



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

December 13, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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United States Department of the Interior
National Park Service

1020



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 Hewitt Avenue Historic District

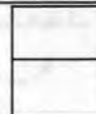
other names/site number _____

2. Location

street & number 1620-1915 Hewitt Avenue and portions of Wetmore, Rockefeller,
Oakes, and Lombard Avenues

city or town Everett

state Washington code WA county Snohomish code 061 zip code 98201



not for publication

vicinity

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

Signature of certifying official Allyson M.

Date 10-26-10

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
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:

x 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) _____

Signature of the Keeper For Edison H. Beall

Date of Action 12-13-10

Hewitt Avenue Historic District

Name of Property

Snohomish Co., Washington
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	12	buildings
		district
1		site
1		structure
		object
30	12	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

Two (2)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

DOMESTIC / hotel

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / organizational

COMMERCE/TRADE / financial institution

COMMERCE/TRADE / specialty store

COMMERCE/TRADE / restaurant

SOCIAL / meeting hall

GOVERNMENT / fire station

FUNERARY / mortuary

DEFENSE / arms storage

TRANSPORTATION / rail-related

Current Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / organizational

COMMERCE/TRADE / financial institution

COMMERCE/TRADE / specialty store

COMMERCE/TRADE / restaurant

SOCIAL / meeting hall

GOVERNMENT / fire station

DEFENSE / arms storage

TRANSPORTATION / rail-related

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER / Commercial Vernacular

LATE 19th AND EARLY 20th CENTURY
MOVEMENTS / Commercial

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Synthetics

Some terra cotta, stone, and cast concrete

other: details

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Name of Property

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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

The Hewitt Avenue Historic District consists of 44 resources. The district is situated along major streets in downtown Everett, Washington—east-west along Hewitt Avenue between Wetmore and Lombard Avenues; and north-south along Wetmore, Rockefeller, Oakes, and Lombard Avenues. Everett is located on Puget Sound at the central west edge of Snohomish County, approximately 30 miles north of Seattle. The district is comprised of approximately 15.44 acres and contains 30 contributing resources, 12 non-contributing resources, and two properties previously listed in the National Register of Historic Places. Of the non-contributing resources, one was constructed after the period of significance and the others are historic buildings that have lost architectural integrity through alterations. The buildings in the district represent a collection of vernacular commercial structures in the city's central business district (primarily along Hewitt, Wetmore, and Rockefeller Avenues), as well as buildings associated with fraternal and labor organizations (along Lombard and Oakes Avenues).

Commercial buildings in the district range in height from one to six stories, with most two or three stories tall. They are predominantly of bearing masonry construction with brick facing on the primary façade. Entries are typically recessed, set into larger glazed storefront systems. Upper stories are occupied by offices, commercial uses, or residential units.

Narrative Description

Overall, the buildings in the Hewitt Avenue Historic District are in fair condition and retain adequate integrity to convey their significance as a collection of late-19th to mid-20th century commercial, labor, and fraternal structures. Along the commercial rows, the buildings are set immediately adjacent to each other with zero lot lines. In the northern portion of the district, which contains primarily the labor-, fraternal-, and government-related buildings, the structures are standalone buildings. Alterations to commercial buildings in the district mainly consist of window replacement and/or storefront alteration. Taken as a group, the buildings in the district clearly convey their history through the original materials, setting, feeling, association, and location.

Individual Resources

Site no.	Address	Name	Constr. date	Architect	Status*
1	2813-2815 Wetmore	IOOF Hall	1912		C
2	2817 Wetmore	Salvation Army	1918		C
3	2819 Wetmore	Robinson Building	ca. 1947		HNC
4	2821 Wetmore		1909		HNC
5	NW cor Wetmore & Hewitt	Speakers Corner			C
6	1620 Hewitt	Greenberg Block	1903	Clayton Wilson	C
7	1701-1703 Hewitt	Brownell Building	1899		C
8	1702 Hewitt	Peoples National Bank / US Bank	1959		C
9	1705-1707 Hewitt	Kinney & Sipprell	ca. 1921		HNC
10	1709 Hewitt	Schmalz Block	1896		HNC
11	1712 Hewitt	Riley Block	1911		HNC
12	1713-1715 Hewitt	Apollo Theater	1915		C
13	1714-1716 Hewitt	Miley Building	1920		HNC
14	1717 Hewitt	Pennant Building	1922		HNC
15	1721 Hewitt	Central Building	1925	Morrison & Stimson	C
16	1801 Hewitt	Commerce Building	1910	Benjamin Turnbull	[NR]

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Site no.	Address	Name	Constr. date	Architect	Status*
17	1804 Hewitt	Hodges Building	1923	Benjamin Turnbull; Howard S. Wright, contr.	C
18	1805 Hewitt	Horseshoe Saloon	1909-1910		C
19	1806-1808 Hewitt	Fobes Building	1901-1902	Howard S. Wright, contr.	C
20	1809 Hewitt	Seattle Lighting	ca. 1980		NC
21	1810 Hewitt	Star Theater	1909		C
22	1811 Hewitt		ca. 1910		NC
23	1812 Hewitt	Watson's Bakery	1910		C
24	1820 Hewitt	McCrosen Building	1894		C
25	1901-1903 Hewitt	Whitehouse Public Market / Dolloff Bldg	1923		C
26	1905-1907 Hewitt	Sharpless Barber	ca. 1902		C
27	1909 Hewitt	Evergreen Building	1902		C [ER]
28	1915 Hewitt	Mitchell Hotel / Cascadia Apts.	1903	A.F. Heide	C
29	Runs E-W betw. Hewitt & California	BNSF Railway & Tunnel	1900		C
30	2812 Lombard	Labor Temple	1930	C. Ferris White	C
31	2711 Oakes	VFW Post 2100	1946		C
32	2725 Oakes	Normanna Lodge	1947		C
33	2727 Oakes	Challacombe & Fickel Funeral Home	1923	Benjamin Turnbull	C [ER]
34	2730 Oakes	National Guard Armory	1920-1921; 1963 alt.	Louis Swartz; Harold Johnson	NC
35	2801 Oakes	Everett F.S. No. 2	1925	Morrison & Stimson; Solie & Wahl, builder	[NR]
36	2811 Oakes	Fire Alarm Signal Building	1958	Harry E. Botesche	NC
37	2820 Oakes	Dolloff Motor Company Dealership	ca. 1920		NC
38	2717 Rockefeller	Everett Sheet Metal Works	1915		C
39	2814 Rockefeller	Newland Building	1950		C
40	2815 Rockefeller		1925		C
41	2816 Rockefeller		ca. 1928		C
42	2817 Rockefeller	Mehan Block	1925		C
43	2823 Rockefeller	Morrow Building	1925		C [ER]
44	2920 Rockefeller	Everett Printing Company	1907		C

*C (contributing), NC (non-contributing), [NR] (National Register-listed), [ER] (Everett Register-listed)

1. IOOF Hall, 2813-2815 Wetmore Avenue (1912)

Architect / Builder: Unknown

Legal: 00439166600700 Classification: Historic Contributing

This large three-story building has been altered at the storefront level but retains defining characteristics above. A corbelled belt course divides the first-story base from the upper stories. Regularly-spaced, rectangular window openings (seven each at the second and third stories) are divided by two-story pilasters, and brick spandrel panels with a decorative geometric design are located between first- and second-story windows. Two thin cast stone belt courses separate the third story from the tall flat parapet above. A wider, flat band with a central peak highlights a simple escutcheon with the construction date—1912. Wood windows are one-over-one, with a smaller upper sash.

Cultural data: Permit records indicate that a two-story frame building was built at this location in 1901 for the Independent Order of Odd Fellows (IOOF) Lodge. The Odd Fellows were a benevolent society that originated in England in the mid-18th century, with the IOOF organized in America in 1819 in Baltimore. The IOOF grew throughout the nation, to a peak membership of more than 2 million in 1920.

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The subject building, a larger and more permanent structure, replaced the 1901 building in 1912. In addition to the IOOF Hall, a furniture company appears to have typically occupied the first floor. The IOOF Hall was located in the building at least to 1947, according to city directories. After that time, Goldberg Furniture, which was in the subject building since 1941 or earlier, remained there at least until 1959.

2. Salvation Army, 2817 Wetmore Avenue (1918)

Architect / Builder: Unknown

Legal: 00601066600100 Classification: Historic Contributing

This two-story building, an example of commercial vernacular, is faced with oversized bricks laid in running bond. Simple decorative details include a crenellated cornice and sloped brick window sills. There are two entries—one at the north serves the commercial space and one at the south appears to access a stair to the second story. Wood windows appear original; at the second story they are one-over-one.

Cultural data: City directories identify this building as the location of the Salvation Army Hall from 1918 to at least 1959.

3. Robinson Building, 2819 Wetmore Avenue (1947)

Architect / Builder: Unknown

Legal: 00601066600200 Classification: Historic Non-Contributing

This one-story Modern commercial building is characterized by its Roman brick facing and large storefront area with deeply-recessed entry. A non-original storefront system with simulated divided lights and a large full-width awning obscuring the upper portion of the façade detract from the architectural integrity of the building.

Cultural data: A water service permit for owner Herb Robinson is dated December 29, 1947. In 1948, building tenants were Noble Realty and Wold's Men's Shop. Ownership remained in the family until at least 1960, while tenants included Nelson's New Home Sewing Machine, Hobby Arts, Vic Johnson Realty, Northwest Salon of Beauty, and Bates Barber Shop.

Herbert L. Robinson was the owner of American Dye Works, located next door at 2821 Wetmore Avenue (#4). The company was established by his father in 1900. Herb Robinson was born in Tacoma in 1889, the son of German immigrants. He graduated from Everett High School and worked with his father in the family business, taking it over after his father retired. Herb Robinson died in 1957, after which his wife retained ownership of the subject building for several years.

4. 2821 Wetmore Avenue (1909)

Architect / Builder: Unknown

Legal: 00439166600800 Classification: Historic Non-Contributing

This single-story commercial building is characterized by red brushed brick in running bond, enframing a large wall opening for a storefront. A soldier course spans the width above the opening. A contemporary recessed storefront system has been inserted.

Cultural data: Originally occupied by a barbershop, tenants in the 1930s and '40s included Frey & Gable Real Estate, American Dye Works (from at least 1935 to 1950), and American Cleaners.

5. Speakers' Corner, NW corner of Wetmore Avenue & Hewitt Avenue (1916)

Legal: City right-of-way Classification: Historic Contributing

Speakers' Corner is a historic site at the northwest corner of the intersection of Hewitt Avenue and Wetmore Avenue. It is located on the sidewalk, in the City right-of-way.

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Cultural data: This particular corner was the traditional spot for local orators, and it was not until the Industrial Workers of the World (IWW) began using the corner to protest the poor working conditions of shingle workers that public speaking was outlawed on this corner. The speakers were arrested, usually later released and sent back to Seattle. In August of 1916 violence broke out at the Jamison shingle mill. Fighting started between strikers and strike-breakers and police began beating the IWW speakers, who were prohibited from coming to Everett. On October 30, 1916, a group of 41 IWW members came to Everett by ferry to speak at Hewitt and Wetmore. They were fiercely beaten, an incident that led to the IWW organization of a group of 300 members to travel to Everett on November 5 of to Everett to support the shingle strikers in a rally. There was a confrontation with the police at the waterfront when the IWW members tried to land, and shooting broke out. Five workers and 2 deputies were killed, and at least 30 were wounded. This event became known as the "Everett Massacre" and is the bloodiest incident in the history of labor in the Pacific Northwest.

6. Greenberg Block, 1620 Hewitt Avenue (1903)

Architect / Builder: Clayton Wilson, arch.

Legal: 00644968303000 **Classification:** Historic Contributing

This three-story building is prominently sited on a corner, showcasing its north and east façades, which are finished with light brown brick and stone details. Although storefronts on the north have been altered, original features at the first story on the east façade show the "rustication" formed by inseting every seventh row of brick. A stone belt course at the sill line of the second story distinguishes the tall base of the building from the upper stories. At the upper portion, tall pilasters capped by brick arches form window openings, with brick spandrels inset below the third-story windows. Tripartite wood windows are set into relatively deep window openings. The building has lost its cornice but retains fine original architectural detail and materials.

Cultural data: The Greenberg Block, designed by Clayton D. Wilson, was completed in March 1903 for approximately \$30,000. It was occupied by Burnett Brothers Jewelers from at least 1932 into the 1990s. The upper floors contain offices.

7. Brownell Building, 1701-1703 Hewitt Avenue (1899)

Architect / Builder: Unknown

Legal: 00439166600900 **Classification:** Historic Contributing

This two-story corner building is characterized by its simple rectangular massing with storefronts at the first story and rectangular window openings at the second story. Second-story windows are wood with glazed transom. The second-story has been stuccoed over and the building has a continuous parapet.

Cultural data: The Brownell Building was constructed for Francis H. Brownell, the first lawyer in Everett. Brownell was born in 1867 in Little Compton, Rhode Island, and arrived in Everett in 1891 after graduating from Brown University in 1888 and Columbia Law School in 1890. In 1902 he formed a partnership with J.A. Coleman to create the firm of Brownell & Coleman. Brownell's business largely consisted of commercial and corporation law, with clients including the Everett Improvement Company, the Everett Street Railway & Light Company, Everett Pulp & Paper Company, Puget Sound Reduction Company, Monte Cristo Mines, First National Bank, and American National Bank. Francis Brownell was one of the organizers of the Snohomish County Agricultural Society, a member of the hospital board, and a trustee of the city library. He and his wife Josephine had a house built in 1902 on the southwest corner of 23rd and Rucker Streets. Later Brownell returned to the East Coast, serving as Chairman of the Board for the American Smelting & Refining Company. He died in 1954.

