

DAHP Level II Mitigation Report

Surrey Building

Project Location

10777 Main Street
Bellevue, Washington
King County

Washington DAHP Project Number

2018-03-01597

Submitted to

U.S. Department of Housing & Urban Development
Washington Department of Archaeology & Historic Preservation

July 1, 2019

Client

Pastakia + Associates

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PROJECT INFORMATION

Historic Name:	Surrey Building
Common Name:	Surrey Building
Address:	10777 Main Street, Bellevue, King County, Washington
Location:	Southwest corner of Main Street & 108th Avenue SE
Parcel Number:	3225059027
Lat/Long Coordinates:	47.609750, -122.196690
Section/Twp/Range:	S32-T25-R05
USGS Quadrangle:	Mercer Island, Washington
UTM Coordinates:	Zone 10T E 560373, N 5273247
Date of Construction:	1970
Designer:	McClarty & Silverthorn Architects, Bellevue
Builder:	Baugh Construction Co., Seattle
Developer / Orig. Owner:	Robert W. Rettig and Alfred A. Lambeth
Historic Use:	Commerce / Trade – Professional
Present Use:	Vacant
Present Owner:	Surrey Building LLC

ACTION REQUIRING MITIGATION

The U.S. Department of Housing and Urban Development (HUD) San Francisco Regional Office is providing assistance for the development of the subject property located at 10777 Main St., Bellevue, Washington. The proposed project activities consist of constructing a market-rate multifamily community in one six-story building with a total of 125 units on this .95-acre site. On-site parking will include 146 parking stalls below grade, along with 75 storage units.

The subject site is currently improved with a three-story office building known as the Surrey Building. The building was built in 1970 and will be demolished to clear space for the proposed development. HUD determined that the Surrey Building is eligible for the National Register of Historic Places under Criterion C as a good representation of the Brutalist style of architecture and the Washington State Historic Preservation Officer (SHPO) has concurred with HUD's determination. As a result, HUD and SHPO have executed a Memorandum of Agreement (DAHP #2018-03-01597) that outlines mitigation stipulations. This report was produced to fulfill Stipulation III: Intensive Level Documentation – Surrey Building.

METHODOLOGY

Background research included a records search through the City of Bellevue (reference #D000897-051619, received May 20, 2019). Martin completed in-person research at the University of Washington Special Collections, the King County Archives, and the Washington State Archives' Puget Sound Regional Branch. Additional research included review of online collections of Docomomo WEWA, Washington DAHP, the WISAARD database, the Seattle Public Library and its *Seattle Times* Historical Archive, Newspapers.com, and FamilySearch.org.

SJM Cultural Resource Services historian, Sarah J. Martin, conducted an intensive field survey to document the Surrey Building and its setting on May 17, 2019. The survey included photographic documentation and visual inspection of the building interior, exterior, surrounding landscaping, property, and setting.

HISTORICAL INFORMATION & CONTEXT

Bellevue & Neighborhood Context

Prior to European-American settlement in the mid-19th century, the area along Lake Washington where Bellevue now thrives was home to Salish tribes, in particular the Snohomish, Snoqualmie, and Sammamish River people. The rich natural resources of the lake and forests allowed Native peoples to thrive in this area for thousands of years and attracted settlers and entrepreneurs to the Pacific Northwest. Early European-American settlement in the central Puget Sound area concentrated near Elliott Bay, but abundant forests drew those with logging interests inland by the 1860s. Sawmills, small farms, and settlements developed as the foothills east of Lake Washington were cleared.

When the area was surveyed by the General Land Office (GLO) in the 1860s and early 1870s, there were just a few small farms noted in Township 25, where Bellevue would later develop. Residents that were noted on the GLO map generally lived along and near Lake Washington and included the Bixley, Topham, and McGregor families.¹ Other early residents of the late 1860s who were not noted on the GLO maps included baker and confectioner William Meydenbauer (1832-1906), for whom Bellevue's Meydenbauer Bay is named, and farmer Aaron Mercer (c. 1825-1902). A Bellevue post office opened in what is today Medina in 1886, with Matthew Sharpe serving as the first postmaster.

The timber industry with its many shingle mills along Lake Washington drew people to the East Side where communities vied for business and residents. By the turn of the century, the Bellevue area was dotted with small farms that grew fruits, vegetables, and hops. An early Bellevue plat, filed by a grocery store operator Lucien B. Sharp, on February 13, 1891, was the Cheriton Fruit Gardens, a small tract he dedicated "to the public forever" that is now occupied by the Bellevue Downtown Park. A quick succession of plats geared toward development were filed during the first fifteen years of the 20th century. These included:

- Bellevue Acre & Half-Acre Tracts, 1904, filed by Oliver and Laura Frantz and William and Mary Raine;
- Lochleven, 1907, filed by the Bellevue Land Co.;
- Overlake Addition, 1914, filed by M. F. and Dora Wright;
- Strong's Highland Drive Addition, 1914, Arthur and Jesse Strong, and
- Maxwellton Braes, 1914, William and Mary Raine and William and Pearl Raine.

Prior to World War II, Bellevue was an unincorporated farming community and an inland port. The landscape was dotted with small commercial buildings, wood-framed houses and churches, and small homesteads and farms. The transportation network was a mix of paved and unpaved

¹ General Land Office, Bureau of Land Management. Land Survey Map of Township 25N, Range 5E, recorded April 21, 1871, and Township 24N, Range 5E, recorded May 18, 1865.

roadways, and travelers headed to Seattle took a ferry or drove around Lake Washington. Demographic trends in King County were beginning to change from steady urban growth to development of areas outside Seattle. Between 1930 and 1940, “the population of Seattle increased only 2,719 or 0.7 percent, whereas the districts outside the city gained 29,257 or 53.1 percent.”²

Bellevue – and the entire East Side – was forever transformed when the Lacey V. Murrow Memorial Bridge opened in 1940, providing East Side residents convenient automobile access to Seattle. World War II delayed large-scale development in Bellevue, but not for long. Developer Kemper Freeman, Sr., opened the suburban shopping center Bellevue Square in 1946. Planned residential developments soon followed in the late 1940s and early 1950s, including Norwood Village, Hilltop, Lake Hills, and Surrey Downs.

Bellevue voters approved incorporating the town on March 24, 1953, following a two-year Chamber of Commerce-led public relations campaign touting the benefits of incorporation. The message to voters was that incorporation would ensure local control of future Bellevue development in order to protect what local booster Phil Reilly called the “Bellevue way of life.” Reilly, who led the Bellevue Study Group, said, “people were dissatisfied with our physical development and saw chances of this area’s becoming mediocre.” He continued, “There’s a certain charm in living here – we call it the ‘Bellevue way of life’ – and we want to preserve it.”³ Bellevue wasn’t alone in this. Other King County communities incorporated for similar reasons in the 1950s and early 1960s, including Normandy Park (1953), Medina (1953), Des Moines (1959), Mercer Island (1960), and Lake Forest Park (1961).⁴ Additionally, long-established King County communities, such as Kent, annexed large areas during this period in order to control development.

Bellevue had a population of 5,950 when it incorporated in 1953 and 61,196 when the Surrey Building opened its doors in 1970. Much of Bellevue’s early growth can be attributed to 48 annexations, adding nearly 19 square miles, between 1953 and 1970.⁵ This same period was dominated by tremendous infrastructure and building growth. Downtown areas were targeted for street improvements, particularly in an effort to attract businesses, and a second floating bridge, the Evergreen Point Bridge, opened in 1963.⁶ The new bridge connected north Seattle with the neighborhoods on the north side of Bellevue. And, the newspapers were full of announcements of new Bellevue office buildings – big and small – some of which included the Puget Power Company Building (1955-56, 10607 NE 4th Street, demolished 2006); the Dravo Building (1966, 225 108th Avenue NE, demolished c. 2000); the Dorset Building (1968, 100

² BOLA Architecture + Planning, *Mid-Century King County: A Context Statement on Post-War Residential Development*, 2017, p. 3. Accessed online May 24, 2019. https://dahp.wa.gov/sites/default/files/Mid-CenturyKingCounty_ResidentialContextStatement_2017.pdf.

³ “Clyde Hill, Bellevue Vote to Incorporate,” *The Seattle Times*, 25 March 1953, second section, p. 1.

⁴ *Mid-Century King County: A Context Statement on Post-War Residential Development*, 2017, p. 7.

⁵ “Population Trends,” City of Bellevue website. Accessed online May 31, 2019. <https://bellevuewa.gov/city-government/departments/community-development/data/demographic-data/population-trends>

⁶ “Bellevue Rejects Plan for Park Site,” *The Seattle Times*, 17 March 1957, p. 51. [road improvements]

116th Avenue SE, extant); the 400 Building (1968, 400 108th Avenue NE, extant); and the Surrey Building (1970, 10777 Main Street).

This period – from incorporation through the early 1970s – is when Bellevue transitioned from a sleepy suburb to major “Edge City” and corporate office center. The new city embraced the automobile in its development and promotion of itself, first enticing Seattle commuters to make Bellevue their home and then appealing to corporate businesses to locate near where their employees lived. The Surrey Building developed in this context.

Surrey Building History

Post-war Bellevue was transitioning rapidly from a slow-paced lakeside farming community to an automobile-centric suburb. In January 1969, Robert W. Rettig (1916-2003) and his wife Dorothea (1916-2003) partnered with Alfred A. Lambeth (1915-2004) to purchase the 0.95-acre southwest corner parcel at 108th Avenue SE and Main Street.⁷ They purchased the property from the estate of Mable Trinwith Williams, who had owned a larger 6.18-acre parcel since 1920. It included no buildings of any value until a two-room, wood-frame “cabin” was built in 1946-47. It was demolished in 1969 to make way for the Surrey Building.⁸

Both Rettig and Lambeth had roots in Bellevue. Rettig began his career as a salesman working 17 years with Pacific Fruit & Produce Co. before purchasing a half-interest in the company from William Croshaw. The pair opened their first P-X Sooper Market in Bellevue in November 1957 and soon had two stores in Bellevue, two in Tacoma, and one each in Lake Hills, Juanita, and on Mercer Island. They sold the chain to Los Angeles-based Mayfair Markets in 1964.⁹ Through the growing grocery chain, Rettig became familiar with development and construction, and this may have led him to develop the Surrey Building with Lambeth. Lambeth’s background is less clear, but his obituary identified him as a “longtime Bellevue resident and Seattle businessman.”¹⁰

Although no incorporation records were found, construction-related permits and documents suggest that Rettig and Lambeth sometimes used the name Surrey Company when doing business. It’s not clear why they used the name Surrey for their company and building, but they may have taken it from the adjacent neighborhood, Surrey Downs. Rettig, his wife Dorothy, and Lambeth took out a mortgage of \$495,000 in April 1969 to finance the development of the property.¹¹ They hired McClarty and Silverthorn Architects to design an office building. The Surrey Building drawings and specifications are dated July 1, 1969, and permit applications

⁷ King County Archives, Recorded Documents, Statutory Warranty Deed, Vol. 5194, Book D, page 78.

⁸ King County Tax Assessor Property Record Card, 1969-70. Washington State Archives, Puget Sound Branch. Bellevue, Washington.

⁹ Erwin Laurance, “P-X Sooper Market Chain Moves Fast,” *The Seattle Times*, April 5, 1964, p. 109.

¹⁰ “Alfred A. Lambeth,” *The Seattle Times*, June 7, 2004.

¹¹ King County Recorder’s Office. Satisfaction of Mortgage. Filed 6 February 1992.

were submitted in August and September. Site work and construction of the building took place during late 1969 and early 1970. The first tenants occupied the building by late March 1970.¹²

Lambeth retained part ownership in the building until Joan Kim and Michael Kim purchased it in 1990. Other part owners included Diana and John Baker and Gladys Zwink (widow of William E. Zwink), who were or had been affiliated with the law firm Hanson Zwink Baker & Ludlow that had occupied the building since its opening. In 1995, the Kims transferred the property to their Surrey Building, LLC, which still owns the property.¹³

The Surrey Building has functioned as a professional office building since its construction. It first appeared in the 1971 edition of *Polk's Bellevue and Kirkland City Directory*. Below is a complete listing of the tenants and their respective office suite numbers for the first three years:

1971 Directory¹⁴

Suite	Business Name	Suite	Business Name
100	Shapley Co. (real estate seminars)	200	Ruggles Technical Sales (electrical equip.)
101	McClarty & Silverthorn Architects	200	Sullair Corporation (air compressors)
103	Watson West Inc., advertising	201	Mutual of New York
106	Mayfair Market	302	Boyd Decker & Hanson, attorneys
107	General Travel Service	306	Ray Merriwether & Assoc., architects
200	Rosemary's Stenographic & Answering Service		

1972 Directory¹⁵

Suite	Business Name	Suite	Business Name
100	Corporate Communications, Inc.	204	S. Donald Valenti & Assoc., insurance
100	Eastside Employment Agency	205	West Coast Fire Service, Inc.
101	Laurence Shaw, attorney	206	Chrysler Credit Corporation
103	Watson West Inc., advertising	300	Purex Corporation, Ltd.
106	Mayfair Market	301	Seatrains Lines California
107	General Travel Service	302	Boyd Decker & Hanson, attorneys
200	Fred Parsons, attorney	303	Encyclopedia Britannica, Inc.
201	Mutual of New York		

1973 Directory¹⁶

Suite	Business Name	Suite	Business Name
100	Corporate Communications, Inc.	203	Peter Wood Properties, real estate
100	Health Industries, Inc.	204	West Coast Fire Service, Inc.
100	Eastside Employment Agency	206	Chrysler Credit Corporation

¹² Advertisement for the Shapley Co., *The Seattle Times*, 29 March 1970, p. E19.

