



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

Name: University Way Apartments
(Common, present or historic)

Street Address: 4750 University Way NE, Seattle, WA 98105

Year Built: 1958

Assessor's File No.: 8816400350

Legal Description: University Way Apartments

Present Owner: Susan Ghouddousi

Owner Address: 5028 18th Ave NE, Seattle, WA 98105

Present Use: Clothing Store, Apartments

Original Owner: Samuel G. Morrison, Jack C. Mulliken and William A. Garrett

Original Use(s): Retail and Apartments, Jewelry and Fur sales

Architect: Samuel G. Morrison

Builder: Mulliken & Garrett

Submitted by: Charlette LeFevre and Philip Lipson/ Northwest Museum of Legends and Lore

Address: [REDACTED], Edmonds, WA 98020

Phone: 206-523-6348 **Date:** __Sept. 7, 2022__

Reviewed: _____ **Date:** _____
(Historic Preservation Officer)

Seattle Landmark Nomination:



University Way Apartments
Site of Bruce Lee's first formal martial arts studio
4750 University Way NE
Seattle, WA

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Property Description

Per real estate listing: “Unique investment/redevelopment opportunity in prime University District location revitalized by new light rail 2 blocks away. Striking 12000 SF mid-century mixed-use building on “the Ave” by architect Samuel Morrison comprises 18 vintage open 1BR apartments and 3500 SF boutique retail space, once home of Academy of Classical Ballet, run by Irene Larson of NY City Ballet, and of Jun Fan Gung Fu Institute, martial arts school of fighter, teacher and philosopher Bruce Lee. ..N3P-65 (M1) zoning..” – *Seattle Windermere*, Aug. 2020.



4750 University Way 1959, *Property Records*

The land was originally home to the Duwamish Tribe and Chief Seattle for which the City of Seattle is named.

The first resident of the property was James Nicholas Gilmer, a Confederate Colonel.

On December 12, 1903 Gilmer applied for a building permit for the address then known on Lot 28 in Block 2 of University Heights Addition. The address was then called 4750 14th Avenue NE. The home was estimated to cost \$2000.

Builder

In 1957, an architect, Samuel G. Morrison, and two contractors, Jack Mulliken and William Garrett, realized the value of the home's proximity to the university and location within its business district. The trio purchased the property and planned to develop it into an apartment building with retail space. The architect in the trio, Samuel G. Morrison, was born and raised in Spokane, Washington, and received his Bachelor of Architecture from the University of Washington in 1940. He put his design career on hold for eight years during WWII when he served as a lieutenant commander in the U.S. Navy. Finally, in 1948, he opened his own firm, Samuel G. Morrison & Associates, and designed many mid-century modern commercial buildings, apartment buildings, and homes in the Seattle metropolitan area. Some of his landmark buildings were the Seattle-First National Bank in Tukwila at 225 Tukwila Parkway and the Nile Temple Headquarters at the Seattle Center.

Morrison's mid-century modern design for the apartment building was printed in the *Seattle Times* on August 11, 1957. It was a three-story building that included 18 one-bedroom apartments and two ground floor retail spaces and estimated to cost \$200,000. ¹

Building Exterior



University Way Apts. In 2010. *Photo courtesy of Charlette LeFevre*

4750 University Way is a three-story building that included 18 one-bedroom apartments and two ground floor retail spaces. The exterior feature is of a teal corrugated metal facing segment on the North side with the apartment name in white letters and stone facing completing the remaining exterior facing of apartment floors. The front is set with full glass front for the two retail stores.

The style of the building is an example of the clean lines and color predominant in the late 50's and early 60's with buildings and is typical of architecture during that time period.

The University Way Apartments has primarily stayed the same since it was built in 1958 with the exception of the first floor being remodeled to be a health center and slight changes in store front windows and awnings over the years. Apartment railing appears to have remained the same design including exterior concrete block wall.

Building Interior

The interior of 4750 University Way is basic white walls, baseboard and linoleum. The apartments are standard in design and layout.

The *Times* wrote, "The store front will be of expanded metal of stamped designs, and glass set in the aluminum. An inside entrance is provided to the apartments...[and] a roof garden is planned." Morrison chose a jewelry store and a fine fur store as potential tenants, curious choices for the student-oriented neighborhood. The apartment building's 1957 permit was not located, but construction was finished around June 1958.²

On June 27, 1958, the *Times* printed the first of several advertisements in the classifieds for the University Way Apartments: "New building in business district, near campus. Ready for occupancy now" ...³" In 1959, another advertisement boasted the apartments offered the "finest of everything at your fingertips."⁴

Furnished apartments could be rented for \$97.50-\$107.50 and unfurnished for \$85. A building permit approved in 1960 noted the ground floor "store" space was vacant, ⁵

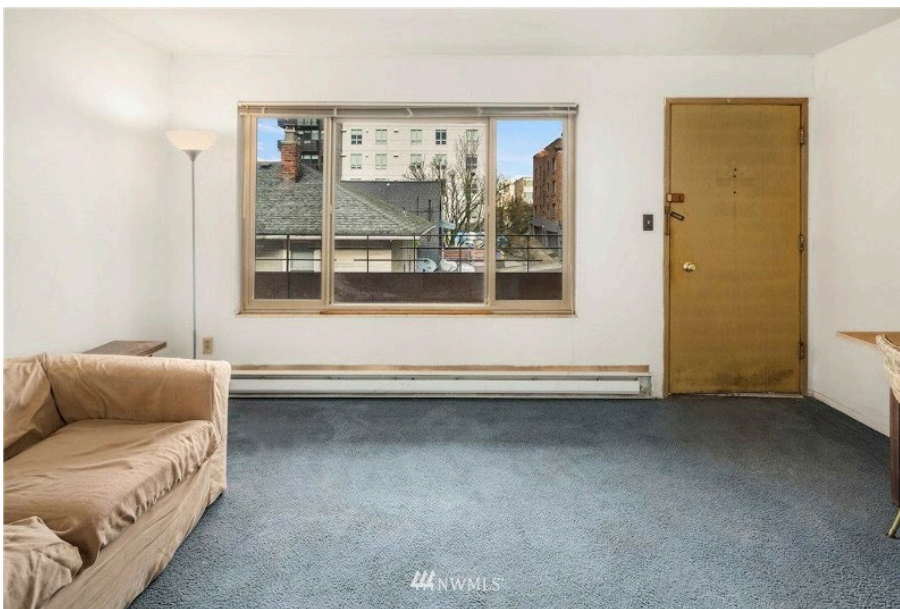
Another permit in 1961 revealed Morrison was altering the space to accommodate a health studio.



4750 University Way Apts. Aug. 2022. *Photo courtesy of Charlette LeFevre.*



Back area of 4750 University Way Apts. Aug. 2022. *Photo courtesy of Charlette LeFevre.*



Inside apartment of 4750 University Way. *NWMLS listing 2022.*

- 1 Manning. Barbara, A History of 4750 University Way
- 2 Seattle Daily Times August 11, 1957
- 3 Seattle Daily Times June 27, 1958
- 4 Seattle Daily Times June 12, 1959
- 5 University Way Apartments Building Permit, 1959. Seattle Property Records.
- 6 University Way Apartments Building Permit, 1961. Seattle Property Records.

In 1961, the basement was altered to be occupied as a Health Studio. 7

University Way Apartments Building Permit, 1961. Seattle Property Records.

FORM BC-1
ORIGINAL

4

28906-12.57
RECEIPT NUMBER AMOUNT

CITY OF SEATTLE
DEPARTMENT OF BUILDINGS
BUILDING—USE PERMIT
NOT VALID UNLESS SIGNED BY
SUPERINTENDENT OF BUILDINGS

14E
ROLL PAGE NO.

3NO 869.2
PERMIT NUMBER O.K.

\$12.50
PERMIT FEE

RECEIPT NUMBER AMOUNT

At 4750 UNIVERSITY WAY N.E. on Lot 28 Block 2
(Number) (Street)

of UNIVERSITY HEIGHTS Addition, Lot is 40 x 103 Alley 14

BC	60	2	2500 ⁰⁰		1 YEAR	
Zoning	Height (ft)	Fire Zone	Owner's Value	Bldg. Dept. Value	Life of Permit	Plans Filed
H. APTS. & F-2 HEALTH STUDIO WORKSHOP		140	3	FULL	EXIST. 18	Occupancy Certificate Required
Occupancy and Group	Occupant Load	No. Stories	Basements	No. Dwelling Units		
II, H.R.	No. CHANGA			60		
Build. Size	Width of Streets					
New	Yes					
Add	No					
Alter						

Permission is hereby given to do the following described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

ALTER BASEMENT AREA OF EXIST. BUILDING PER PLAN AND OCCUPY AS HEALTH STUDIO.

