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United States Department of the Interior  
National Park Service

Nat. Register of Historic Places  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Orchard Terrace Apartments

other names/site number Orchard Terrace Condominiums

### 2. Location

street & number 901 North Forest Street  not for publication

city or town Bellingham  vicinity

state Washington code WA county Whatcom code 073 zip code 98225

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria

X A    B X C    D

Allyson M. 5-29-15  
Signature of certifying official/Title Date

WASHINGTON SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:   )

Joe Edson H. Beall 7-21-15  
Signature of the Keeper Date of Action

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing
6	buildings
	district
1	site
2	structure
	object
9	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

DOMESTIC: Multiple Dwelling

LANDSCAPE: Garden

LANDSCAPE: Garden

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

MODERN MOVEMENT

foundation: CONCRETE

walls: BRICK, WOOD

roof: Asphalt

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

Orchard Terrace is a remarkably well-preserved example of garden apartment architecture. Its six contributing buildings of two and three-stories, and two contributing structures (the carport and free standing garbage enclosure), sit on one and a half acres of sloping ground that is landscaped with large trees, shrubs, open common areas and courtyards (one contributing site). Its location is in an area of Bellingham that represents a transition from commercial development to the northwest and older urban areas to the southeast. Two relatively busy thoroughfares, Forest and State Streets, merge to the south of the site, marking this transition.

The modest, low-profile buildings and landscaped gardens of Orchard Terrace blend naturally into the surrounding area. More noticeable than 'apartments' from a street view are the stately presence of an old big-leaf maple and the charming brick- and wood-cladded exteriors of the buildings. Within the Orchard Terrace grounds, the Garden Apartment style is evident in the layout of the buildings, the open spatial arrangements, the informal, park-like landscape, the simple, unadorned buildings, and the communal, village atmosphere.

#### **DESCRIPTION OF LAND**

Orchard Terrace comprises approximately 225 x 305 feet of the 900 Block in Bellingham, Washington, Whatcom County. The city auditor's office records it as Block 5, Lots 3 through 8. Orchard Terrace is between Forest and State streets, which are one-way thoroughfares running southwest-northeast, and between Berry and Rose streets, which are State to Forest connector streets on either end. From an elevation of 104 feet above sea level on Forest Street the land drops toward the Bay to an elevation of 74 feet on State Street. A mini-mall, called the State Street Plaza, takes up 75 feet between Orchard Terrace and State Street; and a single two-story craftsman house (now used as dental office) sits close to the corner of Forest and Rose streets on lots 1 and 2. A beautifully maintained, gardened landscape surrounds this office.

The location of Orchard Terrace places it on the southeast border of historic downtown Bellingham and historic Fairhaven. It also places it just two blocks downhill from Western Washington University and a block up from the Interurban Trail, which follows the coastline between Fairhaven and Bellingham and serves pedestrians and cyclists.<sup>1</sup>

#### **BUILDINGS** (6 Contributing Buildings)

**EXTERIORS** The original 23 sheets of blueprints show a high level of design details at Orchard Terrace including: each building and apartment unit, foundations, parking, exterior and interior features, and utilities, including the boiler system that provides radiant heat to each unit.

The site plan illustrates six two- to three- level, rectangular buildings sited separately on unevenly sloping land. Two of the six slightly angle away from the other four. An aerial view clearly shows this arrangement, which is repeated on a sketch map with each building numbered. Building 6 on the corner of Berry and Forest anchors

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<sup>1</sup> Note: The Interurban Trail follows the 1887 shoreline, which was within 450 feet of the Orchard Tract. Today, after a century of shoreline development, the Orchard Terrace site enjoys a partial view of the Bay that is the focus of a local cleanup and redevelopment project by the Port of Bellingham and the City of Bellingham.

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the SE corner and Building 2 facing Forest anchors the NE corner. The left corner of the carport entrance and the left corner at the end of it mark SW and NW corners, respectively.

Each building is designed as two or three bays with higher and lower offset rooflines to emphasize their partitions. Buildings 3, 4, and 5 have two sections: one a pair of townhouses, the other a lowered roofline over a pair of one-bedroom units. Both sections are constructed over a full-length basement, with a two-bedroom unit built into the downhill, daylight end of each basement.

Buildings 1, 2, and 6 vary slightly from one another. Building 6, which faces the corner of Berry and North Forest streets, is a non-sectioned rectangle, comprising four two-bedroom units, with two at ground level and two above. Building 1, facing Forest Street, consists of three conjoined sections, each with two units up and two down. One section has the same two-bedroom plan as Building 6; a middle section, which is set forward of the other two, has four one-bedroom units; and a third section, which forms an ell, has four one-bedroom units with a small extra room for storage or study in the upper units.

Building 2 also consists of three bays: one with eight single-level units (4 over 4); a middle section composed of two townhouses; and a third section that forms an ell. The ell section is built on a steeper downhill slope, which allows for an extra level of units. This ell, then, comprises three levels of two one-bedroom units, the lowest opening up to the gardens along the sundeck. A third matching basement-level unit was added later, backed up under the most westerly townhouse of the middle section. Buildings 1, 2, 6 do not have basements, although crawl spaces within the concrete foundations accommodate utilities.

The downhill slope of the property allowed the architects to add six daylight basement units consistent with the plan that all entrances open to landscaped commons. Only four units, all in Building 2, open onto an upper level deck, but this deck is open to the gardens and joins the network of walks by stairs at either end. Every door in every unit, therefore, opens to an atmosphere of a gardened village, an architectural intention.

**Materials** - The buildings have a combination of wood frame/brick veneer construction, all set on poured concrete foundations. The combination varies among buildings: red brick veneer covers full sides, half sides or partial sides, with remaining exteriors clad with either lapped siding or double-course cedar shingles. The original plan called for vertical siding for Building 5, but shingles were used. The red brick of the lower levels becomes a unique checkerboard wherever it crosses bathroom windows.

No design changes have been made to the exterior siding since the units were built. Whenever repair was needed the same type of materials were used. For a few repairs, asbestos shingles replaced cedar, but for major repairs, cedar shingles have replaced cedar shingles.

While paint colors were not designated in the original design they have varied on the individual buildings over the years. The one constant in a color scheme is that colors are not the same throughout, but complementary for each building. Today the six buildings are painted in one of three colors, reflective of the original intent of uniform irregularity.

**Roofs** - All buildings have gable roofs, which were originally covered with cedar shakes in keeping with the desired rustic look; however, when replacements became necessary asphalt replaced cedar shingles on all buildings. This change from shingles to the thinner asphalt resulted in a small gap in siding wherever building sections abut each other.

**Entrances** - All entrances feature plain solid-core wood doors, the only decorative features a 9 x 9 cross-reed glass insert centered about a foot from the top and a centered brass mail slot below it. Extended eaves cover many entrances, but where a roofline ends without that extension, an entrance (or pair of entrances) is covered with a 3 x 6 cantilevered awning or a slanted pent-style roof. On buildings with a long expanse, awnings extend horizontally into trellises, a design that breaks up the appearance of expanse and allows

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residents to hang flower baskets. Entrances that open to the south court have all shingled pent-style roofs. Cantilevered awnings are in place around the north courtyard and entrances facing State Street. The three entry roofs along Forest are mixed. Most entrances are paired and share a single stoop under a shared roof. Wherever one of the pair opens to the stairs of a second floor unit, the entrances are set into an alcove at 90 degrees to the other. A quarter of the entrances are separated by a few feet, but they are under the same eaves or under a balcony cover.

**Windows** - Large tripartite windows are features of every living room, as well as many bedrooms. Corner windows are featured in every unit where exterior walls allow them. Ground floor bathroom windows open inward; however, they are covered on the outside for privacy with a brick grill worked into the brick façade. All windows were state-of-the-art at the time the complex was built: single pane, metal-framed, hinged to open outward.

Windows in 39 units have been replaced with vinyl, double-paned windows for energy efficiency. The remaining 9 original aluminum windows are scheduled for replacement. Some replaced windows open out in the style of the originals; some slide horizontally. Two daylight basement unit owners have replaced standard kitchen windows with garden windows. These face interior garden spaces and are hidden behind shrubbery.

**Basements** - Three of the six buildings are set upon full basements. These provide laundry facilities, storage bins, and an all-purpose common room now used for tools and board meetings. One of the basements has a concrete enclosure for the centralized heating equipment. The three basements retain the original hinged, metal casement windows. Basement interiors are accessed by centrally placed doors at the bottom of concrete stairs. Two are across from each other and are entered from an inner garden area, and the third, with its office and heating system, is entered from the Berry Street side.

## INTERIORS

Some of the defining features of Orchard Terrace interiors are plain un-textured walls, polished hardwood floors, large windows that let in natural light, compactness, and open living spaces.

**Floor Plans** - The interior spaces of the 48 apartment units are arranged according to one of four basic floor plans. All have a kitchen, dinette or dining area, living room, bathroom, and one or two bedrooms. Although rooms are not large, a sense of spaciousness results from the open design of the living areas. Apartments were advertised at the time of completion as having "spacious clothes, guest, and linen closets." The closets are 2' x 6' ft, but a significant increase from pre-war apartment designs. However, two additional closets contain a hot water heater with storage above it and an open storage space in the other.

Plan 1: 8 units in a townhouse design of about 900 square feet with two bedrooms and bath on upper floor, an 8 x 10 kitchen, and a dining area designed as an ell extension of the living room on ground floor. Open stairs with no railing leads to the upper floor from the entryway.

Plan 2: 14 units on a single floor of about 640 square feet with one bedroom, and an 8 x 13 kitchen that includes a dinette area.

Plan 3: 15 units on a single floor of about 720 square feet with one bedroom. Stairs leading to second-floor units create extra space above them that serves as storage or small study area.

Plan 4: 11 units on a single floor of about 800 square feet with two side-by-side bedrooms, 8 x 10 kitchens, and a dining area, sharing a wall of the kitchen in an ell extension of living room

**Interior finish** - Walls throughout are sand-finished plaster over mesh and plaster wallboard. Floors are oak hardwood except in the kitchen, which originally featured patterned linoleum. Walls and minimal trim

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woodwork are painted throughout. Doorknobs are polished brass, as are the mail slots in the front doors. An unusual feature was the matching of wall paint to colored bathroom fixtures, which were rose-beige, blue, or green porcelain. If the bathtub is green, the original paint was green. This match is often noted by residents during repair work when a bathroom wall is sanded down to its original paint. Towel racks and plumbing fixtures, including a showerhead, were chrome. Although many bathrooms have been updated, many still retain the original colored toilets, sinks and tubs.

Each room in every apartment has a window that opens for ventilation and frames a view of some aspect of the landscape. Each room also has a radiant heating register that connects to the central heating system. Unobtrusively set into walls, these registers keep apartments evenly warm in a noiseless, cozy manner. Unit wiring is hidden between walls, and no overhead lighting fixtures impair the clean spatial sweep of the ceiling. Instead, a switch inside the front door activates an outlet for personally chosen table lamps.

Typical bathrooms are about 5' x 7', each with a window over the tub that opens for ventilation. Rooms are just wide enough for a built-in tub with showerhead and deep enough for a squared, wall-hung sink, a toilet with attached water tank, and a chrome paper dispenser set into a wall. Typically, high-pressure laminate wraps the walls around the tub to protect them from shower damage, however, some units now have tile walls.

Unlike the enclosed, out-of-the-way bathrooms, most kitchens connect to the other living areas through a wide opening, which is in keeping with the open-space concept. Kitchens are small by today's standards but modern and efficient for the 1950's. They featured double-oven electric ranges, seven cubic-foot electric refrigerators, a single porcelain sink, and a bank of modular steel cabinets, arranged for efficient use of space. A fan was set into the outer wall to vent cooking vapors, and it still serves that purpose. Most kitchens have been upgraded, although recent upgrades have retained the original steel cabinets as a "retro" feature.

***Basement Interiors*** - Basements remain unfinished concrete. In Buildings 3, 4, and 5, the basements include a two-bedroom apartment and a separate secure area with storage lockers for all. The basement under Building 3 also provides a centralized common laundry area equipped with three automatic washers and dryers and a large drying area for hanging clothes. The basement of Building 5 provides a common room currently used for tool storage and board meetings. A lower basement section of Building 5 also houses the boiler system and central heating plant, as described in more detail below.

The electrical system was upgraded in 2009, doubling power from 50 amps to 100 amps in each unit, with meter pack (modern meter base), main breaker panel, and new wires into the panel. The upgrade did not include interior wiring beyond the panel. However, many units have been upgraded privately.

When the buildings were constructed, Blythe Plumbing of Bellingham was contracted to install a unique, state-of-the-art, centralized heating system. It consists of five boilers housed in the basement of Building 5 and a variety of thermostats placed inside and outside other buildings that feed into a sophisticated control box. This system distributes heat by pumping hot water into convector-type radiators installed in each unit of all six buildings. The control box (Tekmar) has an elaborate formula for measuring the recorded temperatures that feed into it, including the temperature of water leaving the boilers and of water returning after it has gone through the radiators.

Heating is primarily controlled by setting and re-setting the thermostat in the control box. If the inside or outside temperature reaches over the maximum that was set, it will direct the boiler to put out less hot water. If the temperatures are under, it will direct it to put out more. In other words, the boilers produce a constant temperature of water that is distributed throughout the system until the system senses it is at the correct interior temperature. In addition, the number of boilers in operation (five total) can be changed, the system can be controlled to shut down at certain times, such as night time, and it can be turned off and on according to seasonal demands.