The Brownell Building was occupied by Brodeck Clothing Company and Fisher's Shoe Store. Pacific Hardware Company was in the building from 1928 to 1930, followed by Helen Davis Shop (women's furnishings), H & L Sport Store, Gwynne's Family Shoe Store, and Wold Men's Shop.

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- 8. Peoples National Bank / US Bank, 1702 Hewitt Avenue (1959)**
Architect / Builder: McClelland & Osterman?
Legal: 00439168400100 Classification: Historic Contributing

This Modern bank is located on a corner site, with all four façades visible. The primary north and west façades feature a glass curtainwall with opaque spandrels, providing an effect of horizontal banding. Roman brick is used on the east and south façades, and extends to wrap the edges of the primary façades. At the east end of the north façade, the brick portion is stacked bond with square decorative details in rows of three. A flat roof with very slightly overhanging eaves flares at the northwest corner.

Cultural data: This corner location was previously occupied by Ekho Drug Store from at least 1932 to 1950. The Peoples National Bank building was completed in 1959. A teller's building 17'x31'-6" was added in 1968, replaced with a new drive-in portion in 1972. In 1987, Peoples National Bank became US Bank. Original permit records or drawings are not available and the architect has not been identified. The bank was likely designed by McClelland & Osterman of Seattle. The firm designed at least one other Peoples National Bank branch (constructed in 1956 at Dexter Avenue and Broad Street in Seattle), and a 1976 permit for some interior work on the subject building listed the architect Osterman Associates.

- 9. Kinney & Sipprell Building, 1705-1707 Hewitt Avenue (ca. 1921)**
Architect / Builder: Unknown
Legal: 00439166601100 Classification: Historic Non-Contributing

The primary south façade of this two-story building is edged with brick and characterized by elements of paneled wood—a frieze band below the projecting cornice, as well as above the second-story windows. Storefronts at the first floor have been extensively altered, although they retain their two recessed entries, and mezzanine and second-story windows have been replaced with incompatible vinyl sash.

Cultural data: Original tenants were Kinney & Sipprell music store (1922-1932), Rogers Business School (1922-1939), and Quam & Baldwin real estate (1922-1939). Another early tenant was Everett Savings & Loan (1925-1937). Later occupants included Smith's School of Music & Arts, a jeweler, a shoeshiner, Everett Youth Center, and later a teen recreation center called the Gull's Nest.

- 10. Schmalz Block, 1709 Hewitt Avenue (1896)**
Architect / Builder: Unknown
Legal: 00439166601300 Classification: Historic Non-Contributing

This tall two-story building has a single storefront at the first story and two large windows at the second story, primary south façade. The brick building has recently been faced with lapped wood siding and windows replaced with incompatible simulated divided-light sash.

Cultural data: Constructed in 1896 for tailor Henry Schmalz, this building was occupied by tailoring activity into the 1920s. Pioneer businessman C.C. Brown had an office in the building at the turn of the 20th century. A.W. Carlson opened a café in the mid-1920s. During World War II, Joe Paglia opened the Sport Center—a combination cigar store, magazine and candy shop, card room, and barber shop.

- 11. Riley Block, Hewitt Avenue (1911)**
Architect / Builder: Unknown
Legal: 00439168403300 Classification: Historic Non-Contributing

This narrow and deep two-story building has a single recessed storefront at the first story, primary north façade, with two square window openings above. These architectural characteristics wrap around to the first bay on the west façade. The building has been extensively altered, with permastone facing at the storefront level and metal cladding flush with the façade above. Windows have been replaced with incompatible vinyl sash. Visible original elements include brick facing (now painted) and cast stone sills at the second story, and a projecting denticulated cornice.

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Cultural data: The Riley Block was built in 1911 for William N. Riley of Riley-Cooley Shoes. The subject building served as the retail outlet for the firm until World War I, when Murray Shoe Store occupied the building (1917-1923). Later tenants included Alexander Printing, Dickson's Cigar Store, and then The Turf beer parlor and amusements from 1950 to 1966.

12. Apollo Theater, 1713-1715 Hewitt Avenue (1915)

Architect / Builder: Unknown

Legal: 00439166601400 **Classification:** Historic Contributing

This relatively tall, one-story brick building has a simple storefront system and is characterized by its multi-light transom panels and projecting sheet metal cornice with dentil band below. The multi-light transom continues from the primary east façade around to the alley façade on the north, a unique detail.

Cultural data: The subject building opened as the Hayes Theater on December 20, 1915. Less than two years later it was transformed into the Apollo Theater, which was a major downtown movie theater for a decade, closing June 19, 1927. The building was then occupied as a grocery store. The 1932 city directory lists Central Cigar Store and restaurant at the address.

13. Miley Building, 1714-1716 Hewitt Avenue (1920)

Architect / Builder: Unknown

Legal: 00439168403100 **Classification:** Historic Non-Contributing

Immediately east of the Riley Block and with similar architectural detail, this two-story building has two storefronts, each with a group of four windows above. The first story has been extensively altered, with non-original doors and storefronts as well as sandstone facing. At the second story, original wood windows have been replaced with incompatible vinyl sash. Visible original details include a prominent dentilled cornice with decorative paired brackets and a band of paneling below.

Cultural data: This building was constructed in 1920 for Charles W. Miley, president of Cascade Savings and Loan. Initial tenants were Homer Skinner's jewelry store, Milady's Beauty Shop, and Walter Swalwell's real estate office. The latter remained in the building through the 1940s. In the mid-1920s, Mon Wallgren's jewelry store moved in. Wallgren went on to become a U.S. Senator and governor of the state. Photographer Orrin Graves was in the Miley Building 1928-1932. The 1950 city directory indicates Congressman Scoop Jackson had an office in rooms 103-104. Long-term occupants included Everett Optical (1939-1971), Northwest Beauty School (1954-1965), and violin instructor Gene Nastri (1940s to late 1960s).

14. Pennant Building, 1717 Hewitt Avenue (1912)

Architect / Builder: Unknown

Legal: 00439166601601, 00439166601602 **Classification:** Historic Non-Contributing

This modest single-story commercial building consists of two storefronts, treated as two distinct buildings, both of which have been extensively altered. The eastern storefront has a fixed arched awning above the deeply recessed entry, which is accessed by paneled wood doors. The western storefront contains a glazed aluminum storefront system and has an awning covering the upper portion of the façade. A simple sheet metal cornice caps the building.

Cultural data: This building was occupied by the Pennant—a cigar store and restaurant, and later a tavern—from 1931 into the 1980s. The Snowflake Coffee Shop was also a long-term tenant, from 1937 to 1963.

15. Central Building, 1721 Hewitt Avenue (1925)

Architect / Builder: Morrison & Simson, arch.

Legal: 00439166601700 **Classification:** Historic Contributing

This six-story building is prominently located on the northwest corner of Hewitt and Rockefeller Avenues. It is finished with light brown brick and cream terra cotta, with Gothic Revival details. The tall first story forms a base and is clad with cream terra cotta. The main body of the building is faced with light brown brick in running bond and features pilasters between

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pairs of windows. Above the sixth-story windows is a wide band of encrusted terra cotta. Capping each pilaster is additional Gothic detailing, including terra cotta finials that project above the brick parapet. Storefronts have been altered and upper-story windows are non-original, but the building clearly retains its architectural integrity.

Cultural data: The Central building dates from 1925, the peak of a building boom, and was constructed for approximately \$150,000. City directories indicate it was typically occupied by dentists, lawyers, insurance agents, and the like.

16. Commerce Building, 1801 Hewitt Avenue (1910)

Architect / Builder: Benjamin F. Turnbull

Legal: 00439166500900 **Classification:** National Register-listed

This National Register-listed, five-story building is located on the northeast corner of Hewitt and Rockefeller Avenues. The primary south and west façades are characterized by a tripartite composition of base, shaft, and cap, with the base formed by the first story, the shaft by stories two through four, and the cap consisting of the fifth story plus a prominent cornice with decorative brackets. The building is faced with light brown pressed brick. Windows are paired between pilasters and have large wood pivot sash with a glazed transom above. Single windows at each end have a brick jack arch above.

Cultural data: Designed by prominent Everett architect Benjamin Turnbull, this building was constructed for the Bank of Commerce in 1910 for a cost of approximately \$100,000.

17. Hodges Building, 1804 Hewitt Avenue (1923)

Architect / Builder: Benjamin F. Turnbull, arch.; Howard S. Wright, contr.

Legal: 00439168503000 **Classification:** Historic Contributing

This five-story building is located on the southeast corner of Hewitt and Rockefeller Avenues. The primary north and west façades are characterized by a tripartite composition of base, shaft, and cap. The first story is concrete, with storefronts at the north (Hewitt Avenue) façade. Upper stories are face with white brick and have paired wood windows divided by pilasters that rise continuously from the second story to the cornice line above the fifth story. A prominent sheet metal cornice projects above the fifth story and a simple brick parapet rises above that.

Cultural data: Constructed for owner H.C. Hodges, this was the last major Everett building designed by architect Benjamin F. Turnbull. Prior to its conversion to apartments, city directories indicate tenants such as dentists, chiropractors, watch repair, real estate and insurance agents, beauty shops, and the like occupied the offices.

18. Horseshoe Saloon, 1805 Hewitt Avenue (1909-1910)

Architect / Builder: Unknown

Legal: 00439166501100 **Classification:** Historic Contributing

This two-story brick commercial building has a storefront at the first story and a band of five windows at the second story. The first story has been altered but the building is characterized by end pilasters (at the outer edges of the façade); decorative narrow wood pilasters between the second-story windows; a line of corbelling above the windows; and by the tall, shaped brick parapet with cast stone coping.

Cultural data: After the original Horseshoe Saloon burned in August 1909, bottling works proprietor A.L. Van Valey had the subject building constructed. It was finished in 1910, and later that year a Local Option prohibiting liquor sales was passed, followed by the state dry law. By 1933, when liquor became legal again, the building was occupied by the Eagle Club Room (card room), in place at least until 1950.

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19. Fobes Building, 1806-1808 Hewitt Avenue (1901-1902)

Architect / Builder: Howard S. Wright, contr.

Legal: 00439168502800 Classification: Historic Contributing

This two-story mid-block building measures 48' x 80'. At the first story are two storefronts, each with a central flush entry and transom band above. Between the two storefronts is an entry that serves stairs up to the second floor. A cornice band separates the first and second stories. The second story features a row of eight tall, narrow rectangular window openings. Each opening contains a one-over-one-light double-hung wood window with glazed transom above. Finish materials are tan and grey brick, and the windows have stone sills. Corbelling above the windows provides a cap to the façade.

Cultural data: This building was constructed for investor J.W. Fobes of Rhode Island. Long-term early tenants included the White Company (notions outlet) and Childs & Christiansen Hardware. Later occupants included Model Shoe Store, Steve's Cycle & Key Shop, and Granstrom Sporting Goods.

20. Seattle Lighting, 1809 Hewitt Avenue (1980)

Architect / Builder: Unknown

Legal: 00439166501200 Classification: Non-Historic Non-Contributing

This one-story commercial building is contemporary in design but low-scale like many other buildings in the District. The lower portion of the primary south façade is finished with brick veneer in running bond, while the upper portion is clad with cement plaster panels. The asymmetrical façade has a large aluminum storefront system sheltered by a fixed awning, with a cutaway entry at the southeast corner.

Cultural data: This building was constructed in 1980.

21. Star Theater / Granstrom Sporting Goods, 1810 Hewitt Avenue (1909/ 1955)

Architect / Builder: Unknown

Legal: 00439168502700 Classification: Historic Contributing

This tall one-story commercial building is constructed of brick, but a 1955 alteration of the primary north façade resulted in a boxed-out surround of painted plywood panels with a cutout for the glazed storefront system. The original mosaic tilework in the recessed entryway remains in place.

Cultural data: The first structure in Everett purpose-built as a movie house, the Star Theater opened on November 26, 1909. It was built for approximately \$8,000 for investor W.G. Swalwell, who leased it to Alexander Singelow, an early newsreel cameraman in the region. Singelow operated a movie house until 1927, when it was closed and converted to a drug store. Castle Drug Company occupied the building into the 1940s, and from 1950 to 1954 it was an electrical contractor's shop. The storefront represents an intact remodel from the 1950s, when the building was occupied by Granstrom Sporting Goods (1955 to 1971).

22. 1811 Hewitt Avenue (ca. 1910)

Architect / Builder: Unknown

Legal: 00439166501400 Classification: Historic Non-Contributing

This tall one-story commercial building dates from 1910 but the primary south façade has been completely remodeled in coordination with 1809 Hewitt (#20), located west across the alley. Some original brick, now painted, is visible at the eastern end of the south façade. Like its neighbor, this building has an asymmetrical façade with large aluminum storefront systems with a recess at the southwest corner and cement plaster panel cladding above the storefront portion.

Cultural data: The Snohomish County assessor cites a construction date of 1910 for this building, but water permits show water hookup in 1902 and 1905, which could be earlier, demolished structures, and a sewer connection in 1922, which may be the subject building. The 1922 owner was C. Christenson. In the 1930s, John Christianson (hardware) occupied the space. From at least 1950 to through the 1970s, Wold Hardware was in the building.