STARTING CONSTRUCTION WITHOUT A BUILDING PERMIT IS PUNISHABLE BY FINE AND IMPRISONMENT

Owner UNIVERSITY WAY ASSOC. Address SAME Ph.

Contractor OWNER Ph.

Struct. Engineer

Architect SAMUEL C. MORRISON Ph. AT 4-1890

I have read the conditions of this permit and I agree that I will do the work described above in conformance with the Building Code and the approved plans.

Address 800 GREEN ANNE AVE Signed UNIVERSITY WAY ASSOCIATES (Owner)

Application made 9-11, 1961 By Samuel Morrison - ARCHITECT (Owner's Authorized Agent)

Permit issued 9/12, 1961 SUPERINTENDENT OF BUILDINGS, By [Signature]

Additional Permits Are Required for:

- Electrical
- Boiler
- Furnace
- Elevator
- Sign or Billboard
- Grading
- Wracking
- Plumbing
- Flammable Liquid Storage
- Oil Burner
- Use of Public Areas
- Curb or Walk Crossing
- Sewer
- Septic Tank

APPROVAL OF OTHER CITY DEPTS.

APPROVED
SUBJECT TO ORDINANCE
SEP 11 1961
SEATTLE-KING CO. DEPT. OF PUBLIC HEALTH
BY [Signature]

CERTIFICATE OF OCCUPANCY MUST BE ISSUED PER SEC. 306 BEFORE PREMISES ARE OCCUPIED

PLANS MUST BE FOLLOWED EXACTLY. CALL FOR INSPECTION BEFORE POURING ANY CONCRETE. BE SURE OF SETBACKS AND YARDS REQUIRED BY ZONING ORDINANCES.

472632

654803

MASTER USE AND CONSTRUCTION APPLICATION AND PERMIT

CITY OF SEATTLE

DEPARTMENT OF CONSTRUCTION AND LAND USE

PROJECT NUMBER

9100400

KROLL 14E

PERMIT NUMBER: 654803

PROPERTY ADDRESS: 04750 UNIVERSITY WY NE
 LEGAL DESCRIPTION: APN: 881640-0340; LOT 2B, BLOCK 2, UNIVERSITY HEIGHTS

CONSTRUCTION VALUE
NEW

RELATED FILES/PERMITS
PERMIT REMARKS

ALTER 0

PROJECT DESCRIPTION: ON STFI - WELLER ADMINION ELEV APPROV. PER B BYRD
 The attachments and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Seattle

TOTAL 5,600

ALTERATION TO REPLACE STOREFRONT (NON-STRUCTURAL), SUBJECT TO
 OTHER FIELD INSPECTION (NEEDS INSPECTION PRIOR TO DEMO
 OTHER TO CONFIRM WORK IS NON-STRUCTURAL)

DCLU 5,600

5,600

BLDG. IDENTIFIER: OCCY GROUP & CHAR STFI
 NO. DWELLING UNITS TYPE OF CONSTRUCTION NA
 EXISTING ASSEMBLY OCCUPANT LOAD NA
 NEW SPRINKLER SYSTEM LOCATION NA
 DEMOLISH NUMBER OF STORIES, BASEMENTS NA
 TOTAL USE PER LAND USE CODE

ZONING NC 3/65 P1

DEMOLITION LICENSE NA

CONSTRUCTION
COMPONENT

FEE

OCCUPANCY CERT. REQUIRED?

N

RECEIPT
NUMBER

RECEIPT AMOUNT

DATE

CONSTRUCTION
COMPONENT

FEE

SPECIAL INSPECTIONS REQUIRED?

N

B12892
B13068

110.00
103.50

DATE

BUILDING
SUBCHARGE

209.00
4.50

ENVIRON. SENSITIVE AREA?

N

SHORELINE AREA?

N

PROTECTED DISTRICT/LANDMARKS?

N

PERMIT SPECIALIST
LAND USE TECHNICIAN
BLDG CODE PLANS EXAM ENGR

DATE

MASTER USE
COMPONENT

AC-
TION

FEE

GREENBELT?

N

OWNER/LESSEE TOM PAVLINOVIC

CONTACT PERSON TOM PAVLINOVIC

PHONE 5256378

ADDRESS

ZIP 98105

DATE

STREET USE
COMPONENT

AC-
TION

FEE

5222 UNIVERSITY WY NE, SEATTLE

\$402

CONTRACTOR

LIC. NO.

DIRECTOR OF
CONSTRUCTION
& LAND USE BY

A. J. J. J.

DATE PERMIT
ISSUED

EXPIRATION DATE

OTHER

FEE

INVESTIGATION
REVISION
OVERTIME

.00
.00
.00

TOTAL PERMIT FEES

213.50

910213

920813

NOTICE TO THE APPLICANT: The Department of Construction and Land Use cannot guarantee any specific time frame for project review. The applicant shall determine applicability of and compliance with all relevant codes. DCU permit action is based upon information supplied by the applicant. The Department reserves the right to require additional information. Fees/revisions of issued permits may be required if errors or omissions are discovered.

Construction or substantial progress toward construction of a project for which a Master Use Permit or construction permit has been granted must be undertaken prior to the expiration date. Extension of the construction permit without penalty may be granted if application is made within the 30 days prior to the date of expiration. Additional fees will be assessed to relocate an expired permit.

Not valid unless signed by the DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND LAND USE. Starting construction without a building permit is punishable by fine and/or imprisonment. All work shall be done in accordance with the permit and approved plans. Call for inspection before placing any concrete or installing any piping on private property. Phone 684-8900.

I certify that I have read the above notice and that to the best of my knowledge, the information which I have provided is complete and accurate.

APPLICANT'S

SIGNATURE

Via Mail

DATE 2/13/91

APPLICANT'S
RELATIONSHIP
TO PROJECT

Page 01 of 01

IF THIS IMAGE YOU ARE VIEWING IS NOT AS CLEAR AS THIS,
 THEN THE ORIGINAL WAS A POOR DOCUMENT.
 DCLD MICROFILM LAB 1991

11

Lot Setting & Plantings



4750 University Way Apts. Aug. 2022. *Photo courtesy of Charlette LeFevre*

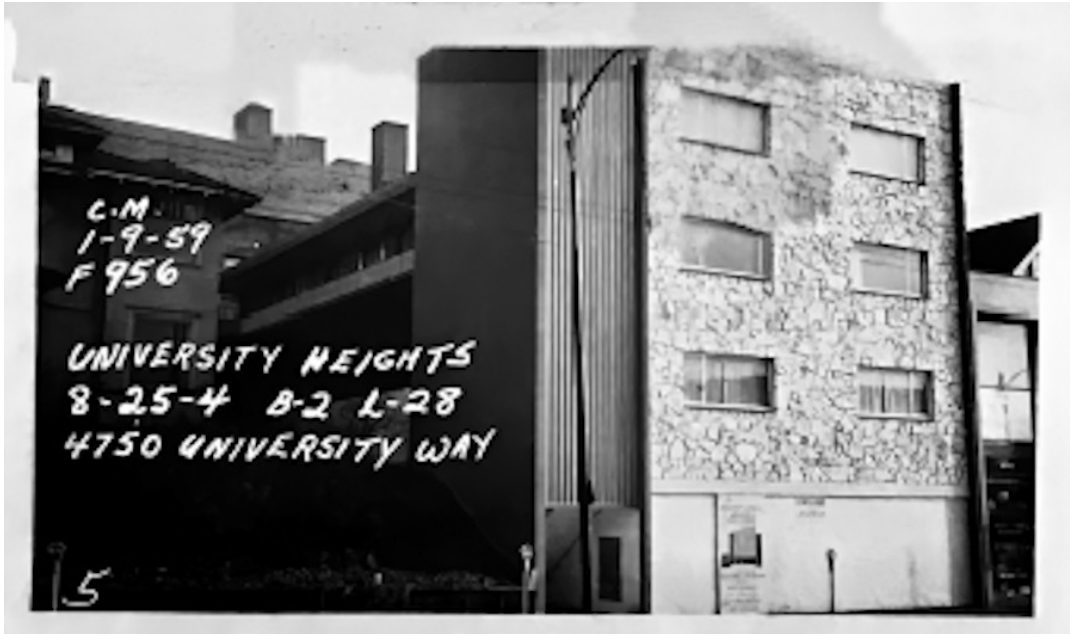
Sidewalk area has changed with the addition of trees curbside. Of note is one tree to the North and South of the building.