¹³ King County Recorder's Office. Statutory Warranty Deed. Filed 9 February 1995.

¹⁴ *Polk's Bellevue and Kirkland (King County, Wash.) City Directory 1971*, 313.

¹⁵ *Polk's Bellevue and Kirkland (King County, Wash.) City Directory 1972*, 318-19.

¹⁶ *Polk's Bellevue and Kirkland (King County, Wash.) City Directory 1973*, 329.

101	Laurence Shaw, attorney	300	Purex Corporation, Ltd.
103	Watson West, Inc., advertising	301	Washington Veterinary Medical Assoc.
106	Mayfair Market	302	Boyd Decker & Hanson, attorneys
207	General Travel Service	303	Encyclopedia Britannica, Inc.
201	Mutual of New York	306	Nissho Twai Corp. of America, importers
202	Carl A. Johnson, attorney		

The following includes additional notes on tenants:

- The Shapley Company, a firm specializing in real estate education and seminars, occupied Suite 100 (main/second floor) and advertised regularly in the *Seattle Times* in the early 1970s.¹⁷
- Another early tenant was Mayfair Markets, Inc., a grocery store chain that Rettig had prior business dealings with. A building permit for wall partitions, dated May 4, 1970, said the company was to be a “main floor tenant.” Mayfair Markets had offices in the building for several years during the early- and mid-1970s.¹⁸
- A travel agency, General Travel Service, Inc., opened an office in the Surrey Building in March 1971 and remained until at least the late 1980s.¹⁹
- National Properties, Inc., a new real estate firm formed by Beryl J. Barker, president, and John F. Leslie, vice president, opened an office in the building in June 1971. The firm had eight staff engaged in the sale of “acreage, ranchettes and franchise sites in King, Snohomish, Grant and Ferry Counties and in Central Oregon.”²⁰
- The building’s longest tenant was a law firm, Boyd Decker & Hanson. The firm was later Hanson Zwink Baker & Ludlow and then Hanson Baker Ludlow & Drumheller, and it remained in the Surrey Building until the early 2000s. Two attorneys associated with the firm, John Baker and William Zwink, became part owners of the building.
- *The Seattle Times* opened an office in the Surrey Building (Suite 100, second floor) on October 7, 1991. Editor Bill Rustow said of the opening: “...we’ve gradually changed our orientation from a Seattle-centric paper,” and “...we’ll be moving our Bellevue office to a new, larger, and more visible location on Main Street.” He continued, “With only two people covering the news of the Eastside as recently as 15 years ago, we now have the equivalent of our own small newspaper, with more than a dozen on the news staff and an equal number from the advertising department all based in the same offices.”²¹ It is not clear how long they remained.
- Limeade, Inc., a Bellevue-based software company that develops online corporate wellness programs, formed in 2008 and soon thereafter occupied offices on the third floor of the Surrey Building until about 2015.

¹⁷ “The Shapley Seminars [recurring advertisement],” *The Seattle Times*, 29 March 1970, p. E19; and “Apartment Managers Advanced Seminars [advertisement],” *The Seattle Times*, 21 May 1970, p. D21.

¹⁸ “Mayfair Supermarkets [advertisement],” *The Seattle Times*, 23 July 1975, p. B1.

¹⁹ “General Services Agency [advertisement],” *The Seattle Times*, 21 March 1971, p. E17.

²⁰ “New Realty Firm Formed,” *The Seattle Times*, 20 June 1971, p. 35.

²¹ Bill Rustow, “From the Editor’s Desk – New Office, Continuing Commitment to Serve Readers on the Eastside,” *The Seattle Times*, 2 October 1991, p. H2.

- In 2015, Dojo Coding, a vocational and technical school, became the building's last primary tenant, occupying parts of the second and fourth levels. The school offered 12-week immersive web development boot camp programs."²²

Modern Era & Brutalism

American Modernism in architecture encompasses a period from about 1930 to 1975 and includes a range of architectural styles, including International, Miesian, Brutalist, New Formalism, and others. The movement and its advocates were inspired by European Modernism of the 1920s and 1930s and the industrial and functional design tenets of designers such as Walter Gropius, Mies van der Rohe, and Le Corbusier. Key ideas of Modernism rejected historical forms and styles instead favoring simplicity, functionality, flexibility in plan, regularity and structural order, and avoidance of applied ornamentation.²³

Trailblazing Modernist designers in the Pacific Northwest included Pietro Belluschi, working in Portland, and Paul Thiry, of Seattle. Both were designing Modernist buildings before World War II. The economic expansion of the post-war era brought a building boom and suburbanization to the greater Seattle area just as Modernist architecture was gaining broader acceptance.²⁴ Thiry, in particular, influenced the careers and designs of many Seattle architects.

The Brutalist architectural style was conceived as a Modernist design philosophy in the early 1950s to describe what is considered by many architectural historians to be the first Brutalist building – the Hunstanton School (1954, Alison & Peter Smithson) in Norwich, Norfolk, England.²⁵ Originally called New Brutalism, it referenced the idea of exposing a building's framing and mechanical conduits and systems. The steel and brick Hunstanton School is more Miesian in appearance than what is now considered Brutalist, that is architecture of monumental concrete form and bulky mass. Indeed, the term Brutalist comes from the French phrase "breton brut," meaning rough or raw concrete.

Brutalist buildings are defined by their heavy, bulky mass and often have a rough concrete exterior. Their blockish forms often feature deep penetrating openings, sloping wall planes

²² Brandon Macz, "Coding Dojo Moves into New Bellevue HQ," *Bellevue Reporter*, 19 January 2015. Accessed online May 17, 2019. <http://www.bellevuereporter.com/business/coding-dojo-moves-into-new-bellevue-hq-boot-camp-readies-students-for-entry-level-programming-in-12-weeks/>

²³ "Modernism 101," Docomomo WEWA website, accessed May 20, 2019. <https://www.docomomo-wewa.org/modernism.php>

²⁴ Laura Burns Carroll. "Building in the Name of Progress: Postwar Architecture in Washington and Oregon, 1945-1960," in *Jet Dreams: Art of the Fifties in the Northwest*, ed. Barbara Johns (Tacoma, WA: Tacoma Art Museum, 1995), 47.

²⁵ Marcus Whiffen, *American Architecture Since 1780*, (Cambridge, MA: The MIT Press, 1969), 276.

called “Russian Wedges,” and vertical slot windows. Windows are usually fixed and set deep within the wall. Brutalist buildings sometimes appear top-heavy or unbalanced.²⁶

Examples of the Brutalist style are found throughout Washington and include civic, institutional, religious, educational, and commercial buildings, the best from the late 1960s and early 1970s. These include the Spokane Civic Theater (Spokane, 1967); Christ Episcopal Church (Tacoma, 1969); First National Bank of Enumclaw (Enumclaw, 1971); Recreation Building – Evergreen State College (Olympia, 1972); the Prosser Public Library (Prosser, 1975); and Freeway Park (Seattle, 1975).²⁷

Although Bellevue, where the Surrey Building is located, is known for its mid-century growth and development and has hundreds of Modern Movement buildings recorded in WISAARD, just one is noted to exhibit the Brutalist style of architecture – the Surrey Building. The Surrey Building includes elements of New Formalism, particularly in its use of columns and orderly design of interior space. An excellent example of the New Formalist style can be found just two blocks north at 400 108th Avenue NE – the 400 Building (1968), Bellevue’s tallest building when it opened.²⁸

The Surrey Building, completed in 1970, is a good example of the Brutalist style. The steel and concrete building exhibits all the hallmarks of Brutalism: a heavy, bulky mass; top-heavy appearance; MoSai panels and concrete exterior finishes; sloping wall planes called “Russian Wedges;” and vertical slot, fixed windows. The building’s austerity and heaviness are softened by perimeter landscaping at the sidewalk; plantings in the parking lot, at the driveway entrances, and at the entry plaza; and ground- and wall-mounted bronze light fixtures. The interior design aligns with Modernist ideals as well. The building’s second, third, and fourth floor plans are very similar to one another, with a center core for the elevator, stairwells, and restrooms, and minimally finished and open office areas to accommodate tenant preferences. This organization of space is orderly, functional, and economical.

Architect: McClarty & Silverthorn Architects, Bellevue

Architects Willis R. McClarty (1930-1995) and James H. Silverthorn (1934- unknown) partnered in 1968 to form McClarty & Silverthorn Architects. The firm was based in Bellevue at 545 108th Avenue NE, just four blocks north of the Surrey Building. McClarty was a native of Kalispell,

²⁶ Washington State Department of Archaeology and Historic Preservation (DAHP), Online Architectural Style Guide: Brutalism, 1955-1980 Accessed December 2016: <http://www.dahp.wa.gov/styles/late-romanesque-revival>

²⁷ Washington Information System for Architectural & Archaeological Records Data (WISAARD), State of Washington, Department of Archaeology & Historic Preservation (DAHP). Subscription database accessed online May 2019. <https://dahp.wa.gov/project-review/wisaard-system>

²⁸ “Bellevue’s Tallest Building,” *The Seattle Times*, 23 July 1967, p. C9; WISAARD, Property ID 16754. Subscription database accessed online May 2019. <https://dahp.wa.gov/project-review/wisaard-system>

Montana, and was an Air Force veteran.²⁹ Following graduation from the University of Washington and prior to joining with Silverthorn, McClarty worked independently as an architect in eastern King County, Washington. Silverthorn was born in West Chester, Pennsylvania, and also was an Air Force veteran. He attended the Escole de Beaux Arts in France in 1956 and graduated from the University of Oregon in 1957.³⁰ He came to the partnership with McClarty from John Morse and Associates, where he worked as a project architect and was exposed to Morse's structural rationalism, Modern architectural tendencies, and advocacy for urban design. In announcing the partnership, the *Seattle Times* described McClarty and Silverthorn as being "engaged in design of a shopping center, church, [and] manufacturing and housing facilities."³¹

Their partnership was brief. The 1970 *American Architects* Directory attributes just one building to McClarty and Silverthorn – the Surrey Building. A query of digital newspapers and regional architecture websites suggests two other projects associated with the firm: Newport Villa, a residential fourplex at 12619 SE 42nd Street in Bellevue, and a Brutalist-style office building at 401 2nd Avenue W in Seattle.³²

Silverthorn was working independently by mid-1972 when he was credited with designing a small real-estate office at 13615 100th Avenue NE in Kirkland.³³ By 1973, McClarty had partnered with L.S. Higgins and Lawrence Braund to form Higgins, McClarty & Braund.³⁴ This firm evolved into McClarty, Johnson, Depner & Milbrandt by 1979.³⁵

Builder: Baugh Construction Co.

When the Baugh Construction Co. signed on to build the Surrey Building in 1969, it was a well-established firm with a strong safety record and was constructing buildings throughout the Puget Sound region. Lawrence M. Baugh, a graduate of the Carnegie Institute of Technology in Pittsburgh, established the company as Baugh Enterprises in 1946. The Baugh Co. began small. One of its first jobs was the "restoration of a burned-out hotel room. A 'peanuts' job," as Baugh recalled. The firm grew during the booming post-war years and incorporated in 1952. Its first million-dollar project was the construction of Seattle's Ballard High School in 1958. In 1966,

²⁹ Willis R. McClarty obituary, *The Arizona Republic*, 18 September 1995, p. [?], source: "Arizona, Payson, Obituaries, 1948-2008," *FamilySearch.org*, accessed 22 May 2019;

³⁰ John F. Gane, AIA, ed. *American Architects Directory*, 3rd edition (New York: American Institute of Architects and R.R. Bowker Co., 1970), 571 and 839.

³¹ "Partnership Formed," *The Seattle Times*, 27 October 1968, p. D6; John F. Gane, AIA, ed., *American Architects Directory*, 3rd edition (New York: American Institute of Architects and R.R. Bowker Co., 1970), 571 and 839.

³² "Competition Takes New Direction," *The Seattle Times*, 6 December 1970, p. C1; City of Seattle, Department of Neighborhoods, Historic Resources Survey Database, Survey records for 401 2nd Avenue. Accessed 22 May 2019: <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147017304>

³³ "Ferchaud Opens Branch," *The Seattle Times*, 2 July 1972, p. H3.

³⁴ "Formation of Architectural Firm is Announced," *The Seattle Times*, 21 January 1973, p. H4.

³⁵ "The New Year Brings Some New Arrangements," *The Seattle Times*, 14 January 1979, p. J13.

