

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-96-0001	DATE 3/13/70

1. NAME

COMMON:
Pike Place Public Market

AND/OR HISTORIC:
Pike Place Market

2. LOCATION

STREET AND NUMBER:
First Avenue - Western Avenue - Union Street - Virginia Street (see map)

CITY OR TOWN:
Seattle, Washington

STATE: Washington CODE: 46 COUNTY: King CODE: 33

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	Being Considered <input checked="" type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)				
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input checked="" type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>	see description on item #7
Educational <input checked="" type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

OWNERS NAME:
Numerous Owners

STREET AND NUMBER:
See Boundary Map

CITY OR TOWN: Seattle STATE: Washington CODE: 46

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
King County Auditor's Office

STREET AND NUMBER:
County Courthouse

CITY OR TOWN: Seattle, 98104 STATE: Washington CODE: 46

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 17 acres

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Municipal Arts Commission List of Historic Buildings - see map

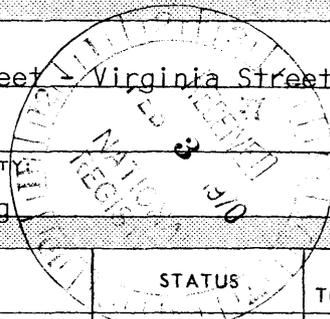
DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Municipal Arts Commission

STREET AND NUMBER:
Seattle Municipal Building

CITY OR TOWN: Seattle, 98104 STATE: Washington CODE: 46

SEE INSTRUCTIONS



STATE: Washington
COUNTY: King
FOR NPS USE ONLY
ENTRY NUMBER
DATE

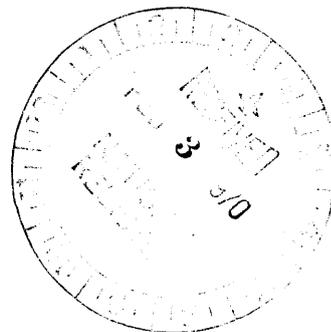
7. DESCRIPTION

CONDITION	(Check One)				
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>
INTEGRITY	(Check One)		(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

In the beginning, the market was a series of farmers' wagons drawn up along a road on the side of the hill: Pike Place. In 1907, the farmers were licensed to sell their own local produce and a building was built. Soon open stalls were built with grocery stores and related commercial outlets. Some larger and more substantially heavy timber and masonry buildings gradually located in relation to the farmer-vendor operation, across the street and on First Avenue. By about 1914, the market had expanded to include several blocks from Union Street to Stewart or Virginia and from First to Western Avenue, with some structures rambling down the hill. During World War I the main market buildings were rebuilt, others reinforced, and walkways firmed up with heavy timber, brick, and concrete. Many new enterprises began in the area, some later of national importance and scope. During the 1920's the market had possibly 270 market businesses, and also a local post office and library. Some 400 - 500 farmers sold there. All streetcars had transfer points near the market. In 1926 and 1927, extensive remodeling and upgrading of the main core market buildings took place with Andrew Willatsen, A.I.A. (a former Frank Lloyd Wright draftsman) as the architect. The market area suffered during the Depression, and changed in character toward serving a low income clientele. Low maintenance accompanied this change. Many businesses failed and the market shrank to approximately its present size. Within the market district presently are eight thrift shops, farmers' stalls which are filled in the summertime, small vendors' stands, and a host of small shops. There are quite a few hotels, some poor, but many providing good, clean accommodations. The main market core is an L-shaped arcade with open shops and stalls on both sides. There is a lower floor labyrinth. Across Pike Place are open-front shops, and along First Avenue are a variety of related businesses which are part of the life of the market: barber shops, furniture stores, hotels, and taverns. Many buildings are not well maintained although structurally safe and sound. Structural deterioration has not proceeded to the extent that building codes or health codes are violated.

SEE INSTRUCTIONS



B. SIGNIFICANCE

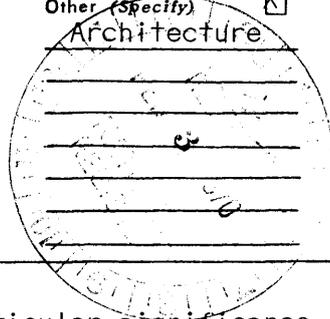
PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1907 to present**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|---|
| Aboriginal <input type="checkbox"/> | Education <input checked="" type="checkbox"/> | Political <input type="checkbox"/> | Urban Planning <input type="checkbox"/> |
| Prehistoric <input type="checkbox"/> | Engineering <input type="checkbox"/> | Religion/Philosophy <input type="checkbox"/> | Other (Specify) <input checked="" type="checkbox"/> |
| Historic <input type="checkbox"/> | Industry <input type="checkbox"/> | Science <input type="checkbox"/> | Architecture <input checked="" type="checkbox"/> |
| Agriculture <input type="checkbox"/> | Invention <input type="checkbox"/> | Sculpture <input type="checkbox"/> | |
| Art <input checked="" type="checkbox"/> | Landscape <input type="checkbox"/> | Social/Humanitarian <input checked="" type="checkbox"/> | |
| Commerce <input checked="" type="checkbox"/> | Architecture <input type="checkbox"/> | Theater <input type="checkbox"/> | |
| Communications <input type="checkbox"/> | Literature <input type="checkbox"/> | Transportation <input type="checkbox"/> | |
| Conservation <input type="checkbox"/> | Military <input type="checkbox"/> | | |
| | Music <input type="checkbox"/> | | |



STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

SEE INSTRUCTIONS

The Pike Place Public Market district is of particular significance in several ways. It is a unique living heritage out of the city's past as a food market begun by farmers in 1907 operated continuously since that time. It is also of special cultural significance as a low cost market place and because of the sociological mixture of all peoples frequenting the market as shoppers, tourists, merchants and simply persons enjoying the market activity. Many ethnic and racial groups are represented without apparent conflict in the long honored tradition of the place.

It includes the American tradition of the small independent businessman operating with enterprise and with service and with personal involvement. There are approximately 180-200 businesses in the district - many of long duration.

It is a source of education in several ways. Tours are conducted for children and visitors. Art classes use it as a resource - and a source of inspiration and study. In a larger sense it provides a rich educational experience of people and processes. It is the human environment and the reflection of daily experiences and possibilities for these experiences that is necessary and most important. The process of food preparation and of availability of local produce sold by the farmers who grow it provides an educational experience not to be found elsewhere.

The district and particularly the market core buildings are rich in the essence of architecture. Architecture as space with people which is constantly modified by the varied colorful displays of food and objects accented by sounds and smells, is architecture that is unique. The market district has many interesting panoramas and views created by the hill side topography and the proximity to both Elliott Bay and the central business district. The Market core buildings are a most intriguing series of passageways and openings with varied spaces, shops stalls, ramps, stairways and openings which could hardly be designed but had to grow with the market. The materials are common and ordinary but the spaces, lighting and character are rich and unique in variety. Actually, they form an interesting prototype for other structures.

The Pike Place Public Market district is a rich resource for social, economic, esthetic and architectural study and has been used as such by many students and researchers from many educational institutions including Seattle Public Schools and the University of Washington.

(continued)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Washington	
COUNTY	
King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
10-3-46-000	3/17/70

(Number all entries)

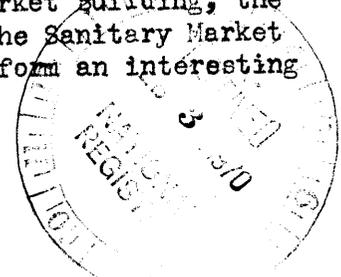
"The Pike Place Market of Seattle is a particularly unique, colorful and justly famous sight that appeals to all of the senses. It is an unusual attraction of civic value to be cherished and guarded, as well as one of the most interesting and richly picturesque shopping places in the country, and it is always worth a visit. Its charm and appeal are undeniable although difficult to identify. People of all sorts, sizes, shapes, and complexions are part of the ever changing pageant of this place both as shoppers and as merchants. Some of the nationalities that are united to form the market complex are represented in such places as a Turkish restaurant, Filipino souvenir shop, Italian grocery, Greek restaurant and beer parlor, and Japanese florist. The produce of the countryside is aggressively offered by the farmers themselves, who are mainly Japanese, Filipino, and Italian, still retaining their characteristic accents, and a number of excellent fish markets present an array of fresh sea foods. The various shops and services offer individual attention and at least the suggestion that every purchase is a bargain." from "Seattle Cityscape"

"The market offers an urban educational experience in the broadest sense by enabling people, and especially children, to see facets of humanity, activity, and aspects of the city not easily accessible elsewhere. Because there is no better place to shop for the best fresh produce, for out-of-the-ordinary foods, and for inexpensive goods of all kinds, the market is a prime shopping area for low-income people—its primary reason for existence—and for gourmets of every economic level. Nowhere else is there to be found such a broad social mixture going about its business in a natural and uninhibited way. People of all races, all religions, all nationalities, and all income levels come together freely to work and shop, to linger and look and enjoy themselves in an easy atmosphere traditionally and necessarily free of prejudice. Here is the dramatic experience of people acting out their daily existence through face-to-face encounter and involvement, in contrast to the sterile, dehumanizing environment that has grown to be typical of much of our urban world.