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23. Watson's Bakery, 1812 Hewitt Avenue (1910)

Architect / Builder: Unknown

Legal: 00439168502500 Classification: Historic Contributing

This two-story building is finished with light orange pressed brick, which frames a wood storefront system at the first story and a band of three paired windows at the second story. Above and below the windows is a wood trim band, with simple wood pilasters between each pair. A decorative brick panel runs below the second-story windows, while a projecting cornice with dentils beneath it caps the building.

Cultural data: This building was constructed for local realtors V.J. Pearse and A.D. Lucas, who were involved in a number of commercial buildings erected on Hewitt Avenue. Early tenants include the Chicago Outfitting Company and Hotel Savoy. By 1932 the building was occupied by Quality Food Market (meats), Watson's Bakery & Delicatessen, and Merchants Hotel. Watson's Bakery remained into the 1950s.

24. McCrossen Building, 1820 Hewitt Avenue (1894)

Architect / Builder: Unknown

Legal: 00439168502100 Classification: Historic Contributing

This substantial brick commercial block, measuring 86' by 65', is located at the southwest corner of the intersection of Hewitt and Oakes Avenues. The primary north façade is arranged into five bays, two wider bays on either side of a narrow central bay. The four regular bays each contain a storefront at the first story, with three tall rectangular window openings at the second story. These three windows share a continuous stone sill, and all have jack arch headers. The central bay contains an exterior stairway from street level to the second-floor entry, with a single narrow window above. This bay is slightly taller than the others, and features an arched inset bearing the name and date of the building—McCrossen, 1894. Additional stylistic details include extensive brick corbelling above the windows and along the parapet. The eastern storefront has been extensively remodeled but the two western storefronts appear to be original wood systems.

Cultural data: Built for local grocers Thayer and McCrossen, the building briefly served as a post office in the 1890s. Brick was supplied by the Everett Electric Brick Company, one of several local brick yards established with the encouragement of the Everett Land Company to facilitate early construction activity. Occupants over the years include Everett Parlor Furniture Manufacturing Company, Sherman Louis (clothing), Manila Hotel, A.C. Hatloe & Son (paint and wallpaper), Farmer Larry & Co., and Jack's Menswear.

25. Whitehouse Public Market / Dolloff Building, 1901-1903 Hewitt Avenue (1923/ c. 1955)

Architect / Builder:

Legal: 00439166400900 Classification: Historic Contributing

This one-story building is sited on the northwest corner of the intersection of Hewitt and Oakes Avenues and has a clipped corner. The building now features 1950s storefronts on the primary west and south façades. The expansive glazing has narrow aluminum trim with marble bulkheads. Brick walls above the fixed awning are painted. The building has a flat roof with parapet.

Cultural data: Owner John E. Dolloff had this building constructed in 1923 for use as a market. It operated as the Whitehouse Public Market into the 1930s. A 1933 water permit identifies it as the Oakes Avenue Market. In the 1950s it was occupied by Dolloff Motor Company (used car division) and the storefronts were remodeled. The building now represents an intact remodel from the 1950s. A sign permit was granted for Van Winkles Interiors in 1973, and the company continues to occupy the building today.

26. Sharpless Barber, 1905-1907 Hewitt Avenue (ca. 1902)

Architect / Builder: Unknown

Legal: 00439166401100 Classification: Historic Contributing

This single-story brick commercial building has a primary south façade divided into three bays, each containing a storefront. The central and eastern storefronts appear relatively intact and feature recessed entries. The western storefront

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has been altered with a more contemporary aluminum storefront system. Each bay features a depressed brick "signband" above the storefront, and a full-width cornice caps the building.

Cultural data: Records are unclear regarding construction date of the subject building. Water permits for the property indicate a new building in 1902, for owner John C. Curran and tenant Sharpless Brothers barbershop. The building does appear on the 1914 Sanborn Map. In the 1930s and '40s the building was occupied by a café or restaurant. Everett Sport Store (card room) was located in the building by 1941 and later became Everett Sports Store and Everett Sportmen.

27. Evergreen Building, 1909 Hewitt Avenue (1902)

Architect / Builder: Unknown

Legal: 00439166401300 Classification: Historic Contributing

This brick building features a primary south façade composed of a wood storefront system at the first story and faced with cream brick at the second story. A stone belt course forms a continuous sill for the four rectangular windows at the second story. The windows are separated by simple brick pilasters and have stone lintels and corbelling above. The building is capped with a sheet metal cornice above a frieze band with a row of dentils.

Cultural data: Water permit records indicate that William and L.J. Mitchell were the original owners of this building. They owned the Mitchell Lumber Company of Everett and also developed the Mitchell Hotel (#28) to the east across the alley. Occupants over the years have included a clothing store, Love's Grocery, Goffee's Sample Shoe Store, Phillips Family Shoe Store, and the Evergreen Tavern.

28. Mitchell Hotel / Cascadia Apartments, 1915 Hewitt Avenue (1903)

Architect / Builder: A.F. Heide, arch.

Legal: 00439166401400 Classification: Historic Contributing

The 120' x 104' three-story building is prominently located on the northwest corner of Hewitt and Lombard Avenues. Primary south and east façades have a tripartite composition of a first-story base, second- and third-story shaft, and cap formed by a projecting cornice. Five bays comprise the south façade. At the first story, these bays consist of four storefronts, two on either side of a prominent central entry emphasized by a projecting marquee. At the upper two stories, pilasters divide regularly-spaced rectangular window openings, which contain simple one-over-one double hung sash. Aligned with the storefronts and central bay below, the window arrangement is four, four, three, four, four. The outer two bays and center bay project very slightly. Above the first story, a flat belt course and intermediate cornice divide the base from the stories above. At the second and third stories, the building is faced with buff-colored brick. Slight corbelling is used above each third-story window. The entablature consists of a plan frieze band with dentils and a shaped cornice above. Art glass transoms remain in some of the storefronts.

Cultural data: The major hotel in the city for two decades, the Mitchell Hotel was designed by August F. Heide, who had served as an architect for John D. Rockefeller's Everett Land Company. Constructed for William and L.J. Mitchell, owners of the Mitchell Lumber Company of Everett, the hotel was an early and important project undertaken during the recovery from the 1893 Depression. The building was planned as a six-story building and equipped with elevator service. However, the three additional stories were never constructed. Reportedly, the 76 guest rooms contained modern conveniences and were furnished luxuriously. Engravings displayed in the corridors were from the collection of the Mitchell brothers. The upper stories are currently occupied by apartments.

29. Great Northern / BNSF Railway & Tunnel, runs east-west, mid-block between Hewitt Avenue and California Avenue, from Oakes on the east to West Marine View Drive on the west (1900)

Architect / Builder:

Legal: 00601066200000 Classification: Historic Contributing

This railway tunnel extends underground through Everett's business district for seven blocks, from Oakes Avenue on the east to West Marine View Drive on the west. It is a concrete tunnel containing a single line of tracks.

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Cultural data: The Great Northern Railway reached Everett in 1893, with service from the East Coast and continuing to its western terminus in Seattle. The Everett tunnel opened in 1900. In 1970 five railroads—the Great Northern; the Northern Pacific; the Chicago, Burlington & Quincy; the Spokane, Portland & Seattle; and the regional Pacific Coast—merged to form the Burlington Northern Railroad. In 1995, the Burlington Northern merged with the Santa Fe, to create the Burlington Northern Santa Fe (BNSF) Railway. Today BNSF owns and operates the tunnel, which is also used by Amtrak trains.

30. Labor Temple, 2812 Lombard Avenue (1930)

Architect / Builder: C. Ferris White

Legal: 00439166402000, 00439166402300 **Classification:** Historic Contributing

This eclectic two-story building is located just north of the commercial downtown strip, facing east on Lombard Avenue. The primary east façade features a prominent central entry, recessed into the building and raised above grade, reached by steps. A cast stone surround frames the entry and reads "Labor Temple" above the opening. This central entry bay projects very slightly and rises to a peaked parapet, while decorative brackets support a pent roof on either side of it. The south façade is faced with brick. Paired windows are set into rectangular openings with cast stone sills and soldiered brick headers. At the second story, the central bay has a slightly wider window opening with tripled windows. Windows appear non-original and transoms have been covered. A one-story Modern addition was constructed on the north side of the original building.

Cultural data: Built during the Depression, the subject building replaced an earlier Labor Temple. It was dedicated June 19, 1930.

31. VFW Post 2100, 2711 Oakes Avenue (1946)

Architect / Builder: Unknown

Legal: 00645062803300 **Classification:** Historic Contributing

This Modern building has a horizontality emphasized by its Roman brick veneer, flat marquee above the central entry, and a single wide rectangular window opening on either side of the entry. A simple belt course runs along the façade in line with the entry marquee. The entrance is slightly recessed, flanked by tall concrete fins that divide the glazed entry assembly into three parts. A strip of four windows, divided vertically into three panes, is set into each of the two window openings. A flat parapet with simple coping caps the building.

Cultural data: Veterans of Foreign Wars (VFW) Post 2100 was chartered April 25, 1931 in Lake Stevens, Washington. The post moved to Everett in 1946 with construction of the subject building. A water service permit is dated January 22, 1946 for this VFW building. The building was dedicated August 28, 1946, and occupancy has been continuous since construction. Permits and records indicate interior remodels in the 1960s as well as a rear addition in the 1970s.

32. Normanna Lodge, 2725 Oakes Avenue (1947)

Architect / Builder: Unknown

Legal: 00645062803000 **Classification:** Historic Contributing

This Modern 75' x 108' building faces west onto Oakes Avenue. It is just south of the VFW (#31), constructed around the same time. The primary west façade is faced with tan brick laid in running bond. The architectural detailing is fairly simple, with a stepped pilaster at either end of the façade. The prominent, recessed central entry is emphasized by rounded corners and a projecting porch roof. On either side of the entry is a rectangular punched opening filled with glass block and a slightly larger rectangular window opening. These openings have soldiered brick headers and brick rowlock sills. A blade sign is attached to the building above the main entry, and a shield is located above each of the two larger windows. To provide access to the raised central entry, a ramp has been added along the façade south of the entry.

Cultural data: As they arrived in West Coast cities, Scandinavian immigrants organized literary and social clubs. Everett's "Den Norske Forening" was organized on June 10, 1901 and built a meeting hall in 1904. This first Normanna Hall was replaced by a parking lot, and the subject building was constructed in 1946. A sewer permit was dated April 1946, and the building was informally opened on February 14, 1947. Front doors were replaced in 1969, according to permit records. The building continues to be occupied by the Sons of Norway as Normanna Lodge.

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33. Challacombe & Fickel Funeral Home, 2727 Oakes Avenue (1923)

Architect / Builder: Benjamin F. Turnbull, arch.

Legal: 00645062802600 **Classification:** Historic Contributing

This free-standing building is located prominently at the northeast corner of the intersection of Oakes and California Avenues. The Colonial Revival building is characterized by its hipped roof with hipped dormers, red brick finish laid in common bond, entry porch and port cochere formed by classical entablatures supported by Tuscan columns, frieze band with dentil course, and twelve-over-one-light double-hung wood windows.

Cultural data: Original owners Nicholas B. Challacombe and Charles H. Fickel formed a partnership in 1919 and opened the subject building as a funeral home in 1923, at which time it was noted as being thoroughly modern and having the best equipment. Challacombe was an established Everett businessman and had been the county coroner for four years, as well as serving as president of the state board for examiners and embalmers. Fickel was a well-known mortician and had served as county coroner and county clerk for four years beginning in 1914. Walter Precht joined the business in the mid-1930s as licensed embalmer and funeral director. He and his wife Ruth lived above the business, which she managed during the war. The Precht family operated the funeral home until 1984 and owned the building until 2007.

34. National Guard Armory, 2730 Oakes Avenue (1920-1921; altered 1963)

Architect / Builder: Louis Svartz, original; Harold Johnson, alterations

Legal: 00439162701300 **Classification:** Historic Non-Contributing

The original armory structure has been covered by later alterations in the Stripped Classical style. The two-story building has a slightly T-shaped footprint and is sited at the northwest corner of Oakes and California Avenues, with its primary façade facing east. The symmetrical primary façade features a central entry, raised above grade (reached by steps) and inset into the building. The entrance is emphasized by a slight projection in the plane of the façade, as well as a two-story surround finished with metal. The balance of the building is finished with stucco. Aluminum windows are set into tall rectangular punched openings with pilasters between them. The spandrel area beneath each window appears to be painted brick.

Cultural data: The armory was constructed in 1920, with a water hookup permit dated Aug 21, 1920. Permit records indicate an interior remodel in 1960 and exterior remodel in 1961, although other citations indicate alterations date to 1963.

35. Everett Fire Station No. 2, 2801 Oakes Avenue (1925)

Architect / Builder: Morrison & Stimson, arch.; Solie & Wahl; builder

Legal: 00439166400100 **Classification:** National Register-listed

Located at the southeast corner of Oakes and California Avenues, just north of the commercial district, this fire station is a two-story building designed in a simplified Classical Revival style. The building footprint is 55' x 80', with a square hose tower at the south end of the east façade. The primary west and north façades are finished with buff brick veneer and cast stone trim. On the west façade, cast stone "blocks" surround four large bays with overhead doors. A central entry has a glazed wood-paneled door with a decorative shield above. Windows at the second story are set into regular rectangular openings, with cast stone jack arches above. The three center windows on the west façade are capped by blind arches. Additional decorative details include cast stone belt courses between the first and second stories, cast stone quoining, terra cotta blocks with urn motif at the corners between the two belt courses, a projecting cornice with decorative brackets, and a red-tiled roof detail. Original windows were replaced with aluminum ca. 1960.