Baugh Co. was honored by the Associated General Contractors of America, Inc., for compiling the best one-year safety record of any company in the division for firms working from 100,000 to 200,000 man hours.³⁶ In the late 1960s, the firm employed between 200 and 500 men, depending on the contracts.³⁷

The Seattle Times featured the company in a column by Don Duncan, published May 27, 1969, as the firm was underway on the largest single job in its history – a \$16 million contract for the north campus of Seattle Community College, near Northgate. This was just a few months before construction of the Surrey Building began. By this time, Lawrence Baugh had transferred much of the day-to-day work to his nephew Robert H. Baugh and others. In reflecting on how construction methods had changed over the years, Baugh said, “Today [1969], there is more prefabrication, bigger and more versatile heavy equipment and many new wrinkles connected with concrete.”³⁸

The Baugh Co. was experienced in building with concrete and in working with architects and engineers who are now noted for their Modern designs and use of new construction methods and materials (see list below). In 1969, at the time of the construction of the Surrey Building, Lawrence Baugh claimed his company had a hand in constructing some 700 different structures. Of course, the firm continued through the 20th century to become the area’s third-largest construction company when it was acquired by Skanska AB in 2000.³⁹ A small sampling of its mid-century works are noted below:

- United States Postal Service Distribution Center (1954), 2445 3rd Avenue South, Seattle⁴⁰
- Ballard High School (1958), 1418 NW 65th Street, Seattle; designed by Theo Damm
- Bricklayers, Masons and Plasterers' International Union, Local No. 2, Hall (1959), 318 Fairview Avenue North, Seattle; designed by Grant, Copeland, Chervenak & Associates⁴¹
- Island of Hawaii Pavilion at the Century 21 World’s Fair (1962), Seattle⁴²
- King County Medical Service Corporation Building (1964, addition 1969), 1800 Terry Avenue, Seattle; designed by Grant, Copeland, Chervenak & Associates
- Queen Anne Post Office and Regional Headquarters (1965), 415 First Avenue North, Seattle; designed by Thomas Albert Smith
- Frye Art Museum Expansion (1967), 704 Terry Avenue, Seattle; designed by Peck & Merriwether⁴³

³⁶ “Baugh Co. Honored by Contractors,” *The Seattle Times*, 17 April 1966, p. 45.

³⁷ Don Duncan, “Builder Started with Pick and Spade,” *The Seattle Times*, 27 May 1969, p. 8.

³⁸ Ibid.

³⁹ “Baugh Enterprises Sold for \$60M,” *Puget Sound Business Journal*, 15 September 2000. Accessed May 17, 2019. <https://www.bizjournals.com/seattle/stories/2000/09/11/daily27.html>

⁴⁰ Pacific Coast Architecture Database (PCAD). Accessed May 17, 2019. <http://pcad.lib.washington.edu/>

⁴¹ “Handsome Building,” *The Seattle Times*, 8 November 1959, p. 35.

⁴² Spencer Howard and Susan Johnson, “Queen Anne Post Office and Regional Headquarters,” National Register of Historic Places nomination, 2011, section 8, page 2.

⁴³ “Frye Art Museum to be Expanded,” *The Seattle Times*, 12 March 1967, p. 85

SETTING & PHYSICAL DESCRIPTION

The four-story Surrey Building is located in downtown Bellevue (2018 pop. 142,200) four blocks east of Old Bellevue commercial district and three blocks west of Interstate 405. The building sits on a 0.95-acre parcel at the southwest corner of Main Street, a four-lane, east-west thoroughfare, and 108th Avenue SE, a two-lane secondary route.

Setting

A variety of building types with a mix of commercial, retail, and residential uses occupy the area surrounding the Surrey Building. To the north is 10708 Main Street, a five-story residential and retail building built in 2003. Across 108th Avenue SE to the east is 10801 Main Street, a reinforced concrete building built in 1986. West of the Surrey Building is 10713 Main Street, a one-story masonry building completed in 1969. Multi-family residential properties occupy the lots south of the Surrey Building, including the 1960 Avalon Apartments at 125 108th Avenue SE and the 1966 Bel Air Apartments at 129 108th Avenue SE.

Site and Landscape

The 27,648 square-foot building sits at the northeast corner of the parcel. The ground floor of the building is below street level, but the surrounding site has been excavated so this level is accessible from all sides. The excavated landscape resulted in steep embankments north and east of the building adjacent to the perimeter sidewalks. The embankments feature a concrete retaining wall faced with boulders with plantings, shrubbery, and trees atop them at sidewalk level. Simple steel railings with narrow balusters, noted in the original drawings on page A1, sit atop the retaining walls and line the sidewalk on the north and east sides of the building.

The site is designed to accommodate dozens of automobiles, with two driveways that access the property and its 100+ parking spaces around and beneath the building. There are small planting areas defined by concrete curbing at each driveway entrance, at the southwest corner of the parking lot, and in the parking lot southwest of the building (see drawing A1). The site includes four metal, four-pronged light standards – one at each driveway entrance and one on each side of the north entry staircase. The light standards flanking the staircase mount to concrete columns that extend down to the excavated ground level.

Exterior

The primary north façade of the four-story Surrey Building fronts Main Street. The structural steel and concrete building has a rectangular plan that measures approximately 96' x 72' and a flat, built-up roof. There is a metal-clad pent roof covering the parapet. The building is clad in MoSai panels with a light-colored aggregate that results in a rough textured finish.

The building's ground floor, noted on the original plans as the parking level, is fully exposed on all sides. There is no basement or sub-grade level. The area surrounding the ground floor is open. The ground floor has a smaller footprint than the three stories above it, which are supported by concrete columns around the perimeter of the building. The columns are finished in MoSai panels and rest on a tapered concrete base that is approximately 35" tall. The ground floor consists of an exterior door to an interior stairwell that accesses all building floors, an enclosed elevator lobby, and an office area. The office area, which was constructed in 1974, features a storefront entrance on both the east and west walls.

The building's primary entrance is on the north façade and is accessed by a cantilevered concrete staircase that leads up from the sidewalk along Main Street. The transition from street level to the building entrance is made seamless by the continuation of the steel railings from the sidewalk to the top of the stairs. The stairs terminate at an entrance plaza that features two rectangular planters (approximately 6' x 20') clad in MoSai panels and enclosing the east and west sides of the plaza. Two four-pronged light standards mounted to a concrete base sit on either side of the plaza at the top of the stairs. The plaza frames the north façade's center bay, and it terminates at the double-door entrance set between bronze-finished metal storefront windows on the north wall of the building. The tall wood doors each have two glass panels – the bottom panel occupies approximately one-third of the door and the top panel about two-thirds of the door.

This main floor is visually distinct from the upper two floors, on all four sides. The generally flat wall plane of the main floor has a repetitive pattern of one MoSai panel next to one fixed vertical window. This pattern encircles the building on all four facades. The main floor is visually separated from the upper floors by a projecting and sloping wall plane or "Russian Wedge" that gives the upper walls depth and emphasizes the building's heavy massing. The underside of the wedge features recessed spotlights directing light down onto the walls of the main floor.

The north (primary) and south facades are divided into three bays, and the east and west facades each have two bays. Projecting and sloping bands, or "Russian Wedges," give the upper walls (third and fourth floors) depth and define the bays. A single vertical metal light fixture is affixed to each vertical band or wedge, projecting light both up and down the wall. Set within the upper bays are bronze-finished metal curtain wall systems. The wall between the third and fourth floors has spandrel panels that match the surrounding window glazing. The window glazing pattern mimics that of the double-door main entrance: the bottom panel occupies approximately one-third of the opening and the top panel about two-thirds of the opening.

The entire four-story building, including the concrete columns supporting the structure, are visible when viewing the building's east, west, and south facades. These vantages emphasize the building's heavy massing and top-heavy appearance.

Interior

The building's second, third, and fourth floors were designed with similar floor plans that included minimally finished and open office areas to accommodate tenant preferences. Currently, most office areas have drywall, acoustical ceiling tiles, and carpet with vinyl bases. Roughly centered in the building is a rectangular shaft that accesses all four floors with an elevator, two stairwells, and two restrooms on floors two through four. The east stairwell only accesses floors two through four.

The main floor, on the second level, features an entry lobby with wood panel-clad walls and offices on either side of the entry. The main floor lobby, offices, and corridor has carpet with 4" vinyl bases. Restrooms flank the elevator – a women's restroom is to the right (west) and an accessible unisex restroom to the left – and are have changed little. The restroom floors and walls are finished in 1"-square yellow ceramic tiles, and the sinks and metal toilet partitions are original. Access to the east staircase is next to the unisex restroom. A corridor wraps around the right (west) side the central elevator and staircase shaft. The hallways are minimally finished with drywall and measure approximately 60" wide with 10'2" ceilings. Tall, narrow doors measuring approximately 8'5" x 2'11" in the corridor access offices that line the perimeter of the building. Currently, the office areas on this floor are comprised of two large suites. Access to the west staircase is via this corridor as it wraps around the south side of the elevator and staircase shaft.

The third floor features a U-shaped corridor situated around the elevator, staircases, and restrooms. This corridor accesses offices that line the perimeter of the building via tall, narrow doors measuring approximately 8'5" x 2'11". Currently, the second-floor office areas are divided into five suites. Although there is a variety of finishes, the third floor appears to have the oldest and most consistent partition wall materials, finishes, and doors. These include gypsum board walls with a smooth, scored finish and office doors and interior windows with metal framing. The third-floor restrooms, flanking the elevator, are similar in design and finish to those on the second floor, but feature green ceramic tile finishes and green metal toilet partitions.

The fourth floor does not have a U-shaped corridor and instead features more of an open layout. Currently, the third floor is one large suite. There is an elevator lobby defined by a non-original tile floor. Finishes are consistent throughout the third-floor spaces and include drywall, wood door and interior window framing, and colorful patterned carpet with vinyl bases. The third-floor restrooms, flanking the elevator, are similar in design and finish to those on the second floor, but feature light blue ceramic tile finishes and tan metal toilet partitions.

The ground floor consists of an exterior door to an interior stairwell – the east staircase – that accesses all building floors, an enclosed elevator lobby, and an office area. The office area, which was constructed in 1974, is accessed via two storefront entrances on the east and west sides of the building. Although the ground-floor interior was not accessible for observation, it

appears this space has been treated like the building's other office areas. It is finished with drywall, carpet floors, acoustical tile ceilings, and minimal subdivision.

Evidence of Physical Change Over Time

The Surrey Building was designed as an office building that could easily accommodate tenant preferences and turnover in tenancy. The second (main), third, and fourth floors featured large open areas that were minimally finished to allow leasing tenants to tailor the spaces to fit their needs. Indeed, early permit records document the partitioning of office areas to suit renters. Thus, these office spaces have changed over time resulting in little consistency in materials and finishes from floor to floor. For example, the fourth floor was remodeled in more recent years to include drywall and wood door framing and finishes, while the third floor has a starkly different and older gypsum board with metal door framing and finishes.

Other known changes include:

- the construction of office space at the ground level in 1974-75. This work, done by contractor Eugene Christensen of Bellevue, included enclosing approximately 864 SF to provide additional office space;
- and very minimal changes in the third-floor restrooms to update vanities and sink fixtures.