Through sixty years of growth and change, the market has developed its unique character and special quality, prospering in good times and surviving through difficult days.

The market area is the kind of environment where the new can be allowed to grow up alongside the old, without destroying it; where a variety of forms and functions can be accommodated, to the inestimable enrichment of the city and its people!" from "Market Sketchbook"

There are a few outstanding architectural buildings such as the Butterworth Building and the Landes Block. Of historic significance is the Union Record (now Alaska Trade) building. The Pike Place Public Market Building, the Economy Market Building, the Corner Market Building, the Sanitary Market Building, the Market Hotel Building, and a few others form an interesting and varied market core.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Steinbrueck, Victor, Market Sketchbook. U. of W. Press, Seattle, 1968.
 Tobey, Mark, World of A Market. Seattle, U. of W. Press, 1966.
 Gee, Nancy, Reflections in Pike Place Markets. Seattle, Superior Pub. Co., 1968.
 Steinbrueck, Victor, Seattle Cityscape. Seattle, U. of W. Press, 1962.
 misc. Seattle newspaper and magazine articles and stories, 1960's.

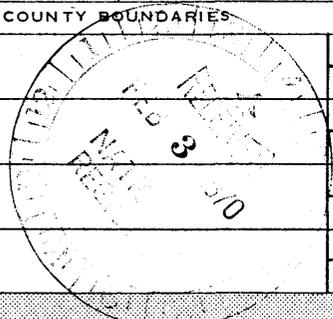
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	N47° 36' 39"	W122° 20' 34"				
NE	N47° 36' 43"	W122° 20' 24"				
SE	N47° 36' 30"	W122° 20' 14"				
SW	N47° 36' 26"	W122° 20' 24"				

10/54960
5272 930
CW

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Victor Steinbrueck, A. I. A.

ORGANIZATION: **Seattle Chapter, American Institute of Architects** DATE: **July, 1969**

STREET AND NUMBER:
311 1/2 Occidental South

CITY OR TOWN: **Seattle, 98104** STATE: **Washington** CODE: **46**

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name: Charles H. Odegard
Charles H. Odegard

Title: Director
Washington State Parks and Recreation Commission

Date: January 28, 1970

NATIONAL REGISTER VERIFICATION

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

Ernest Allen Connally
 Chief, Office of Archeology and Historic Preservation

Date: MAR 13 1970

ATTEST: William J. [Signature]
 Keeper of The National Register

Date: MAR 12 1970



A. DENNEY S. 6TH A. D. D.

WESTERN

PIKE AVE

ALASKAN

PIKE ST.

BOUNDARY MAP

PIKE PLACE PUBLIC MARKET
HISTORIC DISTRICT
BOUNDARY



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	Washington	
COUNTY	King	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Pike Place Public Market
AND/OR HISTORIC: Pike Place Market

2. LOCATION

STREET AND NUMBER:
See attached legal description

CITY OR TOWN:
Seattle

STATE:	Washington	CODE	53	COUNTY:	King	CODE	33
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3. MAP REFERENCE

SOURCE:
City of Seattle

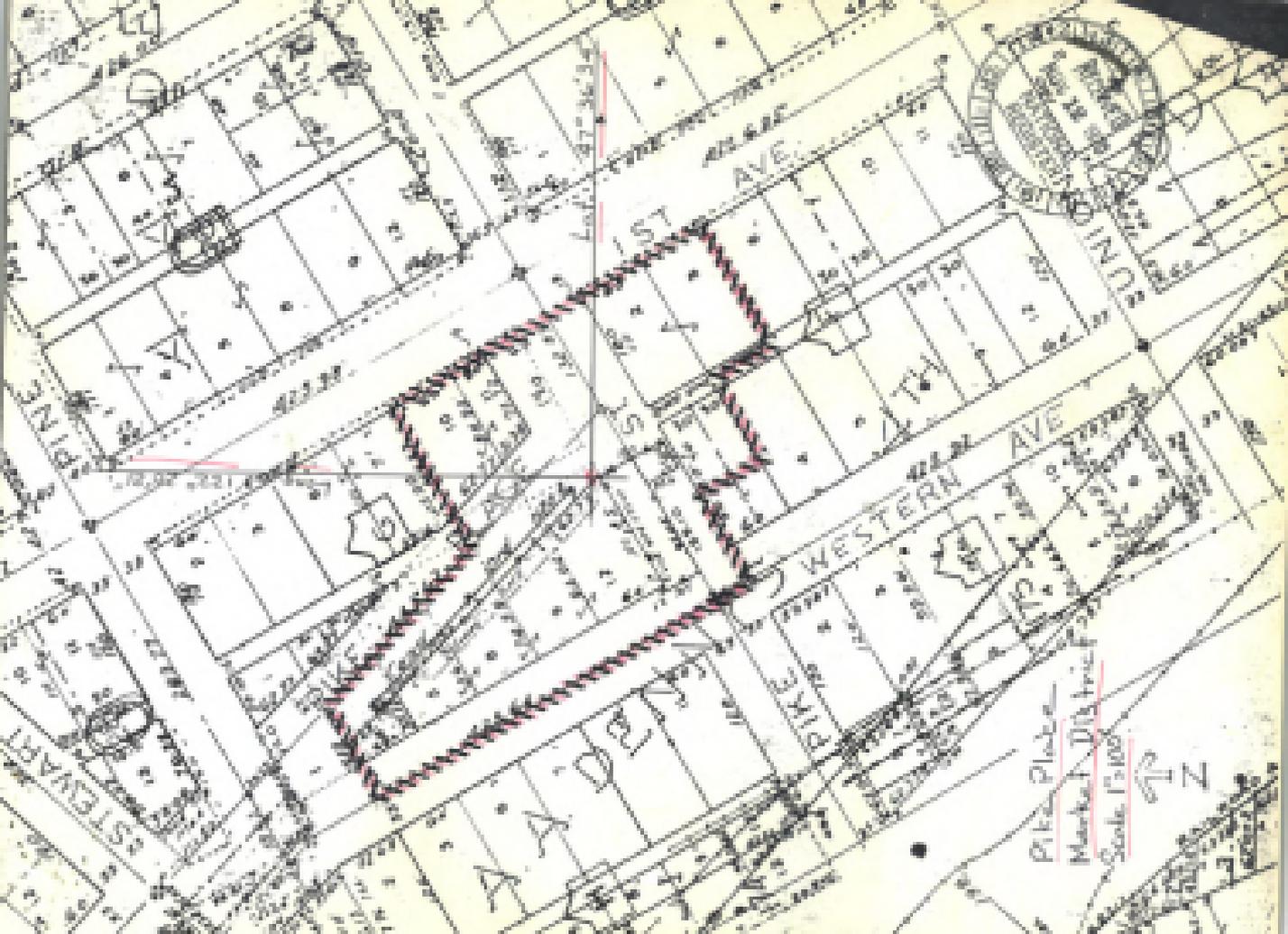
SCALE: 1" = 100'

DATE: 1969

4. REQUIREMENTS

- TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
 2. North arrow.
 3. Latitude and longitude reference.