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Over the years the five boilers and pumps have been replaced, but it remains the same system. It is remarkably energy-efficient and inexpensive for the owners overall. It has been well maintained over the years, and a recent evaluation by Blythe Plumbing confirms that it is in good shape to continue performing for years to come.

Of historical interest, the contractor for repair and maintenance of the boiler and heating system is the same contractor, A. J. Blythe, who installed the system in 1950. The 60-year old boiler and heating system was thoroughly inspected by Blythe this year and with minor system flushing and repair should be serviceable for years to come. The system supplies hot water to all 48 Units, which comfortably heats all radiators in even the coldest Bellingham winters.

## **COURTYARD AND LANDSCAPE** *(1 contributing site)*

The land on which Orchard Terrace is built slopes unevenly downhill from east to west toward Bellingham Bay. The architects used this feature advantageously to offset six buildings and to create terraced, hillside garden areas. The orientation of the buildings leaves an open garden surround and creates inner terraced spaces for three large garden courts and one smaller one. Together with the garden spaces that surround the buildings, these inner spaces help create the intended park-like commons. Original landscape plans indicate that these spaces were used to encourage a community atmosphere with connecting concrete paths, concrete stairs, ground-supporting retaining walls, rockery, railings, walled-in garbage areas, outdoor activity area over carport deck, and plantings.

Concrete paths run through common areas, outlining lawns and connecting stairs, unit entrances, utility areas, and courtyards. Their pavement separates in the south courtyard to outline a central garden and it broadens into a patio area in the north courtyard to accommodate tables and benches. These walks connect to Forest Street from both north and south courtyards.

Concrete stairs are found throughout, which connect the paths from one level to another across the unevenly sloping ground. The architects show mastery in creating five sets of a few stairs and two banks of stairs where the slope steepens toward the carport-covered sundeck. The southern one of these two is an outstanding feature.

Retaining walls, which are concrete and painted to match the brickwork, are a major feature of the sloping garden court areas. They flank the sidewalk between the north and south courtyards, along part of the north courtyard, between the four buildings built upon the deepened slope of ground, along the concrete steps that lead from the courtyards to the carport deck, and in front of the Berry Street parking.

Rockery surrounds a giant maple to the left of the north entrance to courtyard, outlines a flowerbed in a lower garden area between Buildings 3 and 4; aligns with steps from the west end of the Berry Street parking, and serves as a retainer in the southeastern corner of the property.

Railings are installed throughout the commons, as either black wrought-iron that are set along stoops and short sets of stairs, or black tubular iron set into the western retaining walls and along the balconies of Buildings 2, 3, 4, and 5. These tubular railings are of one piece and curved to create both the horizontal and vertical alignments. A second tubular railing runs midway between the top rail and cement decking below. Along balconies, the top railing is doubled so that planters or planter boxes can be set between, and the railing below attaches to safety facings of corrugated fiberglass—a new building material of that time. These facings were meant to be painted to add extra color to the courtyards.

**Outdoor activity area** - Three of the walkways incorporate stairs as they lead down the west slope of the complex. They continue as short walkways onto a sundeck, which is the asphalt-covered carport roof. Two more sets of stairs lead down to the carport, dividing the sundeck into three areas. Fenced in on all three

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exposed sides, the sundeck was originally planned as a children's playground, with sand boxes and play equipment specified. It now supports other outdoor activities, such as potlucks, barbeques, and general exercise.

***Plantings*** - Plantings were mentioned on the original plans but neither placement nor species was specified. In keeping with a style favored during the 1950s, cedar shrub trees, box hedges, Portugal laurel, rhododendrons, azaleas, and camellia were amassed along the six buildings, leaving open spaces for lawn. Landscape plans did note that existing orchard trees should remain in place, if feasible. These existing trees were primarily old fruit trees that are now believed to be historically significant in their own right. Eight apple and four pear trees were marked on the plans; three apple and three pear trees still stand as marked and are bearing fruit. Today, six of these trees remain (see site landscaping plan).

The landscape design enhances the irregularities of the sloping ground with both the offset of buildings and the terraced open spaces supported by rockery and retaining walls. Although concrete walkways and stairs are replaced as they deteriorate from age, their sizes and layouts have not changed. Along the balcony of Building 2 and the front stoop of Building 3 white metal balustrades have replaced tubular railings that were faced with corrugated fiberglass. Otherwise, landscape features remain as planned. Throughout the complex, tubular iron railings are rusting out at their bases but they are being re-anchored with matching sleeves. No other change has been made to the landscape except for plantings, which had been originally noted as an ever-changing feature.

### **CARPORT** (1 Contributing Structure)

When Orchard Terrace Apartments opened in 1951, a proclaimed feature was a 30-stall carport. Still in use, the poured concrete carport, which runs the length of the property, is built in three sections, with each section open to the driveway but otherwise enclosed by concrete walls. A set of concrete stairs divides each section, giving residents access to the carport from the garden grounds. Within each section, concrete posts delineate ten stalls, all wide open to a blacktop driveway that connects to Berry Street. This covered parking area lies farthest down on the western slope facing State Street and extends the entire length of the property. The roof, which is at ground-level elevation, is overlaid with asphalt to provide an extensive activities area for residents.

The carport does not provide enough stalls for all owners, but within property lines along Berry Street eight spaces are set aside for parking. Across Berry Street residents and guests may park along the city-owned, graveled and widened shoulder.

### **GARBAGE COLLECTION AREAS** (1 Contributing Structure)

There are three garbage collection structures, two attached to buildings (one each at Buildings 1 & 4), the other freestanding (contributing). The two attached areas are comprised of a 5- to 7-foot high brick wall, attached to the main building with a shed roof resting on short posts above the wall. Originally there were two free standing sheds, one of which remains as a recently repaired garden shed. This structure has low 5 foot tall brick walls upon which rests a flat roof supported by simple 4" x 4" posts. All were planned and built to hide garbage cans.



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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

**Period of Significance**

1951

**Significant Dates**

1951

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Stuart & Durham (Architects)

Hebb & Narodick (Builders)

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Orchard Terrace Apartments in Bellingham, Washington, is historically significant under criteria A for its direct connection to the Federal Housing Agency (FHA) Section 608 Program of Title VI of the National Housing Act. In the post WWII era, the FHA changed its valuation formula to encourage multifamily housing developments, such as Orchard Terrace. As a result of this change, it was possible to build a new rental project without any out-of-pocket investment or risk to developers. Eventually Section 608 became the largest, most cost-effective rental program ever initiated in America, with 400,000 new apartment units constructed during its postwar period of operation. A team from Seattle, Hebb, Narodick and Pruzan, took advantage of this Section 608 and purchased the nominated site to develop into family-oriented apartments.

The Orchard Terrace apartment complex is also significant under criteria C as a resource that embodies the distinctive characteristics of its architectural type and period of construction. When Orchard Terrace Apartments first opened in 1951, it was advertised and billed as “a new idea” in apartment construction, a “Garden Court Apartment.” Its design, construction, floor plans, interiors, and landscape all show features of this new idea, which integrates multi-family housing and suburban landscapes. In addition, the apartment complex is significant as a project that represents the work of the noted Seattle architectural firm of Stuart & Durham. The Orchard Terrace Apartments was one of the last collaborations of the Stuart and Durham team.

The period of significance begins and ends in 1951, the date of construction for the apartment complex. Today the apartment complex (now a condominium) is well known in local history and carries some of the early history of the site in its name.

### **Bellingham’s Early History**

Bellingham has a relatively young history of European settlement in comparison to other parts of the United States. Although Bellingham Bay was mapped by early explorers, it was not settled until coal was discovered in the area in 1852. That discovery began a period of rapid development that created a remarkable melting pot of cultures from around the globe. However, photographs from the 1880s still show Native Americans on the shoreline within 450 feet of the nominated site, living in tents and using dugout canoes for transportation and subsistence fishing.

Bellingham Bay natives often spoke of “black fire dirt” outcroppings. Around 1850, a giant cedar toppled near the Orchard Terrace site to reveal a coal seam. The area was soon claimed under the Donation Law, which allowed a single man to claim 160 acres or a married man 320 acres without any payment, and the Bellingham Bay Coal Company was soon formed. The mining and export of coal was one of the first economic activities that allowed settlers to establish a lasting foothold in the vast wilderness of the Pacific Northwest. In time the mine became the region’s largest employer.

By the 1870s, the nominated property was cleared so an office and residence could be built for the Bellingham Bay Coal Company superintendent, Captain James W. Tarte. Under the direction of Tarte, a Chinese crew from the mine cleared out and graded the site. The area in front of the house was then planted by pioneer horticulturalist John Bennett with an orchard of pear, peach, cherry, apple, and plum trees. The site became known thereafter as the “Orchard Tract” from which the name Orchard Terrace derives.

Following a series of accidents in 1878, the coal company closed and sold its various assets. The office, residence, and orchard tract that had belonged to the Coal Company passed to the British Columbia & Bellingham Bay Railroad. The orchard house became the home of Marc La Riviere Stangroom, an English engineer brought in to oversee the construction of the Bellingham Bay & British Columbia RR line to Sumas.

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Agricultural endeavors did not flourish around Bellingham Bay until the railroad was built. Although land to the north and east was fertile and easy to cultivate, markets for farm produce were too widespread to support sustainable farming.

However, Bellingham was becoming known for its horticultural activity due in part to the work of John Bennett, the "Burbank of Puget Sound." Bennett had bought a piece of land along the northern curve of the Bay and planted a chest full of roots, bulbs, and seeds of fruits, grains and flowers that he had collected in travels around the world. Much of what he grew was unknown in this area and he added to this variety by grafting some of his collection to native plants to develop unusual varieties. Credited to his work is the Bennett pear, Bennett's Champion plum and several varieties of apples and flowers. Bennett shipped stock throughout the Puget Sound area and became well known in the region.

Of note: When design and development plans for Orchard Terrace Apartments were approved by the City of Bellingham in 1950, ten existing pear and apple trees were noted on the architectural plans. Today, six of these trees still stand among the buildings: two Bartlett pear trees, a winter pear tree, an apple tree on the south boundary with a twisted and hollow trunk, a much healthier apple tree near the northwest corner of the property, and another standing in a grassy area of the commons behind the front, central building. While old and gnarly, they almost always bear fruit. Cutting the trees and counting the rings may be the only way to prove their age, but referential articles strongly support the belief that these six are John Bennett survivors from the 1870s.

Early growth in Bellingham was further stimulated in 1893 by the establishment of a State Normal School, about three blocks uphill from the Orchard Terrace site. It became Western Washington College of Education in 1937, and just as plans were underway to build Orchard Terrace Apartments, it was authorized by the State Legislature to grant both an M.A. in Education and a B.A. in Liberal Arts (1947). The college gained university status in 1977, shortly after Orchard Terrace was incorporated as a condominium.

During this time, the area between the university and Orchard Terrace filled in with homes. The original house with its orchard grounds had been purchased by Mrs. Minnie Leonard, who transformed the old residence into a lodging house. In 1949 Leonard sold the property to Orchard Terrace Apartments, Inc., a development group that planned to take advantage of the nation's Section 608 Program.

### **FHA Section 608 Program**

The Section 608 Program of Title VI of the National Housing Act was designed to stimulate investment in low and moderate income rental housing during WWII and the housing shortage which followed. To encourage builders to construct multi-family housing, the Federal Housing Administration (FHA) changed the valuation formula in 1948 (Public Law 80-901, August 10, 1948) from "reasonable replacement cost" to "necessary current costs," virtually eliminating equity requirements for multifamily projects. As a result of this change, it was possible to build a new rental project without any out-of-pocket investments or risk to the developer. This program had a profound impact on the built environment around the United States. Orchard Terrace is one of a handful of properties in the Bellingham area to take advantage of the program.

Section 608 quickly became the largest, most effective rental program ever initiated in America. Within a year, 70 percent of the apartments built in the United States were utilizing the FHA Section 608 program, with 400,000 new apartment units constructed during its postwar period of operation. Under Section 608, the multi-family division of the Housing Act, the government underwrote 711,000 living units in apartment buildings, an aggregate of \$5.4 billion in construction over an eight-year period.

However, the program turned out to be overly generous with its mortgage terms. The "no equity" terms were discontinued in 1952 and a Senate committee was launched in 1956 to investigate windfall profits. It found that 80 percent of builders had borrowed much more than their costs and pocketed the excess, which added up to \$500 million of taxpayer money.

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A substantial foreclosure rate of projects constructed under Section 608 further tarnished the program's reputation. In addition, much of the apartment construction was shoddy and some of it even dangerous, as builders were crowding as many efficiency units as possible into their apartment buildings. Few provided units large enough for families, and many building managers prohibited children, contrary to the intent of the Section 608 Program. The program was curtailed, and its replacement had such stringent regulations that few builders thereafter applied.

Orchard Terrace, however, met the intent of Section 608. The developers, Hebb, Narodick, and Pruzan, hired a highly regarded architectural firm to design it; they used high quality methods and materials in its construction; they openly accommodated families with young children; and no evidence has been found to suggest that they took advantage of the government program by over-inflating their costs.

The units in Orchard Terrace Apartments were considered modest but affordable and relatively up-scale. Their modern features and garden court design appealed to young professionals graduating under the G.I. Bill from the Western Washington College of Education (now Western Washington University). Enrollment at the College had doubled after WWII. Early tenants ranged from bookkeepers and insurance agents to doctors and business owners, although most tenants were blue-collar workers. Polk directories indicate that eight of the units were lived in by single women, whose range in profession included a teacher, a typist for the National Bank of Commerce, a saleswoman for Young Fashions, and an X-ray technician.