Cultural data: Built to serve the growing city center at a time of increased construction and public service, Everett Fire Station No. 2 is the oldest and most significant of the city's extant fire stations. It was built in a period when motorized fire equipment was replacing horse-drawn equipment. The building was the site of the fire chief's office and the center of the city's firefighting system. Designed by the firm of Morrison & Stimson and constructed by Everett contractors Solie & Wahl, the structure was completed under budget for \$22,157.

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36. Fire Alarm Signal Building, 2811 Oakes Avenue (1958)

Architect / Builder: Harry E. Botesche, arch.; Peter H. Hostmark, engineer

Legal: 00439166400100 **Classification:** Historic Non-Contributing

The Fire Alarm Signal Building is located south of Everett Fire Station No. 2 (#34). The 65' x 75' Modern building appears one-story from Oakes, but its sloping site provides a daylight basement for a full two-story massing. The single-story primary west façade is divided into three bays by concrete columns. The northernmost bay is the most intact, featuring red brick facing in running bond, with a central door flanked by windows (one on each side) with projecting brick sills. The central and southern bays have been altered with lapped siding and non-original aluminum windows. An awning stretches the width of the west façade.

Cultural data: The Fire Alarm Signal Building was constructed as a fire alarm/dispatch center and maintenance shop for the Everett Fire Department in 1958, in an effort to improve city services and response time. Previously, the alarm center was in Fire Station No. 2. The new building had a large shop, stock room, office, records room, and fire signal center on the first floor, with maintenance shops in the basement. The alarm center was in this location until 1974, when it was moved. At that time, alterations were made to convert the building to offices for the fire department. Everett architect Harry E. Botesche designed the building.

37. Dolloff Motor Company Dealership, 2820 Oakes Avenue (ca. 1920)

Architect / Builder: Unknown

Legal: 00439166502804, 00439166502803, 00601066500202, 00601066500201, 00439166501900,
00439166502100, 00984024370200 **Classification:** Historic Non-contributing

This large one-story commercial building is located mid-block on Oakes Avenue. The primary south façade is divided into four wide storefront bays divided by brick pilasters, with a shaped brick parapet above. The storefronts are contemporary anodized aluminum assemblies. The original brick facing of clinker brick, has been painted.

Cultural data: Exact construction date for this building is unclear. It post-dates the 1914 Sanborn Map and pre-dates 1930, when a water department permit showed a change from ½" to ¾" copper service for Dolloff Motor Company. Dolloff Motor Co. occupied the building until 1962, after which time Dolloff appeared to retain ownership but another used car sales company occupied the building. The building was remodeled in 1981 for the North Everett Lions Club.

38. Everett Sheet Metal Works, 2717 Rockefeller Avenue (1915)

Architect / Builder: Unknown

Legal: 00439162700900 **Classification:** Historic Contributing

This two-story brick commercial building has a storefront with recessed entry at the southern portion of the primary west façade, a single glazed wood door to access the upper floor, and an overhead door at the north end. The building is finished with brick laid in Flemish bond. Four paired windows at the second story are set into slightly recessed panels, forming narrow pilasters that rise above the parapet coping.

Cultural data: Everett Sheet Metal works occupied the building from at least 1932 to 1959, with the owner living above.

39. Newland Building, 2814 Rockefeller Avenue (1950)

Architect / Builder:

Legal: 00439166602000 **Classification:** Historic Contributing

This low-scale, one-story Modern commercial building is characterized by its Roman brick finish around an expansive glazed storefront. A brick pilaster at either end of the primary east façade frames the storefront, which is set on a slight diagonal. The bulkhead is matching roman brick, and a glazed wood door is topped by a glazed transom. An integral flat awning shelters the storefront, and the parapet above is faced with corrugated metal.

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Cultural data: The original sewer application dated March 1, 1950 was made by owner George Newland, and the original occupant was Scott Sheet Metal Works. In 1959, Jensen's Draperies moved in and in 1987 Graber Insurance Company.

40. 2815 Rockefeller Avenue (1925)

Architect / Builder: Unknown

Legal: 00439166500800 Classification: Historic Contributing

This two-story vernacular commercial building is located mid-block along Rockefeller Avenue. The primary west façade is finished with light brown brick laid in running bond. The first story contains a storefront with a recessed entry at the south end and a recessed entry at the north end of the building that accesses the upper floor. At the second floor are four regularly-spaced windows, one-over-one-light single-hung sash with a smaller upper sash. Wall openings have soldiered headers and the windows have brick sills. A modest cornice projects from the building above the second-story windows, forming a separation from the flat parapet above.

Cultural data: Occupants included Globe Paint & Wallpaper Company, Mutual Benefit Club of Washington, Technocracy Inc., and Belden Electric Company.

41. 2816 Rockefeller Avenue (ca. 1928)

Architect / Builder: Unknown

Legal: 00439166601900 Classification: Historic Contributing

The primary east façade of this vernacular one-story commercial building is faced with red brick laid in running bond. The glazed wood storefront system with a central recessed entry and a glazed transom band above appear original. A row of soldiered brick runs above the storefront opening, and two very slightly projecting header courses provide simple detail to the parapet, which has a shaped sheet metal coping.

Cultural data: Occupants included Typewriter Exchange, Bowling Drives (bowling alley), and Everett Poultry Company.

42. Mehan Block, 2817 Rockefeller Avenue (1925)

Architect / Builder: Unknown

Legal: 00601066500101 Classification: Historic Contributing

This two-story vernacular commercial building is located mid-block, with its primary façade facing west. The first story consists of a wide wood storefront system with a central recessed entry, and another glazed wood door at the south end of the façade to access the second floor. The second story is divided into four bays by simple pilasters, each bay containing a pair of one-over-one wood windows. Decorative details are minimal, including a simple wood intermediate cornice above the first story and cast stone sills at the second-story windows. The building is faced with light tan brick in running bond, and the flat parapet is finished with sheet metal coping.

Cultural data: Occupants included a grocery store from 1925 into the 1940s, and Salvation Army thrift shop in the 1950s. The grocery was Skaggs United Store from 1925–1927, changing to Skaggs Safeway in 1928 and later Safeway.

43. Morrow Building, 2823 Rockefeller Avenue (1925)

Architect / Builder:

Legal: 00439166502703 Classification: Historic Contributing

The Morrow Building is a 25' x 80' two-story vernacular commercial building located mid-block, with its primary façade facing west. The façade is finished with tan brick veneer laid in running bond. The first story primarily consists of a wood storefront system with a central recessed entry, a glazed transom band, and a bulkhead with windows to light the basement below. The entrance has a glazed wood door with a transom light. North of the storefront is a similar entrance (glazed wood door with glazed transom) that serves the second-floor residential space. At the second story are two large fixed wood windows, each with an upper sash divided into a row of three lights. There is a shaped intermediate cornice above the transom band at the top of the first story, and a slightly larger cornice caps the building.

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Cultural data: Constructed in 1925, the building replaced an earlier structure on the site. The original occupant was Globe Paint and Wallpaper, but by 1930 Ernest Dickman had a restaurant in the space and the Nankin Café was upstairs. Reportedly, a speakeasy called the Frontier Club operated upstairs during prohibition. The Snohomish County Welfare Department was located in the building in the mid-1930s to early 1940s. Two long-term Everett businesses have occupied the Morrow Building—Groger Paint and Wallpaper Company (1944–1964) and Joe's Loans (1965–1990). The building is named for former owners Ed and Betty Morrow, who restored the façade and rehabilitated the interior, then in 2010 donated the building to the Greater Everett Community Foundation.

44. Everett Printing Company, 2920 Rockefeller Avenue (1907)

Architect / Builder:

Legal: 00439168402800 **Classification:** Historic Contributing

This two-story vernacular commercial building is of concrete block construction, with rockfaced blocks used to finish the primary east façade. At the first story is an aluminum storefront system with a glazed entry door at the south end. At the north end is a glazed wood door with transom light to provide access to the second floor. Four one-over-one-light double-hung wood windows are located at the second story.

Cultural data: Early water permit records indicate a construction date of 1907 and note the original building owner as A.J. Morrow. The building was constructed as a printing office with "3 hand machines, 5 power machines (motor) and 5 employees." Both the 1914 Sanborn map and the 1955 update show the subject building (addressed 2918-2920 Rockefeller) as a housing a printing business. City directories from 1912 to the 1940s list Everett Printing Company at 2912 Rockefeller (with the next address noted as 2922). By the 1958-59 directory, Everett Printing Company has an address of 2920 Rockefeller, thus it appears the earlier listing referred to the subject building. Everett Printing remained in the building into the 1970s, and Bill's Blueprint has been the occupant since the mid-70s.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

1894-1959

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Turnbull, Benjamin F. (architect)

Morrison & Stimson (architect)

Heide, A. F. (architect)

White, C. Ferris (architect)

Wilson, Clayton (architect)

Wright, Howard S. (builder)

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.

Period of Significance (justification)

The period of significance for Everett's Hewitt Avenue Historic District extends from 1894, the earliest contributing building in the district (McCrossen Building, #24), to 1959, the date the last contributing building (Peoples National Bank / US Bank, #8) was completed. Only one new building has been erected within the district after the period of significance; a low-scale commercial building in keeping with the massing of its nearest neighbors.

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Criteria Considerations (explanation, if necessary)
N/A

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

The Hewitt Avenue Historic District, in Everett, Washington is significant under Criterion A, as a diverse and cohesive collection of buildings that conveys the commercial and social history and development of the City of Everett from the late 1890s through the late 1950s. The district is also significant under Criterion C, as representing the commercial vernacular style along with several examples of late 1940s and 1950s Modernism. The development of the district, which is located along and near Hewitt Avenue—the first major street of the city—exhibits Everett's historical commercial trends as well as the importance of social and labor elements in the city's history.

Historical Overview of Everett

Everett, once called the "city of smokestacks" for its industrial activity, was first home to the native Snohomish people. Although the area was claimed for England by George Vancouver in 1792, the Snohomish had little contact with white Europeans for the next several decades, with the exception of occasional encounters with the Vancouver and Hudson's Bay trading companies. In 1853 Washington Territory was founded and around this time the first homesteads and small logging camps were set up in the densely forested land that is now Everett.

Dennis Brigham was the first permanent white settler of the area, and by 1863 he was joined by others. Soon a small logging camp, steam sawmill, and trade store had been established. The first platted settlements were laid out at the important Snohomish winter village of Hebolb, on the northwest tip of the Everett Peninsula. Hebolb eventually became known as Preston's Point, named for the early settlers the Preston brothers.

From 1870 to 1880 the white population of the new settlement rose from 400 to 1,387 people. In 1889 Washington Territory became a state. The next year Henry Hewitt, Jr., wealthy lumberman and land speculator, arrived from Tacoma with \$400,000 to invest. Hewitt saw great potential for the area and convinced Charles Colby, an associate of John D. Rockefeller, that this land would be an ideal location for the American Steel Barge Company, of which Colby was president. With the backing of other investors, including Rockefeller himself, the Everett Land Company was founded in 1890, with Hewitt serving as president. The site was a logical location for industry and rail lines; factories and the harbor developed quickly. Within a year, the town boasted a nail factory, barge works, a paper mill, and a smelter, and was named Everett after the young son of Charles Colby. Everett's first shingle factory, the Blackman Brothers Mill, was built at Preston Point and began operation in 1892.

Everett grew quickly with the backing of the Everett Land Company. In 1891, 100-foot-wide Hewitt Avenue—a two-block length of which forms the backbone of the Hewitt Avenue Historic District—was cut across the town, linking the bay to the Snohomish River. By 1892 dwellings, schools, churches, and theaters had been built and Everett had 5,600 citizens. Streetcar service, electricity, streetlights, and telephones were also in place. In 1893 Everett was incorporated by election. That same year the Silver Panic caused a national depression, which was devastating for the new city. Banks failed, factories closed, railroads faltered, the price of timber plummeted, wages dropped precipitously, and huge numbers of people left town. By 1895, Rockefeller began to withdraw his investment in the Everett Land Company. Hewitt was dismissed from his position as president, and the company was taken over by Colby. Three buildings in the Hewitt Avenue Historic District were constructed within this early period—the Brownell Building (#7, 1899), Schmalz Block (#10, 1896), and McCrossen Building (#24, 1894).

By 1899 the depression had ended and Everett was recovering. The Everett Land Company had become the Everett Improvement Company, and population and industry boomed on the speculation that Everett would become the terminus for the transcontinental Great Northern Railroad. Although Seattle was eventually chosen as the terminus, Everett benefited from the long-term industries established at this time. Frederick Weyerhaeuser came to Everett and founded the Weyerhaeuser Timber Company, establishing the world's largest lumber mill there. The Great Northern Railroad had reached Everett in 1893, and in 1900 a railroad tunnel was constructed underground through downtown (Railway & Tunnel, #29).