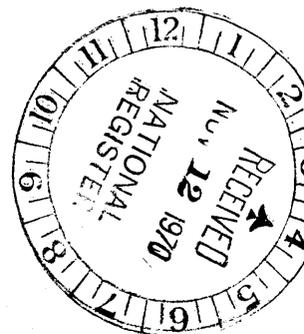
Pike Photo
Market District
Scale 1:5000



PIKE PLACE HISTORIC DISTRICT LEGAL DESCRIPTION

Portion of Block F and of Block G plat of an addition to the town of Seattle as laid out by A. A. Denny (also known as A. A. Denny's 4th Addition) as recorded in Volume 1 of Plats, page 69, Records of King County, Washington, and of vacated streets therein and portion of Western Avenue, Pike Street, Pike Place, Post Street, and First Avenue lying within the following description:

Beginning at the intersection of the southeasterly line of Pike Street and the center line of Western Avenue; thence northwesterly along said center line to the production southwesterly of the northwesterly line of Lot 4 said Block G; thence northeasterly along said produced and northwesterly line, as originally platted, to the center line of Pike Place as condemned by City of Seattle Ordinance No. 11704; thence southeasterly along last described center line to the northwesterly line of Lot 9 as originally platted said Block G; thence northeasterly along last described northwesterly line and same produced northeasterly and along the northwesterly line of Lot 10, as originally platted, said Block G to the southwesterly line of First Avenue, as established by City of Seattle Ordinance No. 1129; thence southeasterly along said southwesterly line to the southeasterly line of Lot 3 said Block F; thence southwesterly along said southeasterly line and same produced southwesterly to the center line of the alley as platted in said Block F; thence northwesterly along last described center line to the production northeasterly of the southeasterly line of Lot 1 said Block F; thence southwesterly along said produced and southeasterly line to a line 83 feet northeasterly of and parallel with the center line of Western Avenue; thence northwesterly along said parallel line to the southeasterly line of Pike Street; thence southwesterly along said southeasterly line to the beginning.





70000644

Cong. Dist. #7
Hon. Brock Adams

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER: 3/13/70	DATE

1. NAME

COMMON: **Pike Place Public Market Historical District**

AND/OR HISTORIC: **Pike Place Public Market**

2. LOCATION

STREET AND NUMBER: **7-acre district bounded by First Avenue, Virginia St., Western Ave. and a line, parallel to Union St., marked by the south wall**

CITY OR TOWN: **of the Economy Market, extending from 1st Ave. to Western. Seattle**

STATE: Washington	CODE: 53	COUNTY: King	CODE: 033
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	See description item #7
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

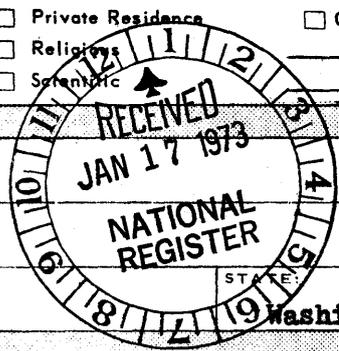
4. OWNER OF PROPERTY

OWNER'S NAME: **Numerous Owners**

STREET AND NUMBER: **See Boundary Map**

CITY OR TOWN: **Seattle**

STATE: **Washington** CODE: **53**



5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: **King County Assessor's Office**

STREET AND NUMBER: **County Courthouse**

CITY OR TOWN: **Seattle** STATE: **Washington** CODE: **53**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **Municipal Arts Commission List of Historic Buildings**

DATE OF SURVEY: **1966** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: **Municipal Arts Commission**

STREET AND NUMBER: **Seattle Municipal Building**

CITY OR TOWN: **Seattle, 98104** STATE: **Washington** CODE: **53**

SEE INSTRUCTIONS

STATE: **Washington**

COUNTY: **King**

ENTRY NUMBER: **3/13/70**

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The original physical appearance of the Pike Place marketing district in August, 1907, was a boarded roadway extending from Pike Street north to Virginia Street lined with farmers' wagons loaded with fresh vegetables and produce. The district was mixed residential, commercial, and home industry. Open stalls and grocery stores were built around the "farmers market" on Pike Place and the district was quickly transformed into a marketing area. To give a sense of the Pike Place marketing district's physical appearance, views of the area at different points in time follow:

1908

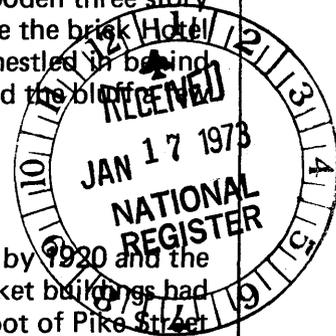
By 1908 Pike Place was a year old. The street was planked up to the sidewalk in front of the buildings that edged its sides. At the junction of Pike Place and Pike Street, the Leland Hotel opened its first floor porch to marketing purposes. North of the hotel stood a newly constructed covered market building of 176 stalls designed and financed by Frank Goodwin. North from here, on the west side of the street, were farmers' wagons and horses, lined up all the way to Virginia Street. On the eastern side of Pike Place, at Stewart, the Stewart House loomed over the street, a wooden frame rooming house. Past the foot of Stewart on Pike Place was open land, not long ago farm land, and next to this stood a livery stable which filled up early each market morning with farmers' teams. The man in charge of the livery would feed and care for the farmers' horses all day, and some of the customers even brought their horses and carriages to the livery while they shopped at Pike Place. Beyond the livery stood a metal works and on the corner of Virginia Street and Pike Place, a glove factory.

Up the steep hill of Virginia Street to Front Street (now First Ave.) on the corner stood the beautiful bay-windowed building, the Landes Block, named after Colonel Henry Landes of Port Townsend. Col. Landes was a gentleman who held title to colonel of the National Guard of Washington Territory, founded the First National Bank of Port Townsend, and owned the land and building at First and Virginia. Going south of Front Street, the next building was a wooden frame false-front structure, Helgesen's Grocery Store. This was a pioneer grocery store in Seattle, established in 1891 to service the residential community along Front Street. Helgesen's specialized in Scandinavian foods, offering barrels of lutefisk, pickles, herring and other preserved foods in containers in front of the long low wooden counters of the store. (Today the building is occupied by the Salvation Army store.) Beyond Helgesen's, going south, was a sight that many market visitors loved to see, the betasseled black horses of Butterworth Mortuary, tied to posts in front of the building on the street, readied to pull the hearse and carriages of a funeral procession. The Butterworth family (in mortuary business since 1901 at this location) was the first to offer a lacquered hearse and an elegant funeral, complete with opera calibre vocalists, to citizens of Seattle. Beyond the Butterworth Building, was a row of hotels catering to the person who wanted to live near the markets. The Maitland Block stood on the corner of Front Street and Stewart, an elegant apartment house with a panoramic view of Puget Sound. On the opposite southern corner was the Summit Hotel, a wooden three story frame Victorian hotel with ornate moldings under its eaves. Further south were the brick Hotel Lotus and the Hotel Nicholas. A couple of private homes, wooden frame, nestled in between these hotels, the only remnants of the choice residential district that bordered the bluff years earlier. (See attached map of 1908 structures.)

1920

The physical appearance of the marketing district had changed considerably by 1920 and the streets were bustling with pedestrians and motorized vehicles. The central market buildings had been added to, forming a long narrow arcade of covered buildings from the foot of Pike Street

SEE INSTRUCTIONS



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

(Continuation Sheet)

STATE Washington	
COUNTY King	
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3/13/70	

(Number all entries) **7. Description (2)**

to Virginia. Farmers still lined both sides of Pike Place, showing their wares on cast iron tables rather than the wagons of early years. Market related businesses had sprung up in all the lots which stood empty in 1908, and existing buildings were put to market use. The Economy Market (southwest corner of 1st and Pike), and the Sanitary Public Market (opening onto Pike Place and 1st Avenue north of the Corner Market) and the Outlook Market had joined the core market buildings. A small food market operated on the first floor of the Silver Oakum Building at the southern end of Pike Place and Pine. The Gem Egg Market (northern corner of Stewart) offered crates of chickens piled several boxes high, and eggs in all sizes and qualities. North from the egg market on Pike Place was the City Market company, offering a little bit of everything.