Seattle Times
August 11, 1957



TO BE BUILT: Construction will get under way within 60 days on this combination store-and-apartment building, to be situated at 4750 University Way. The building, to cost \$200,000, will contain two retail stores and 18 one-bedroom apartments. The store front will be of expanded metal of stamped designs, and glass set in aluminum. An inside entrance is provided to the apartments. The architect, Samuel G. Morrison, and the contractors, Jack C. Mulliken and William A. Garrett, will own the structure as an investment. A roof garden is planned.

Seattle Daily Times, Aug. 1957 10



4750 University Way 1959. Puget Sound Regional Archives. 11

Building with two storefronts and 18 apartments behind the retail area.

Side entrance to apartments with teal corrugated metal sheeting.

White signage "UNIVERSITY WAY APTS."

Storefront and apartment area has stone veneer facing. – *Seattle Property Records*.

Surrounding Streetscape

Interstate 5 is located approximately seven blocks to the West and Lake Washington to the East and South of the University of Washington campus.



4750 University Way Apts. Front teal facing in Aug. 2022. Photo courtesy of Charlette LeFevre

Neighborhood

University Heights

49 THE SEATTLE DAILY TIMES, SATURDAY EVENING, OCT. 14, 1899.

BE THE FIRST TO BUY A LOT IN UNIVERSITY HEIGHTS



SEATTLE. Like that old staid city on Chesapeake Bay is fast becoming a city of substantial and magnificent homes. We have arranged to throw the finest tract of land within the city limits open to the Home Seeker. No addition to Seattle, or any other Western city, has had such substantial permanent improvements lavished upon it. The streets have been graded and paved, and the contract has been let to lay wide rocky sidewalks of concrete.

Many Reasons Why You Should Invest

Only 100 lots will be sold at \$225, the balance to be held at \$250 and \$300.





THE shores of Puget Sound and Lake Washington make a wedge-shaped peninsula running N. E. and Southwest. The thin edge of this wedge is the delta made by the Black, White and Green rivers where the city of Seattle began. About three miles Northwest from this point is the famous Lake Washington. Canal built where the U. S. Government has undertaken to connect the salt water harbor with the fresh waters of Lake Washington. In time this belt will be the commercial center of Seattle because at the corner of the land on each side of the canal. The center of population must come here or the people must build their homes on water.

The Addition that overlooks the wedge which Seattle is built on and overlooking the lakes-Washington, Union and Green and the vast mountain systems of the Cascades and Olympics, is

University Heights





No lot out of 200 in the Addition is less than 250 feet from an electric car line.

The street in front of each lot is graded, paved and concrete sidewalks. 12 Professors of the University of State of Washington have bought in UNIVERSITY HEIGHTS and are building or intend building their homes thereon.

UNIVERSITY HEIGHTS is the best Addition near here where lots can be sold for less than 4 or 5 hundred dollars. Eight large residences are being erected now.

Water will be furnished at City rates. The Addition crosses University Campus of 150 acres.

The University is rapidly becoming a great educational center. 500 students attend its halls and the two new dormitories will be filled when completed.

Build a home and be with your children while at University. Keep young to other parents are doing by taking no Money, Language, Biology, Athletics or Music, no more. Why not? You will have good neighbors. The people will be educated around you.

Public schools convenient. Excellent church privileges.



Every lot is high thus affording no distant drainage.

Terms: 4 cash, 4 in 6 months and 4 in 12 months, interest 7 per cent; or \$25 cash and \$20 per month. Lots \$25 and \$250 each.

An abstract of title given with each purchase.

When 100 lots are sold lots will be advanced to \$250 for trade, \$300 for cash.

Every lot in UNIVERSITY HEIGHTS will certainly bring \$200 in cash when sold.

Each lot in the addition is a good sized lot.

The residence of Dr. Frank Pennington, M. D., president of the University, is nearly completed.

There will be two and one-half miles of concrete sidewalks.

"A hint to the wise"—see adoptions.

LOTS SOLD IN UNIVERSITY HEIGHTS ADDITION UP TO OCT. 15, 1899.

Lot	Buyer	Price
1	Dr. Frank Pennington	\$250
2	Dr. Frank Pennington	\$250
3	Dr. Frank Pennington	\$250
4	Dr. Frank Pennington	\$250
5	Dr. Frank Pennington	\$250
6	Dr. Frank Pennington	\$250
7	Dr. Frank Pennington	\$250
8	Dr. Frank Pennington	\$250
9	Dr. Frank Pennington	\$250
10	Dr. Frank Pennington	\$250

MOORE INVESTMENT CO.

12 Seattle Times, Oct 14, 1899 - Manning

“The land was originally home to the Duwamish, but on September 1, 1899, G. Henry Whitcomb, his wife, Abbie E. Whitcomb, and James Moore of the Moore Investment Company, filed a plat map for University Heights Addition. This Addition encompassed eight blocks, bounded by Northeast 55th Street, Northeast 45th Street, Brooklyn Avenue, and 15th Avenue Northeast. The blocks were divided into 244 buildable lots and advertised for \$250 each, potentially earning a tidy sum for the three capitalists.

The Addition’s name reflected its value. “Heights” for its touted view of Mt. Rainier, the Cascades, and the Olympics, but most importantly, “University” for its proximity to the newly relocated and expanding University of Washington. The neighborhood was considered a wholesome place. The University’s Board of Regents supported its 1895 move in part for “Ampler grounds...removed from the excitements and temptations incidental to city life and its environments.” The area’s innocence was bolstered by a Prohibition law where saloons, or any sale of intoxicating liquors, was forbidden within a two-mile radius from the university.” – *Manning Report*, 13



The first house 4750 University Way, *Property Records*

Fourteenth Ave was renamed in 1919 to University Way is now known as “The Ave” and is primarily small retail businesses, cafes, restaurants and other apartments supporting the nearby student body of the nearby University of Washington.

7 Exterior of 4750 University Way. *Seattle Property Records*

8 *Seattle Property Records*

9 *Seattle Property Records*

10 *Seattle Daily Times*, August 1957

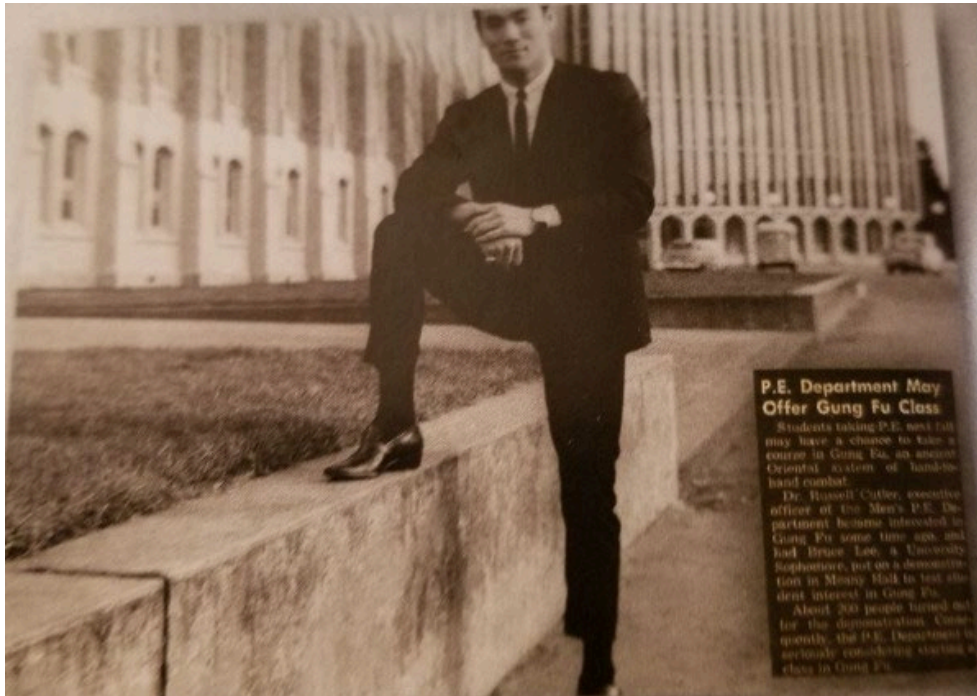
11 4750 University Way 1959. *Puget Sound Regional Archives*

12 *Seattle Times*, Oct 14, 1899

13 Manning

University of Washington

Neighboring lots in University Heights Addition were sold to University of Washington's president, Dr. Frank Graves, and to Professor Landes—both men "will run their lawns together." Other familiar university names who purchased lots in University Heights were Frederick Padelford and the university's future president, Thomas Kane. Edmond Meany lived just a few blocks away. In all, 17 faculty members called University Heights their home.



