NPS Form 10-900
(7-81)

OMB No. 1024-0018
EXP. 10/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAR 15 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hoge Building

and/or common

2. Location

street & number 705 ~~Second Avenue~~ 2nd ___ not for publication

city, town Seattle ___ vicinity of ~~congressional district~~

state Washington **code** 053 **county** King **code** 033

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_x_ occupied	___ agriculture	___ museum
_x_ building(s)	_x_ private	___ unoccupied	_x_ 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	_x_ yes: unrestricted	___ industrial	___ transportation
	n/a	___ no	___ military	___ other:

4. Owner of Property

name Hoge Sullivan, James D. Rolfe

street & number 3400 Rainier Bank Tower

city, town Seattle ___ vicinity of **state** Washington

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number 4th & James

city, town Seattle **state** Washington 98104

6. Representation in Existing Surveys

title Seattle Inventory of Historic Places **has this property been determined eligible?** ___ yes _x_ no

date 1979 ___ federal ___ state ___ county _x_ local

depository for survey records Seattle Office of Urban Conservation

city, town Seattle **state** Washington 98104

7. Description

Condition		Check one	Check one
_x_ excellent	___ deteriorated	___ unaltered	_x_ original site
___ good	___ ruins	_x_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Hoge Building was built in 1911 at the northwest corner of Second Avenue and Cherry Street in downtown Seattle. Its 18 stories of tan brick and terra cotta are placed over a steel structural frame, and its height makes it one of Seattle's earliest skyscrapers. Architecturally, its external treatment is akin to the Second Renaissance Revival although elements of its decoration and expression are more properly related to Beaux-Arts classicism as reflected in the nature of its ornament and organization as a base, shaft, and crown.

The base consists of three stories delineated for two levels by terra cotta Corinthian pilasters, capped by a third story incorporating richly detailed cartouches compositionally subordinated into an intermediate but more elaborate water table or cornice element. This is topped by ten repetitive floors forming the shaft. The crown consists of a single floor between cornice bands, surmounted by two additional and uninterrupted floors topped by cartouches, modillions and ornamental bracketry, an "attic" story and finally more bracketry and a dentilled projecting cornice richly decorated with lion heads. The three story base and entire crown of four storys are sheathed and ornamented in terra cotta. The intervening ten stories are sheathed in tan brick. The west (alley) facade and north facade are not ornamented, which was typical of earlier skyscrapers located on partial blocks, where it was anticipated that other tall structures would be located nearby. The main entrance to the building itself is handsomely executed in the neo classic, Beaux-Arts manner, with broken pediment, dentils, bracketry and other enriching elements. This entrance has remained unchanged through the years. Alterations in the building are few, and the most noticeable is the entry just south of the main entrance. It has been modernized with panels of polished stone, but the effect is limited. A secondary entry on Cherry Street has also been somewhat modified but again the impact is slight.

The origin of the Hoge Building design is uncertain, but it bears similarities to the earlier Frye Hotel (1908) by the same architects. The eleven story Frye Hotel was in turn inspired by a Kansas City skycraper designed by the nationally known firm of McKim, Mead, and White.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	_x_ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
_x_ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1911 **Builder/Architect** Bebb & Mendel

Statement of Significance (in one paragraph)

The Hoge Building is significant as an example of architectural and building growth in Seattle made possible through the technical innovation of steel frame construction and the continuing investment in the community by prominent individuals and partnerships.

The Hoge Building is located on the northwest corner of Second Avenue and Cherry Street in Seattle's downtown. It occupies the former site of the Carson D. Boren cabin, reputedly the first white man's house in what was to become Seattle. In 1889, James D. Hoge built his first building on the site in which he located the Seattle Post-Intelligencer. In 1903 he formed the Union Savings and Trust Bank and it occupied the ground floor of the present Hoge Building at its completion in 1911. The Union Savings and Trust Bank eventually merged with other banks to become the Seattle First National Bank of today.

The Hoge Building is Seattle's second skyscraper; the first was the 14 story Alaska Building (Pioneer Square Historic District, National Register, 1970), located opposite the Hoge Building on the southeast corner of the intersection. For a brief three year period, the Hoge Building could claim that its 18 stories made it the tallest building in Seattle, a claim that was surrendered when it was surpassed by the Smith Tower.

There was a clear relationship between the origins of the Hoge Building and the Smith Tower in that the properties were owned by friendly adversaries, John Hoge and L.C. Smith. Each was anxious to outdo the other, and in their conversations, they had discussed that 14 stories was about the proper height. However, Smith was influenced by his son who was impressed with the substantial heights of New York skyscrapers, and recommended that he put up a building of 21 stories with a 21 story tower above it. L.C. committed himself to the 42 story building, but John Hoge got underway before him. Construction began on the Hoge Building in March, 1911, and the steel frame went up with amazing rapidity, all 18 stories being in place in 30 days. In this form, it constituted the tallest structure in the city, but was soon to be surpassed by the landmark Smith Tower.

Like its predecessor Alaska Building, the Hoge Building employed a structural steel frame with a brick and terra cotta sheathing, and represented a movement away from the earlier heavy masonry "gravity wall" construction of the 1890's and 1900's. Reportedly, the building was put up with special concern for seismic events, and the architects incorporated into their design the results of studies of structures in the 1906 San Francisco earthquake.

The firm of Bebb and Mendel designed the building. Charles H. Bebb and Louis Leonard Mendel were associated in partnership from about 1890 to 1912, and the firm is credited with several fine residences and commercial buildings. Among these were the Stimson-Griffiths House and the Seattle First Church of Christ Scientist; Bebb and Mendel also

9. Major Bibliographical References

Bagley, Clarence, History of Seattle, Vol. II, Chicago: S.J. Clarke Publishing Co., 1916
Layman, Earl D., The Sights of Seattle Downtown, Seattle: Madronna Publishers, 1981
Sale, Roger, Seattle Past to Present, Seattle: University of Washington Press, 1976

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Seattle South **Quadrangle scale** 1:24,000

UMT References

	Zone	Easting	Northing
A	10	550200	527200
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Lot 7, Block 5, Boren & Denny's Addition

List all states and counties for properties overlapping state or county boundaries

state	n/a	**code**	**county**	**code**
state	n/a	**code**	**county**	**code**

11. Form Prepared By

name/title Based on information supplied by the Office of Urban Conservation

organization **date** February 1983

street & number 400 Yesler Building **telephone** (206) 625-4501

city or town Seattle **state** Washington 98104

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national _x_ state ___ 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

title Deputy State Historic Preservation Officer **date** 3.10.83

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register **date** 4/14/83

Attest: **date**

Chief of Registration

received gold and silver medals for their Washington State, Good Roads, and King County Buildings at the 1909 Alaska-Yukon-Pacific Exposition. Of the two, Charles Bebb was the best known. He was born in England and educated at Kings College in London and the University of Lausanne in Switzerland. He arrived in the United States in 1880 and settled in Chacago where he joined the prominent firm of Adler and Sullivan; he established residence in Seattle in 1890. He helped organize the local chapter of the AIA and was the first Washington architect to be elected a Fellow of that organization. From 1911 until his death in 1942, Bebb served as the Supervising Architect of the State Capitol Group in Olympia. In 1912 he began a long and successful partnership with Carl F. Gould, and it is the work of this firm that probably won for Bebb his greatest recognition. Bebb and Gould were appointed the architects of the campus plan for the University of Washington, and together they designed some 20 major buildings for the institution as well as many other important commissions in Seattle.