Market related businesses had sprung up along Pike Place and First Avenue and the connecting streets. A market delivery service, Evans Co., Carnation Packing Co., a pork house, a paper bag store, and Dunn's Seed Company dotted the eastern side of Pike Place north to Virginia. The Market Storage Co. on Pine Street and Dunn's Seeds warehouse provided storage to farmers for produce not on display. A wooden overpass from the foot of Pike Street at the market center terminal provided the main tie down to the waterfront from this district. Small freight vessels and steamers landed near the overpass in the harbor and it was easy for sailors to walk up to the market and for people to walk from the market district down to the harbor. This walkway provided many new roomers for the apartments and hotels in the market district. The Silver Oakum building (built in 1910) was appropriately named for the oakum used by the sailors and seamen that lived many months of the year in these apartments. Other hotels, popular due to their prime location in the marketing district offered a temporary residence for seamen and longshoremen. The Hotel Livingston (1931-1st Avenue, corner of Virginia) advertised for the urban dweller or the wealthy farmers, "Modern, Special Rates by the Week or Month, Grand Sound Views," the LaSalle (1019 Pike) announced in the telephone directory "Modern Steam heated rooms \$3.00 a week and up. Hot and cold water in each room." The Fairmount (1907-1st Avenue) announced "new fireproof, in shopping District, Commanding grand Marine View, all outside large wooden furnished rooms with bath and phone." The Lotus on Pine and the Dix at 88 Lenora (outside the market district) were particularly popular with the farmers who came into town on Thursday evening for a full weekend of selling, not to return home until Saturday night by boat or truck.

The activity of the marketing district during this era was unparalleled. Seattle's labor movement, which had staged a nationally publicized strike in 1919, was continuing to grow. Working men had come from all over the United States to Seattle to the shipyards during World War I and had stayed on in rooming houses such as those around the market. The activity of the seamen and longshoremen from the harbor provided movement over the overpass all night for the "workingman's breakfast" which could be taken any time of day or night. Theatres had sprung up along First Avenue for the shoppers' afternoon pastime. The Liberty Theatre, across from the Sanitary Market on First Avenue, kept a special watermelon stand over the market baskets which lined the sidewalk in front of the theatre every market afternoon, as market patrons went in to see a show before returning home via streetcar.

1930

The depression was underway in 1930 and the Pike Place marketing district provided the cheapest food in town for all the people in Seattle and the surrounding areas. The shops in the marketing district were more crowded than ever as people searched for bargains for the evening



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

(Continuation Sheet)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
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(Number all entries) **7. Description (3)**

meal. A whole shopping bag full of vegetables could be bought for \$.25, but for those with almost no income, even this was too much. Some people waited for the closing hours when vegetables and meat scraps sold for pennies. Others ravaged through barrels and crates for vegetable scraps.

The market district was alive—old-time dancing evenings on the second floor of the Economy Market building, people arguing all day long at the queue on Pike and 1st, debating the philosophical and political issues of the times, and the Municipal Market building (across Western Avenue beyond Stewart) offering daily entertainment on its auditorium stage. The farmers were no longer occupying the streets, having been moved onto the sidewalk on the west side of Pike Place after a city ordinance change. Now the sides of the streets were lined with customers' cars. The Sanitary Market was filled with all kinds of meats, fish, produce stalls, and cafeterias. North on Pike Place in the Silver Oakum building, MacDonald's grocery was doing a land office business with the ships from the harbor—food and staples packed in gallon cans lining the shelves. It catered primarily to ships destined for Alaska. Beyond MacDonald's at Pike Place and Stewart was the Family Shoe Market which appealed to the impoverished working man of this era, advertising a pair of shoes for \$.98. With prohibition over, another business sprang up on Pike Place, the Market Rendezvous Beverages.

Further north along Pike Place were Soames' Bag Store, Dunn's Seeds (selling to farmers and small home gardens), Liberty Fruit and Produce, a pork house, Chet Hanson, Inc. meat store, and a parking lot for market customers at the corner of Virginia and Pike Place. The scene along First Avenue had changed little during this period. The hotels provided housing for transient workers but work was harder to find and the hotel vacancy rates rose as workers left for more inexpensive housing or the Hooverville shack complex. Between Virginia and Stewart were several furniture stores. The Butterworth Building now housed the Volunteers of America organization. The demise of the "Union Record," the activist labor paper, was marked by the occupancy of the Alaska Trade Building by a furniture store.

The Fairmount Dairy and Creamery occupied the entire first floor of the Fairmount Hotel (northwest corner of 1st and Stewart). This market provided fresh milk, eggs, newly churned butter and buttermilk and ice cream to its customers. The butter and buttermilk were displayed in large wooden vats and crowds of people went into the store to watch the churning butter as well as to taste the milk products. The dairy ran an occasional "All the buttermilk you can drink for \$.05" special and the place had crowds waiting out on the sidewalks on such days. The dairy was distinguished throughout Seattle for being a direct and exclusive outlet for the Enumclaw Cooperative Dairy products and the employees of the Fairmount were experts in butter and buttermilk preparation. Many people shopping in the Pike Place marketing district made a regular stop at the Fairmount for a \$.05 glass of buttermilk or a dish of freshly made ice cream. South on First Avenue were the Harborview Hotel, Seamen's Outfitting store, Malone's prescriptions, Siegel's clothing and barbershop and the Sanitary and Corner markets—providing all the shoppers needs within a few blocks' radius.

1942

During World War II the market district flourished. Businesses expanded to meet the war boom within the limits of a severe labor shortage. Food rationing was regulated in the Pike Place marketing district through the Office of Price Administration at 109 Stewart. Extensive records had to be kept by persons selling butterfat and meat. In fact, the wartime meat



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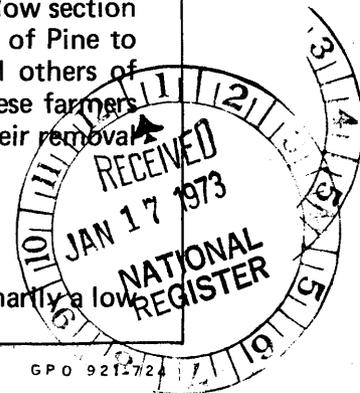
shortage led to the opening of a horsemeat market on Pike Place during this period. Most of the businesses along Pike Place were the same as in 1930 with a few exceptions due to the evacuation of citizens of Japanese descent from the West Coast. The Pork House location on Pike Place was taken over by Soames Paper Company and Dunn's Seed Company expanded into the Liberty Fruit and Produce quarters.

Buildings along the First Avenue section of the marketing district had changed tenants and uses from the Depression years. The Livingston Hotel still occupied the corner of Virginia Street. Going south along the street were the Salvation Army Industrial Salvage Store, the Camp Hotel lodgings, the Independent Furniture and Hardware Company second hand store, Leo Meltzer wholesale furnishings and on the second story, the New Rector Hotel lodgings. The Smith Block Building (1923 First Avenue) housed a host of labor organizations' offices: the Brotherhood of Locomotive Engineers, the Marine Engineers Beneficial Association, the Order of Railway Conductors, the Cannery Reconditioners Union, and the Order of Railway Conductors Ladies Auxiliary. The Butterworth Building was occupied by the Volunteers of America second hand store (1921 First) and the presses of the old "Union Record" were turning out the uncontroversial "Buyers' Guide" (1915 First). Axel Munson's bookstore was frequented by people living in the market district, particularly by those rooming in the Fairmount Hotel on the corner of First and Stewart). The Fairmount Dairy was in operation in the first floor of the Fairmount Hotel and the owners, Mr. and Mrs. Lloyd Graves were inundated with paperwork necessary for government rationing of butterfat. Mrs. Winifred Rafferty's Restaurant (1605 First) was popular with families shopping in the market because a whole family could sit down to its checkerboard tablecloths and be served family style with seemingly endless quantities of food, all for a small sum. Mr. Harold M. Rogers, one of Seattle's pioneer inexpensive clothing dealers, still operated a clothing store at the corner of First and Pine, though the name had changed through the years from "The Red Front" of 1914 to the Seamen's Outfitting Store of 1942. Mr. Rogers sold inexpensive work clothing required for seamen, longshoremen, and the other workingmen who lived in the marketing district. Signs such as "Monster Merchandise Purchase compels this Price CRASH!** Welcome Seamen" were regularly seen on the windows of this pioneer store.