### **Hebb & Narodick Construction Company**

Hebb & Narodick, a development company from Seattle, took advantage of the Section 608 Program of Title VI to build many apartment complexes in the northwest. In 1949, they teamed with Carl Pruzan under the name of Orchard Terrace, Inc., to buy the old Orchard Tract in Bellingham. Whatcom County records show the city approved plans for the construction of these garden apartments in June 1950.

Hebb & Narodick had formed their company in the late 1940s. Ross Hebb, who had been building single homes on and off in the north end of Seattle since 1936, was introduced to a young lawyer, Daniel Narodick, who wanted to build apartment complexes. At the time, Narodick was struck by the lack of apartments in the growing city of Seattle. With Hebb bringing his years of building skills and connections to sub-contractors and Narodick offering his business acumen and financial backing, they formed a partnership that was to last 31 years, along with a lifelong friendship.

Ross Hebb was a skilled craftsman, having learned the building trade from his father (Phil Angus Hebb), who built many of the homes in the Laurelhurst neighborhood of Seattle. Ross Hebb, born on June 27, 1914, began at the age of twelve to spend his summers working for his dad. During WWII as home building slowed, Ross served on a mine-sweeper patrol in Puget Sound and took additional work in the Lake Washington shipyards.

Daniel Narodick, born in Maywood, Illinois on September 1, 1911, moved west to attend the University of Washington to get his law degree (1939). Upon graduation he moved to Washington, D.C. where he practiced law, often taking cases before the U.S. Supreme Court. Disillusioned with the profession, he and his family returned to Seattle in 1946.

Carl Pruzan was a silent partner. A University of Washington graduate, Pruzan had passed the bar in 1938 at the young age of 23. He served in the Navy during WWII and had a long-term partnership with attorney John J. Sullivan. Pruzan offer legal and financial backing for several Hebb & Narodick early projects.

Under the name Hebb & Narodick Construction Company, with Hebb serving as President and Narodick acting as secretary-treasurer, the business grew quickly. Dean Kentworthy was hired as general superintendent, Danforth Apkar served as the in-house structural and civil engineer, and Roy Mays was the company comptroller. Eventually it became one of the largest home construction companies in the Pacific Northwest. The company reportedly built over 10,000 custom homes and apartment buildings in over 200 subdivisions in

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the Seattle area, as well as housing in Bremerton, Anacortes, Spokane, Tacoma, Bellingham, Fairbanks and Hawaii.

Their first project together was the modest Kathwynn Apartments (215 Aloha Street) on Queen Anne Hill in Seattle. This two-building, two-story brick complex completed in 1948 was one of numerous like structures to follow. Other apartment complexes quickly followed, including Aloha Terrace Apartments (1949); the Queen Lee Apartments (1949); Bonnie Arms Apartments (1950); and the Queen Vista Apartments (1950). All were funded using the Federal Housing Administration (FHA) Section 608 Housing program.

Active in the Seattle Master Builders Associations, both Hebb and Narodick served as Presidents of Seattle Master Builders (Hebb in 1951, Narodick in 1954). Narodick was a particular strong voice against more regulation of industry contractors and builders, using his legal skills to craft his arguments. He also received the first prize from the National Association of Home Builders in a nationwide contest for best celebration of National Home Week in 1955.

Notable projects by Hebb & Narodick include:

- Over 140 homes in the Bow Lake development (1954 with Durham, Anderson & Freed, 1954 & 1955 Parade of Homes) in SeaTac
- Over 75 homes in the Spiritwood development (1956 with Durham, Anderson & Freed, 1957 Parade of Homes) in Bellevue
- Over 65 units in the Capehart Housing project at Fairchild Air Force Base (1959) in Spokane
- Over 100 homes in the South Shore Hills Development (1959) in Des Moines
- Over 110 homes in the Spiritwood development No. 3 (1961 with Lawrence S. Higgins) in Bellevue
- Homes in the Spirtridge development (1962) in Bellevue
- Over 500 homes in the Kingsgate development (1965 with Lawrence S. Higgins) in Kirkland
- Over 200 homes in the Viewridge development (1965 with Lawrence S. Higgins) in Redmond, a project which received a national award citation from Weyerhaeuser
- Salt Water Park West development (1967 with Sassonoff & Mecklenburg) in Des Moines
- Over 100 homes in the Spiritbrook development (1967 with Lawrence S. Higgins) in Redmond. The Spiritbrook neighborhood received a lot of press for the construction of an "Idea House" developed with ideas supplied by a panel of 68 Seattle area women. The home received a national award from Parents Magazine in 1968.

Later projects include homes in the Riverside South development (1968 with Sassonoff & Mecklenburg) in Auburn; Queensborough development (1968 with Sassonoff & Mecklenburg) in Kenmore; and the Southmoor development (1969 with Sassonoff & Mecklenburg) in Kent.

In 1978, the company was sold to Weyerhaeuser, and became part of Quadrant Homes. Daniel Narodick died in September 15, 1981. Ross Hebb died in Kirkland on December 27, 1998.

Orchard Terrace Apartments, the nominated site, was built in 1950-51, soon after Hebb & Narodick formed their construction company. Although typical of their work during that time frame, it was their first project constructed outside of the immediate Seattle area.

To design the apartments, Hebb, Narodick and Pruzan hired the Seattle architectural firm Stuart & Durham. The firm had designed several other Section 608 housing projects in the Seattle area and had previously worked with Hebb & Narodick, designing for them the larger, six-story Queen Vista Apartments (1950).

### **Stuart & Durham – Architects**

Stuart & Durham, AIA, was formed in 1941. Bertram D. Stuart had arrived in Seattle around 1915 and had become a well-known and well-respected designer in the city by the time he formed a partnership with Robert L. Durham. The younger Durham arrived on the scene many years later, bringing in a youthful, energetic perspective as well as a modern design aesthetic.

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Stuart was born in London in 1885 and presumably received his formal architectural education there. Specific details about his architectural training have not been found. It is known, however, that he had a thriving architectural practice in Edmonton and Vancouver, BC before moving to Seattle. During his long and productive 70-year architectural career, he designed hundreds of buildings scattered across the city in a wide variety of styles. He specialized in multi-unit buildings and during the 1920s formed a partnership with Arthur Wheatley. Notable early projects include the Mount Baker Park Homes (1923); the Devonshire Hotel (1926); the Bergonian Hotel, which is now the Mayflower Park Hotel (1927); Chi Psi Fraternity House (1927); the Charmaine Apartments (1929); the Naomi Apartments (1931); and the Seattle Macaroni Co. Plant (1934).

Durham was born in Seattle on April 28, 1912 and was raised in Tacoma, graduating from Lincoln High School. After starting school at the College of Puget Sound, Durham transferred to the University of Washington and graduated cum laude from the School of Architecture in 1936. Upon graduation he joined Stuart as a draftsman. He then went on to work with the Federal Housing Administration (FHA) in Okanogan County as a cost analyst. While there he designed several homes and commercial buildings in Omak and the surrounding areas. Seeking to move back to the Seattle area, Durham spent three short months as a plans examiner for the Seattle Building Department before rejoining Stuart in a formal partnership.

Durham was a talented designer and a vocal proponent for modern design. He lectured frequently on the topic. Such stops on the lecture circuit included talks given to the Seattle Home Planners Institute on home design (1946); the Society of Residential Appraisers, where he spoke on current problems in housing (1951); and the University Women's Club where he lectured on "Architecture, A Tool for Modern Living" (1951). Durham also served on a panel for Seattle Master Builders discussing how to "Cut Standards of Waste and Save Standard of Living While Arming" (1951), and he was invited to speak to the Engineers Club to discuss working relationships between architects and engineers (1952).

With Durham's keen interest in residential design he entered several design competitions. In 1943 he was named first-prize winner in the "House of Tomorrow" competition sponsored by the American Institute of Architects (AIA) and Frederick & Nelson Co. He also provided designs for Bon Marche's "Salute to Northwest Homes" campaign (1947).

By the late 1940s, business was booming. Advertisements in the *Seattle Times* newspaper show that the firm of Stuart & Durham was looking to hire both draftsmen and architects' assistants. They emphasized both experience and university training, values that would serve the firm well as they grew in size to become one of the largest firms in the Seattle area during the 1960s.

Under the name of Stuart & Durham, architectural projects include the Smith-Gandy Ford in Seattle (1946); Rainier Poultry Co. Building in Seattle (1951); All Saints Episcopal Church in Burien (1951); Associated General Contractors on the south slope of Queen Anne (1950); Shorewood Heights on Mercer Island (1949); 200 housing units for Lowe's Terrace; Beverly Rae Apartments (1949); Queen Vista Apartments (1949); the Laurelton Terrace Apartments (1949); and the Laurel Crest Apartments (1950).

In 1951, shortly after the nominated apartments were built, Stuart and Durham parted ways. Bertram Stuart continued to practice into the late 1960s, before passing away in Seattle in 1977. In 1954, after a brief period as principal of his own firm, Robert Durham formed a new partnership with fellow architects David R. Anderson and Aaron Freed. The new firm was named Durham, Anderson & Freed. Durham and his firm would continue to work with Hebb & Narodick on several other housing projects scattered within the Puget Sound area.

After attending the North American Conference on Church Architecture in Columbus, Ohio in 1950, Durham began to specialize in church design. Between 1951 and 1975 his firm designed over 200 churches, many of which received considerable local and national attention. Among them was their design for the Fauntleroy Congregational Church, which received a National AIA Honor Award for Institutional Buildings in 1952; the First Methodist Church in Mount Vernon, which also won in National AIA award in 1961; and the Highland

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Covenant Church of Bellevue, which placed first in the 1964 Church Awards Competition of the National Association of Evangelicals. Other notable church designs include St. Elizabeth's Episcopal (1956) in Burien; St James Presbyterian (1957) in Bellingham; the Congregational Ezra Bessaroth Synagogue (1969) in Columbia City; and the African-inspired sanctuary at Mount Zion Baptist Church (1975) in Seattle. The St. James Presbyterian in Bellingham is located a mile south of the nominated site.

The firm Durham, Anderson & Freed went on to design a variety of schools, banks, residences, and other civic structures. Among their best-known work is Seattle Fire Station No. 5 (1963), an all-concrete structure with a 60-foot tower, which received a citation in 1964 from the Pre-stressed Concrete Institute. Other projects include the Association of General Contractors' (AGC) Seattle Headquarters Building (1965); SW Branch Seattle Library (1961); Atmospheric Sciences Building on the University of Washington campus (1970); Evergreen State College library (1971) in Olympia; the Horizon Retirement Home (1971) in Seattle; and the Main Library (1970) in Richland.

Durham was active within the architectural community both locally and nationally. A former president of the Seattle Chapter AIA, Durham went on to head the Washington State Chapter in 1954. As chairperson for Seattle's Municipal Arts Commission, he was selected in 1961 to lead the Cultural Arts Advisory Board for the World's Fair. The AIA College of Fellows inducted him in 1959, and in 1961 the AIA NW Region elected him to the national AIA Board of Directors. At the 1966 Convention in Denver, the national membership elected him First Vice President/President-elect, and in 1967-68 he served as the AIA 44th President - only the fourth West Coast architect to hold the highest elected office in the AIA's. To date he is the only northwesterner to have served as the National AIA President. Durham also served as Chancellor of the AIA College of Fellows in 1980, and in 1981 he received the prestigious Edward Kemper Award for outstanding service to the Institute. With that award, he became the only person to have served as President, Chancellor, and Kemper Award recipient in the AIA's 141-year history. In 1985, he received the AIA Seattle Medal, the highest local honor to an architect, recognizing outstanding lifetime achievement.

Robert Durham retired in 1977 and passed away on July 25, 1998. Two years before, the firm was acquired by Nebraska-based Henningson, Durham & Richardson (HDR), which maintains a Seattle office to this day.

### **Orchard Terrace Apartments**

When Orchard Terrace Apartments first opened on January 14, 1951, it was advertised with a full two-page spread in the local newspaper. A fully furnished model was available for tour, furnished by the local store of Thiel & Welter. As a new idea in apartment construction, the advertised "Garden Court Apartments" rented from a low of \$77.50 per month for a one-bedroom unit to a high of \$110.00 per month for a deluxe unit. The developers, Hebb & Narodick, assured the public that there were "no waiting lists" despite some speculation. They stated that they had "merely waited for completion of a good portion of the units before offering them to the public. We wanted you to see the completed apartments rather than to rent from blue prints."

The developers were proud to advertise that their apartments were children-friendly, having provided a safe playground complete with sandboxes and play equipment atop a 30-stall carport. The carport opened to the alley below, while the fenced in playground opened to the garden lawns above.

More than 25 local firms held sub-contracts to build the apartment complex, including Johnson Electric, Ideal Mix Concrete, Columbia Valley Lumber, A.J. Blythe Plumbing & Heating, Bellingham Sash & Door Co., Luke & Crews Inc., and Builders Insulating Co. Reportedly, Nebb, Harodick & Pruzan invested nearly a half-million dollars on the project.

The project consisted of six separate buildings containing 48 apartment units set within over one and a half acres. The buildings were grouped together facing different directions, and slightly askew to each other to create an informal effect. Landscaped lawns, shrubbery, flowers, rock gardens, trees, and interconnecting cement sidewalks integrated the whole to create a "village effect." Originally planned for 20 buildings, the project was scaled back to 6 buildings for a total of 29 one-bedroom units and 19 two-bedroom units. The

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minimal but modern buildings were clad in a combination of brick, combed cedar shingle and lapped board siding, each one varying slightly by cladding locations and roof details.