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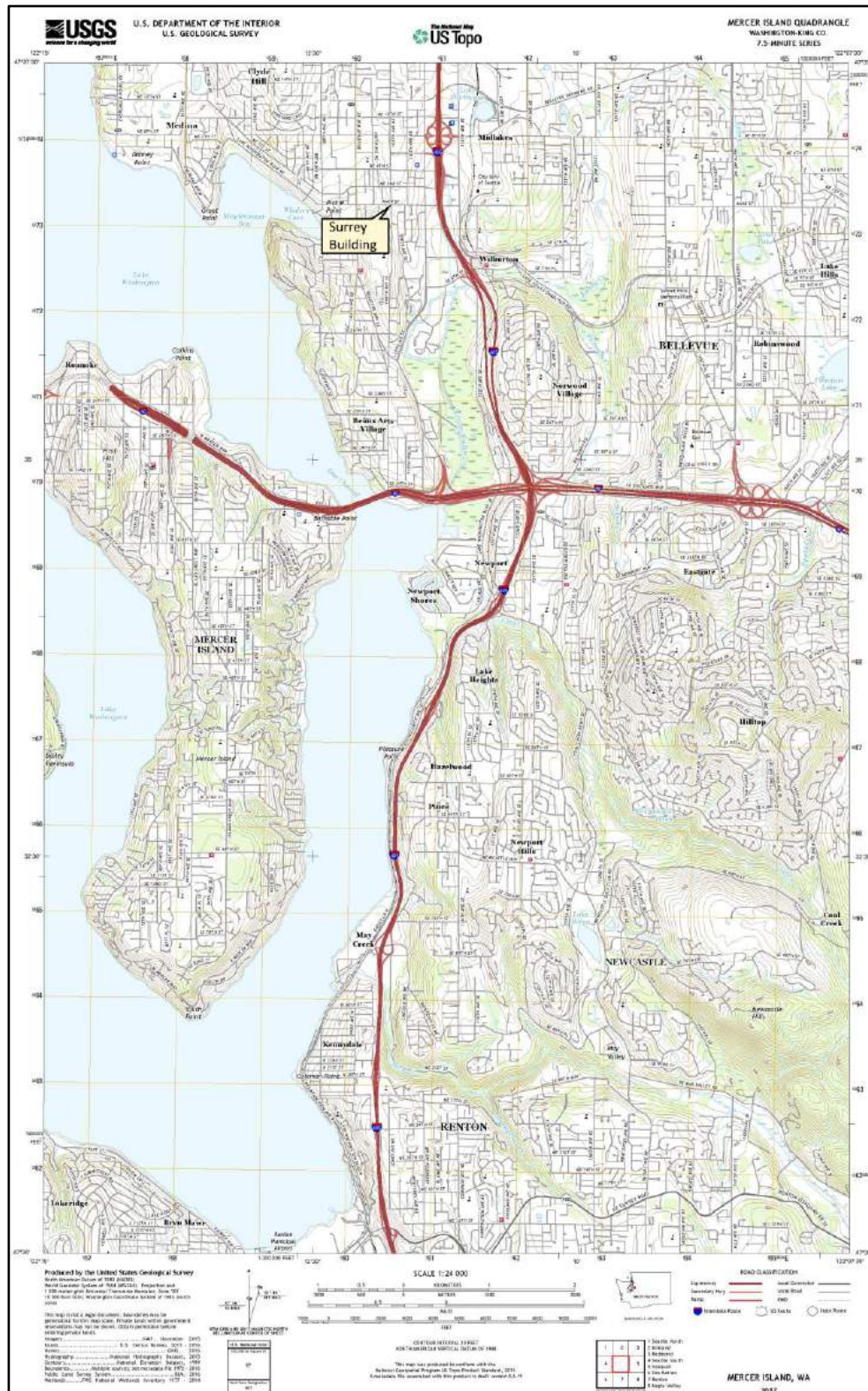
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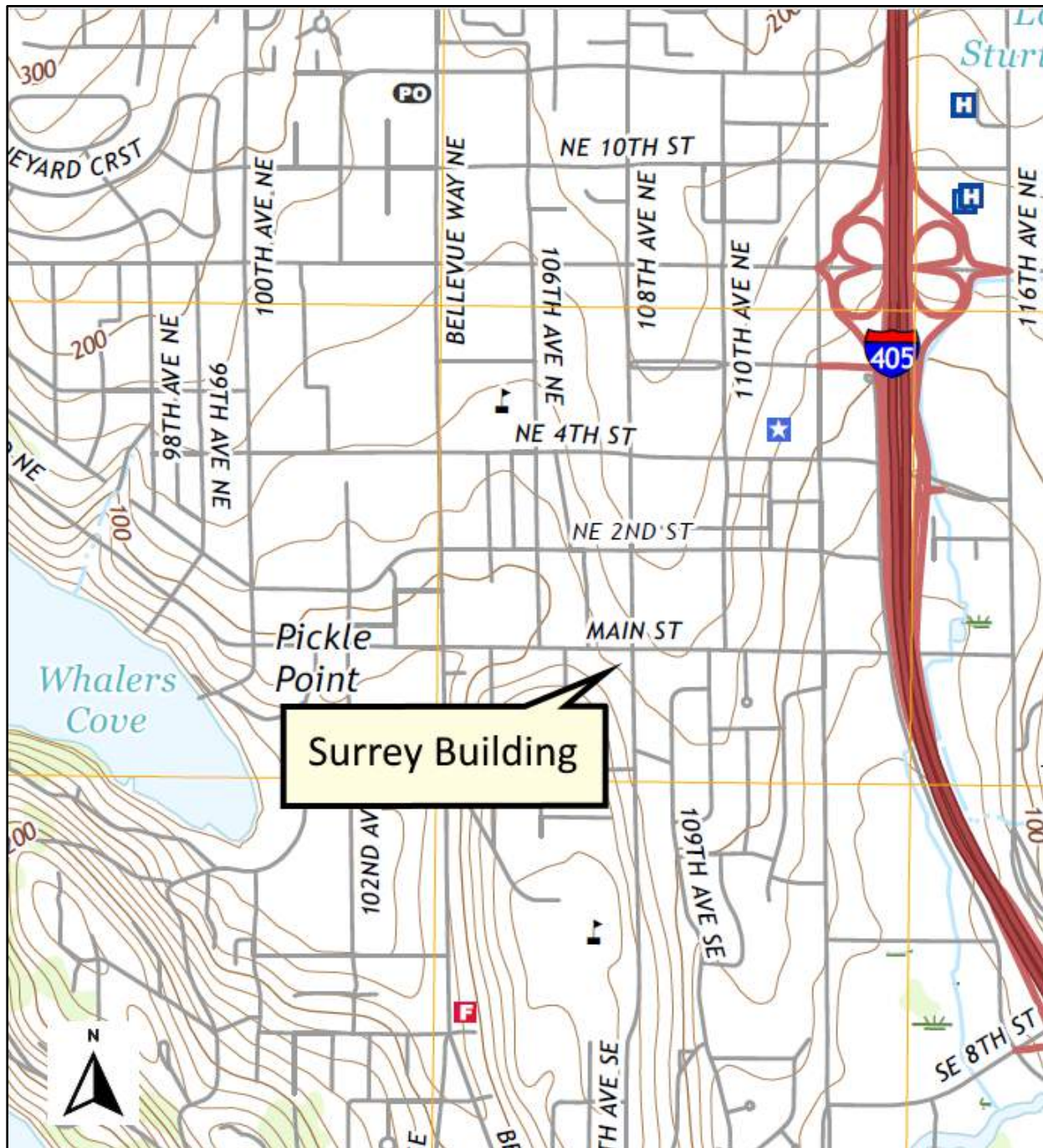
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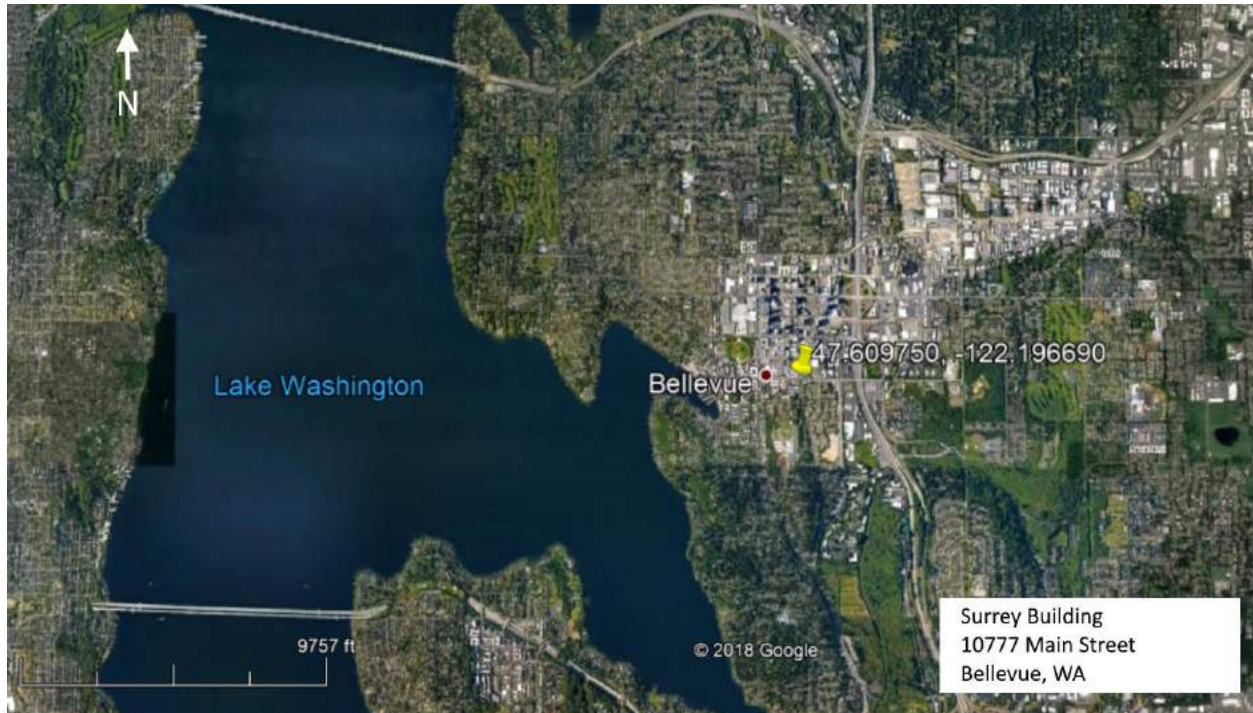
APPENDIX A: MAPS & AERIALS



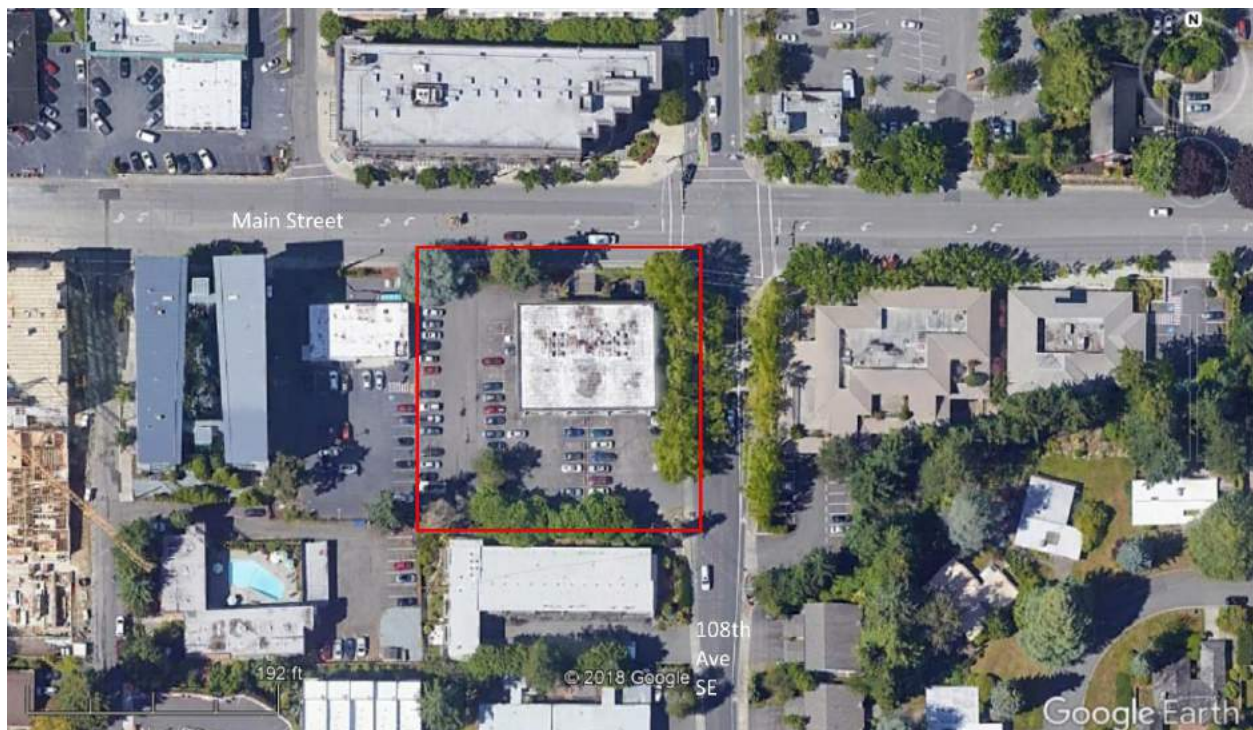
MAP IMAGE 1. Surrey Building. Mercer Island Quad 2017, USGS topographic quadrangle 7.5' series.