The Sanitary Market Building burned down in 1941 and was being rebuilt during 1942. The Corner Market housed tenants such as Rudy's Poultry Market, Meyer Almeleh Confectioners, and Tradewell Stores. The Economy Market building had marketing shops downstairs and upstairs was occupied by Chubby's Old Time Dancing, the Horse and Jockey Club, the Economy Club cardroom, the Pike Place Public Markets, Inc. office, J. T. Wilson, dentist, Carbon Dioxide and Chemical Co. and Fulton Petroleum Corp. office, and the Bayview Baths. In the first story section of the Economy Market building were the American Fish market, Franklin Meat Market, Peoples Butter Store, Bevens Bakery, Cozy Corner Lunch, the Economy Lunch, the Market Bird Store, and S & G Fruit Company. The Farmers Row section of the core market building, particularly the city-controlled section from the foot of Pine to Virginia, was nearly empty after May, 1942, when the Japanese farmers and all others of Japanese descent were evacuated from King County. It was estimated that Japanese farmers composed 60 to 80% of the farmers selling at the Pike Place Public Market and their removal was reflected by rows of empty stalls.

1972

Since the war, the area has suffered deterioration and changed in character to primarily a low



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7. Description (5)

income district. Low maintenance due to many factors has left the marketing district with many dilapidated exteriors although most of the buildings are structurally sound by building code and health code standards.

The passage of the Pike Place Market Historical ordinance in November, 1971, created a Pike Place Market Historical District with boundaries identical to the boundaries of this application. (See attached map for exact physical boundary location.) The Historical District has been revived with development by market-related businesses. Private renovation of old buildings and openings of new businesses has occurred in two instances — Sur La Table (on Stewart), a store offering a variety of kitchen wares, and Starbucks, a coffee, tea and spice shop (on the corner of Pike Place and Virginia, just outside the Historical District). Within the market district there are now eight thrift shops, farmers stalls, small vendors' stands and many small shops. The market core is an L-shaped building with an arcade, stalls, and open shops and a lower floor of shops and corners ramped in a labyrinth fashion. Open-front shops border the eastern side of Pike Place, and First Avenue is lined with hotels, furniture shops, cafes, clothing stores, and other market-related businesses. The present marketing district is well described in appearance and flavor in the "Market Sketchbook" by Victor Steinbrueck.



SIGNIFICANCE

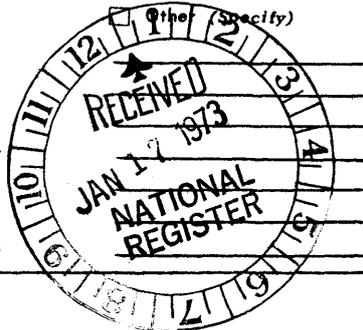
PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	
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<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			



STATEMENT OF SIGNIFICANCE

Preservation of the seven-acre Pike Place marketing district would be a fine example of the spirit of the National Historic Preservation Act of 1966—"That the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people." The historical, cultural, and architectural significance of the Pike Place marketing district was acknowledged by the citizens of Seattle through an initiative passed in November, 1971. The initiative stated that the seven-acre historical district "has played and continues to play a significant role in the development of Seattle and the Puget Sound Region since the inception of the public market in 1907. It has served as the center of local farm marketing businesses through various economic times. It is significant in the culture of the region, drawing together a broad spectrum of people from all ethnic, national, economic, and social backgrounds as a prototype of truly cosmopolitan urban life."

The Pike Place marketing district is "associated with events that have made a significant contribution to the broad patterns of our history," to cite a phrase from the National Register Criteria for Historic Places. The area is a significant and living example of free enterprise and free marketing oriented to the small businessman. It was born in an effort to cut out the "middleman" between producer and consumer and has grown to include a variety of private retail and public markets. The Pike Place marketing district is a living organism continually viable in the tradition of its simple beginnings.

The architectural significance of the Pike Place marketing district must be viewed in light of the phrase from the "Criteria for Historic Places," that the seven-acre area represents "a significant and distinguishable entity whose components may lack individual distinction." Though the most intense marketing activity takes place in the core Pike Place market buildings, the market environment stretches throughout the seven acres of what Professor Victor Steinbrueck, F.A.I.A., Architectural Historian, described as "humble and anonymous" architecture. Lee Copeland, A.I.A., another Seattle architect, describes the total market architectural atmosphere as follows, "Experiencing the market begins at the entrances to the market on First Avenue for a majority of shoppers and residents. . . entering is a sequential experience, made up of the views of the Sound, the activities in the east and west hillside streets, the alleys, the scale of the terraced buildings contrasted to the form of the core buildings, and the variety of uses and residents which support the activity in the market core."

Carl Feiss, F.A.I.A., nationally known expert on historic preservation, after inspecting the Public Market district, has written that the entire 7 acres merit being listed on the National Register of Historic Places.

The architecture of the market district has been viewed as unique throughout its history. The core market buildings, Farmers Row, the arcade, the Economy and Outlook Markets were designed by Frank Goodwin between 1907 and the 1920's. Other markets were added to these core structures (as described in section 7). In the mid 1920's, Arthur Goodwin, President and General Manager of Pike Place Public Markets, Inc., was traveling throughout the United States

SEE INSTRUCTIONS

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as a market consultant, designing markets in Hollywood, San Francisco, Honolulu, San Jose, Portland, Los Angeles and Tacoma, as well as in Vancouver, B.C. The Pike Place system of markets and its architecture was being used as a model throughout the United States by 1929. It was nationally recognized and articles appeared in McCLURE'S, HARPERS, the MINNEAPOLIS JOURNAL, and the PHILADELPHIA PUBLIC LEDGER describing the Seattle marketing system at Pike Place.

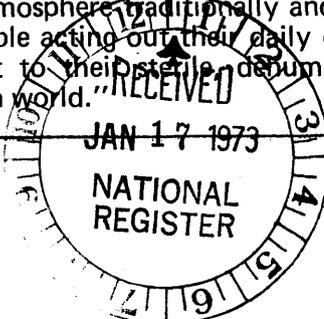
National significance was drawn to the Pike Place marketing district in part due to its unusual architectural design. Victor Steinbrueck says the area has "Architecture as space with people which is constantly modified by the varied colorful displays of food and objects accented by sounds and smells. . . .The market core buildings are a most intriguing series of passageways and openings with varied spaces, shops, stalls, ramps, stairways and openings which could hardly be designed but had to grow with the market. The materials are common and ordinary but the spaces, lighting and character are rich and unique in variety." It is important that the seven-acre marketing district be continued as an organic whole rather than having the core market buildings (1.7 acres) cut off as a museum piece apart from the life which surrounds it. The position taken by the citizens of Seattle is that the ecology of the seven acre marketing district should be preserved so that the organism or total entity is not destroyed by architecturally or historically discordant structures.

The Pike Place marketing district is an area in which people from all economic, ethnic, and social backgrounds come together to live and work in harmony. The cultural significance of the market district is in the diversity sustained within its boundaries. The annals of history shows farmers and merchants in the Pike Place marketing district from Spain, China, Japan, Italy, Mexico, Norway, Sweden, Denmark, Great Britain, Ireland, Russia, the Philippines, France, Germany, Bolivia, Greece, Turkey, and many other countries of the world. The sounds of the market have been, in part, a blending of the many native languages spoken by farmers, merchants and customers.

The Pike Place marketing district has always been one place in Seattle where a very limited English vocabulary would be sufficient. Age-old sign language and simple marketing words were easily picked up by immigrants who came to work in the market. A report for the SEATTLE STAR in 1915 characterized the remarkable cultural mix and harmony in the market, "Smith's English Bakery was directly across from the Kiaska German Delicatessen and never a loaf of bread flew from the English bread cases to the German counter," even though it was World War I and their relatives were fighting in the trenches of Europe.

Shoppers from all income categories and social upbringings have frequented the market since its inception. On the first market day, August 17, 1907, a group of wealthy socialite women, armed with shopping baskets, were a part of the scramble to buy vegetables offered by the ten farmers who managed to make their way over muddy roads to Pike Place. The wealthy shopper has continued to buy the freshest produce and gourmet foods at the market. For the poor family the Pike Place market provided inexpensive food and excitement and entertainment in the colors, smells, sounds, and market personalities. The average housewife experienced an enjoyable day away from home.