Built on a slope, the site allowed for further variety in height and brought a more open, day-lighted atmosphere to the site. Each unit had a window view of the interior landscape and its own outside entry. Unit interiors featured modern materials and the latest home improvements. Hardwood oak floors, pastel-toned painted walls, colored tile bathrooms and polished brass doorknobs gave the apartments more features than a typical house at the time. Units had a large living room, dining area and/or breakfast nook, and ample closet space for that time. All units had aluminum kitchen cabinets and were furnished with 6 cu. ft. Kelvinator refrigerators and double-oven electric ranges. Community laundry facilities were provided for in one of the three basements also provided each unit with an allocated a storage locker.

### **Garden Style Apartments**

Orchard Terrace Apartments is an excellent example of a garden style apartment complex, a type of American middle-class multifamily housing that emerged in the early 20th century. Garden apartments originated from urban planning and landscape concepts first adapted from the British in the nineteenth century. Urban planners Clarence S. Stein and Henry Wright spearheaded the Garden City Movement in the United States in the early twentieth century, envisioning orchestrated environments that included buildings of low density, human scale, and acres of shared open space.

Though varied in their execution, these complexes were characterized by a high ratio of open space to buildings, the placement of residential units for maximum sunlight and fresh air, and the separation of pedestrian and vehicular traffic. The carefully planned complexes provided an attractive and affordable alternative to the substandard housing of the Great Depression. In many cases they also provided quality housing for defense workers during World War II, as well as returning veterans and their families after the war.

Planned and constructed between 1935 and approximately 1955, garden apartment complexes generally consist of concentrations of similar multi-unit buildings situated on a large property –often irregularly shaped. Complexes range in size from a few acres to more than a hundred. Though some of Washington State’s preeminent architects designed garden apartments at mid-century, the buildings themselves are typically (and deliberately) architecturally modest. Emphasis is placed, rather, on site plan and landscape. The designers rely on color, texture, a strong planting plan, and light and shadow to create visual interest. Building entrances face landscaped courtyards rather than the street, and parking and vehicular circulation are relegated to the perimeter of the site or within garage courts separate from pedestrian areas. Large, expansive green space is common. Typically there are one or two large courtyards or greens at the nucleus of the complexes available to all residents.

While they can vary in their appearance, size and plan, the following character-defining features epitomize the Garden Apartment type in its purest expression:

- Superblock site plan, which deviates from the rectilinear urban grid by combining multiple city blocks or parcels into a single property.
- Three acres in size or greater.
- Low-slung buildings, rarely exceeding two stories in height.
- Elimination of common interior corridors.
- Repetition of nearly identical building models throughout the plan.
- Stylistic simplicity: buildings are usually minimal in appearance with a lack of stylistic details and ornament.
- Primary building entrances face common courtyards rather than the street.
- Parking at the perimeter of the site plan, typically in detached, enclosed garage buildings or garage courts.
- One or more large open spaces, or greens, located at the interior of the site plan, around which buildings are arranged.



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- Recreational amenities planned to help foster community.
- Variety of landscape: low shrubs used to delineate outdoor 'rooms'; allées; mature trees and the use of climbing vines to add visual interest to buildings.

The intentional design of these places was to put people first, prioritizing a high standard of living and opportunities for social interaction. Decades after their construction, they continue to foster a spirit of community for their residents.

Orchard Terrace Apartments in Bellingham epitomizes many of these character-defining elements. The complex makes efficient use of just under two acres of downhill, uneven ground to create a park-like setting with a variety of terraces, grassy spaces, intimate courtyards, rockery, pathways, patios and shrubbery throughout. Six buildings are set within this landscaped acreage, two slightly angled away from the others for the more natural effect of an integrated whole. The landscape is arranged without a centering focus to distract from the whole, and it is tended to show care but not formality.

One to two-storied buildings keeps the apartment complex at a low profile. Large windows face garden vistas to let in more light while encouraging indoor to outdoor relationships. Six units feature the distinctive corner windows. Each unit has broad views of garden areas and, with four exceptions, each has its own ground-level entrance that opens to these areas. The result is a sense of both privacy and community.

The six buildings are either one or two stories, except for one downhill-facing building that is three-storied. All units within are of modest size, 640 to 900 sq. ft. with either one or two-bedrooms, a single bath, a small but efficient kitchen, and open living/dining areas. In addition, a carport is built into a boundary slope, hidden from view, its top fenced to extend the commons area for recreational activities.

During the Depression and WWII, American design focused on function and the use of new technologies and building materials. In public projects, the federal government encouraged some garden city concepts through the combination of open space and simple building forms. The federal Public Works Administration (PWA) funded low-income housing projects consisting of blocks of housing in park-like settings, with requirements for a certain amount of space, light and air.

When Americans suffered a housing shortage following WWII, the Federal Housing Administration (FHA) actively provided financing for housing. The government initiative of the Veterans Administration/FHA mortgage insurance program made it possible for many middle class families to afford single-family houses for the first time.

### **Conclusion**

The Garden Style design of Orchard Terrace has survived dramatic changes in culture and life style through the decades, including the growth of the middle class in the 1950s, the activism of the 1960s, the real estate booms of the 1970s and 1990s, the Great Recession of 2008 and the current economic recovery. The complex was converted to a condominium owners association in 1973, but the Orchard Terrace name was retained along with its garden court architecture and its six remaining orchard trees from the John Bennett era. Changes to the original buildings have been done primarily to improve energy efficiency and to meet safety codes. Otherwise they remain remarkably true to the original plans.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 1.45 acres  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1                 
Zone Easting Northing

3                 
Zone Easting Northing

2                 
Zone Easting Northing

4                 
Zone Easting Northing

**Or Latitude/Longitude Coordinates**  
(enter coordinates to 6 decimal places)

1 48°44'39.26"N 122°28'57.02"W  
Latitude Longitude

3 48°44'35.53"N 122°28'57.90"W  
Latitude Longitude

2 48°44'37.78"N 122°28'54.62"W  
Latitude Longitude

4 48°44'37.08"N 122°29'0.46"W  
Latitude Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The geographical identification of Orchard Terrace Condominium Association is. It is legally described as Block 5, "Forest Park Plat," lots 3 through 8, except for the Northwest 75 feet. It is part of the consolidated City of Bellingham, Whatcom County, Washington, recorded in Book 6 of Plats, page 14, in the Auditor's office of said county and state. It is otherwise known as Tax Lot No. 3803310824750000

land is bounded by Berry and Forest streets to the south and east, by two lots between it and Rose Street to the north, and a block length of 75 feet between it and State Street to the west. Forest and State streets are major thoroughfares, connecting downtown Bellingham and Fairhaven.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Orchard Terrace Apartments.

**11. Form Prepared By**

name/title Lavon Staveland Ells & Michael Stoner (Edited by DAHP Staff)

organization Orchard Terrace Condominium Association date February 2015

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e-mail [stavelandells@icloud.com](mailto:stavelandells@icloud.com) [michaelgstoner@gmail.com](mailto:michaelgstoner@gmail.com)

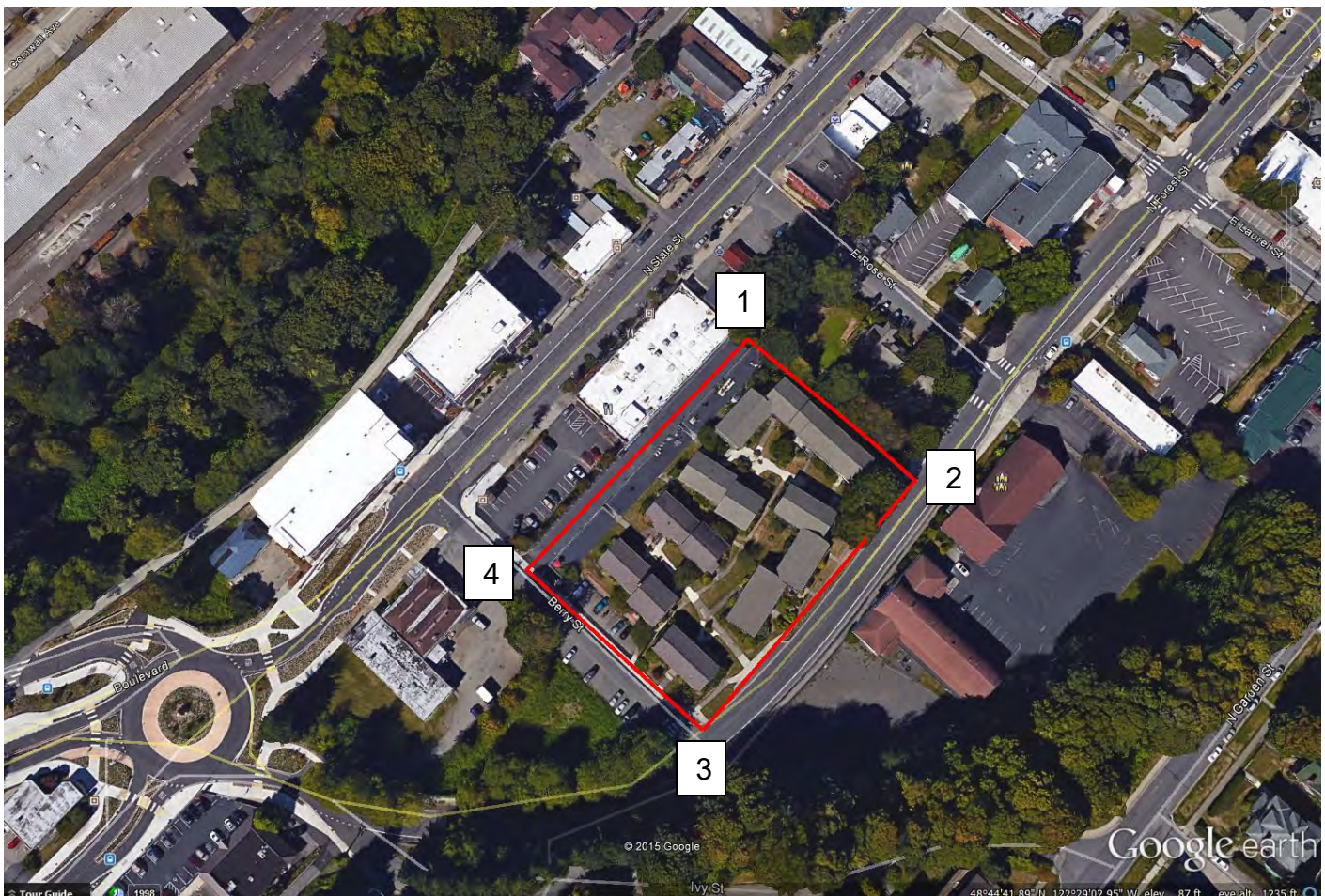
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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

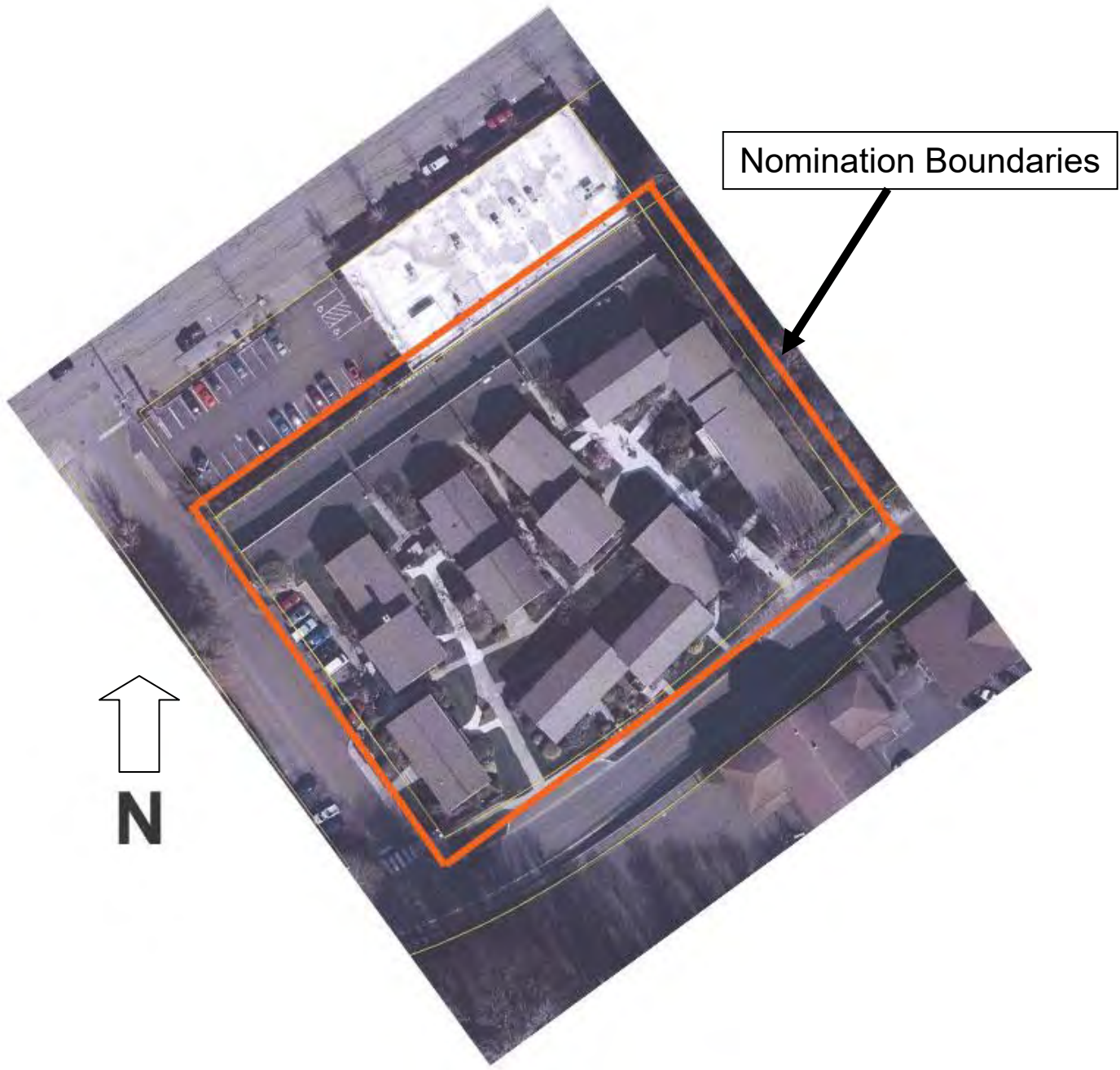


**LAT/LONG Coordinates**

1	<u>48°44'39.26"N</u>	<u>122°28'57.02"W</u>	3	<u>48°44'35.53"N</u>	<u>122°28'57.90"W</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>48°44'37.78"N</u>	<u>122°28'54.62"W</u>	4	<u>48°44'37.08"N</u>	<u>122°29'0.46"W</u>
	Latitude	Longitude		Latitude	Longitude