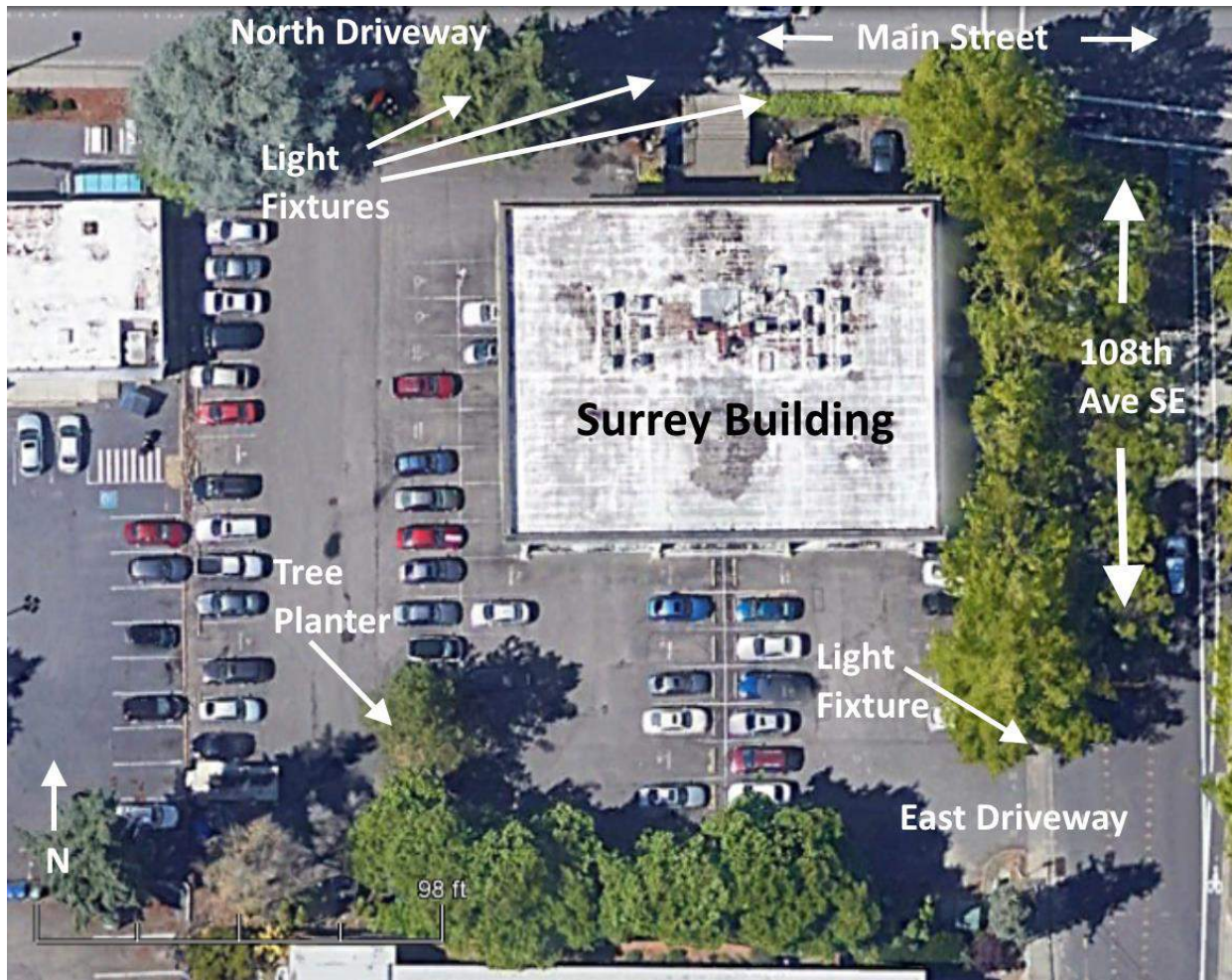
MAP IMAGE 2. Portion of Mercer Island, WA Quad 2017, USGS topographic quadrangle 7.5' series, with the Surrey Building location noted. Enlarged from original 1:24,000 scale.



MAP IMAGE 3 (above). Aerial image of the greater Bellevue area. Google Earth, Aerial 2018.



MAP IMAGE 4 (above). Aerial image of the Surrey Building site, outlined in red, and the immediate surrounding area. Google Earth, Aerial 2018.



MAP IMAGE 5 (above). Site Plan calling out notable features, Surrey Building. Google Earth, Aerial 2018.

APPENDIX B: HISTORIC IMAGES

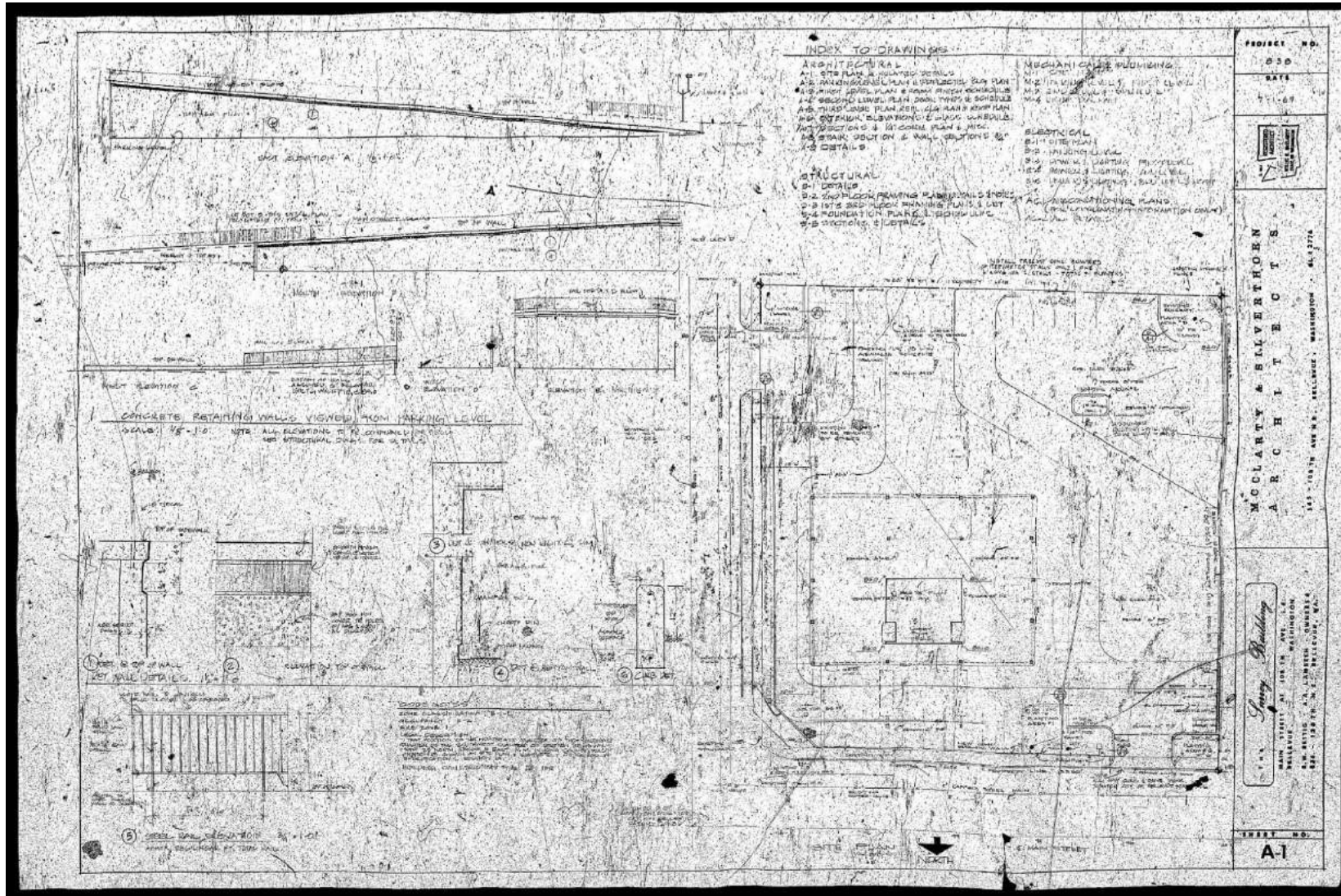


Historic Image 1: Surrey Building, north façade. Camera facing south. April 20, 1970. Source: King Co. Tax Assessor Property Record Card, 1969-70. WA State Archives, Puget Sound Branch.

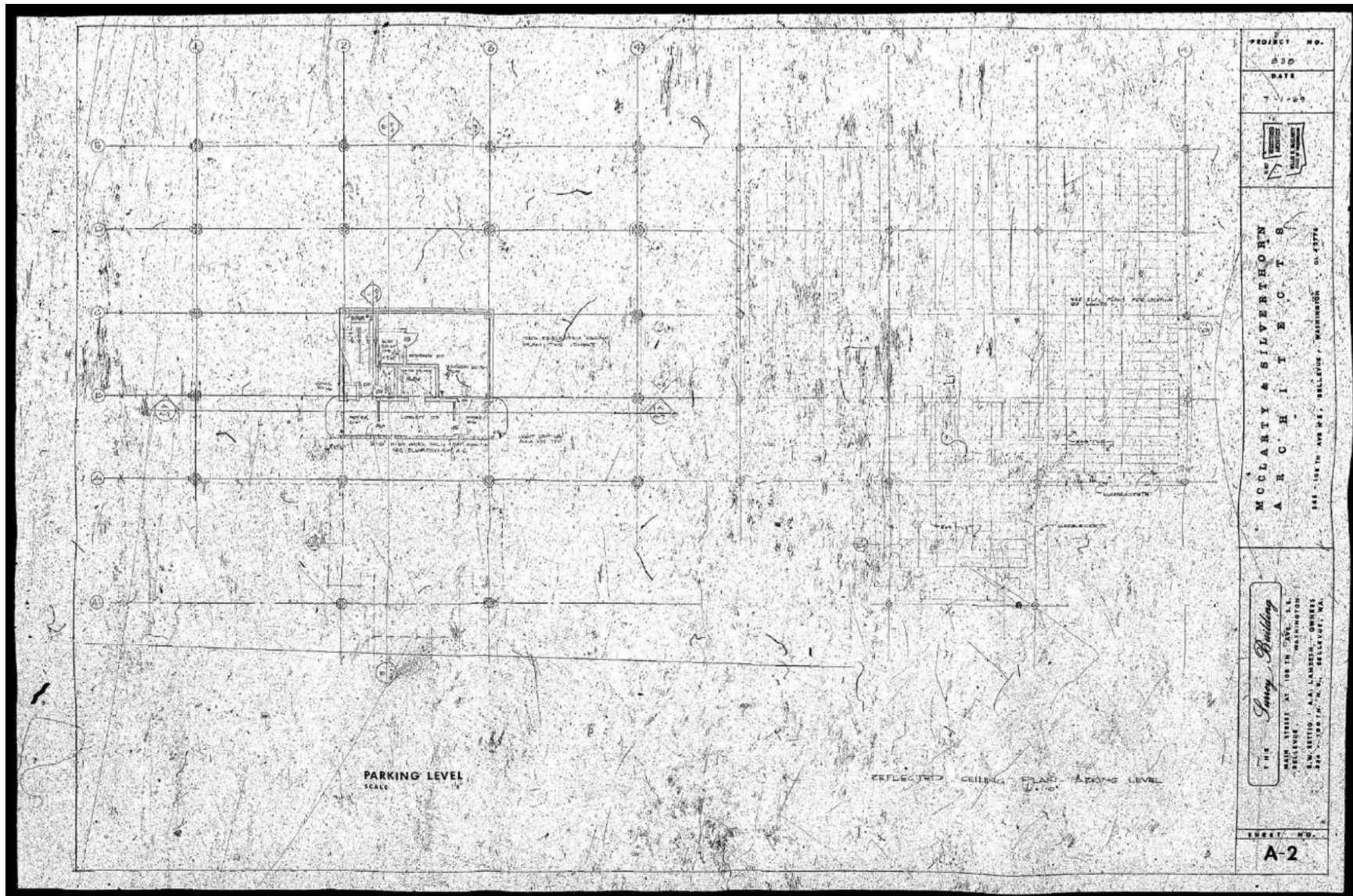


Historic Image 2: Surrey Building, SW corner. April 20, 1970. Camera facing northeast. Source: King Co. Tax Assessor Property Record Card, 1969-70. WA State Archives, Puget Sound Branch.

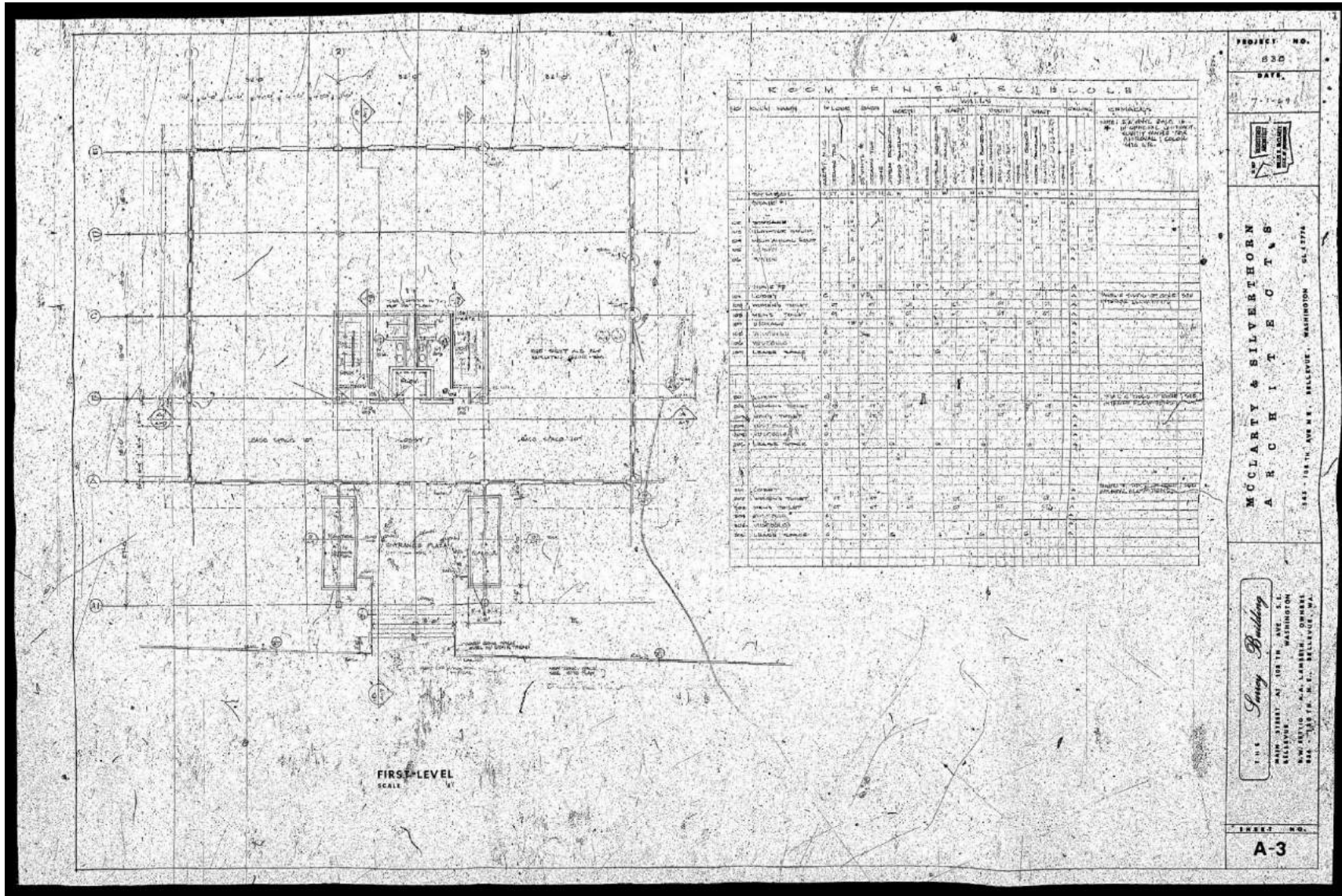
APPENDIX C: DRAWINGS & PLANS



DRAWING 1: McClarty & Silverthorn drawing A1 Site Plan, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.