Victor Steinbrueck catches the cultural significance of the marketing district in the following passage from MARKET SKETCHBOOK, "Nowhere else is there to be found such a broad social mixture going about its business in a natural and uninhibited way. People of all races, all religions, nationalities, and all income levels come together freely to work and shop, to linger and look and enjoy themselves in an easy atmosphere traditionally and necessarily free of prejudice. Here is the dramatic experience of people acting out their daily existence through face-to-face encounter and involvement, in contrast to their sterile, dehumanizing environment that has grown to be typical of much of our urban world."



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8. Significance (3)

The historical significance of the Pike Place marketing district is related to the development of the city of Seattle and the economic trends in the nation through the market's sixty-five years of growth and change. The market provides a living heritage of food marketing in its simplest form where the producer meets the consumer directly. More complex marketing systems have developed since the 1900's and the supermarkets have drained much of the volume business that once passed exclusively at Pike Place. However, many farmers and shoppers prefer the direct approach and the age-old method is carried on every marketing day. The events and personages making up the history of the Pike Place marketing district are outlined in the attached "Chronology of Events in the History of the Pike Place Marketing District." The life of the core market buildings (1.7 acres placed on the National Register including Pike Place, Economy, and Corner Markets) has been historically interwoven with that of the surrounding marketing district. To illustrate this point, events affecting the core market are in **bold type** and events affecting the area outside the core within the seven-acre market area are in *italic type*.

A CHRONOLOGY OF EVENTS IN THE HISTORY OF THE
PIKE PLACE MARKETING DISTRICT

1891 *George and Charles Helgesen opened HELGESEN BROS. GROCERY at 1939 Western Avenue. This was a pioneer grocery store in the city of Seattle and serviced the residential community on Front Street (First Avenue) between Pike Street and Virginia Street.*

1897 **Giuseppe "Joe" Desimone came to Seattle after traveling by boat from Avellino, Italy, to New York City where he stayed for a few months.**

1900 *HELGESEN BROS. GROCERY transferred to a new location at 1929 First Avenue. This grocery store specialized in Scandinavian foods, offering barrels of lutefisk, pickles, herring, and other preserved foods in containers in front of the long counters of the store. In 1900 there was a bluff which dropped off abruptly from First Avenue down to the waterfront between Pike and Pine. Seattle pioneer families lived in the blocks between Pike and Virginia during these years. John Prothers Jones, Captain Griffiths, J.Y.C. Kellogg, and Thomas Miles were a few who lived in this neighborhood. The Jones family still owns much of the original family property on First Avenue.*

1900 **Frank Goodwin traveled to Seattle from Washington, D.C. He went to Alaska for the gold rush and took out a claim which paid him well.**

1901 *The HOTEL LIVINGSTON was opened for business at 1931 First Avenue (corner of First and Virginia). This building was inscribed the Landes Block after Colonel Henry Landes of Port Townsend. Colonel Landes held the title Colonel of the National Guard of Washington Territory and was well known in business circles as the founder of the First National Bank of Port Townsend. He held land parcels throughout the territory and at this time owned the land and building at First and Virginia.*

The BUTTERWORTH BUILDING was opened at 1917 First Avenue. The three-story building, plus two floors below ground, was built for Edgar R. Butterworth, founder of Butterworth's Family Mortuary. The Butterworth family operated the business which in these early years was entitled "Butterworth Undertakers." and later changed to Butterworth Mortuary. Edgar Butterworth is generally credited with introducing the words "mortuary" and "mortician" into the undertaking business and he



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8. Significance (4)

also introduced the first horse-drawn hearse north of the Columbia River. This building has already been placed on the National Register for its individual distinction. Its construction was one part of the rapid change after 1900 between Pike and Virginia on First Avenue from a family residential district to a business apartment district.

1904

The STEWART HOUSE HOTEL was built to provide housekeeping rooms for the growing numbers of single male residents in Seattle. The modest rooms were within the price range of the average working man. Other hotels were built along First Avenue during the post-fire building boom. Those hotels which were erected in what was to become the marketing district were the SUMMIT (Front Street and Stewart), HOTEL LOTUS and HOTEL NICHOLAS (between Pine and Pike on Front Street).

1906

The SMITH BUILDING (1923 First Avenue) was constructed. Records are unclear as to the original use of this building but it probably had various office tenants until 1920 when it was bought by the Marine Engineers Benevolent Association for the labor offices and lodge hall of that organization.

February, 1907

Arthur Goodwin, age 20, arrived in Seattle from New York to work as bookkeeper for his uncles at Goodwin Real Estate Co.

June & July, 1907

Pike Place was completed, a street cut diagonally across the face of a bluff. Councilman Thomas Revelle was instrumental in obtaining permission from the city to use Pike Place for public marketing purposes.

August 17, 1907

Declared "Market Day" by Acting Mayor Charles H. Burnett. Approximately ten farmers brought their wagons to Pike Place.

August 25, 1907

Vashon Island Farmers Association (154 members) requested shelter for their produce. Shortly after this request the organization set up a stall on the corner of Stewart and Pike Place. The stall was one of the few buildings on the east side of Pike Place at this time and could be recognized by its sign VASHON ISLAND FRUIT GROWERS ASSOCIATION.

September, 1907

Frank Goodwin and Ervin Goodwin purchased property at Pike Place (Leland Hotel north, the Leland was first recorded in the Seattle telephone directory in 1900). Frank Goodwin designed a 76-stall structure and oversaw its construction north of the Leland Hotel. These buildings were owned on record by the Goodwin Real Estate Company with three Goodwin brothers – Frank, President; Ervin, Vice President; and John, Secretary.

November 30, 1907

Dedication of the new market building with about 120 tenants. Farm wagons lined both sides of Pike Place and farmers stall space was still inadequate. There were only 70 stalls, each four feet wide.

A simple one-story market building was constructed at 600-606 Pike Place (corner of Pine) to house the GEM EGG MARKET. The building retained its marketing functions through time as tenants changed to a grocery store and then the Family Shoe Mart in the 1930's.



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1909

Outlook Hotel (83-85 Pike Street) first appears in Seattle telephone directory, and, by 1910, the Outlook, Inc. had J. C. Michaels, President, and G. T. Olds, secretary-manager.

1910

Sanitary Market and Silver Oakum Buildings constructed. The Sanitary Market was hailed as a modern, efficient public market and with the artistic use of glass was a beautiful addition to the marketing district. The Sanitary Market kept a similar stall arrangement to other markets in the area and attracted many small fish, meat, and grocery businesses and restaurants. The Silver Oakum Building was originally owned by Ben Silver. One can only conjecture that the "Silver" in the name came from Ben Silver and the "Oakum" from the rope used by sailors and seamen who lived in the apartments most of the year.

The two-story triangular building south of the Silver Oakum, 1520-1528 Pike Place, was also built in 1910. This building housed the South Park Poultry Company, Carnation Packing Company, and various groceries through time. South Park Poultry Company has continued to serve in the market district through 1972. When it first opened, chickens hung from hooks in the ceiling and eggs were piled into large containers.

The Alaska Trade Building (1917 First Avenue) was erected during this period. This building has been placed on the National Register for its value as the first steel and reinforced concrete building in the Pike Market area but more importantly, for its association with the UNION RECORD, the only daily wholly owned labor newspaper in the U.S., which had its entire press operation at First Avenue from 1918 to its demise in 1928.

October 7, 1910

Public Market and Department Store Co., (President, Frank Goodwin; and associates E. S. Goodwin, John Goodwin, D. B. Fairley, R.E.B. Smith and others) assumed control of the Pike Place Market building. Frank Goodwin stated that the new company would enlarge and improve the old building which currently occupied all ground on the northwest corner of Pike Street and Pike Place. The company would provide an expanded three-or four-story market structure, set back the building ten feet from sidewalk and leave a 70-foot sidewalk from Pike Street to Virginia for farmers. This was Frank Goodwin's vision in 1910.