Bruce Lee posing in front of Suzzallo Library, University of Washington.
Photo from "Regards from the Dragon", 15

Bruce Lee attended the University of Washington between 1960 and 1963 and study theater and philosophy. During his college years he would also demonstrate his martial arts at the University of Washington.

The article in the photo reads:

"P.E. Department May Offer Gung Fu Class. Students taking P.E. next fall may have a chance to take a course in Gung Fu, an ancient Oriental system of hand-to-hand combat.

*Dr. Russell Cutler, executive officer of the men's P.E. Department became interested in Gung Fu some time ago, and had Bruce Lee, a University Sophomore, put on a demonstration in Meany Hall to test student interest in Gung Fu. About 200 people showed up for the demonstration. Consequently, the P.E. Dept. is seriously considering a class in Gung Fu."*¹⁶

"Bruce Lee looking sharp on campus at the University of Washington. Bruce was so very proud to attend that college and his family was even more proud of him back in Hong Kong." - Regards from the Dragon, Taky Kimura 17

Currently, during orientation for new students a story is related how Bruce Lee would back brace himself up to the top of the brick columns on the center campus Red Square.- *unsourced*.



Bruce Lee standing in front of University of Washington Columns.
Photo from Kimura, Regards from The Dragon 18

Bruce Lee would practice in many areas of the UW campus and in front of the Greek columns. The Greek Ionic columns Bruce Lee poses with are historical structures at the University of Washington. The columns are located at the Sylvan Theater on the campus. The four columns are 24' tall Ionic columns from the original University building downtown, constructed in 1861 and are considered some of the oldest-standing architectural pieces in Seattle. - Wikipedia.¹⁹

It was in this area during a martial arts class he would ask his future wife Linda Lee for their first date to the Space Needle.

14 Manning

15 Kimura, Taki and Tadman, David *"Regards from the Dragon"* Empire Books
Los Angeles, 2009, p 140

16 Kimura, "P.E. Department May offer Gung Fu Class" p 140

17 Kimura, p 140

18 Kimura, p 180

19 Wikipedia -Bruce Lee

Surrounding Historical Buildings

Wilsonian Apartments



Wilsonian Apartments 2022. *Photo courtesy of Charlette LeFevre*

The area surrounding the University Way Apts. Is known as University Heights. In addition to the the numerous historical buildings at the University of Washinton, there are many other prominent buildings.

Just South of the University Way Apts. Near the corner of 45th and University Way is the historical Wilsonian Apartments. The Wilsonian opened in November of 1923 and the first woman mayor of Seattle Bertha Knight Landes lived there from the 1920's until 1941. The Wilsonian was promoted as the most elegant apartment hotel of its time outside of New York City. When it opened, it offered restaurant facilities, electric ranges in the apartments, elegant lounges, and an adjacent ballroom with a specially designed dance floor. The Wilsonian was designated a landmark by the City of Seattle Landmarks Preservation Board in October 2005. 20

Other nearby City of Seattle Landmarks include University National Bank on the corner of 45th and University Way; University Presbyterian Church, 4555 16th Avenue NE and University Heights Elementary School, 5031 University Way NE. 21

University Heights Center

Just a block North from the University Way Apts. is the University Heights Center. In September 1903, the University Heights Elementary School opened in Seattle's University District. The architects were the firm of Bebb and Mendel, and they based the design on one by architect James Stephen. Pupils attend grades one through eight. In 1907, James Stephen himself designed a 13-room addition, which opens in 1908. The building is a Mission Revival style.

In 1976, the Seattle School District began questioning the efficacy of the continued operation of the University Heights Elementary School. The school closed in the early 1980s. As of 2001, the historic building is used not as an elementary school but as a community center. - *History Link-Priscilla Long -2001.* 22



University Heights Center, 5031 University Way NE
(James Stephen/Bebb and Mendel, 1903), Courtesy Washington State Archive

20 DeCoster, Dottie , “Wilsonian Apartments” History Link 7/29/2009

21 “Landmarks List” Department of Neighborhoods, Seattle

<https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmark-list>

22 Long,Priscilla “University Heights Elementary School opens in the University District in September 1903.” History Link 6/18/2001

Statement of Significance of University Way Apartments.

Chain of Ownership

The land was originally occupied by the Duwamish
1899 - G. Henry Whitcomb and Abbie E. Whitcomb
1901- Byron A. Howard
1903 - Lizzie B. Gilmer
1923 - James S. and Jewell F. Holt executor
1923 - Donald H. Brazier
1935 - Julius J. Eckel, etal.
1945 - Myron L. and Esther L. Finrow
1945 - Freeman F. and Leta Snyder
1946 - David F. Ruff
1946 - Benzion Katz
1953 - Gayle C. Fisk and Phyliss Fisk
1957 - William A. and Clydene J. Garrett
 Jack C. and Lillian A. Mulliken
 Samuel B. and Barbara A. Morrison
1968- Wakefield Investments
1973- Tom and Senka Pavlinovic
1996- Meng Hui Kok and Siao Ling Tio
2000- Fereydun and Susan Ghoddousi

In 1963, the front retail studio of 4750 University Way became the first formal studio of Martial Artist and Actor Bruce Lee from 1963-1964. This location is where Bruce Lee started his formal kwoon (studio) that he called the Seattle Jun Fan Gung Fu Institute. Bruce Lee also lived in a back studio during this time. 23

Bruce Lee Beginnings

Bruce Lee arrived in Seattle in 1959 and worked as a waiter for Ruby Chow's restaurant on Jefferson and Broadway, delivered the Seattle Times while he attended Edison Tech, now the location of Seattle Central College. Bruce Lee would teach his friends, interested students and did demonstrations around Seattle while he attended University of Washington.

The University Way Apartments studio area was Bruce Lee's first formal above ground school. Previously Bruce Lee had taught in parks, the Univ. of WA campus, parking garages and in basements. One basement was at 418½ 8th Avenue South in the International District/Chinatown. The other basement where Bruce Lee taught was 653 South Weller Street what is currently the Ho Ho Restaurant.

In March 1961, Bruce Lee began studying drama and philosophy at the University of Washington performing demonstrations on campus and on KCTS, a local TV channel. The following October, Lee leased the ground floor of 4750 University Way Northeast for his new Jun Fan Gung Fu Institute. 24

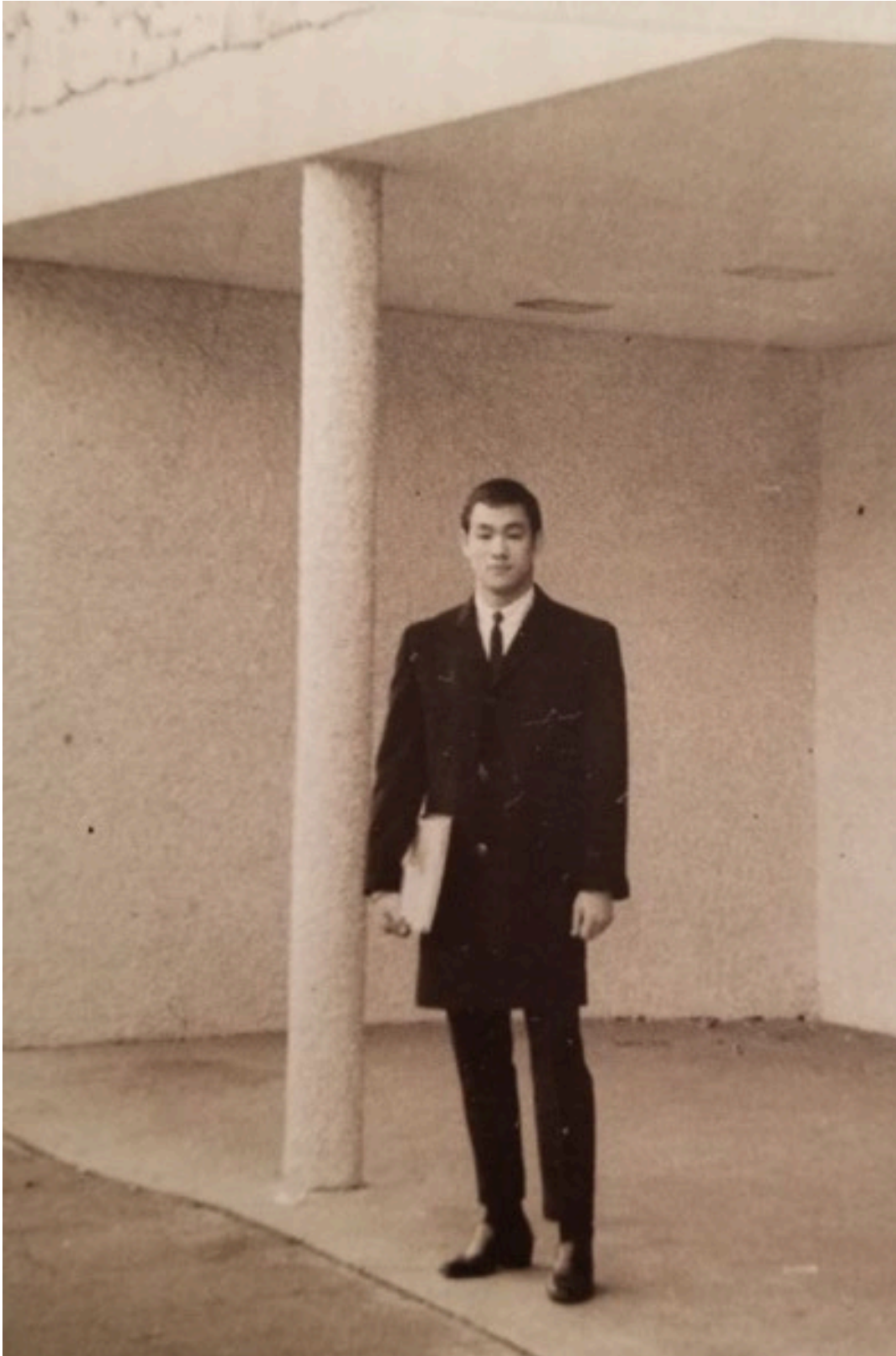
Bruce Lee had formally petitioned the university to allow him to give formally sanctioned exhibitions in the men's gym.