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**Orchard Terrace Site Plan**  
Showing NR Boundaries

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

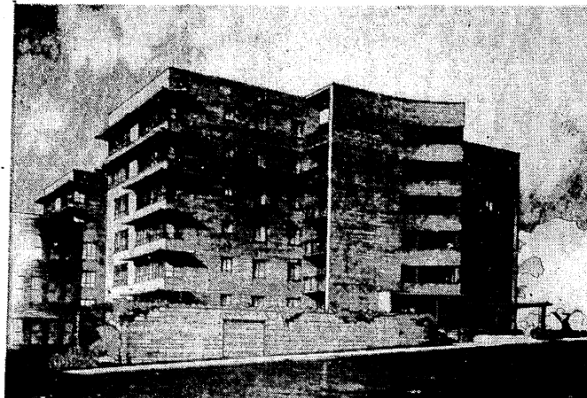
County and State

## Other Hebb & Narodick Projects



Seattle Daily Times: January 22, 1947

## Queen Anne Apartment Speeded



Seattle Daily Times: October 2, 1949

**HEBB & NARODICK CONSTRUCTION CO., Inc.**  
(GENERAL CONTRACTORS)

PROUDLY PRESENTS ITS KEY PERSONNEL

 <b>Ross P. Hebb</b> President	 —Kenneth Ellis Photo <b>Dan Narodick</b> Sec.-Treas.	
 —Kenneth Ellis Photo <b>Roy A. Mays</b> Company Comptroller	 <b>Dean Kenworthy</b> General Supt.	 —Kenneth Ellis Photo <b>Danforth E. Apkar</b> Structural and Civil Engineer

Hebb & Narodick Construction Company, Inc., are proud of their well rounded organization which enabled them to build as General Contractors the many buildings that they have completed, including Apartments, Duplexes, Homes, Bowling Alleys, Theatres and all other types of commercial buildings.

Seattle Daily Times: November 12, 1950, pg 30.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State

## Early Stuart & Durham Projects



18017 10<sup>th</sup> Ave NE, Seattle - 1949



2817 22<sup>nd</sup> Ave W, Seattle - 1950



16840 34<sup>th</sup> Ave S, SeaTac - 1942



**Orchard Terrace Apartments**  
Name of Property

**Whatcom Co., WA**  
County and State

12 The Bellingham Herald, Jan. 14, 1951  
**City's Newest Apartment Project Is Now Completed**

There will be six new apartment units in the city's newest apartment project, Orchard Terrace, which was completed last night. The project, located on Forest Street, was designed and built by the Johnson Electric Co. and is the first of a series of similar projects planned for the city.



**Congratulations . . . to the Management of ORCHARD TERRACE**  
for its part in the completion of this project.

**Beautiful ORCHARD TERRACE**  
A Symbol of Achievement!  
We congratulate the management and extend our best wishes for future success.

**You Are Invited to Visit the New ORCHARD TERRACE APARTMENTS INC.**  
See the Ultra Modern Colored Plumbing Fixtures and New Hot Water Heating System which were installed exclusively by



**APARTMENTS ON VIEW TODAY**—Orchard Terrace has an excellent location and is the newest and most modern apartment project in the city. The project, located on Forest Street, was designed and built by the Johnson Electric Co. and is the first of a series of similar projects planned for the city.

**Disabled Vet Says He Doesn't Want Any More Checks**  
A disabled veteran, who has received a large sum of money from the government, says he does not want any more checks. He says that the money is more than he needs and that he would prefer to have it in a lump sum.

**Drive for Dinies Opens Monday**  
A drive for dinies, to be held on Monday, will be held in the city. The drive is for the benefit of the local hospital and will be held in the city.

**COLUMBIA LUMBER VALLEY COMPANY**  
Is proud to have placed 95% of its building quality materials for the Orchard Terrace Apartments.

**OUR COMPLAINTS to the Management of Orchard Terrace**  
We are proud to have installed the following materials for Orchard Terrace Apartments: LINOLEUM, COLLYLITE, ASPHALT TILE, VENETIAN BLINDS.

**LUKE & CREWS, INC.**  
We are proud to have installed the following materials for Orchard Terrace Apartments: LINOLEUM, COLLYLITE, ASPHALT TILE, VENETIAN BLINDS.

**BELIEVE IN YOUR FUTURE build today**  
PROTECT YOUR SAVINGS FROM MELTING AWAY IN THE PRESENT INFLATION!

**COLUMBIA LUMBER VALLEY COMPANY**  
Is proud to have placed 95% of its building quality materials for the Orchard Terrace Apartments.

**BEST WISHES**  
to  
**ORCHARD TERRACE**  
And to the Contractor  
**HERB G. HARDICK**  
We are lucky to have had a part in building this fine addition to Bellingham's housing facilities.  
The Concrete Throughout is **IDEAL MIX CONCRETE**  
from  
**GRAVEL CO.**

We are proud to have installed the following materials for Orchard Terrace Apartments:  
• LINOLEUM  
• COLLYLITE  
• ASPHALT TILE  
• VENETIAN BLINDS  
**ORCHARD TERRACE APARTMENTS**  
A NOTE TO TENANTS AND PROSPECTIVE TENANTS:  
We have completed and delivered keys to all units and within 30 days of October 1st, 1951, we will be ready to receive your rent and deposit.

**STAABS Floor Service**  
New Floors  
\* Laid  
\* Sanded  
\* Finished  
Old Floors  
\* Refinished  
WE LAID AND WAX FLOORS  
Free Estimates  
Guaranteed Work  
11349 25th N.E. Juniper 2025  
SEATTLE, WASH.

**Another Contract Completed—**  
This Time the Beautiful New **ORCHARD TERRACE APARTMENTS, INC.** we had the pleasure of completing.  
**JOS. ST. JOHN**  
Flooring Contractor  
1001 Forest Street, Bellingham, Wash.  
Phone 3365

**LUKE & CREWS, INC.**  
We are proud to have installed the following materials for Orchard Terrace Apartments: LINOLEUM, COLLYLITE, ASPHALT TILE, VENETIAN BLINDS.

**Thank You, Bellingham . . .**  
For the magnificent manner in which you have handled the new Orchard Terrace Apartments . . . supported by outstanding building materials to be the finest and most complete Garden Court Apartments in the Pacific Northwest.  
**We are Now Ready to Rent!**  
Apartments Are Available for Immediate Occupancy!  
One-Bedroom Apartments \$77.50 - \$82.50 - \$85 - \$87.50 - \$89.50  
Two-Bedroom Apartments \$92.50 - \$95.00 - \$97.50 - \$100.00  
De Luxe Duplex Units \$110.00  
See These Modern Apartments Today! CHILDREN WELCOME!  
**Orchard Terrace Apartments, Inc.**  
ROSS P. HEER, Pres. DAN M. HARDICK, Sec'y-Treas.  
Office: 901 Forest Street - Phone 3366

**FOR THE FINEST IN APARTMENT HOUSE LIVING SEE THE NEW ORCHARD TERRACE APTS.**  
For the Best in Furniture See **THIEL & WELTER**

**Gala Opening Sunday, January 14**  
**ORCHARD TERRACE APARTMENTS**  
901 Forest Street  
**Thank You, Bellingham . . .**  
For the magnificent manner in which you have handled the new Orchard Terrace Apartments . . . supported by outstanding building materials to be the finest and most complete Garden Court Apartments in the Pacific Northwest.  
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Office: 901 Forest Street - Phone 3366

Bellingham Herald, January 14, 1951



Orchard Terrace - January 10, 1951 - Photo courtesy of Whatcom Co. Museum, #1995.0001.031327

Orchard Terrace Apartments

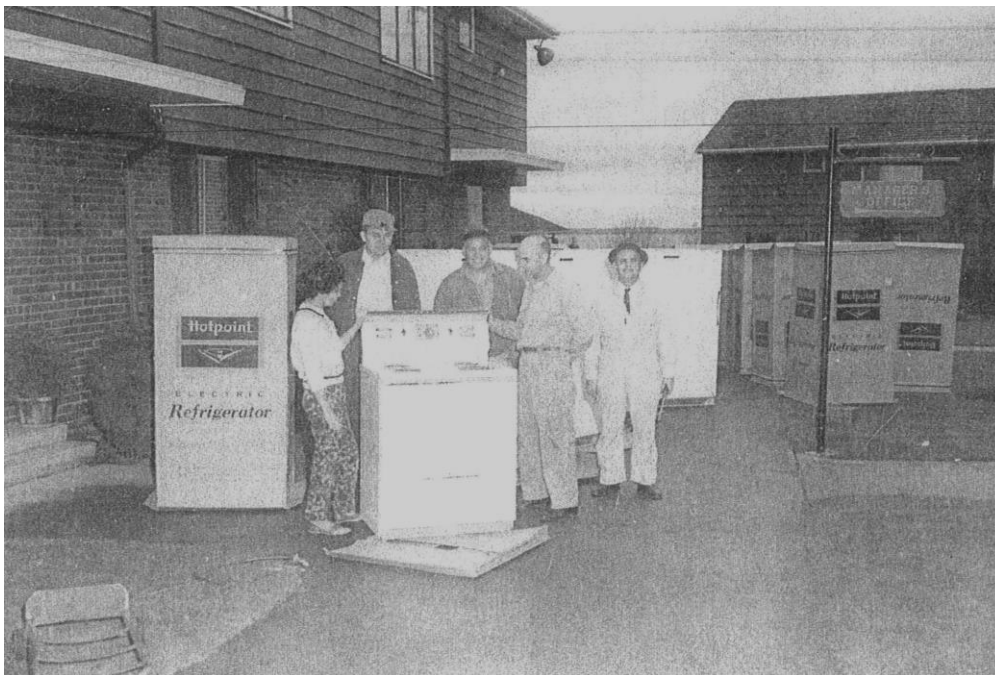
Name of Property

Whatcom Co., WA

County and State



Orchard Terrace – January 10, 1951 – *Photo courtesy of Whatcom Co. Museum, #1995.0001.006456*



Orchard Terrace – Image from Advertisement for General Plumbing Co. July 17, 1971 – *Photo courtesy of Whatcom Co. Museum, #1995.0001.023098*

**Orchard Terrace Apartments**

Name of Property

**Whatcom Co., WA**

County and State

# FHA 608 APARTMENTS

- LOCATED ON THE NORTH WEST CORNER OF FORREST AND BERRY STREETS - BELLINGHAM, WASHINGTON

## ORCHARD TERRACE

LIST OF DRAWINGS		LIVING UNIT
SHEET	SUBJECTS	TABULATION
1	COVER SHEET	Nº OF APARTMENTS 47
2	SURVEY	Nº OF 2 BR. APTS 16
3	PLOT PLAN	Nº OF 1 BR. APTS 30
4	BASIC UNIT Nº 1	Nº OF NO. 2 APTS 1
5	BASIC UNIT Nº 2	
6	BASIC UNIT Nº 3	TOTAL ROOM COUNT
7	BASIC UNIT Nº 4	
8	UTILITY PLANS	
9	BUILDING Nº 1	
10	BUILDING Nº 2	
11	BUILDINGS Nº 3 & 4	
12	BUILDINGS Nº 5 & 6	
13	DETAILS	
14	DETAILS	ARCHITECTS
15	DETAILS	STUART & DURHAM
16	DETAILS	OWNER
17	SITE IMPROVEMENT & LANDSCAPE PLAN	ORCHARD TERRACE APARTMENTS INC.
18	ELECTRICAL PLAN	INDEMNITOR
19	WATER & SEWER PLAN	ROSS & HALL
20	M-1 MECHANICAL	MORTGAGEE
21	M-2	SEATTLE TRUST & SAVINGS BANK
22	M-3	MORTGAGE INS.
23	M-4	FEDERAL HOUSING ADM.
		DATE OF CLOSING

1 2 7 - 4 2 0 5 0

1 2 7 - 4 2 0 5 0

OWNER: GARDEN COURT APARTMENTS INC.

ORCHARD TERRACE APTS INC.

COVER SHEET

STUART & DURHAM ARCHITECTS A.S.A.

