

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

Renotification/80 Amendment

**FOR NPS USE ONLY**

RECEIVED DEC 24 1980

DATE ENTERED FEB 25 1982

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Ye College Inn

AND/OR COMMON

The College Inn

**LOCATION**

STREET & NUMBER

4000 University Way N.E.

\_\_NOT FOR PUBLICATION

CITY, TOWN

Seattle

CONGRESSIONAL DISTRICT

STATE

Washington

\_\_ VICINITY OF  
CODE

COUNTY  
King

304  
CODE

**CLASSIFICATION**

**CATEGORY**

**OWNERSHIP**

**STATUS**

**PRESENT USE**

\_\_DISTRICT

\_\_PUBLIC

OCCUPIED

\_\_AGRICULTURE

\_\_MUSEUM

BUILDING(S)

PRIVATE

\_\_UNOCCUPIED

COMMERCIAL

\_\_PARK

\_\_STRUCTURE

\_\_BOTH

\_\_WORK IN PROGRESS

\_\_EDUCATIONAL

\_\_PRIVATE RESIDENCE

\_\_SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

\_\_ENTERTAINMENT

\_\_RELIGIOUS

\_\_OBJECT

\_\_IN PROCESS

YES: RESTRICTED

\_\_GOVERNMENT

\_\_SCIENTIFIC

\_\_BEING CONSIDERED

\_\_YES: UNRESTRICTED

\_\_INDUSTRIAL

\_\_TRANSPORTATION

\_\_NO

\_\_MILITARY

\_\_OTHER:

**OWNER OF PROPERTY**

NAME

Ronald L. Bozarth and Richard L. Burnett

STREET & NUMBER

4000 University Way N.E.

CITY, TOWN

Seattle

\_\_ VICINITY OF

STATE

Washington 98105

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

King County Administration Building

STREET & NUMBER

500 Fourth Avenue

CITY, TOWN

Seattle

STATE

Washington

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Washington State Register of Historic Places

DATE

1973

\_\_FEDERAL  STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The College Inn is located in Seattle's University District, one block west of the University of Washington campus. At the time of its construction in 1909, the campus was the site of the Alaska-Yukon-Pacific Exposition, and Ye College Inn was intended to function as a small hotel for the fair's visitors and later to provide housing and food services for the university's students.

Situated on the northeast corner of N.E. 40th Street and University Way N.E. (formerly 14th Avenue N.E.), the building comprises three floors, a basement and an attic. The concrete, brick, and wood-frame structure is rectangular in plan and occupies the entire 103' x 40' corner lot. The two major street elevations feature large display windows for ground floor shops, two-story projecting window bays, and gabled dormers with decorative wood and stucco finish simulating half-timber work. Exterior finish is stucco except for the lower portion of the east elevation and the entire gable end wall on the north elevation, which are faced with brick. Fenestration of the south and west street elevations above the ground story consists of casement windows grouped in twos or threes with sills and heads continued as narrow horizontal bands across each projecting bay. The original windows of multipaned hinged sash (some of which still remain in the attic dormers) were replaced by single-light sash about 1960. Windows of the east and north elevations have eight-over-eight light double-hung sash, with the upper stair landing pair enlarged to twelve-over-twelve lights with an eight-light transom.

A concrete foundation encloses a full basement which has been recently renovated. Originally, only the western half was finished and housed Ye College Grill. The College Inn Pub now occupies the entire below-grade space. A portion of the original fir paneling which remained from the Grill was replicated for the renovation of the basement and ground-floor College Inn Cafe.

The street level shops have undergone numerous changes of occupants, use, entry, and spatial arrangements over the years. The corner cafe, a delicatessen, and a mountaineering equipment retail store are the present tenants. The entrance to the Inn has been restored to its original position on N.E. 40th Street. A glazed and paneled entry door with segmental arched transom and sidelights gives access to a small lobby, where a terrazo floor with a mosaic of four shields and the inscription "Ye College Inn" has been uncovered.

In 1960 the two upper floors comprising the Inn were drastically modified to accommodate apartments. Kitchens and additional baths were installed and room partitions were changed. In 1979 the present owners undertook a major renovation of the building in

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order to return it to its original function as a guest house. All installations for the apartments were removed, interior walls and room arrangements were restored, original wood trim and detailing were duplicated. Several of the rooms retain the original wide built-in seats in the spacious window bays. Some former residents report that the larger rooms originally had a raised sitting area with a rollaway bed stored beneath it, but no physical evidence of this arrangement could be found during the rehabilitation of the building.

New elements include code-required sprinklers, electrical, plumbing and heating systems, and modern communal bathrooms. The attic, which had remained unfinished, was converted to a guest breakfast room and piano lounge, with additional private office space and manager's apartment, in a manner in keeping with the character of the building.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) international trade; world fair

SPECIFIC DATES 1909

BUILDER/ARCHITECT Graham & Myers

## STATEMENT OF SIGNIFICANCE

The College Inn is significant to the City of Seattle as one of the few remaining buildings associated with the Alaska-Yukon-Pacific Exposition of 1909. Built by a locally prominent real estate developer, Charles Cowen, the Tudor style Inn was designed by the architectural firm of Graham & Myers, predecessor of the present international firm, John Graham & Company.