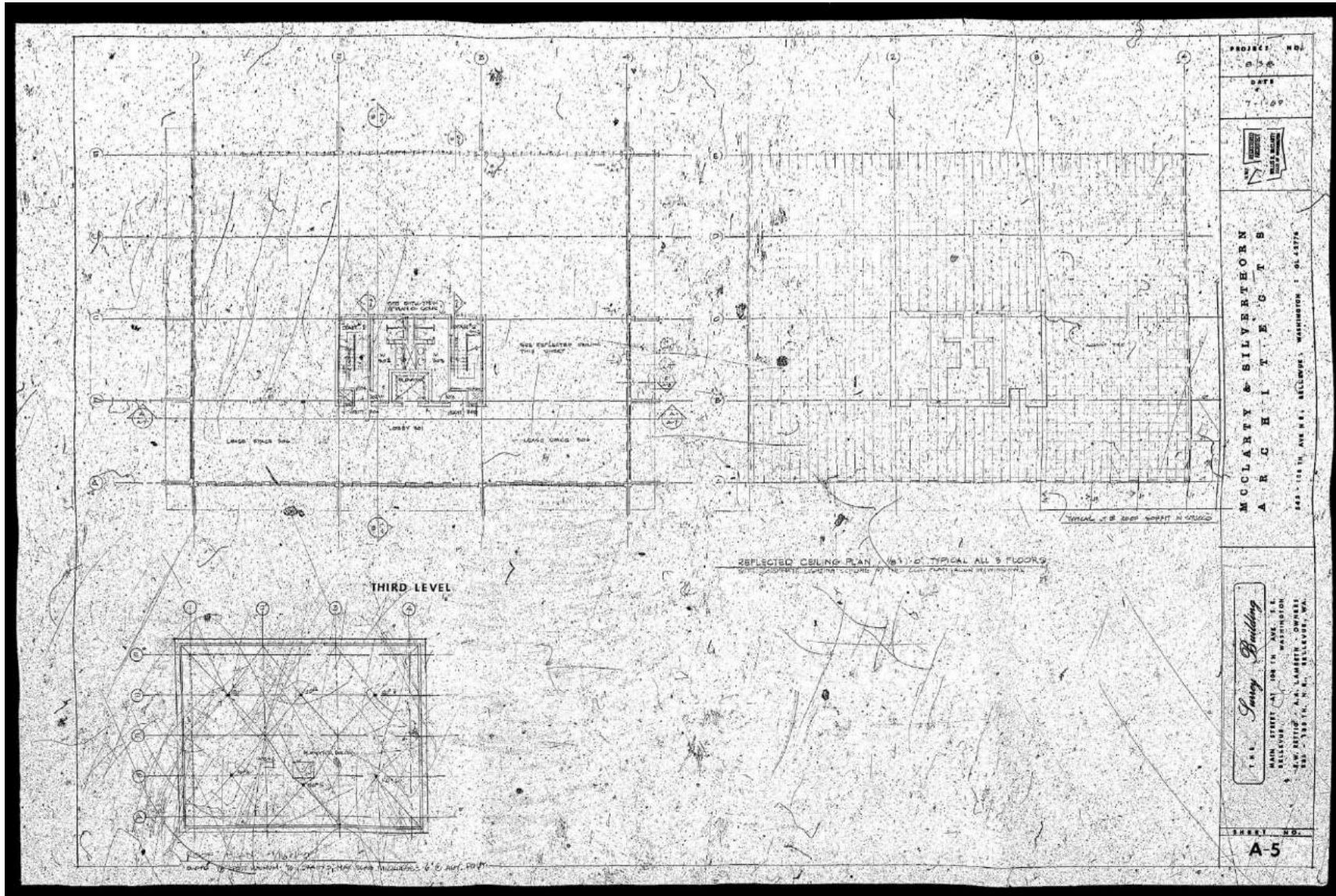


DRAWING 2: McClarty & Silverthorn drawing A2 Parking Plan, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.

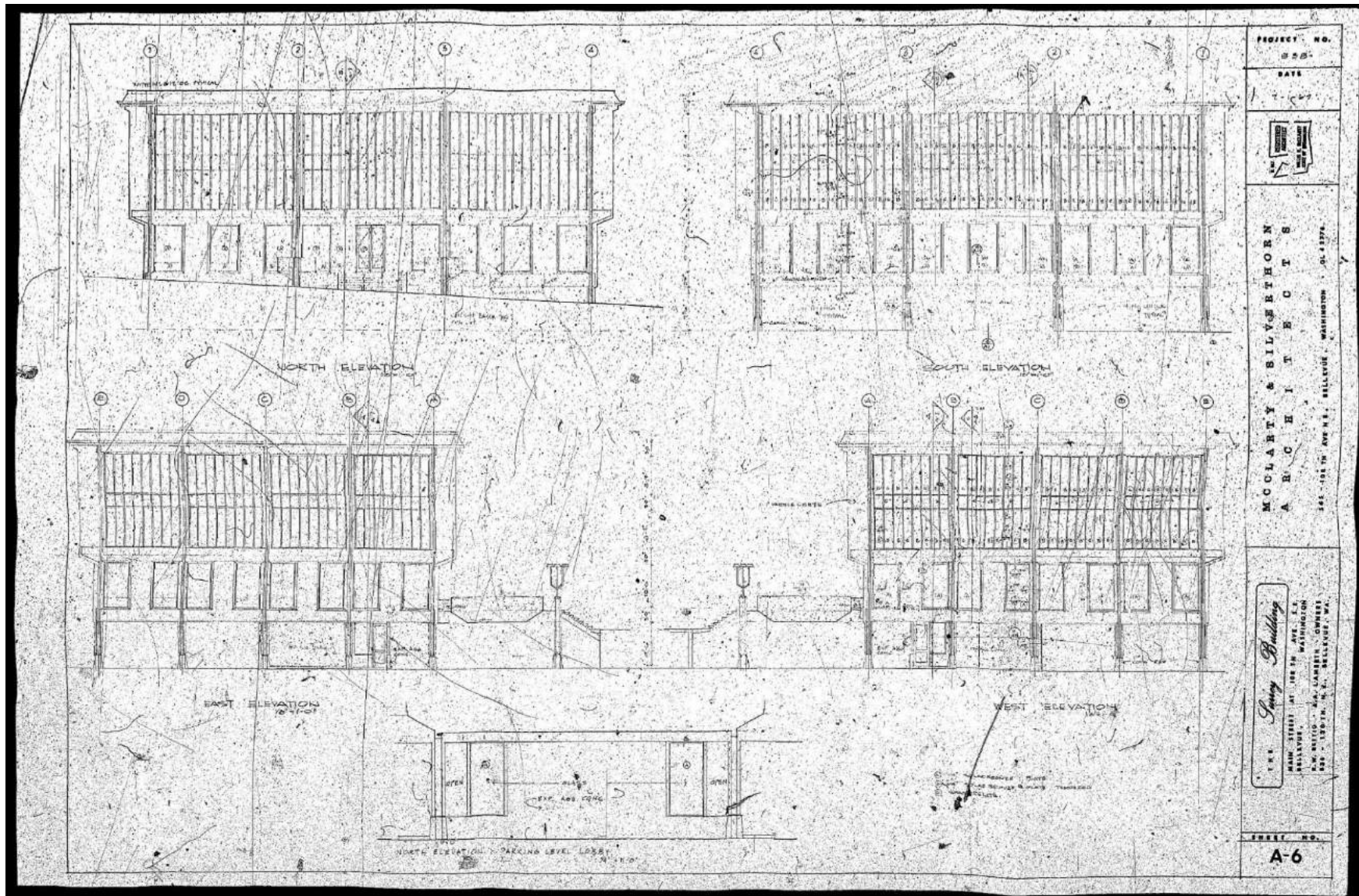


DRAWING 3: McClarty & Silverthorn drawing A3 First Level Plan and Room Finishes, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.