Campus Events

UNIVERSITY OF WASHINGTON
Henry Gallery: Tenth Annual Northwest Craftsman's Exhibition: Ceramics, metal and enamel work, textiles and architectural accessories. Monday, Tuesday, Thursday, Friday, 10 to 5. Wednesday, 10 to 5 and 8 p. m. to 10. Sunday, 2 to 6.
Demonstration, "Gung Fu" (Chinese Pugilism), by Bruce Lee, complimentary. 3:30. Meany Hall, tomorrow.

mentary showings: 12:30, 1:30, 3:30, 4:30, 8:15 and 9:15. Henry Gallery, Wednesday.
"The Crucible," by Arthur Miller, directed by Gary Zimmerman. 8:30. University Playhouse. Wednesday through Saturday.
Concert. University Concert Band, directed by Prof. Walter C. Welke, annual alumni program, complimentary. 8. Meany Hall, Wednesday.

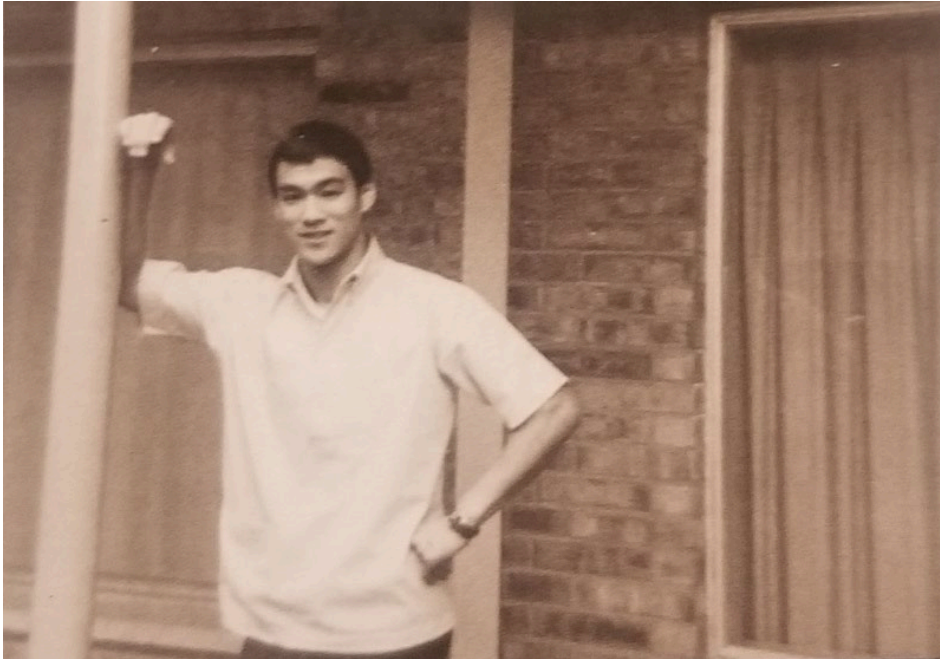
Seattle Daily Times, May 20, 1962. 25



“Bruce Lee coming back from a long day at school, posing in front of the Jun Fan Gung Fu Institute on University Way”. Approx. 1963, photo and caption from *Regards from the Dragon*, Taky Kimura. Pg. 185



Linda Lee and Bruce Lee outside their studio 4750 University Way Studio. *Photo Bruce Lee Foundation.*



Bruce Lee on the back patio of 4750 University Way. Approx. 1963, photo from *Regards from the Dragon*, Taky Kimura. Pg. 189



Linda Lee on the back patio of 4750 University Way. Approx. 1963, photo from *Regards from the Dragon*, Taky Kimura. Pg. 189

Linda Lee, Bruce Lee's future wife first saw Bruce Lee at Garfield High School in Seattle where he was doing a demonstration. Linda would later be formally introduced to Bruce Lee through a mutual friend Sue Ann Kay who was taking lessons from Bruce. It was at the Univ. of Washington amphitheater in front of the Greek columns where he would ask her out on their first date.

"That fall of 1963, Bruce moved the Jun Fan Gung Fu Institute to 4750 University Way near the University Campus. He was now convinced that he could make his livelihood as a kung fu instructor, and his future plans included opening schools in various locations around the country" 1
– *The Bruce Lee Story, Linda Lee, pg 13. 26*

By late 1963, Bruce had issued a prospectus for his kung fu institute, which was installed on University Way near the college campus in Seattle. The regular fee was \$22 per month and \$17 for juniors. The prospectus which was printed and illustrated, warned that kung fu could *not* be mastered in three easy lessons. Intelligent thinking and hard work were required. Emphasizing the simplicity of the art, Bruce promised that "techniques are smooth, short, and extremely fast; they are direct, to the point and are stripped down to their essential purpose without any wasted motions. " He promised that kung fu would develop confidence, humility, coordination, adaptability and respect for others. *The Bruce Lee Story, by Linda Lee. Pg 49 27*



Bruce Lee at 4750 University Way. Approx. 1963, photo from *Regards from the Dragon*, Taky Kimura. Pg. 189.

“The new space was 3,000 square feet and occupied the entire ground floor of an apartment building. It had a large community-type shower room, about 10x15 feet with numerous shower heads coming out of the walls. The space must have been planned as a gym of sorts.

There was a room in the back of the gym which Bruce used as his bedroom. He had a beautiful set of teakwood furniture which he had brought back from Hong Kong the previous summer. The funny thing about Bruce’s bedroom was that there were no windows. When you came in the rear entrance there was also no light switch near the door. You had to stumble across the room in pitch blackness to find the light.” –

Every day after school we’d run back to his place and get there in time for General Hospital. Then Bruce would take me out to dinner across the street at a Chinese restaurant where he knew the cook.

By June of 1964, at the end of Bruce’s junior year, he and James [Lee] had made plans to open the second branch of the Jun Fan Gung Fu Institute in Oakland... Bruce gave up his lease at 4750 University Way and arranged with Taky Kimura to take over his classes as head instructor of the Seattle branch of the Jun Fan Gung Fu Institute. At the close of the school year”. 28

Bruce Lee left this studio in the care of Taky Kimura, his senior student to continue to teach and Bruce would go on to act in the "Green Hornet" and Hollywood movies achieving the status of Superstar and a global icon who fought for equality.

In 1968 Bruce Lee would return to the Jun Fan Gung Fu Institute in Seattle for a visit and updated the class along with Taky Kimura on many things that he was working on.

Development of studios and a school was one of the visions of Bruce Lee. Following is an excerpt from an essay Bruce wrote for his freshman English course while attending the University of Washington.