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The years between 1900 and 1915 were highly formative for the town of Everett; its population swelled from 8,000 to 30,000. By 1903 Everett had 10 sawmills, 12 shingle mills, a paper mill, a flouring mill, foundries, and several other industries including the port. The San Francisco earthquake and fire in 1906 resulted in huge orders for Northwest lumber for use in reconstruction. The central business district along Hewitt Avenue grew, initially with the construction of wood-frame buildings and then those were replaced largely by brick masonry structures. Sixteen buildings within the Hewitt Avenue Historic District date from the first 15 years of the 20th century: the IOOF Hall (#1, 1912), 2821 Wetmore (#4, 1909), Greenberg Block (#6, 1903), Riley Block (#11, 1911), Apollo Theater (#12, 1915), Commerce Building (#16, 1910), Horseshoe Saloon (#18, 1909-1910), Fobes Building (#19, 1901-1902), Star Theater (#21, 1909), 1811 Hewitt (#22, ca. 1910), Watson's Bakery (#23, 1910), Sharpless Barber (#26, ca. 1902), Evergreen Building (#27, 1902), Mitchell Hotel / Cascadia Apartments (#28, 1903), Everett Sheet Metal Works (#38, 1915), and Everett Printing Company (#44, 1907). These extant buildings represent a fraternal hall, commercial and office blocks, theaters, a hotel, and services.

Everett's history is distinctly built on the legacy of industry, and the opportunity of work that drew many immigrants to settle there. There were significant populations of Germans, Scandinavians, and Canadians, who built churches, residences, and businesses and established many fraternal organizations. Early on, Everett's working class organized against the poor working conditions in the mills and factories. There was a wide class gap between the rich owners of the factories and mills and the working people of the town, which is embodied by the grand houses that have survived, particularly in the Rucker Grand Avenue Historic District.

During the early-20th-century period of prosperity for the city, tensions and labor unrest became acute. Everett was one of the most unionized towns in the country, with 25 unions in all, the Shingle Weavers union being the strongest. In 1916 the conflict came to a head, beginning with a shingle workers' strike in May of that year. Shingle work was extremely dangerous, and death and injury among the workers was very common. The Industrial Workers of the World (IWW) began sending speakers from Seattle to Everett to protest the poor working conditions. They typically spoke on the corner of Hewitt and Wetmore—at Speakers Corner (#5)—and were usually arrested and sent back to Seattle. In August of 1916 violence broke out at the Jamison shingle mill, which had never settled with its workers. Fighting started between strikers and strike-breakers, and there was police intervention. Police began beating the IWW speakers, and they were prohibited from coming to Everett.

Three months later the strike was still in force, and on November 5 of 1916, a group of IWW members from Seattle sailed to Everett to support the shingle strikers in a rally. There was a confrontation with the police at the waterfront when the IWW members tried to land, and shooting broke out. Five workers and two deputies were killed, and at least 30 were wounded. This event, known as the "Everett Massacre," is the bloodiest incident in the history of labor in the Pacific Northwest. Soon after, the strike was settled and the unrest declined, but Everett's place in the history of the labor movement was firmly founded.

In the years that followed the Everett Massacre, population and industrial growth of the city stabilized. The first World War brought business and profit to industry owners, but not to workers. The war also brought restrictions on immigrants.

Between WWI and the Great Depression there was increased demand for building materials, and the industries of Everett once again boomed. In the mid-1920s new schools, hospitals, and businesses were constructed and neighborhoods grew as the city expanded. Sixteen buildings in the Hewitt Avenue Historic District date from the years between WWI and 1930: the Salvation Army (#2, 1918), Kinney & Sipprell (#9, ca. 1921), Miley Building (#13, 1920), Pennant Building (#14, 1922), Central Building (#15, 1925), Hodges Building (#17, 1923), Whitehouse Public Market / Dolloff Building (#25, 1923), Labor Temple (#30, 1930), Challacombe & Fickel Funeral Home (#33, 1923), National Guard Armory (#34, 1920-1921), Everett Fire Station No. 2 (#35, 1925), Dolloff Motor Company Dealership (#37, ca. 1920), 2815 Rockefeller (#40, 1925), 2816 Rockefeller (#41, ca. 1928), Mehan Block (#42, 1925), and Morrow Building (#43, 1925).

With the onset of the Depression in 1929 such growth was halted, and mills opened and closed erratically. Although this brought high levels of unemployment, it also allowed Everett to benefit greatly from Works Progress Administration (WPA) programs. WPA projects brought money into the community, created government service jobs, and enabled the construction of streets, parks, and municipal buildings. One such project was the Snohomish County Airport / Paine Field, constructed in 1936 and home to an Army Air Corps unit. The field remained in military use through the Korean War under a shared usage agreement between the Air Force and Snohomish County. With the exception of the Armory constructed in 1930, none of the buildings in the Hewitt Avenue Historic District date from the Depression or WWII years.

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World War II bolstered Everett's industrial economy yet again. Boeing established factories for airplane parts fabrication and a naval shipyard was constructed at the waterfront. The factories were full of women who took the place of male employees during the war. After the war, the economy shifted from military-related back to lumber-based. Suburbs developed, but there was some construction in downtown Everett as well—there are six post-WWII buildings in the Hewitt Avenue District. These are the Robinson Building (#3, ca. 1947), Peoples National Bank / US Bank (#8, 1959), VFW (#31, 1946), Normanna Lodge (#32, 1947), Fire Alarm Signal Building (#36, 1958), and Newland Building (#39, 1950). The Robinson Building and Newland Building are single-story, modest commercial buildings.

Boeing eventually built the largest building in the world (in 1966) as a factory for its 747 jetliners, on property just north of the airport. The prominent presence of Boeing in Everett has continued the city's long industrial legacy, and also served as a backdrop for the continued labor union presence. Everett has also become a Navy homeport, which has a significant place in its economy.

Continued Growth and Development of Downtown

Everett is a 47.7-square-mile city with relatively low density. Its population grew in the post-war era from 33,849 in 1950 to 40,304 in 1960 (a 12% increase), and jumped to 53,622 in 1970 (a 33% increase), before stabilizing at 54,413 in 1980. Growth increased again and population rose to 69,961 in 1990 and 91,488 in 2000, to an estimated population of 104,100 in 2010 (according to the State of Washington). Commercial uses are concentrated historically in the downtown, which is generally a 22-block area, within which the approximately four-block Hewitt Avenue Historic District is located. The downtown is surrounded by low-density residential neighborhoods, composed largely of single-family and multiplex dwellings and low-rise apartment buildings. These neighborhoods overlook the Port of Everett along Puget Sound.

New construction within the Hewitt Avenue Historic District after the period of significance (post-1960) was limited to just one single-story retail store (Seattle Lighting, #20). Within the district there remains a range of building types, such as labor and fraternal halls, civic structures (such as Everett Fire Station No. 2, #35), and apartments (Cascadia Apartments, #28 and the Hodges Building, #17) in this area in addition to offices and retail businesses. Nearby, to the south, is the government sector containing city, county, and federal office buildings and courthouses.

The city has undergone considerable development in some areas in the last several decades, including establishment of the US Navy Homeport, construction of a new County office building including a Justice Center, and construction in 2002 of Everett Station, a multi-modal transport center. This large-scale new development has had limited impacts on the downtown area, with one exception of the 2003 Comcast Arena (formerly Everett Events Center), which was constructed on two blocks southeast of the historic district. One result of the city's dispersed development is that the Hewitt Avenue Historic District retains small- and mid-scale buildings on small parcels, representing incremental urban growth over the first half of the 20th century. The historic district represents a clear layering of this history—uncorrupted by larger-scale, more recent development—and continues to serve as an active part of the central business district today. While specific tenants in most of the smaller spaces have come and gone through the years, the commercial and retail uses remain intact. A number of buildings have retained their original occupancy or purpose—the bank (#8), Labor Temple (#30), VFW (#31), Normanna Lodge (#32), Armory (#34), and the two Fire Department buildings (#35 and #36). Additionally, the Everett Printing Company (#44) continues as a print shop—Bill's Blueprint.

Architecture and Integrity

The Hewitt Avenue Historic District is also significant under Criterion C for its architecture. Many buildings in the district represent the commercial vernacular of the early 20th century, while a few larger buildings were architect-designed. The district contains two individually-listed buildings and several other notable buildings, along with those that lack individual distinction but contribute to the district as a whole. Additionally, there are several examples of post-war Modernism. There is only one building in the district constructed after the period of significance (#20, Seattle Lighting, ca. 1980) and there are relatively few vacant lots. The buildings retain most of their character-defining features, the most common alterations being window replacements or storefront alterations. Some of the alterations were made in the 1950s and have gained significance over time (for example #21, Star Theater, 1909; and #25, Whitehouse Public Market / Dolloff Building, 1923).

The intersection of Hewitt Avenue and Rockefeller is anchored by three very prominent buildings, the tallest in the historic district at five and six stories. They are the Central Building (#15), designed by Morrison & Stimson; the Commerce Building (#16), designed by Benjamin Turnbull and already listed in the National Register; and the Hodges Building (#17),

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also designed by Benjamin Turnbull and constructed by Howard S. Wright. Each of these buildings has a clear base, shaft, and cap design motif, and is finished with brick, although the architects employed different design details. The Central Building features terra cotta at the base and cap, with Gothic Revival-inspired finials. Also designed by Benjamin Turnbull, the Challacombe & Fickel Funeral Home (#33) is another notable building in the district. Located at the northeast corner of Oakes and California Avenues, the building was designed in the Colonial Revival style.

There are four post-war Modern buildings that contribute to the historic district—Peoples National Bank / US Bank (#8, 1959), VFW Post 2100 (#31, 1946), Normanna Lodge (#32, 1947), and the Newland Building (#39, 1950). Three of the four are freestanding structures, while the Newland Building is a mid-block commercial building (although it does have a visible alley façade on the north). All of these buildings feature horizontal detailing and simple, rather than ornate, lines.

Commercial vernacular buildings throughout the historic district tend to be one or two stories tall, typically unreinforced masonry structures with recessed entries and glazed storefronts. Those with second stories provided office or residential space, sometimes hotel rooms (for example the McCrossen Building, #24). While not "high style" or architect-designed, these vernacular buildings represent trends and building practices of the period. Everett Printing Company (#44, 1907), for example, exhibits an early use of concrete block construction with rockfaced detail.

Architects and Builders

Many of the buildings within the Hewitt Avenue Historic District do not have an identified architect or builder. A number of the structures are vernacular commercial buildings, likely builder-designed as opposed to designed by a professional architect. Several architects and a contractor have been identified and are noted in the descriptions that follow.

Benjamin Turnbull, Architect

Benjamin Turnbull (1862–1929) was a prominent Everett architect during the early 20th century. He established an office in Everett ca. 1899 and did extensive residential design work for local developer C.P. Spriestersbach. Turnbull's work includes the Commerce Building (#16), the Hodges Building (#17), and Challacombe & Fickel Funeral Home (#33). The architect moved to Ballard in 1923 and died there on December 29, 1929.

Morrison & Stimson, Architects

Morrison & Stimson designed the Commerce Building (#15) and Everett Fire Station No. 2 (#35). Earl (sometimes incorrectly spelled Earle) Morrison (1889–1955) and Van Stimson (1888–?) formed a partnership that lasted from 1919 to 1926, originating in Spokane and opening a Seattle office in 1920. Stimson was born in Medford, Massachusetts and received a B.Arch. from Cornell University in 1908. Morrison was born in Sibley, Iowa and received a B.S. in architecture from the Armour Institute in Chicago in 1913. After his partnership with Stimson, Morrison practiced in Seattle until his death in 1955.

Howard S. Wright, Contractor

The Howard S. Wright Construction Company was established in 1885, shaping the character of the built environment in Seattle and the Puget Sound region. Wright had a residence in Everett, at 2112 Rucker Avenue. Howard S. Wright was the contractor on at least two buildings in the district—the Hodges Building (#17) and the Fobes Building (#19). These buildings were completed in the early 1920s and 1901–1902, respectively.

The elder Wright brought his son, Howard H. Wright, into the business in 1923. Shortly after, he sold the company to his son and son-in-law, George J. Schuchart. The two younger men expanded the firm's expertise with construction of large commercial buildings in downtown Seattle and Everett, as well as with work on the Washington State University campus. The company, as Wright Schuchart, expanded into marine construction and military projects as well. Howard H. Wright's son, Howard S. Wright (1927–1966) graduated from the University of Washington in 1951 with a degree in Business Administration. He joined his father's company and eventually assumed direction of the Wright Schuchart Companies with George S. Schuchart. The Howard S. Wright Company played a significant role in the development of Seattle and was responsible for a number of structures at the 1962 World's Fair. The company's later projects included the Columbia Seafirst Center, the Washington Mutual Tower, the IBM building, the Westin Hotel, and Northgate Mall. The firm continues today, having evolved into the Howard S. Wright family of companies, with offices along the west coast.

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C. Ferris White, Architect

C. Ferris White (1867–1932) designed the Labor Temple (#30) in 1930. A prominent Northwest architect, White was born in Chicago and began his career in architecture there. In 1890 he arrived in Spokane to manage the office of Chicago architect Herman Preusse. White also worked in Bellingham and Everett before returning to Spokane in 1896. He had a number of brief partnerships and often worked as a sole practitioner. He was a prolific designer, developing plans for schools, commercial buildings, residences, and the company town of Potlatch, Idaho for the Potlatch Lumber Company. Notable buildings include the Spokesman-Review Building in Spokane (1891), designed in partnership with C.B. Seaton.

Clayton Wilson, Architect

Clayton Wilson (1866–?) designed the Greenberg Block (#6) in 1903. 1910 Census records indicate that Wilson had been born in Ohio. He apparently came to Seattle in 1900 or 1901 from San Diego and worked as a draftsman for Bebb & Mendel. He had a brief association in 1903 with William de Veaux. From 1908 to 1912, he was in partnership with Arthur Loveless, and Wilson practiced independently from 1912 until his retirement in 1939. Wilson designed the Municipal Safety Building (1905-1909, later called the Public Safety Building and now the 400 Yesler Building) in Seattle, the West Seattle Congregational Church (1912), and small commercial and residential structures.