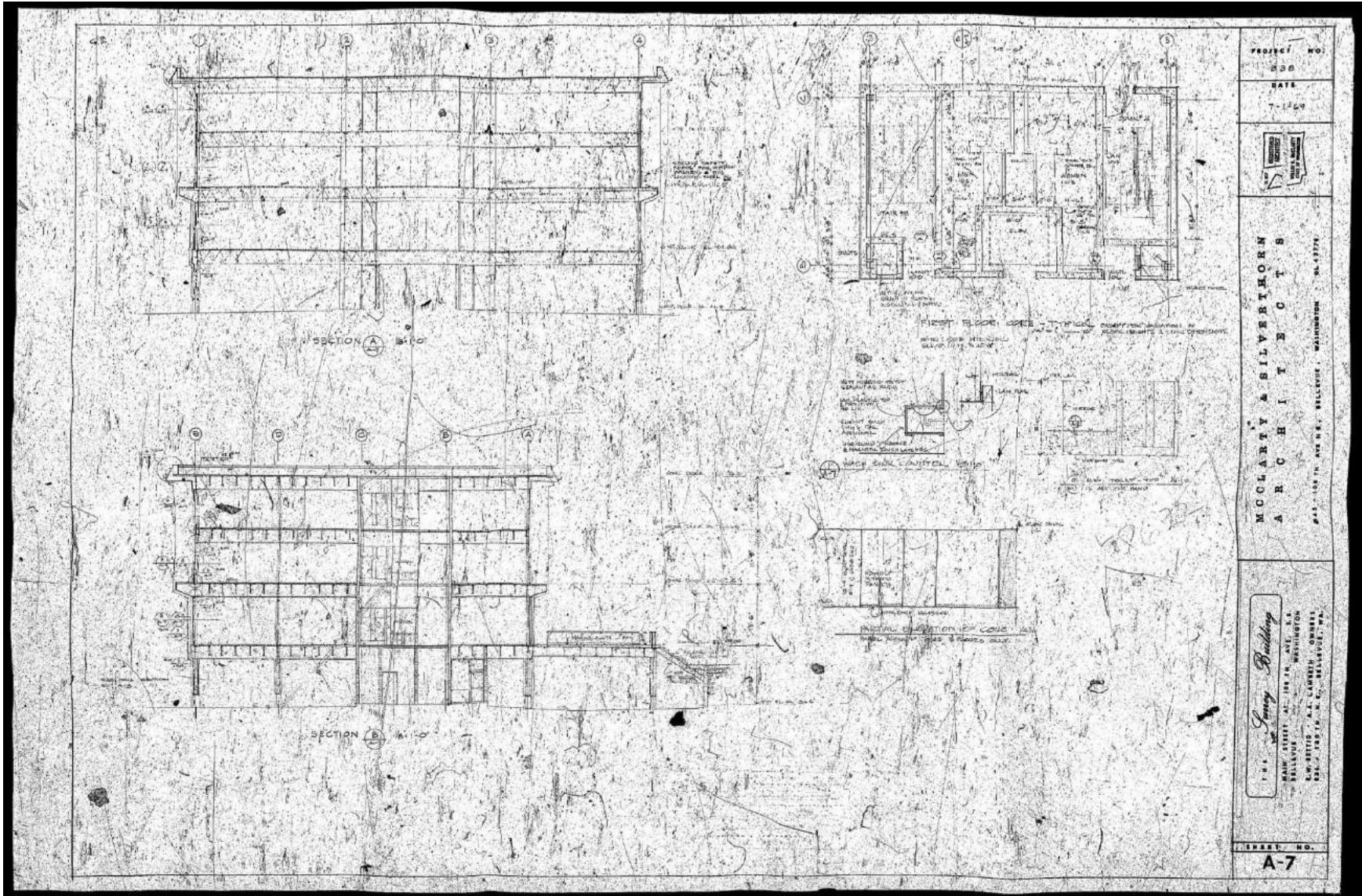




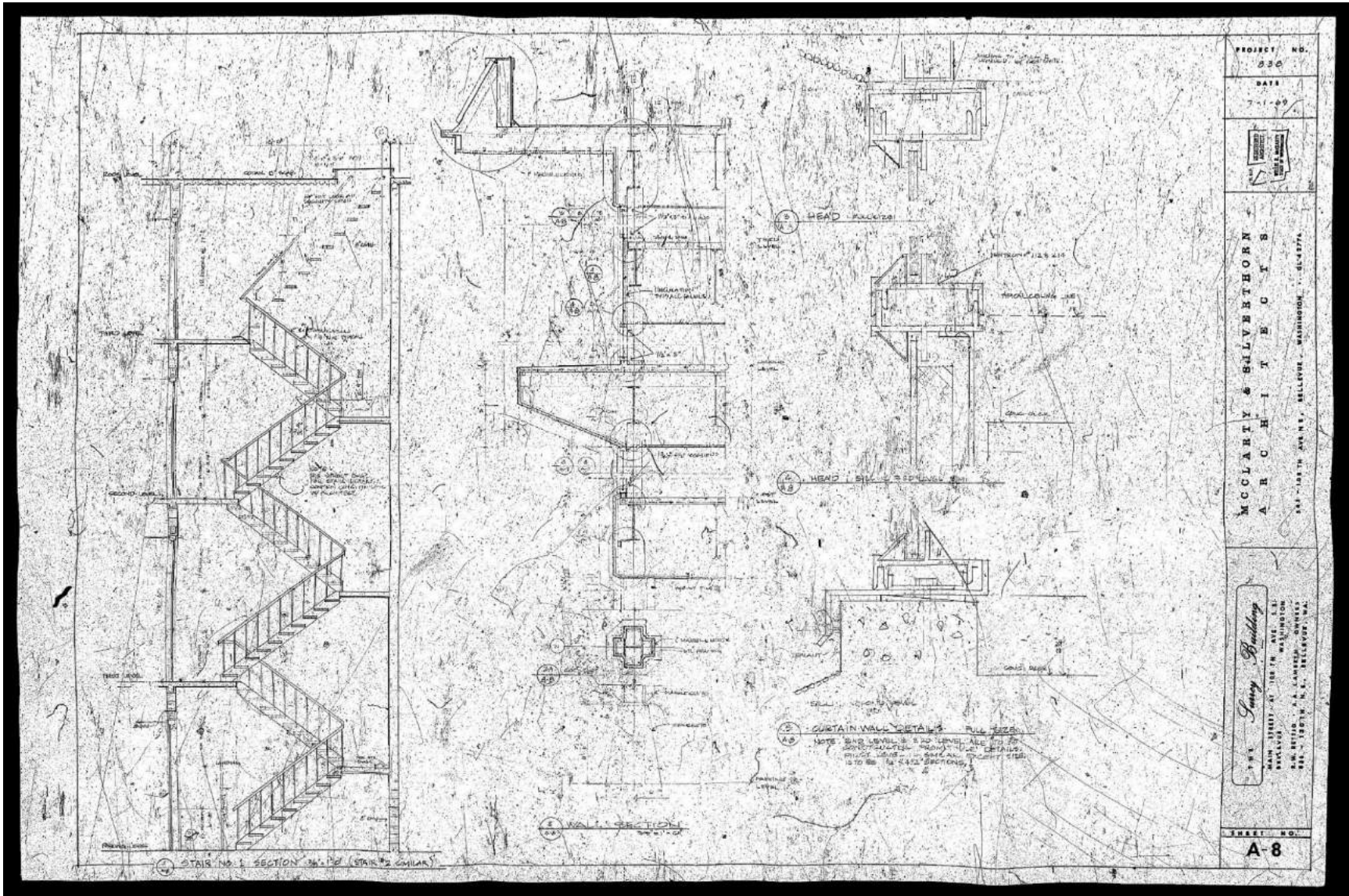
DRAWING 5: McClarty & Silverthorn drawing A5 3rd Level Plan and Ceiling & Roof Plan, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.



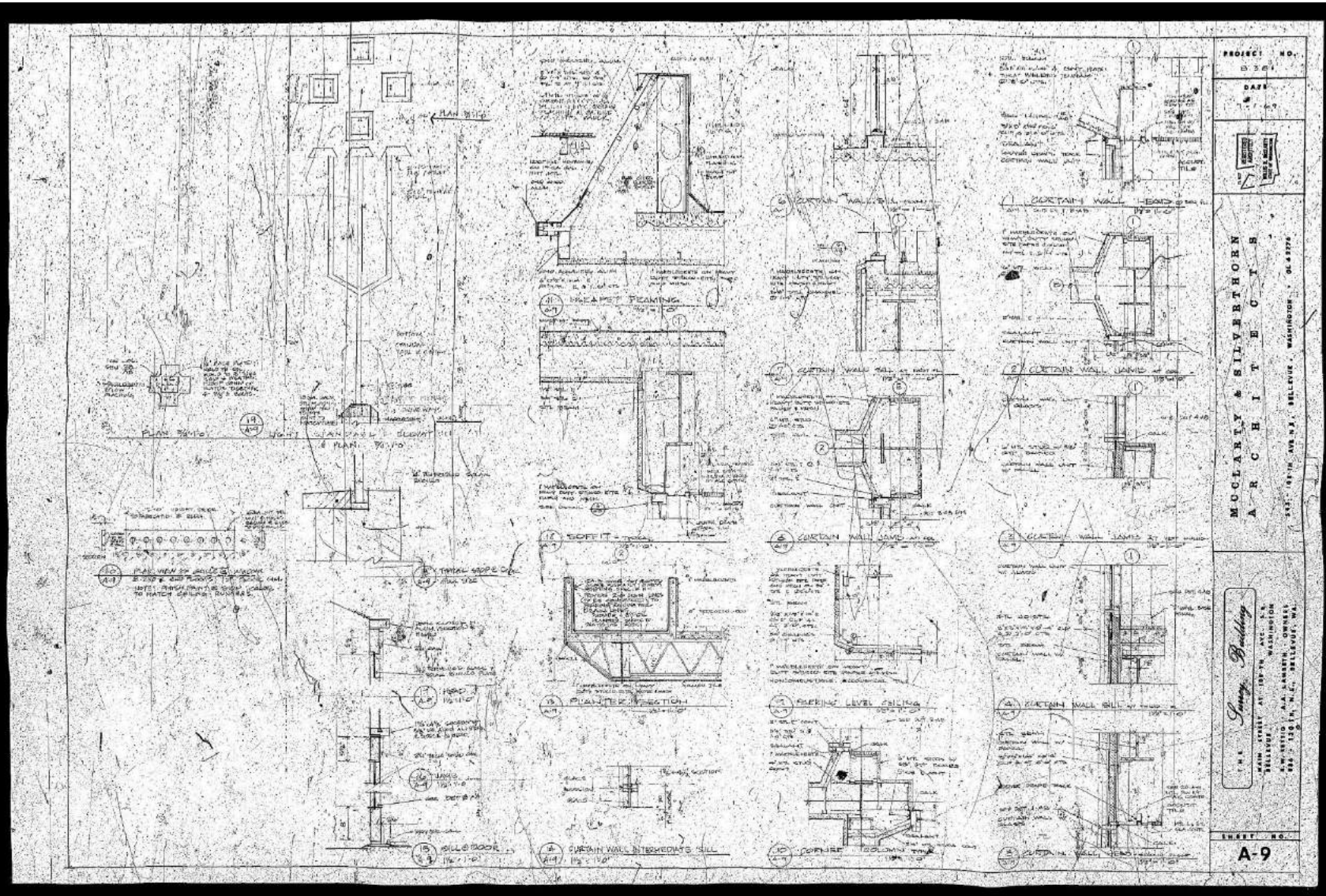
DRAWING 6: McClarty & Silverthorn drawing A5 Exterior Elevations & Glass Schedule, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.



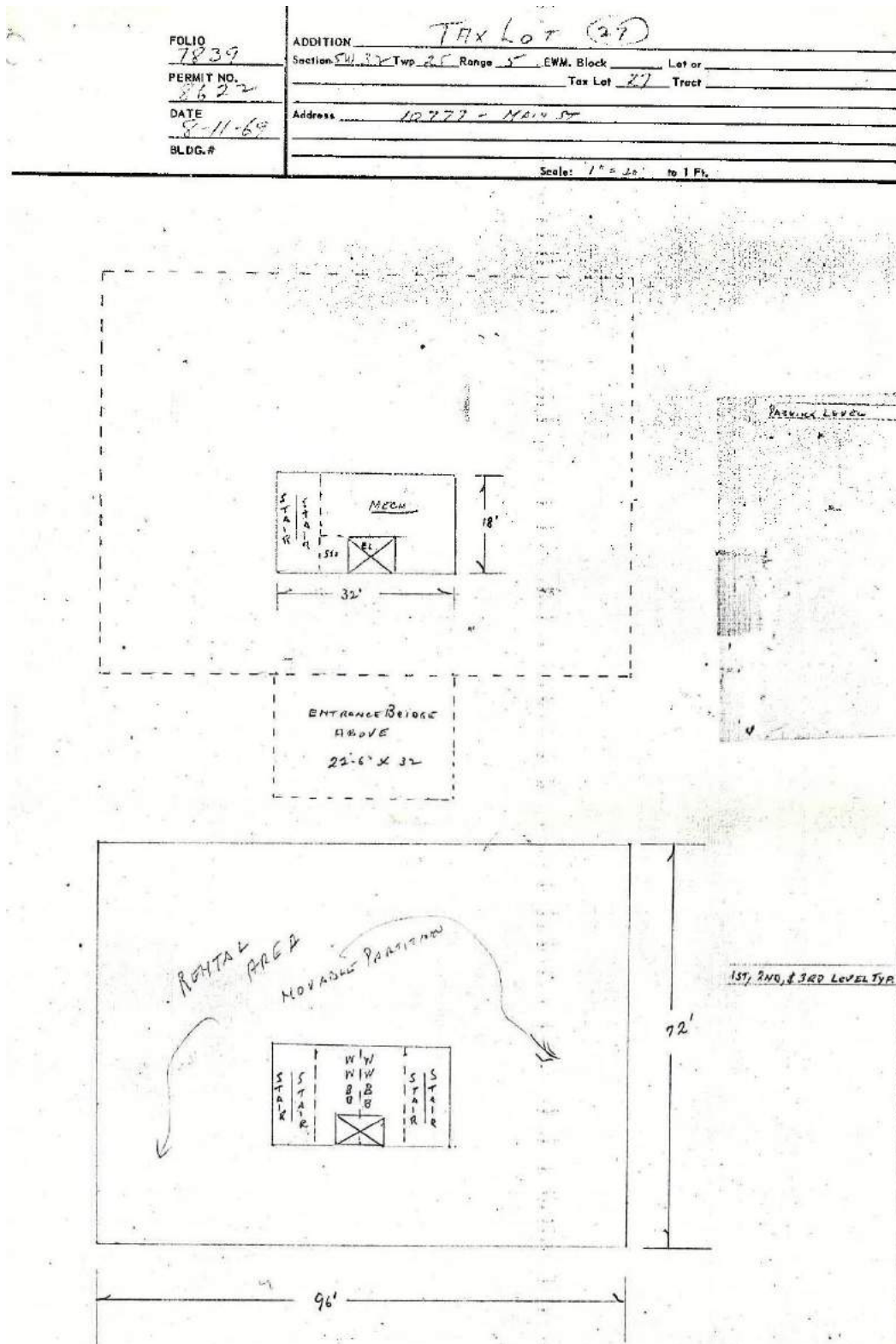
DRAWING 7: McClarty & Silverthorn drawing A7 Sections and Core Plan, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.



DRAWING 8: McClarty & Silverthorn drawing A8 Stair Section & Wall Sections, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.



DRAWING 9: McClarty & Silverthorn drawing A9 Details, Surrey Bldg. July 1, 1969. Source: City of Bellevue, WA.



DRAWING 10: Sketch plans of the Surrey Bldg, dated Aug. 11, 1969. Source: King Col Tax Assessor Property Record Card, 1969-70. Washington State Archives, Puget Sound Branch.