“When you drop a pebble into a pond of water, the pebble starts a series of ripples that extend until they encompass the whole pool. This is exactly what will happen when I give my ideas a definite plan of action. Right now I can project my thoughts into the future. I can see ahead of me. I dream (remember that practical dreamers never quit). I may now own nothing but a little place down in a basement, but once my imagination has got up a full head of steam, I can see painted on a canvas in my mind, a picture of a fine, big five or six story gung fu institute with branches all over the States.” 29



Doug Palmer far left, Taky Kimura in middle, Mary Sue Kay far right. Inside the Seattle Jun Fan Gung Fu Institute, University Way Studio, Fall of 1963. - *Regards from the Dragon, Taky Kimura, pg 157*

Bruce Lee's first students were Jesse Glover, Skip Ellsworth, Pat Hooks, Howard Hall, Charlie Woo, Taky Kimura, LeRoy Garcia, Tak Miyabe, Jim DeMile, Ed Hart and John Jackson - p.28 Bax, Little p 140- pictures of dojo, 142 30

24 Manning. Barbara, *"A History of 4750 University Way"*

25 Manning. Barbara, *"A History of 4750 University Way"*

26 Linda Lee, *"The Bruce Lee Story"*, pg. 13

27 Linda Lee, *"The Bruce Lee Story"*, pg. 49

28 Linda Lee, *"The Bruce Lee Story"*, pg. 16

29 Linda Lee, *"The Bruce Lee Story"*, pg. 48

30 Bax, Paul *Number One-Reflections from Bruce Lee's first Student Jesse Glover*, Create Space, 2019

Bruce Lee Broke Racial Barriers

Much to the dislike of the Chinese Kung-Fu community, in 1959 and throughout his career, Bruce Lee taught “outsiders” or non-Chinese including Bruce Lee’s first US student Jesse Glover, an African American, Taky Kimura of Japanese background and his future wife Linda Emery who is Caucasian. Bruce Lee also had the distinction of teaching women or anyone who wanted to learn. One of Bruce Lee’s first female students was Sue Ann Kay who would later introduce him to his future wife Linda Lee.

In what would become a famous fight, in 1965 after Bruce Lee had moved to Oakland, Wong Jack Man challenged him to a fight to keep him from teaching outside the Chinese community. If Bruce Lee lost, he would have to stop teaching outsiders. Bruce Lee won the fight and won the right to teach whomever he pleased.

Linda Lee would later write in her book about Bruce Lee’s background and his view on breaking racial barriers. “Bruce had been on his own in the U.S. for five years and was used to making his own decisions. Also, his mother was half Caucasian so this would not be the first time the racial barrier had been broken in his family. Bruce wrote to his family, apprising them of his plans, and they replied that, even though they wished he would marry a Chinese, they would never the less welcome me to the family. Bruce’s letters to them were the first time they had heard of our relationship, yet they trusted his good judgment. I think they always knew that, despite his difficulties as a young person in Hong Kong, he was an intelligent person with a good sense of right and wrong in the universal sense.” 31

Robert Clouse, a Director would also write about Bruce Lee’s acceptance of other cultures despite a history of conflict. “In 1959, Bruce Lee began dating Amy Sanbo, a Japanese girl who had also been interred during World War II and Bruce asked her often to marry her. Bruce would go to Amy’s home in Seattle and talk with her mother, using the little Japanese he knew.” 32

31, Linda Lee. *The Bruce Lee Story* Pg.19

32 Clouse, Robert *Bruce Lee The Biography*, Unique Publications, Burbank. 1988. pg. 39

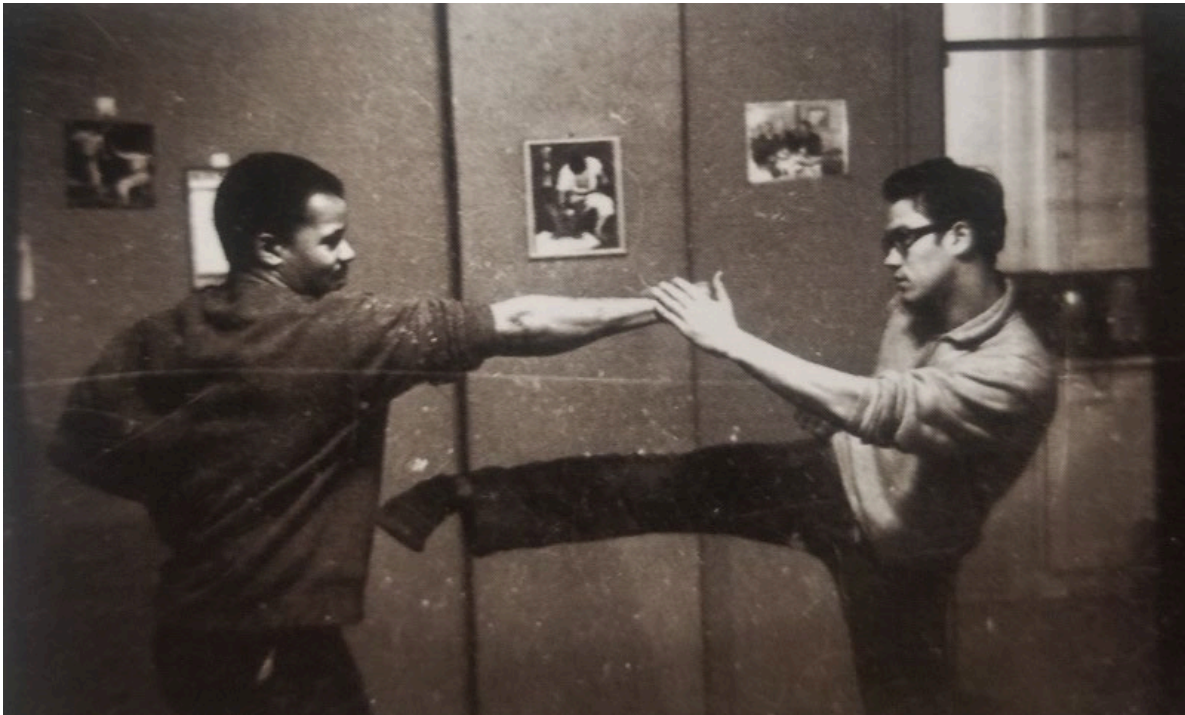


Bruce Lee and Taky Kimura demonstrate a martial arts move at the Seattle Gung Fu Institute at 4750 University Way. Photo from Regards from the Dragon. By Taky Kimura. Pg 122.

Impact on local Community

Stories of Bruce Lee from his students, friends and acquaintances has been a source of quiet pride here in the Northwest. In 2014, Wing Luke Museum in Seattle started an exhibit of Bruce Lee memorabilia and today has become one of their largest visitor exhibits now housing permanently Bruce Lee's personal book collection. 33

In 2009 Taky Kimura, Bruce Lee's senior student would publish his own book and story³⁴ and in 2020 Doug Palmer, one of Bruce Lee's youngest students would finally publish his own book detailing the accounts of Bruce Lee's training and friendship. 34



Bruce Lee and Jesse Glover practicing Jun Fan Gung Fu at their place of residence 6th and Cherry Ave. in Seattle. Approx. 1960, photo from *Regards from the Dragon*, Taky Kimura. Pg. 241.

Bruce Lee's acceptance to teach anyone from a diverse community was a testament to his desire to help others regardless of their background. Jesse Glover, an African American and Bruce Lee's first US student would self publish his own book titled Bruce Lee and continue to teach students in the International District. As Bruce Lee developed prominence in Hollywood and in films so did Jesse Glover's prominence due to their relationship as friends and as martial artists.

Jesse Glover grew up in Seattle and as a child he had rheumatic fever and he formed an interest toward boxing and wrestling. He practiced Ju Jitsu but when he tried to learn Judo at Seattle Dojo he was told that only Japanese people were allowed to practice there.

"When I was twelve years old I had a brutal experience that really provided the motivation to learn martial arts. Ronny Fields, Sylvester Bennett, and I were on our way back to town from a dance at the Duwamish Bend housing project when we encountered a drunken Seattle Patrolman."

Jesse was beaten so bad that one of his teeth was sticking through a hole an inch below his lower lip, and three others were deeply imbedded in his tongue. From that young age Jesse wanted to learn how to defend himself. 35

33 Wing Luke Museum

34 Kimura, Taky and David Tadman, *“Regards from the Dragon”* Empire Books, Los Angeles, 2009

35 Palmer, Doug, *“Bruce Lee Sifu, Friend and Big Brother”*, Chin Music Press 2022

36 Glover, Jesse Bruce Lee *Between Wing Chun and Jeet Kune Do*, 1976 p 3

Impact Nationally and Internationally

Bruce Lee “revolutionized the martial arts world, and the way martial arts was portrayed in film. He overturned our stereotype of the Asian male (as being subservient and asexual), and brought an appreciation of the martial arts to a mainstream audience. 37

Bruce Lee is also considered the Father of Mixed Martial Arts.