A.F. Heide, Architect

Augustus F. Heide (1862–?) designed the Mitchell Hotel / Cascadia Apartments (#28) in 1903. He was born in Alton, Illinois and arrived in Washington Territory in 1889. In the early 1890s Heide practiced architecture in Tacoma and Everett, after which he moved to Los Angeles and practiced there in the mid- to late-1890s. In 1901 he formed a partnership in Seattle with Emil DeNeuf, which lasted until 1912. DeNeuf & Heide designed the Lowman Building (1902-1903) in Seattle, the American National Bank Building (1903) and Union Trust Company Building (ca. 1903) in Everett, and the Washington State Building at the Louisiana Purchase Exposition in St. Louis (1904). Heide designed Washington State buildings at the Pan Pacific International Exposition in San Francisco and at the San Diego Exposition, both in 1914. His later career is unknown.

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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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 15.44 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u> Zone	<u>5 59 362</u> Easting	<u>53 14 325</u> Northing	4	<u>10</u> Zone	<u>5 59 567</u> Easting	<u>53 14 044</u> Northing
2	<u>10</u> Zone	<u>5 59 518</u> Easting	<u>53 14 346</u> Northing	5	<u>10</u> Zone	<u>5 59 232</u> Easting	<u>53 14 029</u> Northing
3	<u>10</u> Zone	<u>5 59 572</u> Easting	<u>53 14 240</u> Northing	6	<u>10</u> Zone	<u>5 59 231</u> Easting	<u>53 14 184</u> Northing

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

The boundary of the Hewitt Avenue Historic District is shown on the accompanying map. The district includes 44 resources (42 buildings, one site, and one structure) along Hewitt Avenue between Wetmore and Lombard Avenues; and along Wetmore, Rockefeller, Oakes, and Lombard Avenues.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Hewitt Avenue Historic District includes historic properties along the Hewitt Avenue commercial corridor that retain adequate integrity to convey their association with this historic business district. It excludes new construction or vacant sites/parking where possible. From Hewitt Avenue, the district boundaries extend north to encompass additional commercial properties along Wetmore and Rockefeller, as well as labor, fraternal, and government properties along Lombard and Oakes.

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11. Form Prepared By

name/title Sonja Sokol Fűrész, Preservation Planner

organization BOLA Architecture + Planning

date August 25, 2010

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city or town Seattle

state WA

zip code 98119

e-mail ssokolfuresz@bolarch.com

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.)

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: Hewitt Avenue Historic District

City or Vicinity: Everett

County: Snohomish

State: Washington

Photographer: Sonja Sokol Fűrész

Date Photographed: Feb-July 2010

Description of Photograph(s) and number:

All digital images labeled as follows: WA_Snohomish County_Hewitt Ave HD_#.tif

0001. View looking west on Hewitt from the intersection of Lombard Avenue, showing the north side of the street. In the foreground is the Mitchell Hotel/Cascadia Apartments (#28); beyond is the Evergreen Building (#27) and Sharpless Barber (#26).

0002. View looking west, north side of Hewitt. The Evergreen Building (#27) is in the foreground and Sharpless Barber (#26) is also visible.

0003. View looking northeast across Hewitt Avenue, near the intersection of Rockefeller Avenue. The Central Building (#15) and Commerce Building (#16) are visible, with the Horseshoe Saloon (#18) beyond.

0004. View looking northeast at the corner of Hewitt Avenue and Rockefeller Avenue. Facing Hewitt Avenue are the Commerce Building (#16) and the Horseshoe Saloon (#18); in the background along Rockefeller are the Morrow Building (#43), Mehan Block (#42), and 2815 Rockefeller (#40).

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0005. View looking southeast across Rockefeller Avenue, showing (from L to R) 2815 Rockefeller (#40), Mehan Block (#42), Morrow Building (#43), Commerce Building (#16), and a portion of the Hodges Building (#17) beyond.
0006. View looking southeast, showing a closer view of 2815 Rockefeller (#40), Mehan Block (#42), and the Morrow Building (#43).
0007. View looking northeast along Wetmore Avenue, showing (from L to R) the IOOF Hall (#1), Salvation Army (#2), Robinson Building (#3), and a portion of 2821 Wetmore (#4).
0008. View looking north on Oakes Avenue, near the intersection with California Avenue. Visible on the east side of the street is Everett Fire Station No. 2 (#35) and Challacombe & Fickel Funeral Home (#33). Normanna Lodge (#32) and the VFW (#31) are beyond, and a corner of the Fire Alarm Signal Building (#36) is visible in the foreground.
0009. View along the east side of Oakes Avenue from the intersection of Hewitt, showing Challacombe & Fickel Funeral Home (#33) and Normanna Lodge (#32). The VFW (#31) is partially visible in the background.
0010. View looking southwest across Hewitt Avenue near the intersection of Wetmore, showing Peoples National Bank / US Bank (#8) and Greenberg Block (#6).
0011. Looking southwest at the Greenberg Block (#6), corner of Hewitt Avenue and Wetmore.
0012. Looking southeast at the Hodges Building (#17), corner of Hewitt Avenue and Rockefeller.
0013. Looking southwest at the McCrossen Building (#24), corner of Hewitt Avenue and Oakes.
0014. View looking west from Lombard Avenue along the BNSF Railway toward the tunnel entrance (#29). The Dolloff Motor Company Dealership (#37) is partially visible in the background.
0015. View looking northeast at the VFW (#31), with the northeast corner of Normanna Lodge (#32) in the foreground.
0016. Looking northeast at Everett Sheet Metal Works (#38) on Rockefeller Avenue.
0017. View looking southwest along Rockefeller Avenue, showing the Newland Building (#39), 2816 Rockefeller (#41), and the rear of the Central Building (#15).
0018. Looking northwest across Rockefeller Avenue at the Everett Printing Company (#44).
0019. View of the Schmalz Block (#10), north side of Hewitt. This building is non-contributing due to the extensive façade alterations, but historic fabric is visible along the alley.
0020. View of the Pennant Building (#14) on the north side of Hewitt. This building is non-contributing. Terra cotta details of the Central Building (#15) are visible to the right.

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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name VARIOUS – see attached
street & number _____ telephone _____
city or town _____ state _____ zip code _____

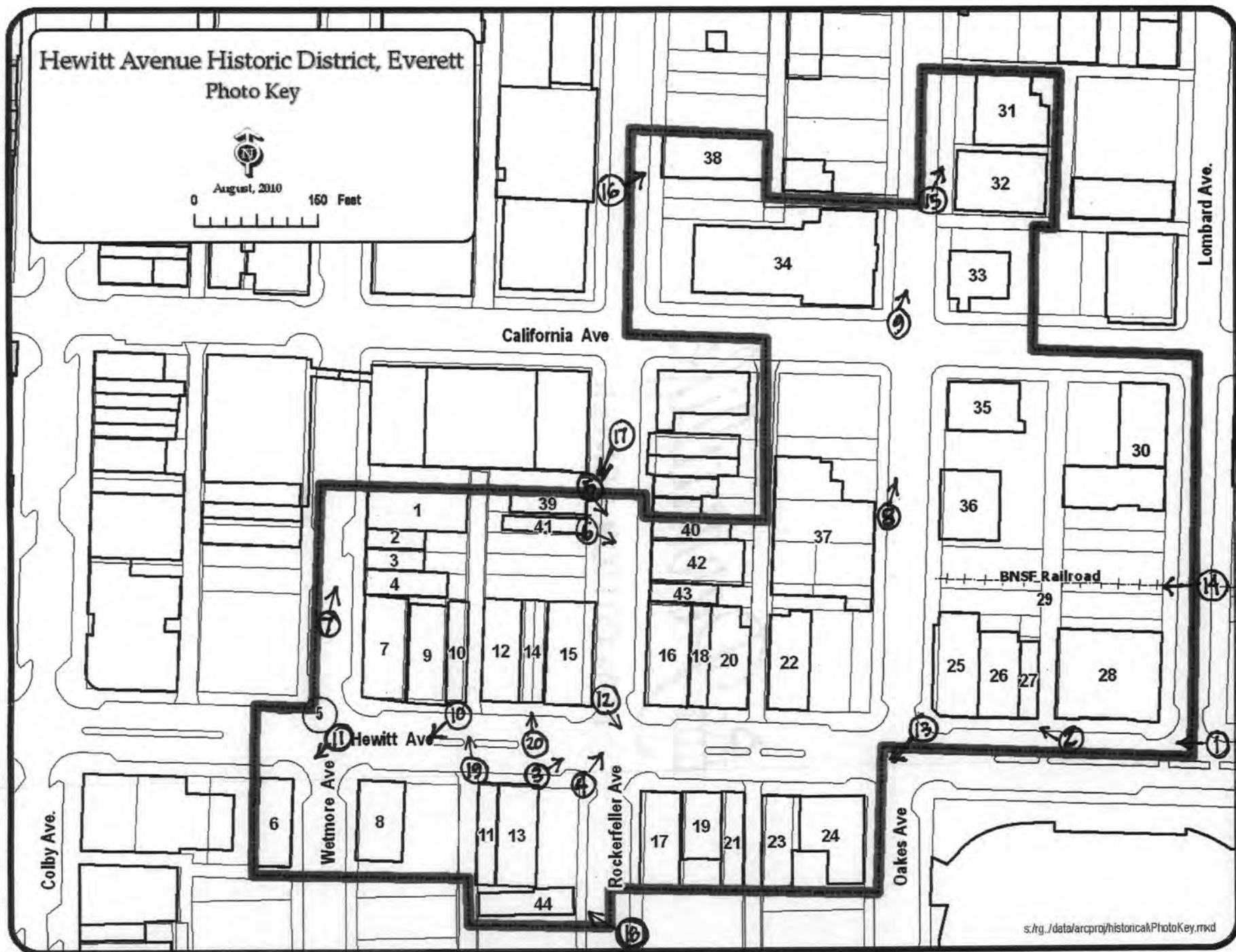
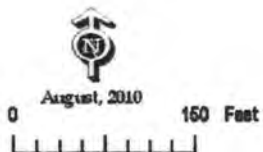
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.




Hewitt Avenue Historic District, Everett


Photo Key



Hewitt Avenue Historic District, Everett

Vicinity Map

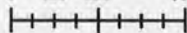
 National Register District Boundary

 Downtown B-3 Zone



August, 2010

0 190 380 760 Feet



HEWITT AVENUE HISTORIC DISTRICT

- A 5314 325 N / 559 362 E
- B 5314 346 N / 559 518 E
- C 5314 240 N / 559 572 E
- D 5314 044 N / 559 567 E
- E 5314 079 N / 559 232 E

F 5314 184 N / 559 231 E

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

122°15'
48'00"

557000m.E. R. 4 E. R. 5 E.

MT. VERNON 31 MI.
MARYSVILLE 4.1 MI. 15 (MAR)

5316000m.N.

5315

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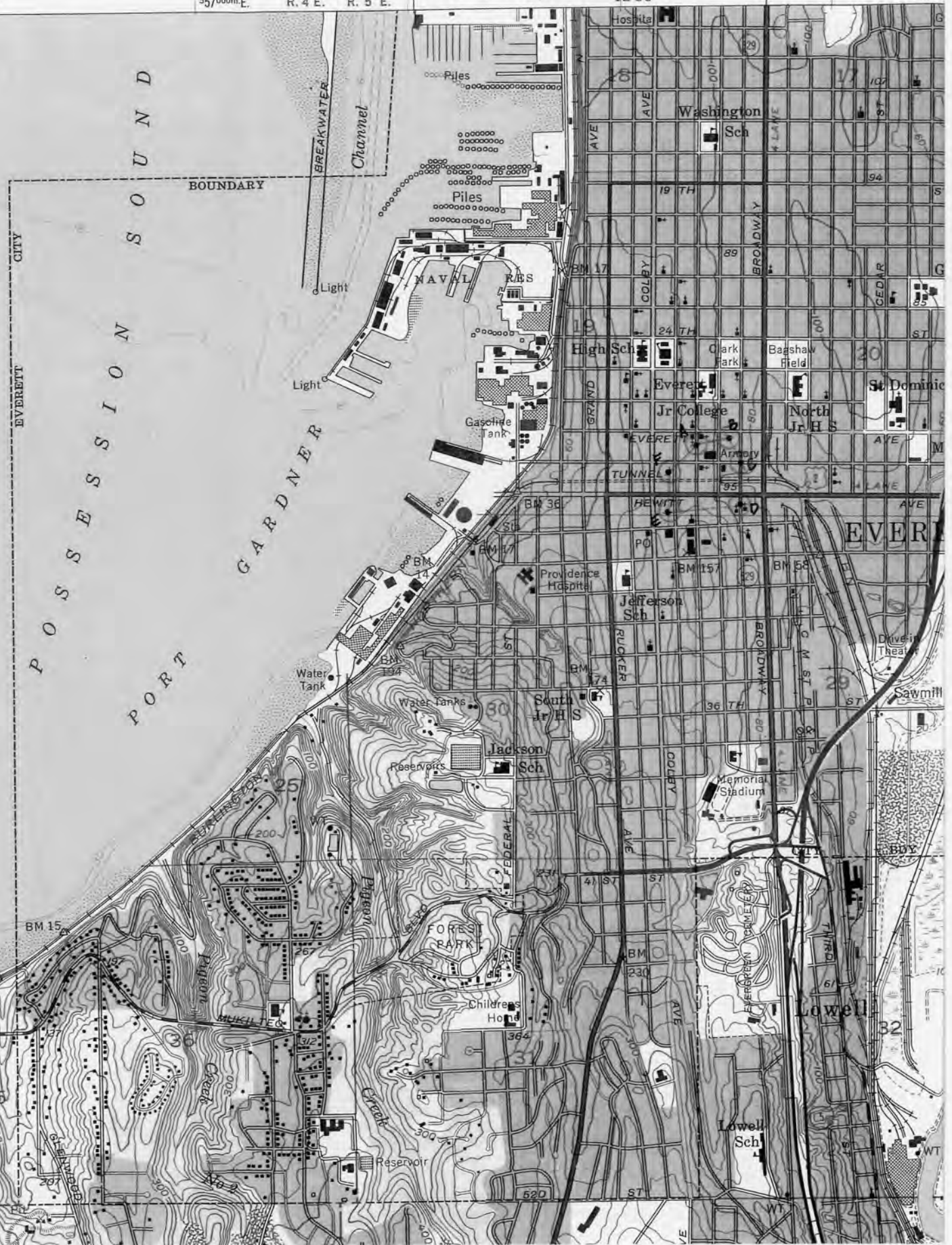
5312