August 19, 1911

Dedication of 1,200-foot market extension, north of the first market building. Business occupants: Friedlander Florist, Big White Fish Market, M & K Coffee (lower floor), St. Germaine's Bread, and Mannings.

1912

The Corner Market was completed as well as the viaduct from Pike Place to the waterfront. The viaduct was a 560-foot ramp over which 1,640 persons traveled per day during the first months after its construction.

Ordinance No. 31252 was signed to designate a portion of Post Street for Public Market Places. This allowed for the Outlook Market (bottom floor of Outlook Hotel) to set up show cases along Post Street.

The main market building and the lower floor of the Leland Hotel were remodeled. A triangular section was added from Western Avenue side of Leland to Western Avenue.

March 4, 1913

Seattle citizens rejected an \$150,000 bond issue for a public market in a



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subway which would be excavated under 800 feet of Pike Place. If passed, it would have provided 400 additional stalls and a conveyor to the wharf.

1914

The Fairmount Hotel, 1907 First Avenue was opened and listed in the telephone directory as "new, fireproof, In Shopping District, Commanding Grand Marine View, all outside large modern finished rooms with bath and phone."

1915

Arthur Goodwin became Assistant Manager of Public Market and Department Store Co. In 1917, he was promoted to the general manager's position.

June 21, 1915

Ordinance No. 34888 was signed authorizing the Building Department to construct an office at Pike Place for the Market Master.

1916

A delivery service and bag store were providing service to the market patrons. Both were located on the east side of Pike Place. The delivery service took large packages to the customers' home for a fee. The bag store supplied farmers with paper bags and as a bonus, printed price markers daily to the farmers' specifications on brown and white paper bags. This first bag store was operated by people of Japanese origin who used the traditional artistic SUMI brush and ink in painting the daily price markers.

November 11, 1916

The Economy Market opened. Goodwin Real Estate Co. had obtained a lease on the First and Pike Building in order to improve the quarters for 60 stalls. Frank Goodwin was the architect in transforming the Bartell Building into the Economy Market.

July 13, 1917

Ordinance No. 37531 signed establishing a public market at Westlake and 6th Avenue.

August 14, 1917

Ordinance No. 36263 signed allowing Seattle Real Estate Association to build a sidewalk and curb on south side of Pike Street from First Avenue to the alley between First and Western Avenues.

September, 1917

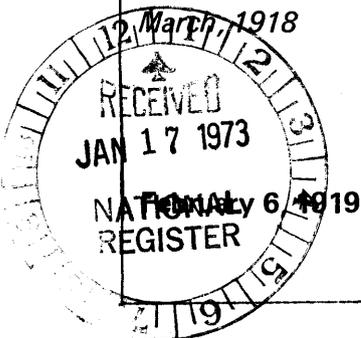
Pike Place Market showed 5,217 farmers in attendance for the month, Westlake Market had 14 farmers and Pine Street had 562.

1918

Dunn's Seeds opened store at 1912 Pike Place on the site of the Aries' family farm which had moved outside of the city. Dunn's provided storage space for farmers and a complete line of seeds. Pike Place Market farmers and shoppers were regular customers at Dunn's and as the store's reputation grew, a mail order business was added.

Seattle deemed it a "wartime necessity" that the city go into the fish business because the price of fish was too high. The State Fish Commission offered to furnish the city with salmon from state fish hatcheries. As a result, the City Fish Market was set up at the Pike Place Market at the foot of Pike Place and Stewart.

The Seattle General Strike began and the Pike Place Market remained open all day although there were no shoppers due to lack of streetcar service and general fear throughout the city. Most of the store shelves had



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been emptied the day before as people prepared for an emergency which was predicted to last several weeks at a minimum. By February 9, most people were back at work and streetcars were taking people back and forth to the market.

October, 1919

City Council voted to cancel lease of Pike Place for farmers' use.

1920-1921

Hearings before the City Council Harbors and Public Grounds Committee on selection of a site for an expanded farmers' market. The Public Market and Department Store Co. submitted plans for an addition to the Pike Place market buildings and the Westlake Market Company proposed a building on the Westlake Market site. On April 25, 1921, the City Council voted in favor of the Pike Place location.

August 5, 1922

Expanded Pike Place market building dedicated. Sixty farmers now housed in new city-built steel shed north of market buildings, and an addition on the south end of the market building provided 44 farmers spaces. The Post Street alley was opened for showcases on the Economy Market and Outlook Market sides with rest seats in between the markets. In general, all farmers' stalls were moved off street and placed under cover in the arcade. Under the lease agreement with the city, the Public Market and Department Store Co. exchanged its private property used as a public sidewalk for certain stalls in the middle of the city sidewalk, the "GG" stalls. Origin of the term "GG" is obscure, but it is thought that the initials stand for "Green Grocer." These stalls were rented at fairly high rates to vegetable and fruit farmers. One of the first to take advantage of this permanent stall arrangement was Joe Desimone. He bought stock in the market company and took a lease on a large produce stall, an outlet for his South Park farm goods.

August 5, 1922

Pike Place farmers organized a protest against the location of farmers' stalls under the newly designed market. The farmers were incorporated as the Farmers Public Market and threatened to set up their own market in another location. The issue was resolved by moving the farmers' stalls back to the south of the market with the exception of the "GG" stalls reserved for the market company.

1923

The Enumclaw Creamery opened at the First Avenue level of the Fairmount Hotel. This shop was the exclusive distributor of high grade cream and butter produced by the Enumclaw Coop. It was owned by Mr. and Mrs. Lloyd Graves. In 1931 the name of the store changed to the Fairmount Dairy and it continued providing unsalted butter, buttermilk, ice cream, and cream to shoppers in the Pike Market district.

June 8, 1923

New farmers' arcade for 160 additional stalls opened north of Pike Place market buildings.

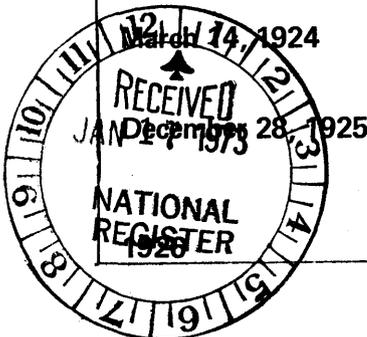
March 14, 1924

Municipal Market Building completed and opened with stalls for farmers. Entire building was under the control of the city.

December 28, 1925

Pike Place Public Markets, Inc. (Arthur Goodwin, President and general manager, and Walter Taylor, Vice President) bought the market buildings for \$750,000.

Consideration for renewal of the city's lease at the Pike Place market



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(Number all entries) **8. Significance (8)**

brought out anew the farmers dispute. The Associated Farmers of the Pike Place Market (W.R. Soames, President) and the Charmed Land Vegetable Growers, represented by attorney George Vandevener, petitioned the City Council for city farmers' right to use the "GG" stalls and stalls over the Western Avenue bridge. Arthur Goodwin presented Pike Place Public Markets, Inc. position that the 1921 contract between the city and the market company gave the company the right to lease the GG stalls. The City Council made no decision but referred the legal questions to the corporation counsel who decided in favor of the market company.

1927 Walter Taylor was bought out and Joe Desimone became Vice President of Pike Place Public Markets, Inc.

1928 *The Champion Building (1926-1928 Pike Place) was erected for the Dollar Cab Company as a garage. The construction of th building was unusual as the cement was imported from Sweden. This was one of the first parking garages in Seattle. It was later used as a meat packing company and has remained thus ever since.*

March 21, 1928 Grant Stevens, city market master, was forced to resign over extortion charges. A city investigation was ordered into market management. The investigation resulted in findings that the market had been mismanaged, needed tighter fiscal control and Stevens was an unsuitable man for the position.

1929 Arthur Goodwin published **MARKETS: PUBLIC AND PRIVATE**. Farmer participation dropped. In this year, 488 farmer-sellers were licensed at Pike Place (reduction from 627 in 1926). This reduction was probably due to mortgage foreclosures on farms and the elimination of steamer service to farm communities around Puget Sound.

McDONALD's grocery, opened at 1534-36 Pike Place after having moved from locations at 1007 Stewart and the Corner Market.