On the 25th anniversary of his death, *The Times of London* said that he was "the most recognizable Chinese in the world, after Mao Tse-tung.³⁸

The Hollywood Reporter called him a "global icon who's as omnipresent in pop culture as Marilyn Monroe, James Dean and Charlie Chaplin." – 39

University of Washington, Alumni of the Century, Dec. 1999. 40

37 Palmer pg. 5

38 Times of London

39 Block Ben Alex. “Bruce Lee”. *Hollywood Reporter*. March 22, 2010.

40 UW Alumni of The Century December, 1991

Martial Arts Tradition

It is customary in China to honor your teacher or Sifu and to honor the history and legacy of your master's teachings. Preservation of Bruce Lee’s first formal studio is a way of continuing the cross cultural bridge in which Bruce Lee established in many ways becoming an Ambassador for China. Bruce Lee not only started his first formal studio as a business owner and teacher but continued to develop his martial arts skills in this location and lived in a back room while he attended the nearby University of Washington.

Many fans of Bruce Lee from around the world come and bow in front of the building and it is considered of cultural significance in the world of martial arts.

Although Bruce Lee lived and taught in many locations, this building is believed to be the last standing studio and living space of Bruce Lee as his house in Hong Kong was demolished in 2019. Thousands of visitors visit Seattle every year and pay their respects at his gravesite and visit the locations where he visited.

Photographs:

Cover photographs: University Way, 2010, Photo by Charlette LeFevre.

Bruce Lee standing in front of 4750 University Way approx. 1963. *The Bruce Lee Story*, Linda Lee, p.36



Taky Kimura and Bruce Lee at the Seattle Jun Fan Gung Fu Institute, 4750 University Way. *Bruce Lee Foundation*.

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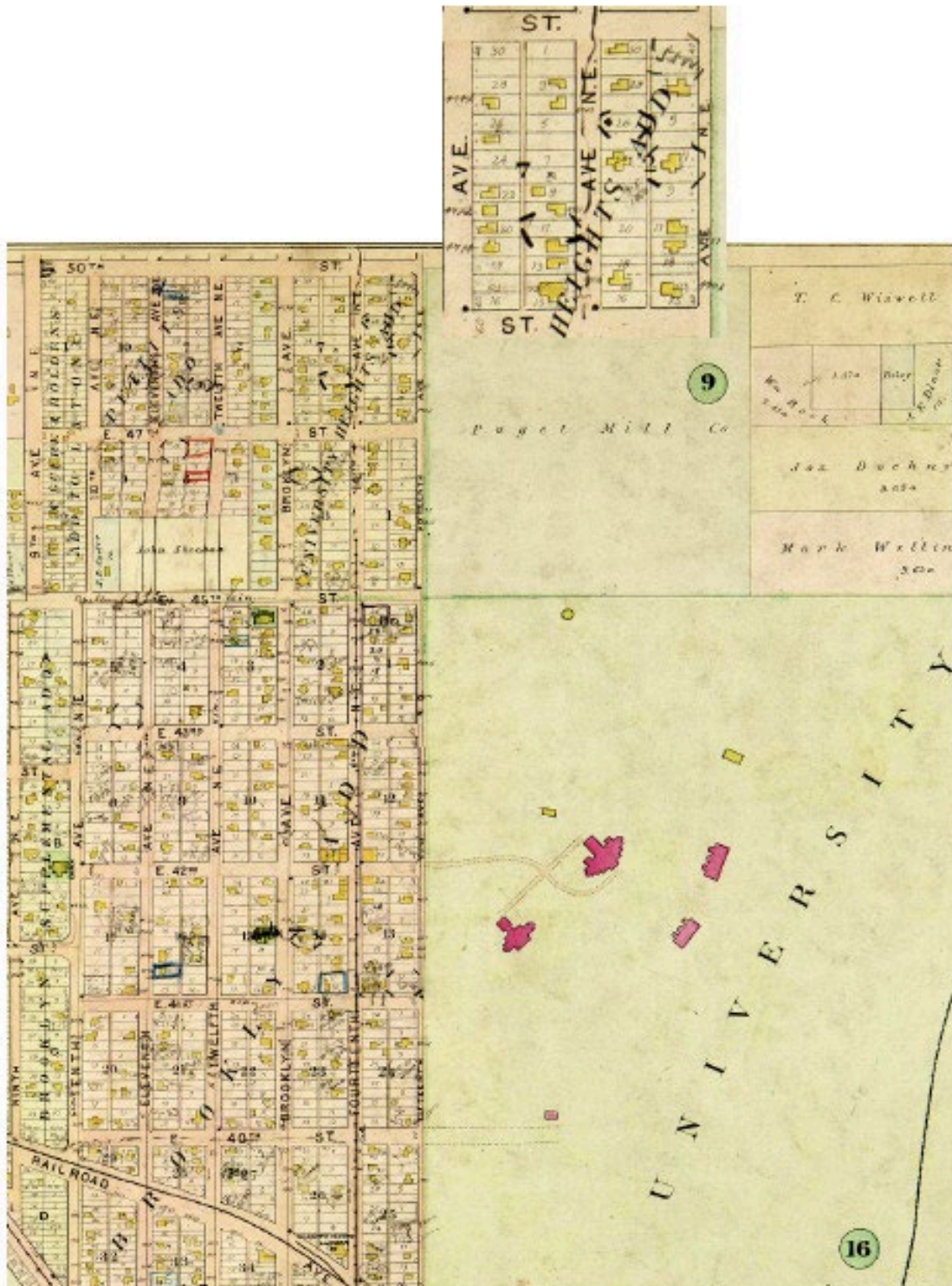
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Property and Architectural Records



UNPLATTED LAND

UNIVERSITY
HEIGHTS

C. M. ANDERSON ENGINEERING CO.

SCALE: 1 INCH EQUALS 150 FEET.

UNPLATTED LAND



151500
Filed for record
at the request of
Moore Inc. Co.
Oct. 10, 1939, at
Semin. part 4 A.M.
C.M. Anderson
by S.H. Good Deputy

DESCRIPTION

This plat of "University Heights" in addition to the City of Seattle, embraces a strip of land 565 feet wide in the S.E. 1/4 of Sec. 8, T.24 N. 36 E., R.10 W. 4 E., King Co. Wash. this strip lying adjacent to, and West of the E. boundary of said Section 8, and particularly described as follows to-wit:

Commencing at the S.E. corner of Sec. 8, Township 24 N. R. 10 W. 4 E., King Co. Wash., Thence N. 89° 26' 25" E. along the boundary of Section 8, 2454.876 feet to the quarter 1/4 corner on the East side of Sec. 8, Thence N. 89° 27' 25" E. along East and West center line of Section 8, 14000 feet to a line 565 feet from and parallel to the east line of this tract, Thence S. 26° 25' 11" on said parallel line, 2454.876 feet to the south boundary of Section 8, Thence S. 89° 26' 25" E. along south boundary of Sec. 8, 565.000 feet to the place of beginning.

The Initial point is the southeast corner of Sec. 8, T. 24 N. 36 E., from which the Southeast Cor. of Block 1 is 20.71 feet northward along the East boundary of this tract and 30 feet westward at right angles to the east boundary, thus making the S.E. Cor. of Block 1, 60 feet from the S. boundary of Franklin Ave. in Brooklyn Addition.

The widths of all avenues and alleys, and the size of all lots are as marked upon the face of the plat in feet.

The center lines of Broadway, Columbia and Fremont Avenues of this plat each bear N. 0° 04' 25" E. All bearings in this description are with reference to the astronomic meridian of the City of Seattle.

DEDICATION

Know all men by these presents that Mr. G. Henry Whitcomb, Abbie L. Whitcomb, his wife, of Worcester Massachusetts, and the Moore Investment Company, a company duly organized and incorporated under the laws of the State of Washington and having its principal place of business in the City of Seattle, owners of the above tract, do hereby declare this plat of "University Heights" and hereby dedicate to the use of the public forever all Alleys, Streets and Avenues shown hereon. In Witness Whereof we have hereunto set our hands and seals this 15th day of September A.D. 1939.

Signed and sealed in presence of

Andrew Knox

Norm A. Barnes

G. Henry Whitcomb

Abbie L. Whitcomb

By her attorney in fact James A. Moore

Moore Investment Co.