57'30"

5311

T. 29 N.

T. 28 N.



Hewitt Avenue Historic District, Everett
Assessor's Map



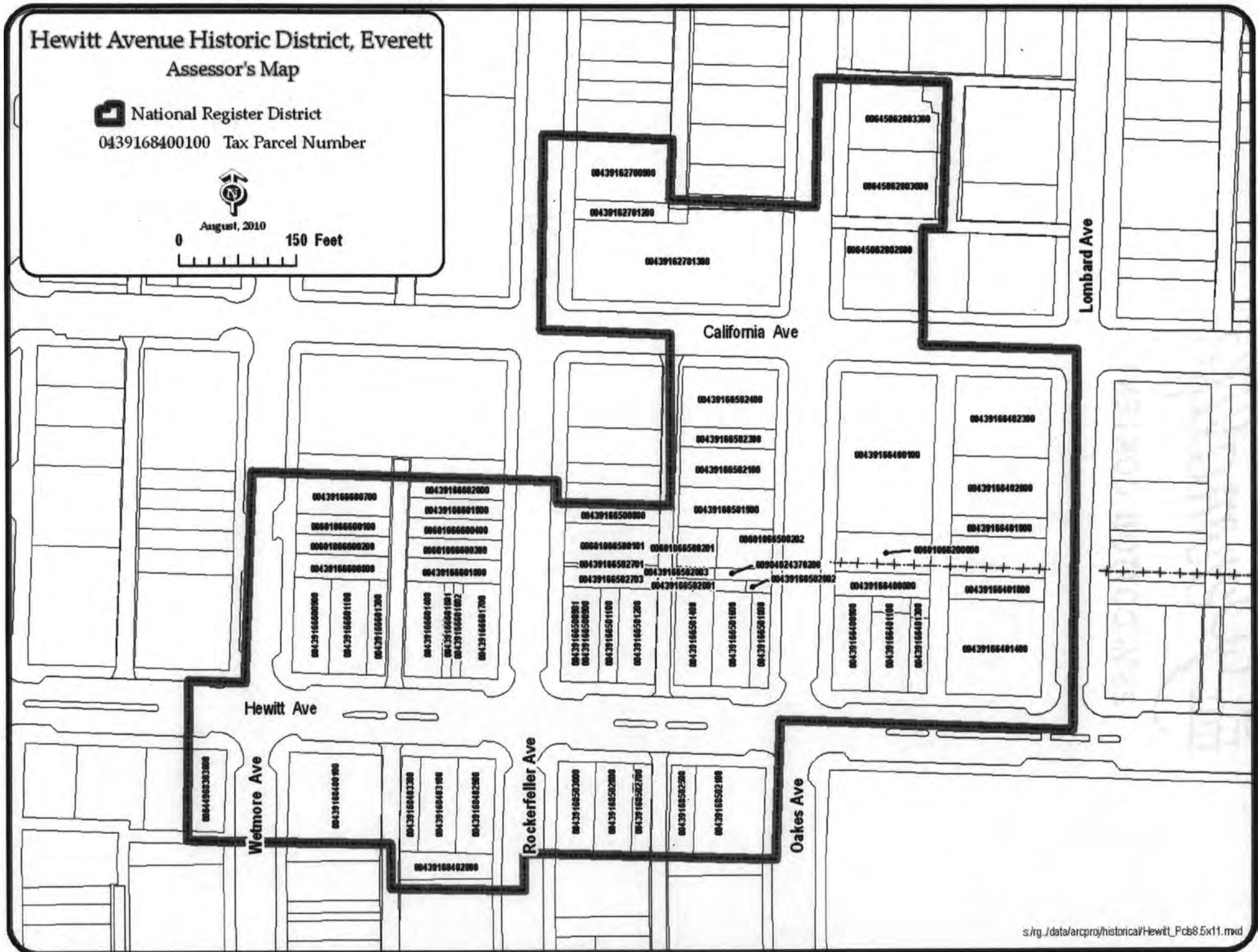
National Register District

0439168400100 Tax Parcel Number



August, 2010

0 150 Feet



Hewitt Avenue Historic District, Everett
District Boundary



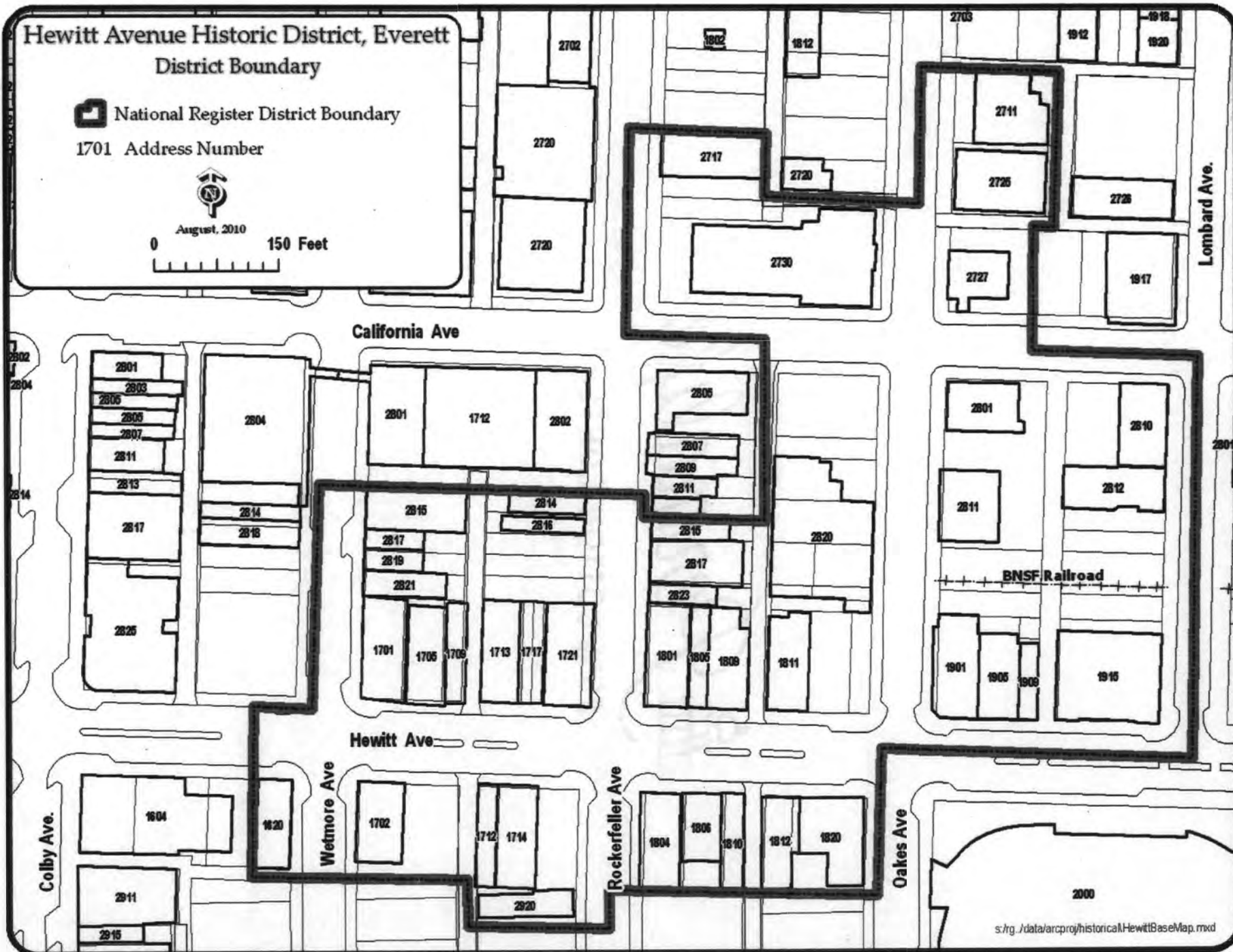
National Register District Boundary

1701 Address Number







August, 2010

0 150 Feet

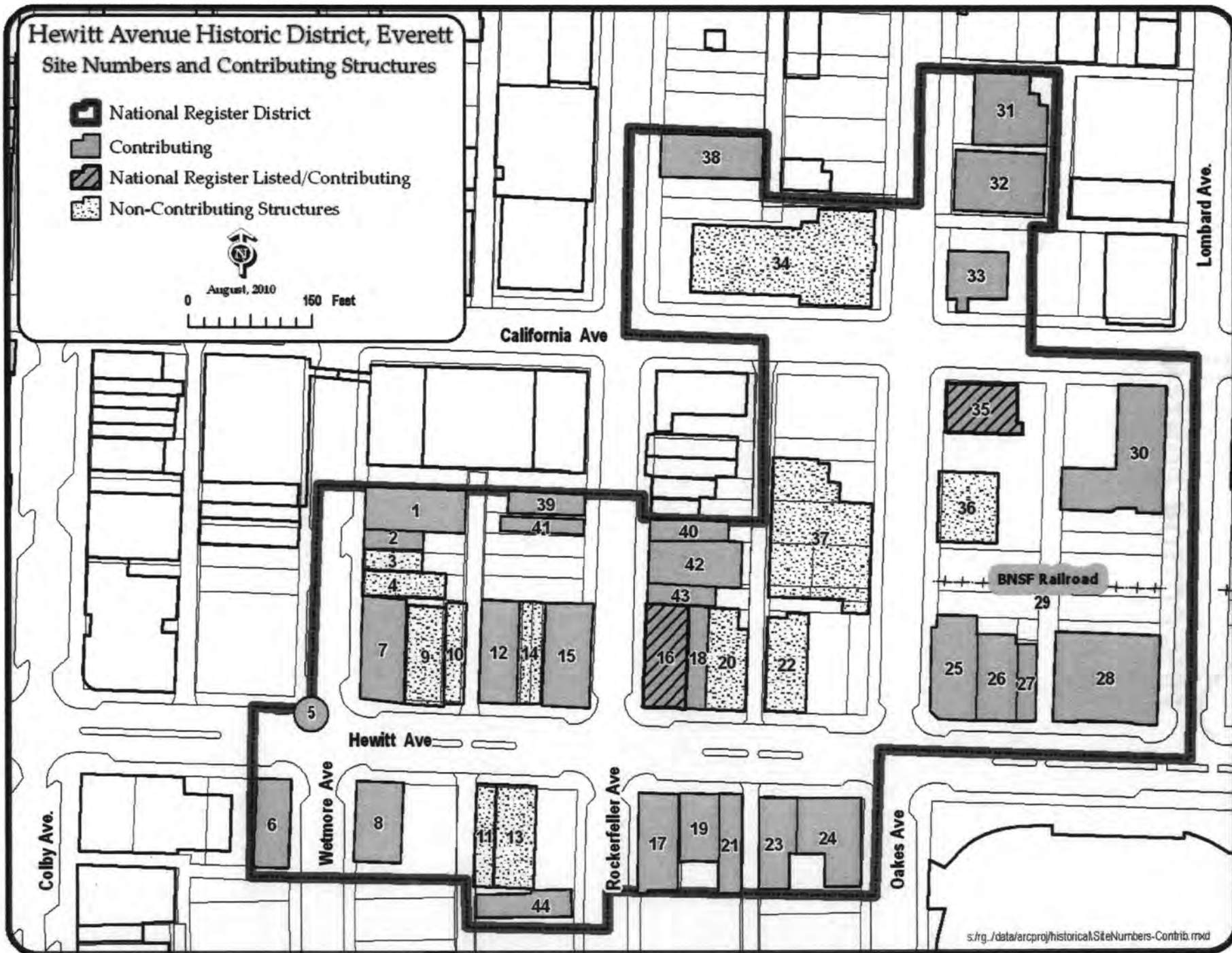


Hewitt Avenue Historic District, Everett Site Numbers and Contributing Structures

-  National Register District
-  Contributing
-  National Register Listed/Contributing
-  Non-Contributing Structures



0 August, 2010 150 Feet



Hewitt Avenue Historic District
Name of Property

Snohomish Co., Washington
County and State

Continuation Sheets



Hewitt Avenue, looking east across the intersection of Wetmore Avenue, 1920s. (Everett Public Library Northwest Room, J476.)



Hewitt Avenue, looking east at Wetmore Avenue, 1920s. (Everett Public Library Northwest Room, J903.) The Greenberg Block (#6) is visible at the right foreground and the Brownell Building (#7) at the left foreground. The Central Building (#15), Commerce Building (#16), and Hodges Building (#17) are the taller structures visible in the mid-ground, a block away.