DATE: 1949

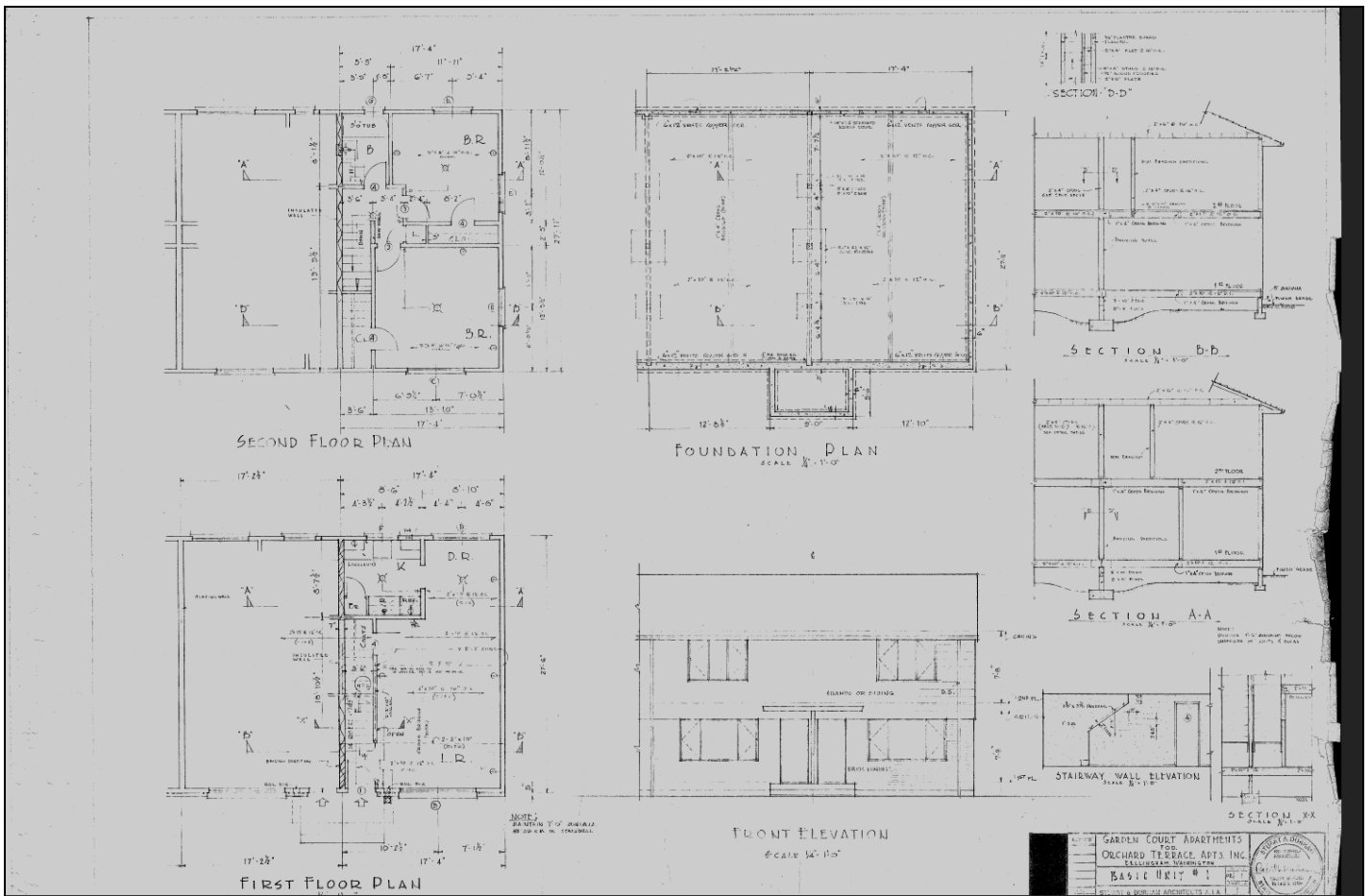
SCALE: AS SHOWN

Orchard Terrace Plans - Cover Sheet, Stuart & Durham, c. 1949



Orchard Terrace Apartments  
Name of Property

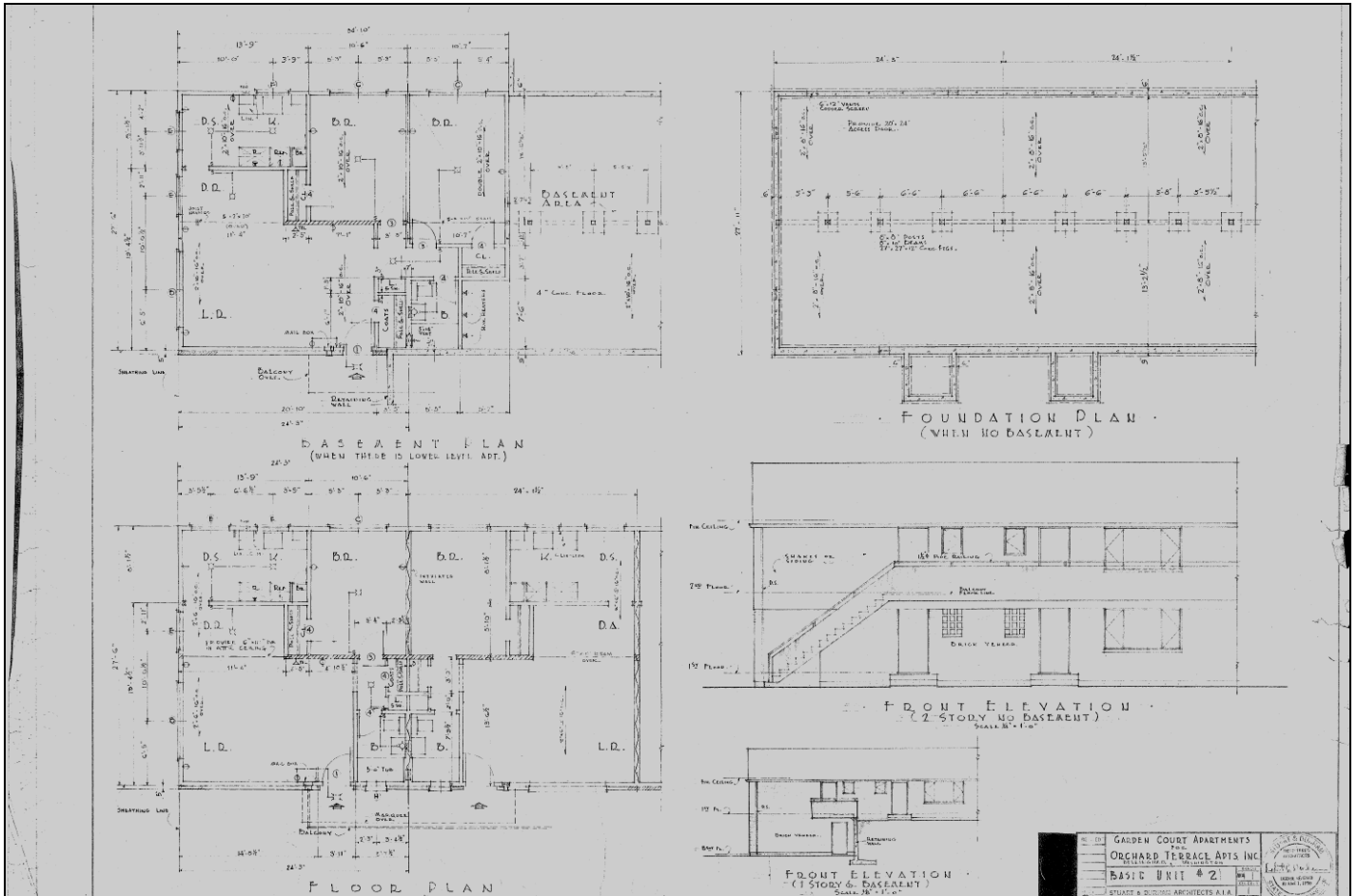
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #1, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

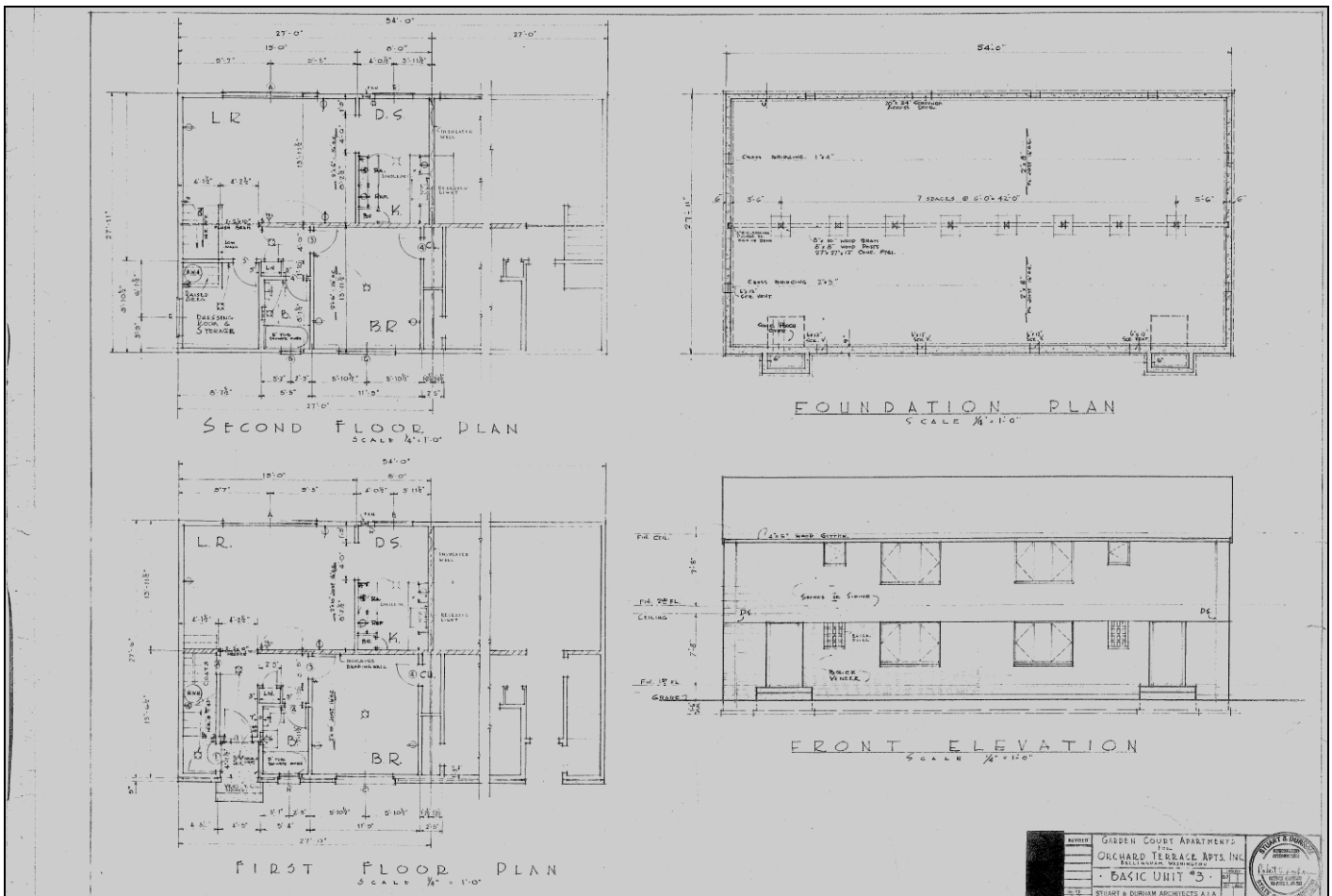
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #2, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

