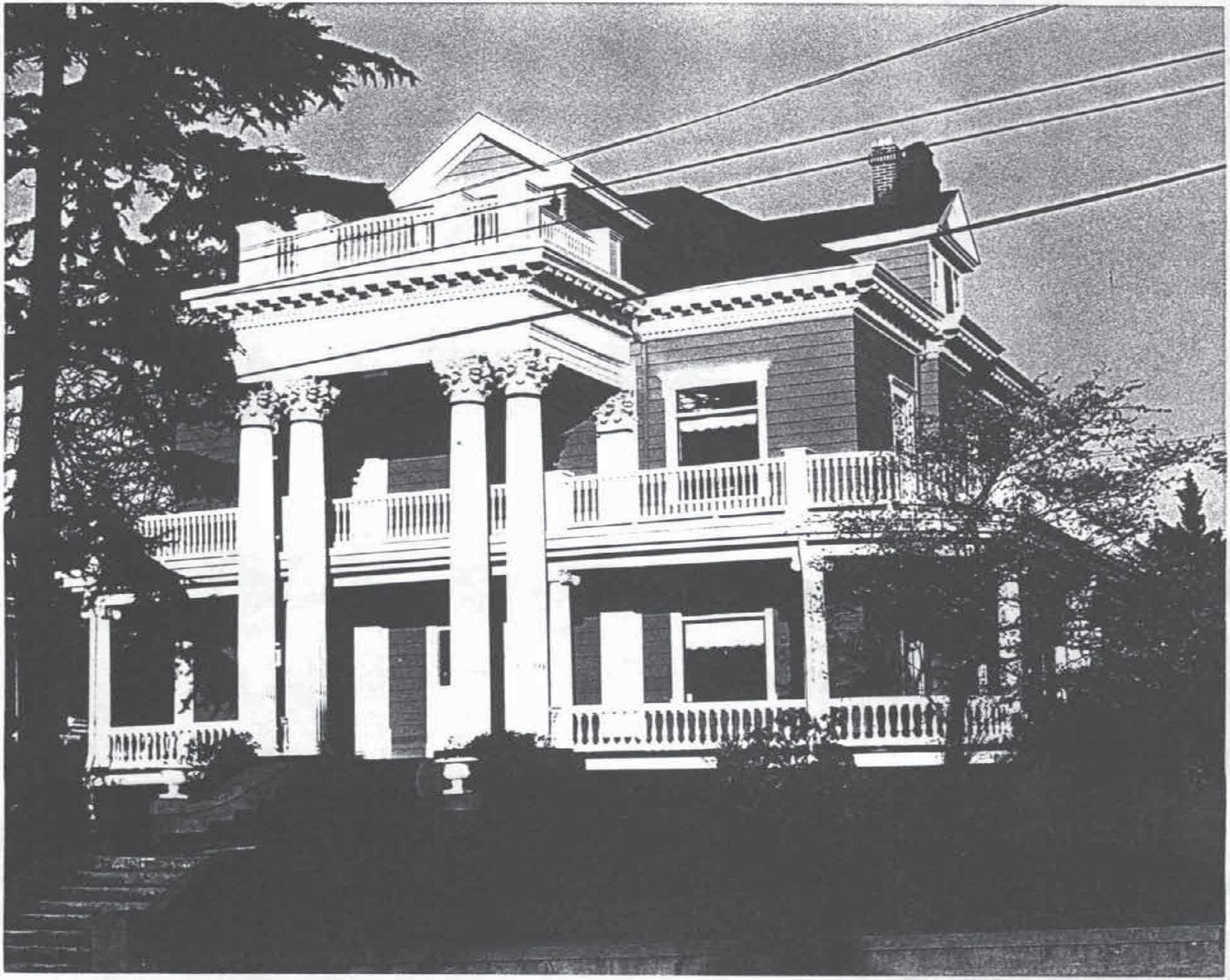


Figure 26. Corner view of Harvard Mansion in 1910 with William H. Parsons and Ella R. Parsons on front steps, daughter Rosamund seated to right and son William Budd on tricycle. Compare to current [illegible]

Courtesy, Allen William Engle