Hewitt Avenue Historic District

Name of Property

Snohomish Co., Washington
County and State



Hewitt Avenue, looking east near the intersection of Rockefeller Avenue, 1920s. (Everett Public Library Northwest Room, J905.) The intersection is defined by five- and six-story buildings—the Central Building (#15), Commerce Building (#16), and Hodges Building (#17). The Apollo Theater (#12) is visible at the far left and the Miley Building (#13) at the far right.



Hewitt Avenue, looking west at the intersection of Lombard Avenue, 1920s. (Everett Public Library Northwest Room, J839.) The Mitchell Hotel/Cascadia Apartments (#28) is visible at the right side of the photo.

Hewitt Avenue Historic District

Name of Property

Snohomish Co., Washington

County and State



Two views looking west on Hewitt Avenue from Oakes Avenue—in the 1920s (top: Everett Public Library Northwest Room, J901) and in 1954 (bottom: Everett Herald, photographer Jim Leo). The Commerce Building (#16) and the adjacent Horseshoe Saloon (#18) are visible in both views.

Hewitt Avenue Historic District

Name of Property

Snohomish Co., Washington
County and State



Hewitt Avenue, looking west toward Wetmore Avenue, 1920s. (Everett Public Library Northwest Room, J906.) The Central Building (#15), Pennant Building (#14), Apollo Theater (#12), Schmalz Block (#10), Kinney & Sipprell (#9), and Brownell Building (#7) are visible along the north side of Hewitt.



Wetmore Avenue, looking north toward the intersection of California Avenue, 1920s. (Everett Public Library Northwest Room, J848.) The prominent IOOF Hall (#1) and Salvation Army (#2) are visible on the east side of the street.

Hewitt Avenue Historic District

Name of Property

Snohomish Co., Washington
County and State

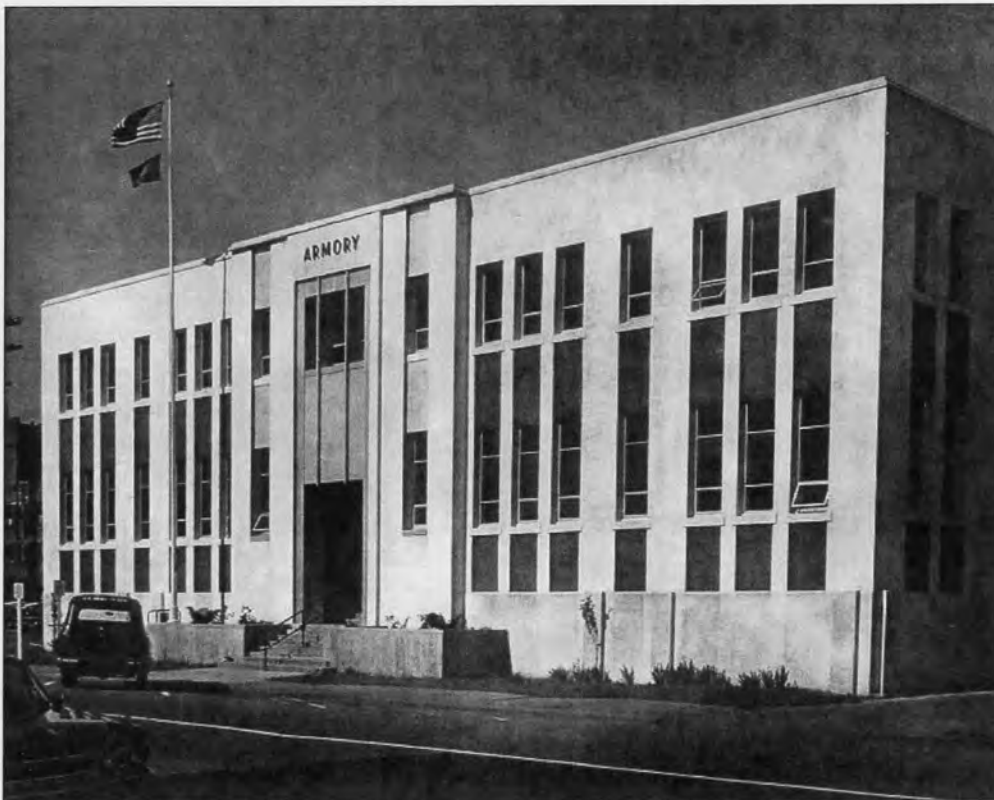


The Commerce Building
(#16) and Greenberg Block
(#8) in early photos. (Everett
Public Library Northwest
Room, Juleen Collection.)



Hewitt Avenue Historic District
Name of Property

Snohomish Co., Washington
County and State



The Armory (#34), shown in an early photos (top) and after significant exterior alterations in the early 1960s (bottom). (Everett Public Library Northwest Room, Juleen Collection.)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hewitt Avenue Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WASHINGTON, Snohomish

DATE RECEIVED: 10/27/10 DATE OF PENDING LIST: 11/30/10
DATE OF 16TH DAY: 12/15/10 DATE OF 45TH DAY: 12/12/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001020

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

The Hewitt Avenue Historic District is significant at the local level under National Register Criteria A and C in the areas of Commerce, Architecture, and Social History. The cohesive collection of commercial and civic buildings conveys the late nineteenth and early twentieth-century commercial development of the industrial community of Everett, Washington. The buildings represent fine local examples of the common vernacular and high-style commercial forms popular in the period.

RECOM./CRITERIA Accept Criteria A-C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

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.



Hewitt Avenue Historic District
Snohomish Co. Wash.

1 of 20



Hewitt Avenue Historic District
Snohomish Co. Wash.
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Hewitt Avenue Historic District
Shohomish Co. Wash.

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Hewitt Avenue Historic District
Snohomish Co. Wash.

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Hawitt Avenue Historic District
Snohomish Co. Wash.

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Hewitt Avenue Historic District
 Snohomish Co. Wash.

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Hewitt Avenue Historic District
Snohomish Co. Wash.

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Hewitt Avenue Historic District

Snohomish Co. Wash.

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Hewitt Avenue Historic District
Shohomish Co. Wash.

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Hewitt Avenue Historic District
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Hewitt Avenue Historic District
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Hewitt Avenue Historic District
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Hewitt Avenue Historic District

Snohomish Co. Wash

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Hewitt Avenue Historic District
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Hewitt Avenue Historic District
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Hewitt Avenue Historic District

Shohomish Co. Wash.

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Hewitt Avenue Historic District
Shohomish Co. Wash.

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Hewitt Avenue Historic District

Shohomish Co. Wash.

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Hewitt Avenue Historic District
Shohomish Co. Wash.

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Hewitt Avenue Historic District
Snohomish Co. Wash.

20 of 20

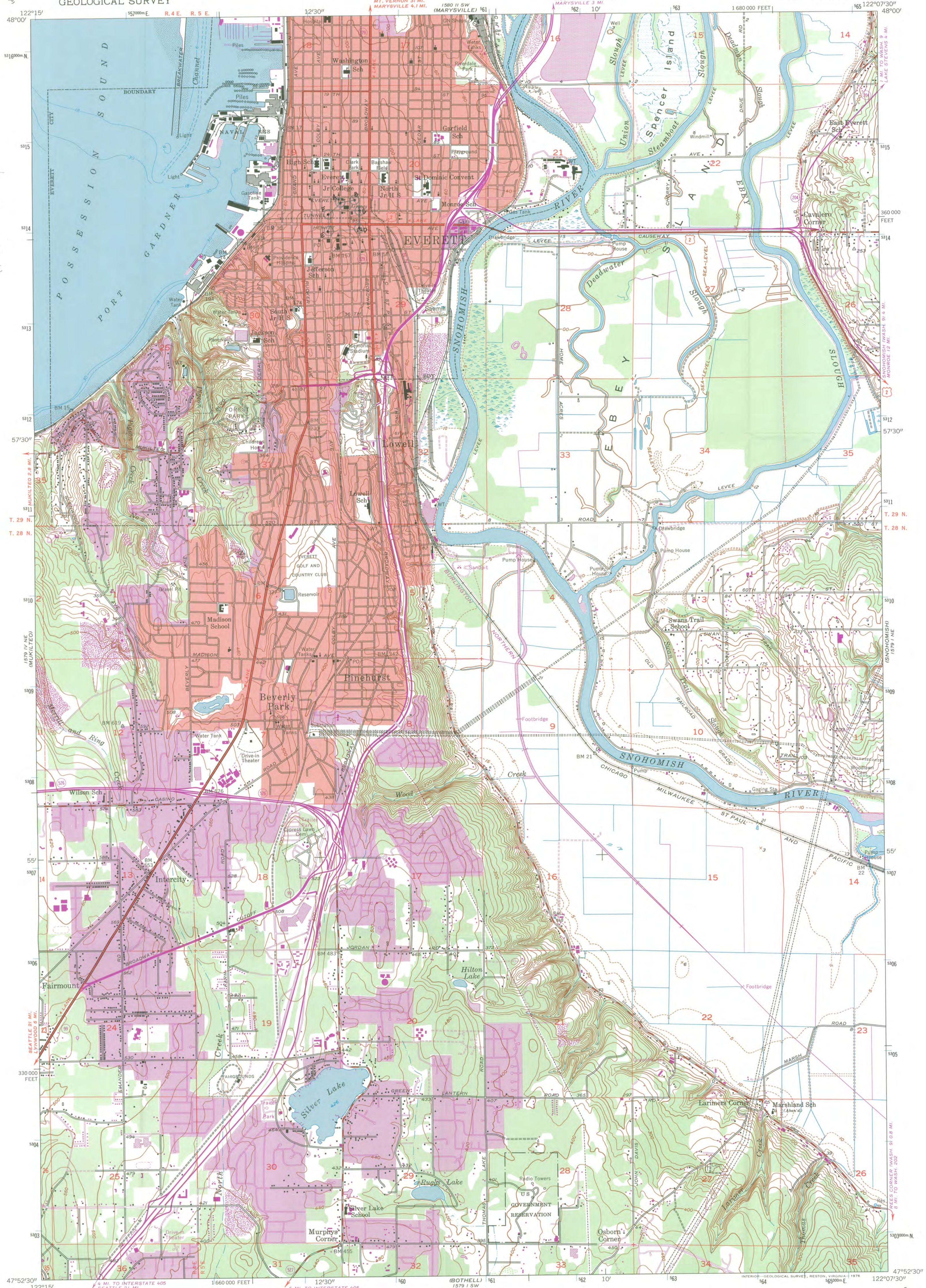
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TULALIP

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

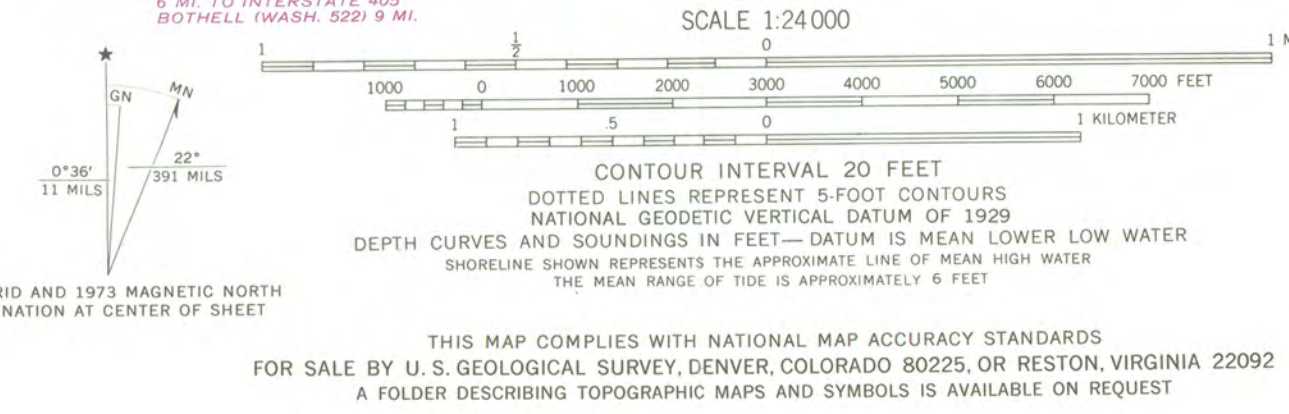
EVERETT QUADRANGLE
WASHINGTON-SNOHOMISH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 EVERETT 15' QUADRANGLE

1580 11 SE
LAKE STEVENS

Hewitt Avenue Historic District
Zone 10
A 53 14 325 N/5 59 342 E
B 53 14 346 N/5 59 518 E
C 53 14 240 N/5 59 572 E
D 53 14 044 N/5 59 567 E
E 53 14 029 N/5 59 232 E
F 53 14 184 N/5 59 231 E



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
and by plane-table surveys 1953. Aerial photographs taken 1952
Hydrography compiled from USC&GS Chart 6448
Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Regions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U. S. Route ——— State Route ———
Interstate Route ———
EVERETT, WASH.
NW/4 EVERETT 15' QUADRANGLE
N 4752.5 — W 12207.5 / 7.5
1953
PHOTOREVISED 1968 AND 1973
AMS 1579 I NW—SERIES V891





STATE OF WASHINGTON
Department of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067



October 26, 2010

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed three new National Register Nomination forms for

- **Hewitt Ave. Historic District, Snohomish County, WA**
- **Washington Hall, King County**
- **Piollet House, Spokane County**
- **President Hotel, Skagit County**

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