The Alaska-Yukon-Pacific Exposition, located on the campus of the University of Washington and occupying 250 of the school's 355 acres, was held from June 1 to October 16, 1909. Touted as the first world's fair to be ready on time, the exposition did not commemorate a significant event in our nation's history, as had earlier American fairs, but had as its theme "a broad commercial proposition." Its stated purposes were "to exploit the resources and potentialities of the Alaska and Yukon territories in the United States and the Dominion of Canada, to make known and foster the vast importance of the trade of the Pacific Ocean and of the countries bordering thereon, and to demonstrate the marvelous progress of western America."

By all accounts the exposition was a huge success, and at its close several of the permanent buildings were given over to the university in exchange for the use of its land. Of these, only one major and one minor structure, and portions of some supporting elements such as the powerhouse, remain on the campus today. In the surrounding neighborhood no other known building associated with the fair exists except for The College Inn.

The person responsible for the creation of the Inn was Charles Cowen, an ambitious man of entrepreneurial talents who had arrived in Seattle in 1900. Born in England in 1869, Cowen had grown up in South Africa, where his family were diamond miners and merchants. In 1890 he was sent to New York to purchase electrical equipment for the mines and decided never to return. He apparently broke with his family, changed his name from Cohen to Cowen, and settled first in New York State, then Florida, and finally Seattle.

In 1900 Seattle was embarking on a decade of rapid growth. Cowen saw the opportunities in property development and established the Haynes-Cowen Real Estate Company. In 1906 he purchased 40 acres of stump land north of the new site of the University of Washington,

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

**ACREAGE NOT VERIFIED**  
**UTM NOT VERIFIED**

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Seattle North

QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A 1,0 5,5,1 6,8,0 5,2,7,8 2,2,0

B                         

C                         

D                         

E                         

F                         

G                         

H                         

### VERBAL BOUNDARY DESCRIPTION

The nominated property is Lot 13, Block 24 of the Brooklyn Addition to the Plat of Seattle.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Shirley L. Courtois, Architectural Historian

ORGANIZATION

The Conservation Company

DATE

June, 1980

STREET & NUMBER

1955 Sixth Avenue West

TELEPHONE

(206) 284-8556

CITY OR TOWN

Seattle

STATE

Washington 98119

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE X

LOCAL     

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Jeanne M. Welch 12/9/80

TITLE

DATE

### FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Alonzo Byers  
KEEPER OF THE NATIONAL REGISTER

Entered in the  
National Register

DATE

2/25/82

ATTEST:

DATE

CHIEF OF REGISTRATION

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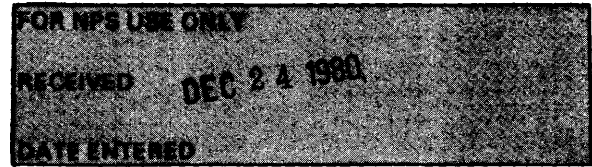
platted it, surfaced the streets, and placed it on the market. Twelve acres of wooded land were set aside and donated to the city as Cowen Park. When the Alaska-Yukon-Pacific Exposition opened three years later, Cowen placed a large billboard advertising property for sale in his University Park addition near the main entrance to the fair. One block west of this main entrance Cowen built Ye College Inn, reportedly for the out-of-town owner of the property, J.R. Hendren of Kansas City. The Inn served as a guest house for the fair's visitors and, when the exposition closed, Cowen purchased the property which then provided housing and food services for the university's students. Later, he opened the first movie theater in the University District, which he named Ye College Playhouse.

Cowen reportedly always retained his distinctive English manner, dressing in British tweeds and speaking with a pronounced British accent. It is no surprise then that he chose an English architect to design Ye College Inn in a modified Tudor style. John Graham, a native of Liverpool, had been trained as an architect in England, but began his architectural career by opening a one-man office in Seattle in 1900. During the early years of his practice he concentrated on the design of private residences and formed a brief partnership with another English immigrant, Alfred Bodley. This relationship was terminated in 1904 and the following year David J. Myers joined Graham. Myers had gone to Boston in 1894 to study at the Massachusetts Institute of Technology and the Boston Architectural Club. He then worked for important firms in Boston and Pittsburgh, but returned to Seattle to form a partnership with John Graham in 1905. At the end of the decade each man went his separate way--Graham branching out to commercial and institutional design, and Myers eventually becoming a partner in the new firm of Schack, Young & Myers.

The combination of two professional men of British ancestry utilizing their talents to design and develop an exceptional commercial property and the close association of this property with a significant Pacific Northwest event such as the Alaska-Yukon-Pacific Exposition gives the College Inn a special place in the history of Seattle. It has long been a familiar landmark in the University District, where generations of students, including two former mayors, have resided during their college years.

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*Alaska-Yukon-Pacific Exposition and Seattle, The Beautiful  
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Obituary of Charles Cowen, *The Seattle Times*, March 11, 1926, p. 7.

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