By James A. Moore, Manager

ACKNOWLEDGMENT

State of Washington
County of King
This is to certify: That on this 14th day of September A.D. 1939 before me, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared James A. Moore, as attorney in fact for G. Henry Whitcomb and Abbie L. Whitcomb, and as manager of the Moore Investment Co., personally known to me to be the individual who executed the foregoing instrument, and acknowledged to me that he executed the same as attorney in fact for G. Henry Whitcomb and Abbie L. Whitcomb, herein described, and as manager of the Moore Investment Co., as their free and voluntary act for the uses and purposes therein described. In Witness Whereof I have hereunto set my hand and affixed my official Seal this day and year in this Certificate first above written.

Notary Public

Notary Public

Notary Public in and for the State of Wash. Residing at Seattle.

Examined and approved this 27th day of Oct. 1939. R.H. Thompson, City Engineer.

Approved by Ordinance #15361 of the City of Seattle.

Approved by me this 12th day of Oct. 1939.

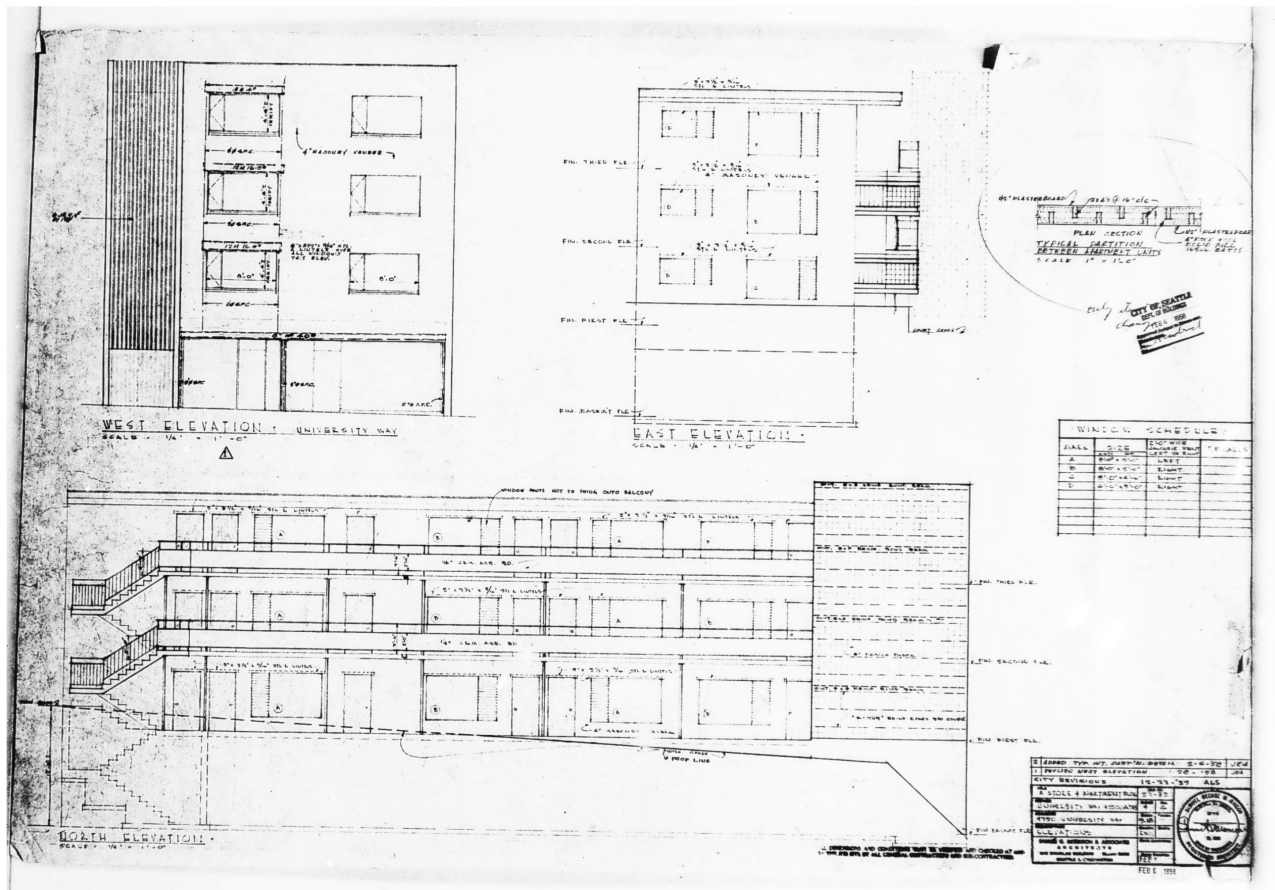
City of Seattle

Attest: R.H. Thompson, City Engineer.

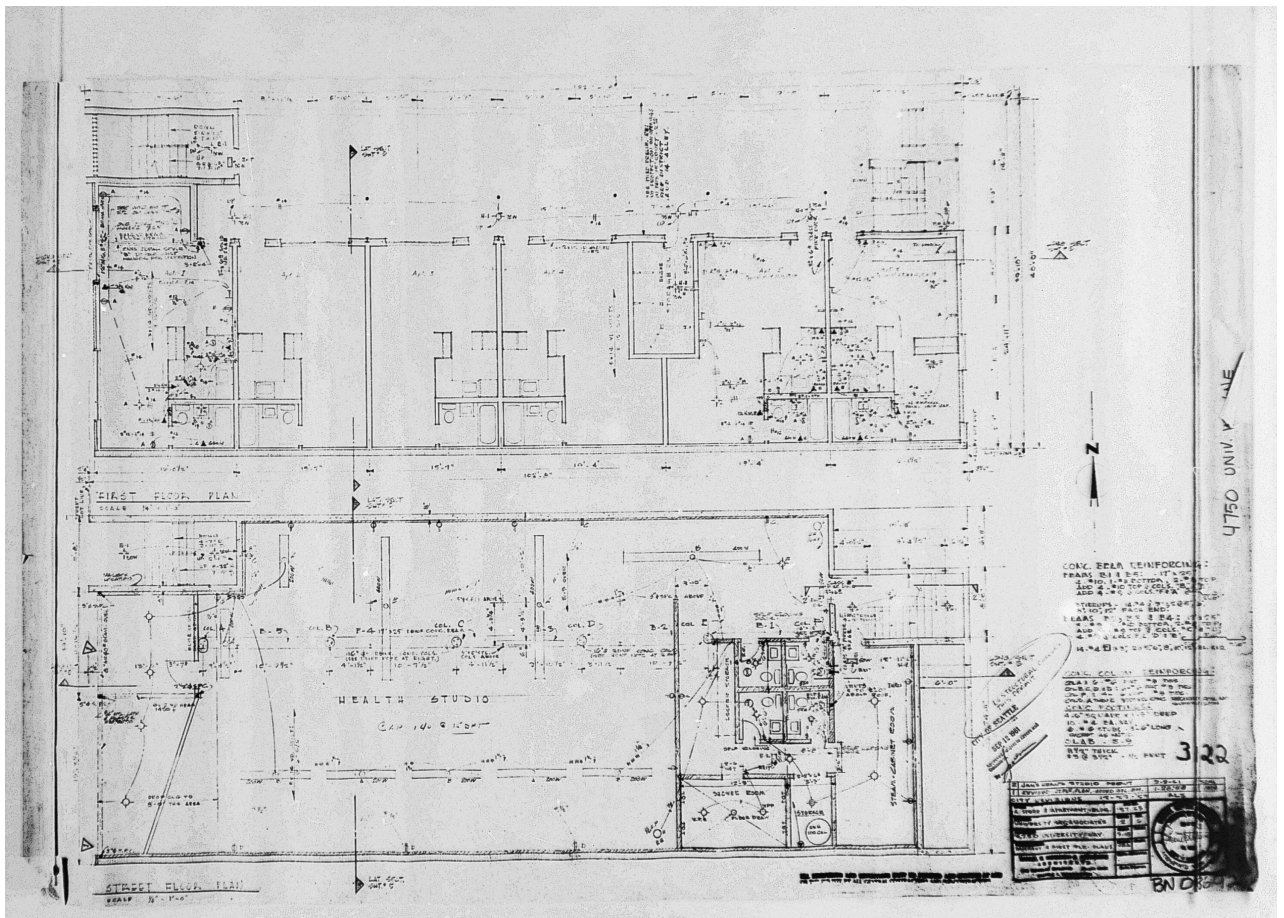
Attest: R.H. Thompson, City Engineer.

Attest: R.H. Thompson, City Engineer.

5M 2-56



Exterior of 4750 University Way. *Seattle Property Records*



Ground Floor of 4750 University Way. *Seattle Property Records*