APPENDIX D: FIELD PHOTOGRAPHS

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Photographer: Sarah J. Martin
Date taken: May 17, 2019

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- PHOTO 2. Northwest corner of building with Main Street in foreground. Camera facing southeast.
- PHOTO 3. West elevation. Camera facing east.
- PHOTO 4. Southwest corner of building. Camera facing northeast.
- PHOTO 5. South elevation. Camera facing north.
- PHOTO 6. Southeast corner of building. Camera facing northwest.
- PHOTO 7. East elevation with 108th Avenue SE in foreground. Camera facing west.
- PHOTO 8. Northeast corner of building with intersection of Main Street and 108th Avenue SE in foreground. Camera facing southwest.
- PHOTO 9. East driveway entrance with 108th Avenue SE at right and southeast corner of Surrey Building at left. Camera facing north.
- PHOTO 10. Building at 10801 Main Street that is east of the Surrey Building. It was built in 1986. 108th Avenue SE is in the foreground. Camera facing northeast.
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- PHOTO 12. Parking areas south and west of building. Camera facing northeast.
- PHOTO 13. Parking area west of building. The five-story red-brick building (center) is addressed 10708 Main Street and was constructed in 2003. The one-story building (left) is addressed 10713 Main Street and was built in 1969. Camera facing north.
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- PHOTO 16. Lighting fixture at north driveway and northwest corner of building in the background. Camera facing southeast.
- PHOTO 17. Upper west bay on south façade. Camera facing north.
- PHOTO 18. Southeast corner of building. Camera facing northwest.
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- PHOTO 20. Southeast corner base detail, typical. Camera facing northwest.
- PHOTO 21. View from sidewalk of staircase and bridge to primary entrance. Camera facing southwest.
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- PHOTO 24. First floor lobby inside the primary entrance. Camera facing northeast.
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- PHOTO 26. First floor lobby. The building's one elevator is located directly opposite the primary entrance. The building has two staircases. Access to the east staircase is through the door pictured at the far left. Not pictured is a men's restroom, also at left, and a women's restroom at the right.
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PHOTOGRAPH 1. Surrey Building. North (primary) elevation with Main Street in foreground. Camera facing south.



PHOTOGRAPH 2. Surrey Building. Northwest corner of building with Main Street in foreground. Camera facing southeast.



PHOTOGRAPH 3. Surrey Building. West elevation. Camera facing east.



PHOTOGRAPH 4. Surrey Building. Southwest corner of building. Camera facing northeast.



PHOTOGRAPH 5. Surrey Building. South elevation. Camera facing north.



PHOTOGRAPH 6. Surrey Building. Southeast corner of building. Camera facing northwest.



PHOTOGRAPH 7. Surrey Building. East elevation with 108th Avenue SE in foreground. Camera facing west.



PHOTOGRAPH 8. Surrey Building. Northeast corner of building with intersection of Main Street and 108th Avenue SE in foreground. Camera facing southwest.



PHOTOGRAPH 9. Surrey Building. East driveway entrance with 108th Avenue SE at right and southeast corner of Surrey Building at left. Camera facing north.



PHOTOGRAPH 10. Surrey Building context. Building at 10801 Main Street that is east of the Surrey Building. It was built in 1986. 108th Avenue SE is in the foreground. Camera facing northeast.



PHOTOGRAPH 11. Surrey Building (in background). The Avalon Apartments, at 125 108th Avenue SE, was built in 1960 and is south of the Surrey Building. Camera facing northwest.



PHOTOGRAPH 12. Surrey Building. Parking areas south and west of building. Camera facing northeast.



PHOTOGRAPH 13. Surrey Building. Parking area west of building. The five-story red-brick building (center) is addressed 10708 Main Street and was constructed in 2003. The one-story building (left) is addressed 10713 Main Street and was built in 1969. Camera facing north.



PHOTOGRAPH 14. Surrey Building (at left) and adjacent one-story building 10713 Main Street, built in 1969. Camera facing south-southeast.



PHOTOGRAPH 15. Surrey Building. North driveway entrance with Main Street at left and the northwest corner of Surrey Building in background. Camera facing east.



PHOTOGRAPH 16. Surrey Building. Lighting fixture at north driveway and northwest corner of building in the background. Camera facing southeast.



PHOTOGRAPH 17. Surrey Building. Upper west bay on south façade. Camera facing north.



PHOTOGRAPH 18. Surrey Building. Southeast corner of building. Camera facing northwest.



PHOTOGRAPH 19. Surrey Building. Southeast corner detail, typical. Camera facing northwest.



PHOTOGRAPH 20. Surrey Building. Southeast corner base detail, typical. Camera facing northwest.



PHOTOGRAPH 21. Surrey Building. View from sidewalk of staircase and bridge to primary entrance. Camera facing southwest.



PHOTOGRAPH 22. Surrey Building. Entry bridge with planter at left and Main Street in the background at right. Camera facing northwest.



PHOTOGRAPH 23. Surrey Building. Primary entrance on the north façade. Camera facing south.



PHOTOGRAPH 24. Surrey Building, first floor lobby inside the primary entrance. Camera facing northeast.



PHOTOGRAPH 25. Surrey Building, first floor lobby inside the primary entrance. Camera facing northwest.



PHOTOGRAPH 26. Surrey Building, first floor lobby. The building's one elevator is located directly opposite the primary entrance. The building has two staircases. Access to the east staircase is through the door pictured at the far left. Not pictured is a men's restroom, also at left, and a women's restroom at the right.



PHOTOGRAPH 27. Surrey Building, first floor women's restroom. Camera facing southeast.



PHOTOGRAPH 28. Surrey Building, first floor women's restroom. This is typical of all the building's restrooms. Camera facing south.



PHOTOGRAPH 29. Surrey Building, first floor. This is the north-south corridor accessing the first-floor office suites at the northwest corner of the building, which are through door on the left.



PHOTOGRAPH 30. Surrey Building, first floor. This is one of three similar doors that accesses the first-floor office suites at the northwest corner of the building. Camera facing west.



PHOTOGRAPH 31. Surrey Building, first floor. This is inside office door 105 (pictured at center) showing a view of the office suites at the northwest corner of the building. Camera facing northeast.



PHOTOGRAPH 32. Surrey Building, first floor. This is the office directly west of the lobby, in the northwest corner of office suites. Camera facing east.



PHOTOGRAPH 33. Surrey Building, first floor. This is in the northwest corner of office suites. The light fixture and finishes are not original. Camera facing south.



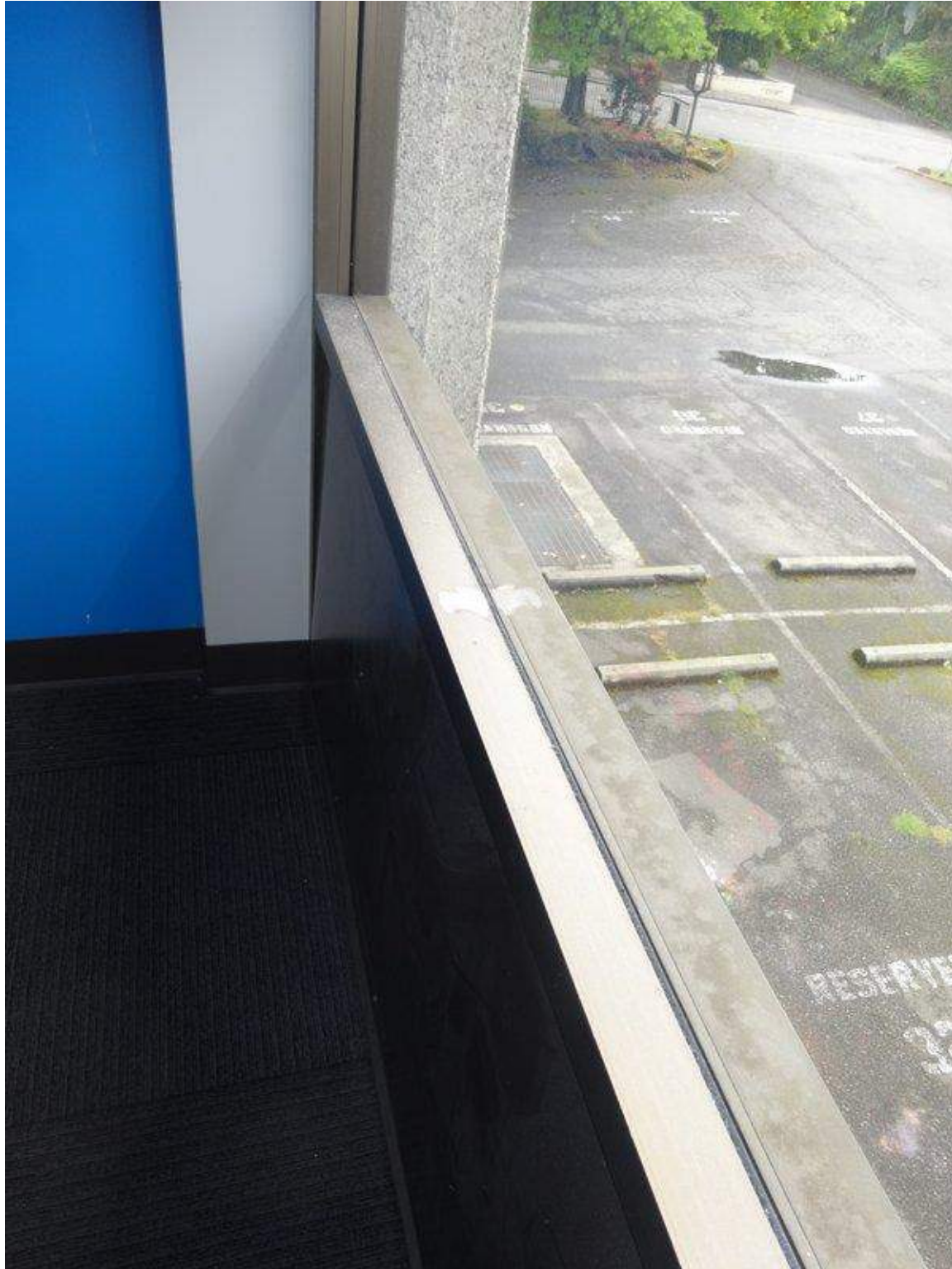
PHOTOGRAPH 34. Surrey Building, first floor. Entry to office suite on the east side of the lobby. The area wraps around the building forming an irregular U-shaped space. Camera facing west.



PHOTOGRAPH 35. Surrey Building, first floor. This is the portion of the office suite that occupies the east side of the first floor. This image shows the full width of the building, from north to south. The finishes and office configuration are not original. Camera facing south.



PHOTOGRAPH 36. Surrey Building, first floor. This is the portion of the office suite that occupies the south side of the first floor. This image shows nearly the full width of the building, from east to west. The finishes and office configuration are not original. Camera facing west.



PHOTOGRAPH 37. Surrey Building, first floor. Detail of a window along the south wall. Camera facing east.



PHOTOGRAPH 38. Surrey Building, west staircase. This is one of two interior staircases that are located on either side of the elevator shaft. This west staircase begins on the first floor and accesses each floor at the southwest portion the building. Camera facing south.



PHOTOGRAPH 39. Surrey Building, east staircase. This is one of two interior staircases that are located on either side of the elevator shaft. This east staircase begins on the ground floor and accesses each floor at the northeast portion the building. Camera facing north.



PHOTOGRAPH 40. Surrey Building, second floor. This is the east-west corridor, with the elevator at left and office suites at center and right. The hallway is 60" wide. Note the interior window at right, which also is shown in photograph 42. Camera facing west.



PHOTOGRAPH 41. Surrey Building, second floor. Entry into the office suite located along the north side of the building. This is a typical door, measuring 101" x 35", and has metal framing. Camera facing south.



PHOTOGRAPH 42. Surrey Building, second floor. This is the suite of offices along the north side of the building. Note the metal door framing and scored walls, which are found throughout the second floor and appear to be original. The window looks into the hallway by the elevator. Camera facing southeast.



PHOTOGRAPH 43. Surrey Building, second floor. This area is part of a grouping of office suites along the west and south portions of the building. Note the scored walls and metal door framing. Camera facing north.



PHOTOGRAPH 44. Surrey Building, second floor. This office is along the west wall of the building (at left) and is part of a grouping of office suites along the west and south portions of the building. Note the scored walls. Camera facing north.



PHOTOGRAPH 45. Surrey Building, second floor. This office is in the southwest corner of the building and is part of a grouping of office suites along the west and south portions of the building. Note the scored walls and metal door framing. Camera facing northeast.



PHOTOGRAPH 46. Surrey Building, second floor. This area is part of an office suite that occupies the south and east portions of the second floor. This is the southeast corner office with scored walls and a metal-frame door. Camera facing southeast.



PHOTOGRAPH 47. Surrey Building, third floor. This is the lobby area and east-west corridor on the third floor. The elevator is at the right. Most recently, the third floor has functioned as one large suite of offices and the finishes, although dated, appear newer than what was on the second floor. Camera facing east.



PHOTOGRAPH 48. Surrey Building, third floor. These are the northeast corner offices on the third floor. Camera facing east.



PHOTOGRAPH 49. Surrey Building, third floor. This is one of two large open areas on the third floor, with the building's east wall at left. Camera facing south.



PHOTOGRAPH 50. Surrey Building, third floor. This is the second of two large open areas on the third floor. The tall vertical windows at the right are on the building's south wall. Camera facing southeast.



PHOTOGRAPH 51. Surrey Building, ground floor. This is the lobby area on the ground floor with the elevator at right. The east stairs exit outside the lobby in the doorway at right. Camera facing east.



PHOTOGRAPH 52. Surrey Building, ground floor. This is the west entrance to the ground floor office space. Camera facing east.



PHOTOGRAPH 53. Surrey Building, ground floor interior. This is the ground floor office space with the east entry on the opposite wall. Camera facing east.