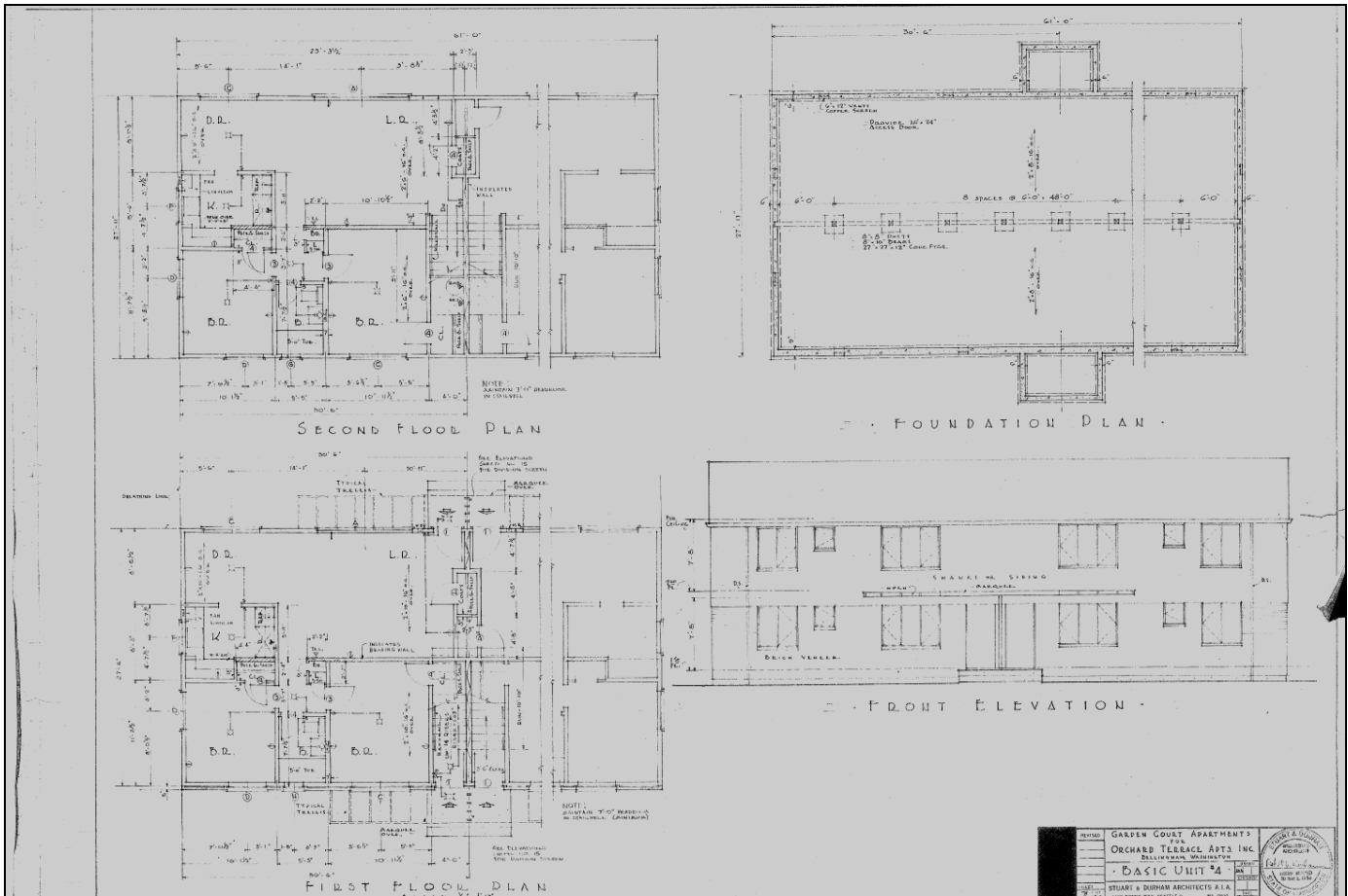
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #3, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State

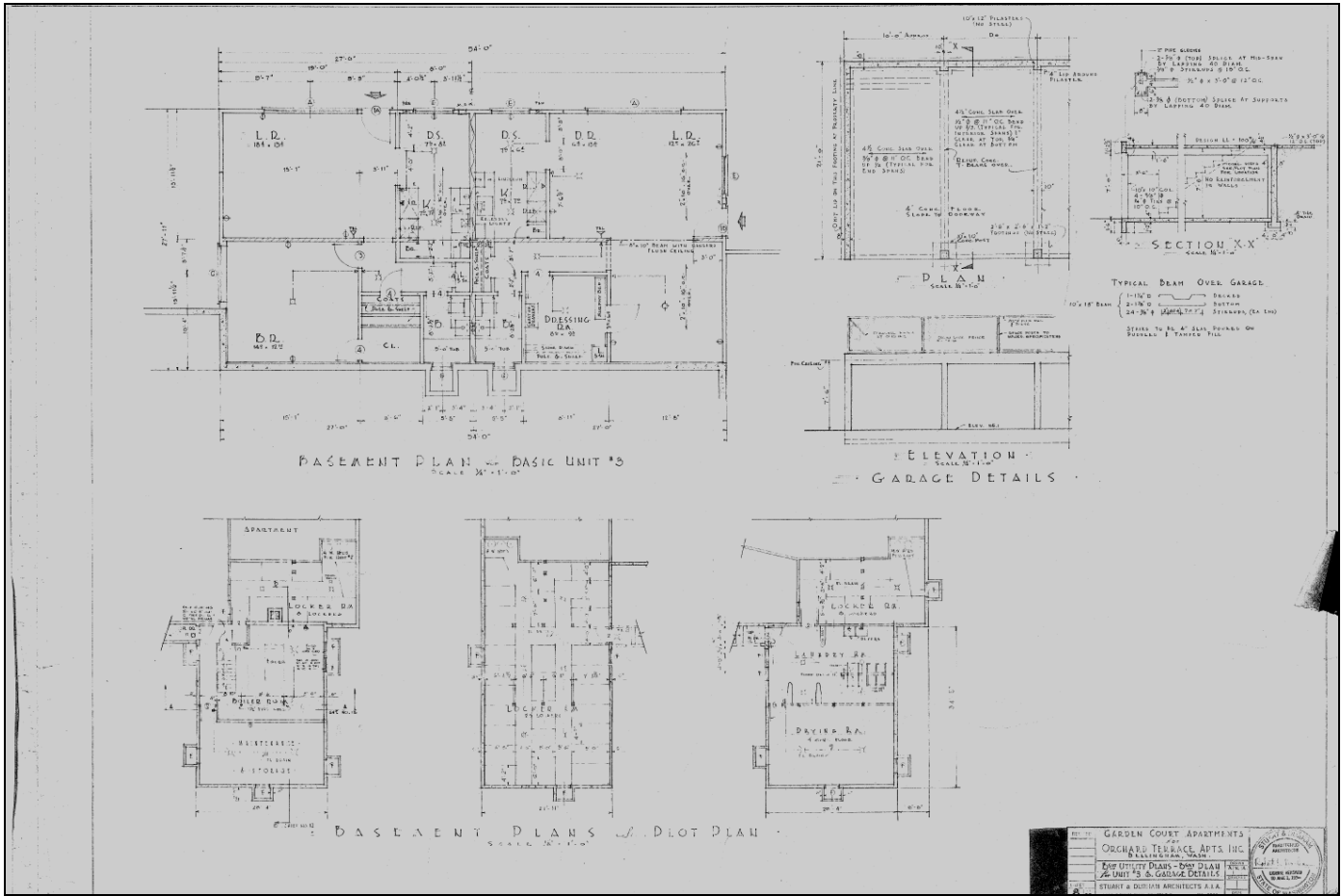


Orchard Terrace Plans – Plan & Elevation: Basic Unit #4, Stuart & Durham, c. 1949



Orchard Terrace Apartments  
Name of Property

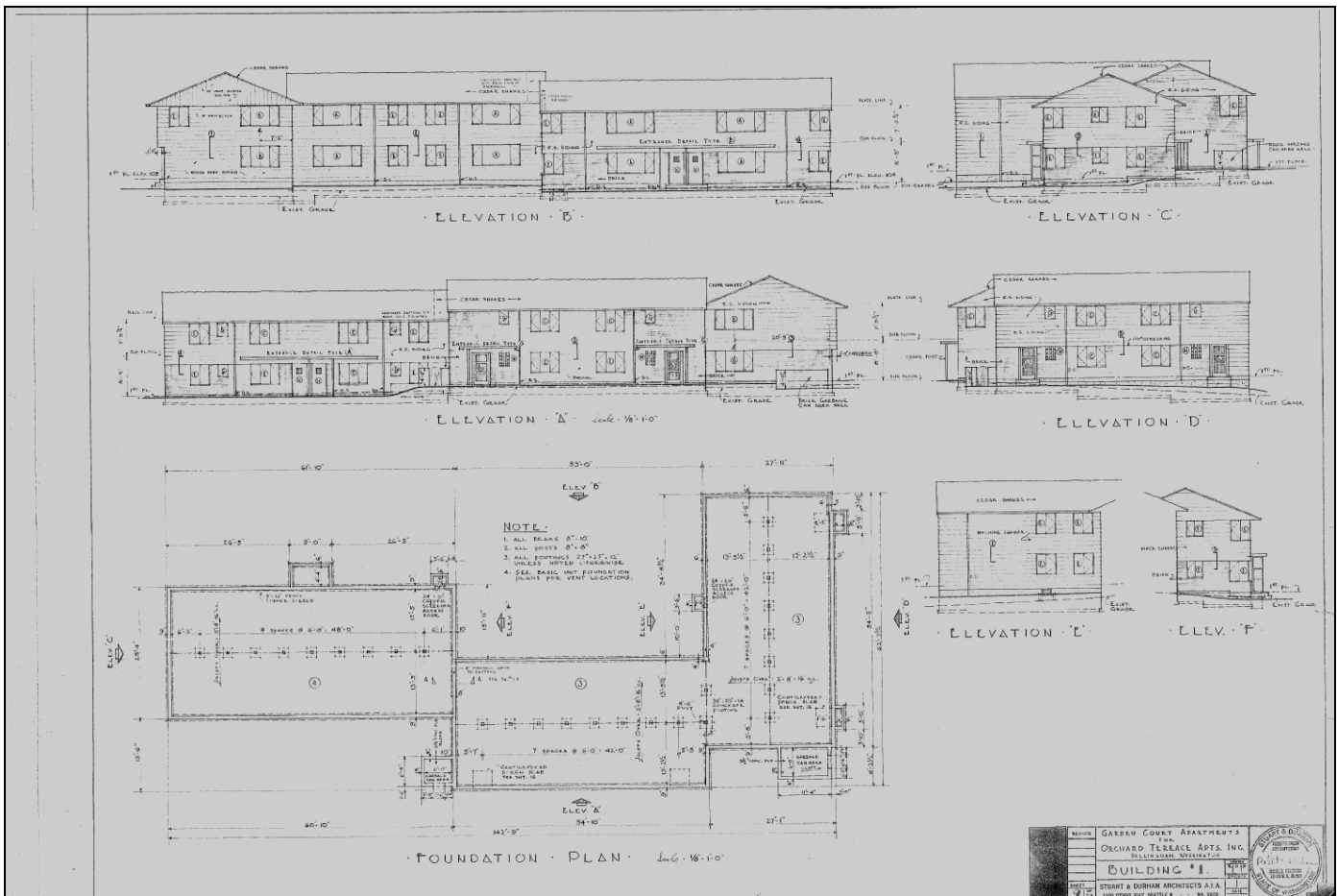
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Basic Utility Plan : Unit #3 & Garage Details, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

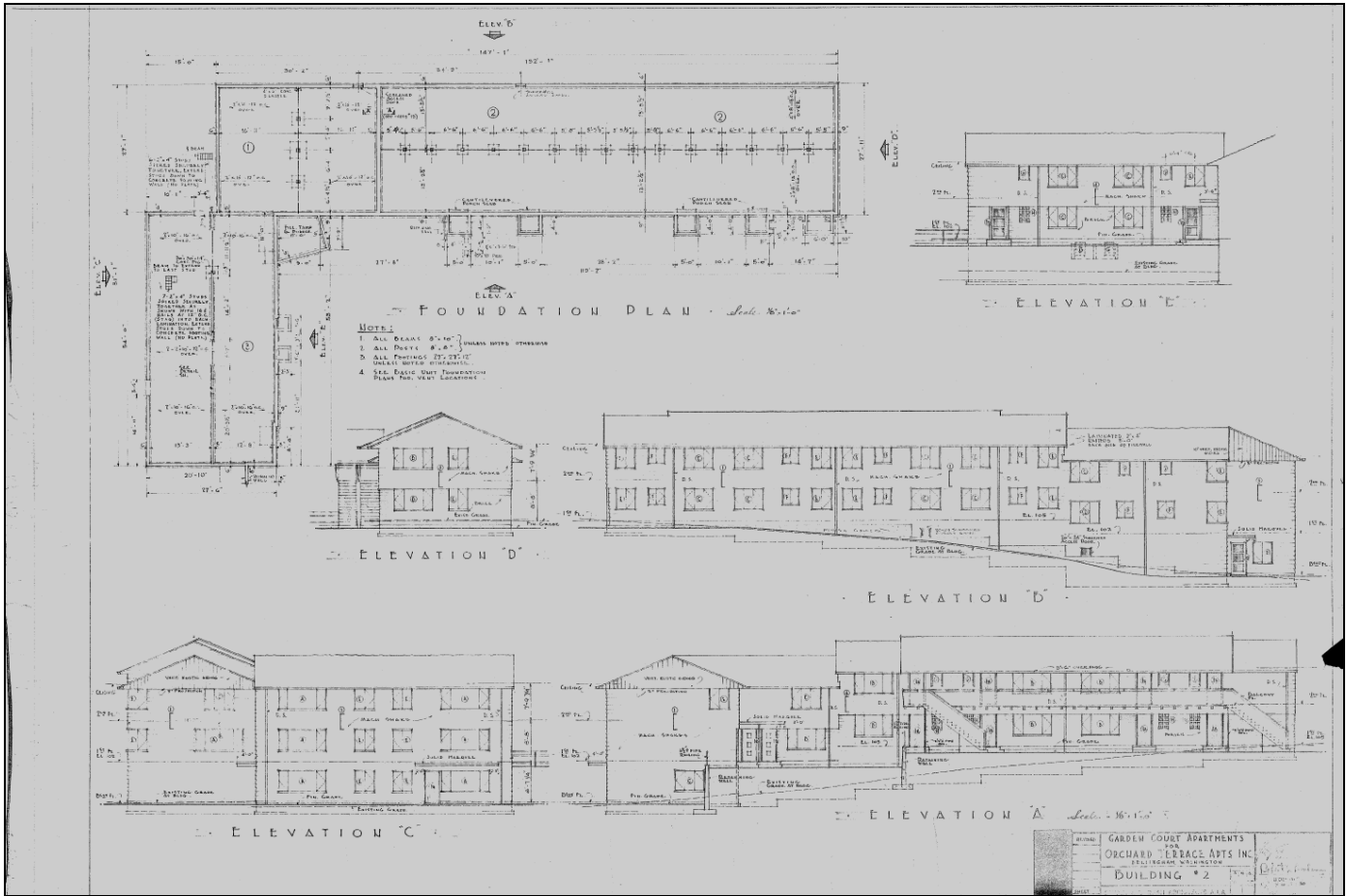
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Building #1, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



Orchard Terrace Plans – Building #2, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

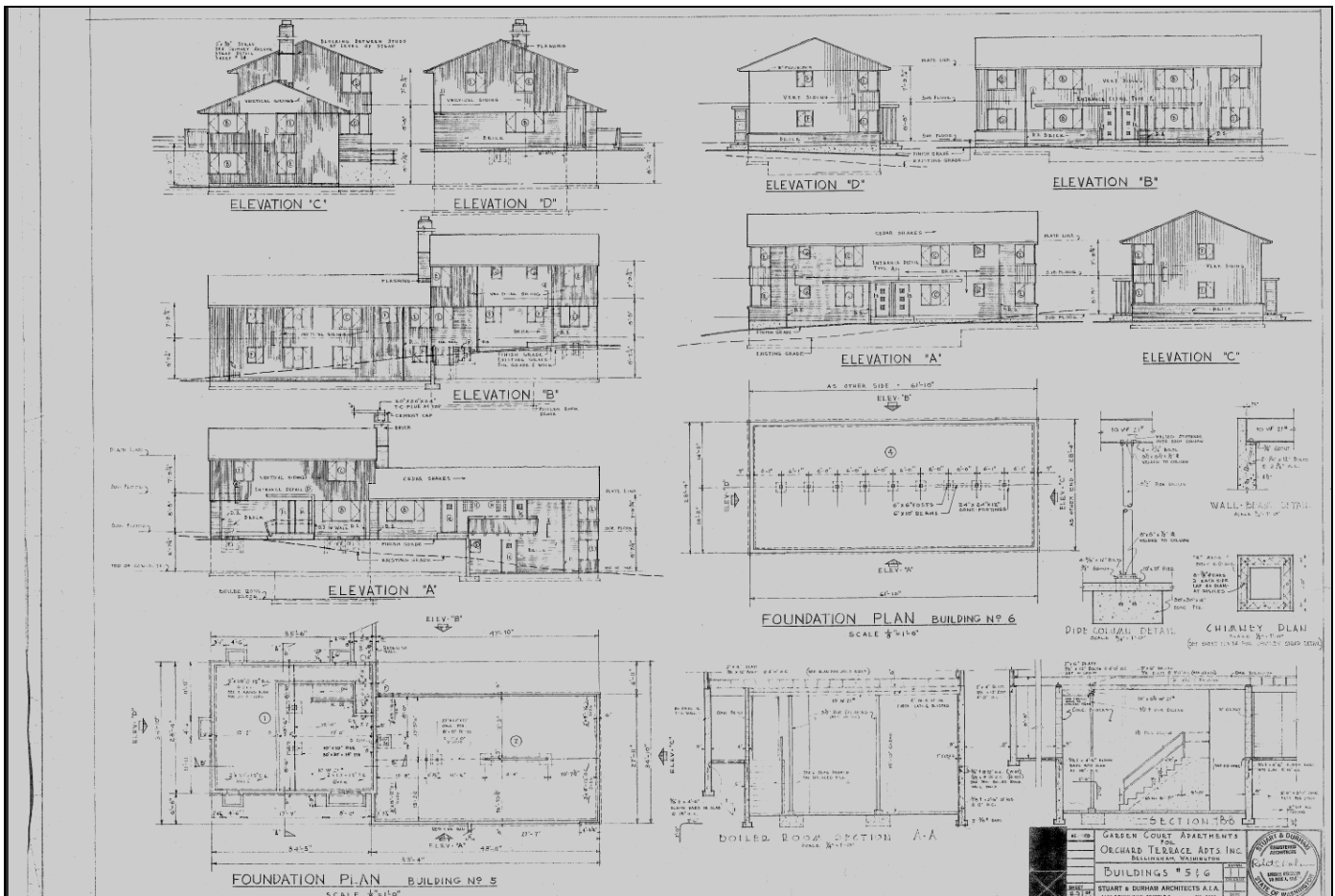
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Building #3 & #4, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
Name of Property

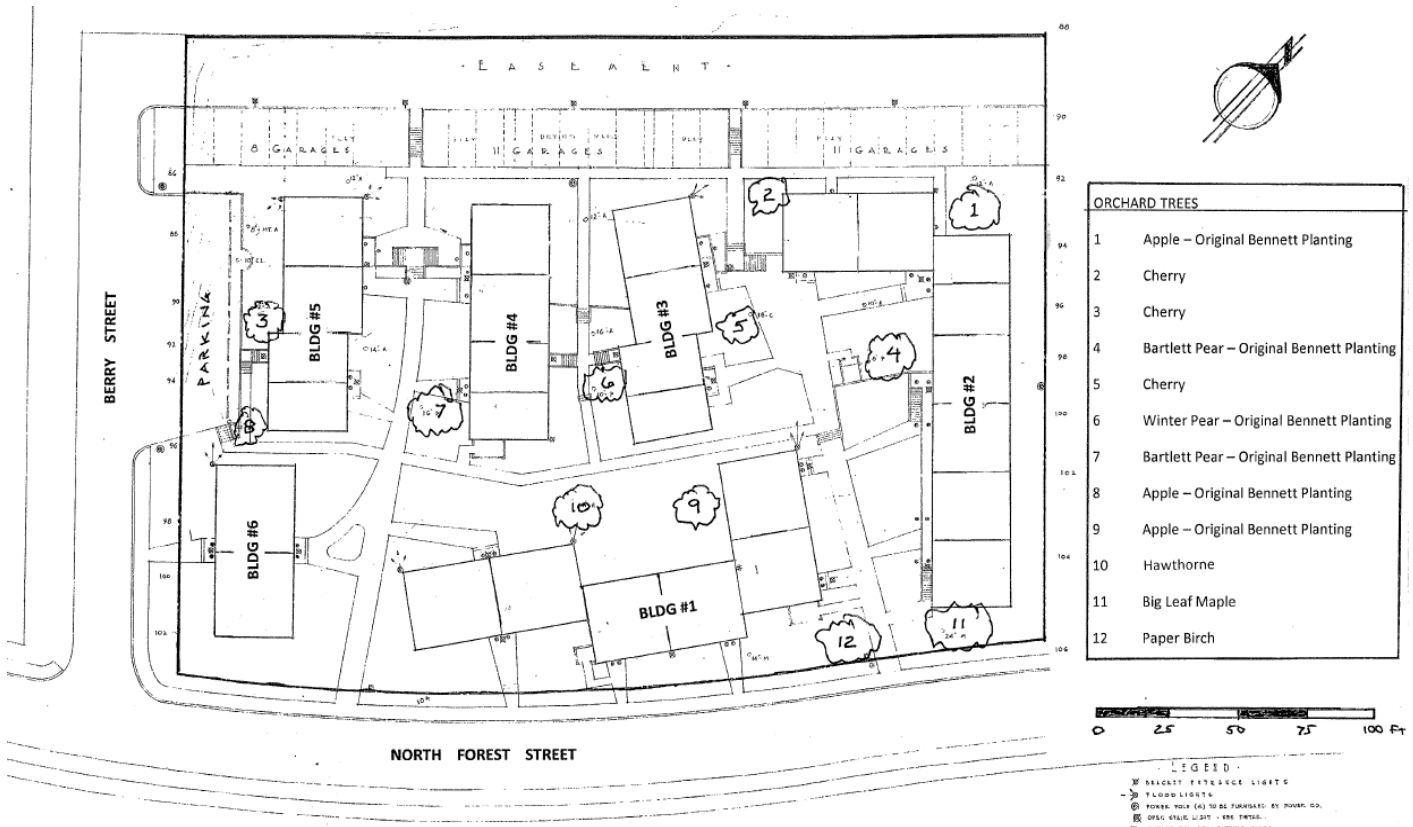
Whatcom Co., WA  
County and State



Orchard Terrace Plans – Building #5 & #6, Stuart & Durham, c. 1949

Orchard Terrace Apartments  
 Name of Property

Whatcom Co., WA  
 County and State



Orchard Terrace – Site Plan showing location and variety of trees, as well as indication of original orchard trees.



Orchard Terrace – Office of Bellingham Coal Mine showing orchard planted by John Bennett  
 – Photo courtesy of Whatcom Co. Museum, #1995.0010.004034

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Orchard Terrace Apartments  
**City or Vicinity:** Bellingham  
**County:** Whatcom      **State:** Washington

**Photographer:** Michael Stoner  
**Date Photographed:** August 2014



**1 of 20**

South Corner at intersection of North Forest Street and Berry Street, including Building No. 6 (foreground) and Building No. 1 (background).

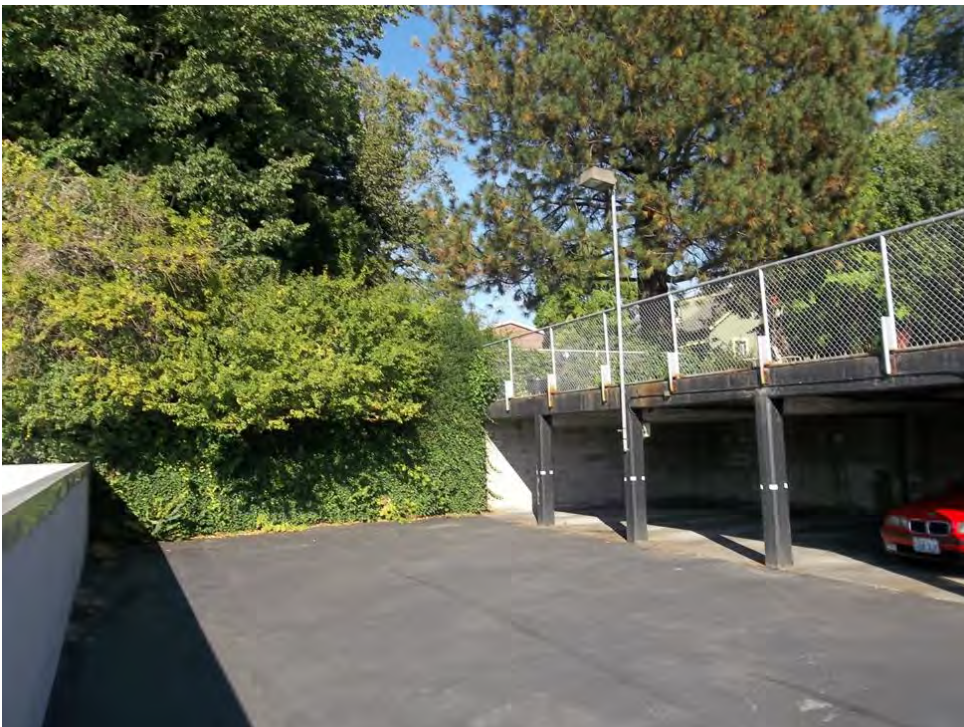
Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
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**2 of 20**

West Corner from Berry Street, including Carport and Access, including entrance signage and Building No. 5.



**3 of 20**

North Corner from Carport Access.



Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
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**4 of 20**  
East Corner, including Building No. 2 and Big Leaf Maple.



**5 of 20**  
Northwest boundary line from North Forest Street at Building No. 2.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**6 of 20**  
Orchard Terrace Signage on North Forest Street at Building No. 2.



**7 of 20**  
Southwest Boundary on North Forest Street, including Building No. 1.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**8 of 20**  
Southeast boundary on Berry street, showing Building No. 5 and parking area.



**9 of 20**  
Northeast boundary, showing Carport and Building No. 2, 3 and 4.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**10 of 20**  
Roof of carport and Building No. 1 in background.



**11 of 20**  
Stairs, pathways and short retaining walls, designed to create landscaping opportunities.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**12 of 20**  
Typical private courtyard and landscaping in front of Building No. 2.



**13 of 20**  
Big Leaf maple tree next to Building No. 2.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**14 of 20**  
Typical private courtyard and landscaping in front of Building No. 5. Bennett Pear Tree in foreground.



**15 of 20**  
Typical unit living room showing hardwood floors.

Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**16 of 20**  
Unit showing original blue bathroom fixtures.



**17 of 20**  
Unit with original metal kitchen cabinets.

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State



**18 of 20**

Sample of shed roof entry porticos.



**19 of 20**

Waste storage pavilion within the landscaping.



Orchard Terrace Apartments  
Name of Property

Whatcom Co., WA  
County and State



**20 of 20**  
Waste storage pavilion attached to unit.

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

name Orchard Terrace Condominium Association  
street & number 901 North Forest Street, #100 telephone \_\_\_\_\_  
city or town Bellingham state WA zip code 98225

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





ORCHARD  
TERRACE







901

ORCHARD  
TERRACE  
Condominium

































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Orchard Terrace Apartments  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WASHINGTON, Whatcom

DATE RECEIVED: 6/05/15 DATE OF PENDING LIST: 7/07/15  
DATE OF 16TH DAY: 7/22/15 DATE OF 45TH DAY: 7/21/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000456

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-26-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

**RECEIVED 2280**

**JUN - 5 2015**

**Nat. Register of Historic Places  
National Park Service**

May 29, 2015

Paul Lusignan  
Keeper of the National Register  
National

Register of Historic Places  
1201 "I" Street NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed a new National Register Nominations form for:

- **Magnolia Public Library – King County, WA**  
(an all-electronic nomination!)
- **Orchard Terrace Apartments – Whatcom County, WA**  
(an all-electronic nomination!)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**  
*State Architectural Historian, DAHP*  
360-586-3076  
E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