1931 *Farmers selling at the northern end of the market sought shelter from the market company or the city. The umbrellas provided for the farmers did not keep the rain off the produce. Personal accounts of farmers during this period showed they were better off than most urban citizens of Seattle. However, life continued to be very hard work. For example, Mr. and Mrs. Emil Schmid who lived on the east side of Lake Washington arose each market morning at 3:00 a.m., fed the chickens and cows, ferried across Lake Washington, and drove their truck by highway to the Pike Place market where they set up a stall of dressed chickens and eggs. They did not reach home until late each evening.*

The Pike Place market celebrated its Silver Anniversary with a band and sales prices, discussion continued on the location of public farmers' stalls and the market district was struck by two publicized burglaries. The number of farmer-sellers at Pike Place returned to 627 (the same number reached in the peak year 1926).

The seven-acre marketing district had developed into a very popular flourishing area. Merchants in shops throughout the area joined together to advertise weekly as the "Public Market Center." One advertisement in



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an April edition of the TIMES had the participation of Model Grocery and Tokio from the Sanitary Market, McDonalds (Annex at 1007 Stewart and main store at 1534-36 Pike Place), Eba's Market on a new site just north of McDonald's, the South Park Poultry Company, the Fairmount Dairy, and Reynold's "Right Price Grocery". All of these groceries and markets were outside the core Pike Place Market buildings, yet they advertised with central market merchants, and all benefitted by the two hours free parking that was given in a large lot nearby. There was a sense of community between these merchants which covered the extent of Pike Place, up Pine, Stewart, and Virginia Streets and along First Avenue. Business was at a peak throughout the entire complex of markets. Since this was the most popular shopping area in all of Seattle, storekeepers experienced occasional burglaries during the desperate days of the Depression.

1933

Passage of the state's Agricultural Adjustment Act set up an elaborate system of marketing and price fixing agreements which were devised to bring farmers a stable price level. The A.A.A. brought very little criticism from the farmers at Pike Place but the nearby Security Public Market charged that the law forced the market to fix prices "higher than the public can afford to pay" and proceeded with a lawsuit against the State Department of Agriculture. The City of Seattle's enforcement of a "true weights" law resulted in the seizure of some scales in the Pike Place Marketing district and the short weight scales were dumped by weights enforcement officials into Puget Sound. I. A. Caraco joined the Pike Place Public Markets, Inc. as vice president during this year.

1934

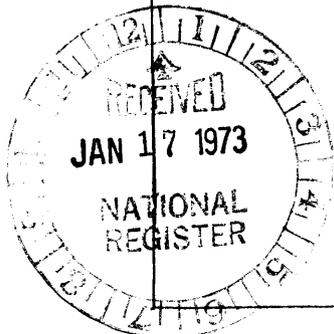
The Associated Farmers of the Pike Place Market continued pressuring for the interests of the farmers and were successful in getting the stall rental fees reduced. Superior Court Judge Howard Finley ruled that Mayor John Dore must sign a lease on behalf of the city for space in the Pike Place market.

1935

In January, 23,000 customers were counted in the Pike Place market on weekdays and on Saturdays, and 40,000 to 50,000 shoppers passed through the marketing district. Many stores offered free samples of food during this period and hungry, unemployed persons enjoyed the merchants' generosity. Aroused public concern resulted in city council passage of rules against "chiselers" in the Pike Place Market. The rules made certain that the farmer-sellers at the public markets sold products raised on their own property and authorized city inspection of the farms. The Agricultural Adjustment Act was invalidated in a Washington State Supreme Court decision.

1936

Between March and December, a series of debates in front of the Seattle City Council Harbors and Public Grounds Committee was the background for a renewed dispute over the farmers right to the GG stalls. The Associated Farmers of the Pike Place Market presented the farmers' position and Pike Place Public Markets, Inc. spoke for private enterprise. On May 3 the lease was renewed and the market company agreed to make many improvements affecting city farmers, in return for retaining control of rental in the GG stall area.



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1939

The Pike Place core market buildings were remodeled. These improvements included a site installation of a steel pipe bulkhead replacing a wooden bulkhead, 6,000 square feet of additional floor space on the lower floor, a new sidewalk on the Pike Place arcade, and plumbing and lighting improvements in the farmers stalls. 515 farmer-sellers took out licenses to sell at the Pike Place Public Market.

1941

Arthur Goodwin sold his interests in the market company and Joe Desimone became President, Pike Place Public Markets, Inc. with I. Caracao as vice president. *On December 15, 1941, a three alarm fire gutted the Sanitary Public Market. Soldiers and sailors on leave in the city helped to keep spectators back and held hoses for the firemen. The Corner market and a wooden hotel on both sides of the market were undamaged. The market was rebuilt under new ownership during 1942 and most of the tenants remained with the newly constructed Sanitary Market.*

1942

In May of this year, citizens of Japanese descent were evacuated from King County. Approximately 60 to 80% of the farmers at the Pike Place Market were of Japanese descent prior to this time. The SEATTLE TIMES photographed the empty farmers arcade at Pike Place and commented, "Vacant stalls like these at Pike Place Public Markets confronted shoppers at numerous Seattle markets today. The Japanese operators of many of the stalls have been evacuated." Due to the lack of farmers, the Municipal Market building was used for rummage sales, antique shops, butcher shops, and cafes.

A Horsemeat market opened on Pike Place, catering to those who preferred meat during wartime meat shortage and rationing. The Office Of Price Administration was located close to the market district at 109 Stewart. The O.P.A. regulated rationing controls on the butcher shops, butter farmers, and other merchants within the market district during wartime. There was a labor shortage in the market district but business boomed. Most of the businesses vacated by Japanese merchants and farmers were replaced by others. For example, the Pork House location (previously a Japanese-owned business) at 1918 Pike Place was taken over by Soames Paper Co. Dunn's Seeds was doing a very good business as people were planting "wartime gardens" in fear of a vegetable shortage. Ships in Elliott Bay brought a large volume business to the grocers such as Eba's Market and particularly McDonald's which carried gallon containers of preserved and dried goods. Owners of the Fairmount Dairy kept a close accounting of all butter fat sold for reports submitted to nearby Office of Price Administration.

The number of farmers licensed to sell at the Pike Place market was down to 196.

I.A. Caraco left the Seattle area and Richard Desimone became general manager of the Pike Place Public Markets, Inc.

Joe Desimone died and Richard Desimone became president and general manager of Pike Place Public Markets, Inc.

Seattle Garden Center opened at Pike Place in building which housed the Gem Egg Market in earlier years.



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1947

The "gag rule" was imposed by the city market master upon the farmers and merchants selling at the Pike Place Market. The rule, long on the books but not enforced, forbade hawking, shouting, or loud singing to sell goods. One farmer salesman said, "I used to sing and shout and people say: 'Armand sell good stuff today. He couldn't sing so loud if the tomatoes they rot.'"

1949

On April 13, the heaviest earthquake in Seattle's history ripped through the Pike Place Market and the rest of the city. Many people were within the core market buildings as they swayed with the force of the earthquake. The electricity failed and people streamed out of the buildings onto the street. One man was left all lathered up, strapped into a barber chair. When merchants and customers returned to the darkened buildings nearly an hour later, they found little damage other than a few wall cracks which the market company and merchants speedily repaired.

The Silver Oakum Building underwent major repairs from the earthquake damage.

1950

Harlan Edwards announced plans to build a modern parking garage on the location of the Pike Place Market and the plan met with resistance from many Seattleites.

1956

Merchants within the Pike Place marketing district organized the Pike Place Farmers Market Association with the purpose of advertising and improving the public market shopping facilities. The city of Seattle considered giving up the city's role in the Pike Place Market but the City Council voted in May, 1957, to continue the lease between the city and the market company. Mondo Desimone, son of Joe Desimone, joined the market company as vice president.

November 11, 1961

A \$40,000 fire which began near the Stewart Street bridge over Western Avenue razed the Municipal Market Building. The building was gutted and approximately 20 small businesses were wiped out in the fire.

1963

An urban renewal project for the Pike Place Market was proposed by the City of Seattle. In response to the urban renewal planning, the Friends of the Market, a volunteer civic organization, formed with the goal of "dedication to saving and renewing the historical Pike Place Market and district through a program of community planning."

December 1, 1971

Passage of an ordinance, by initiative, to preserve, improve, and restore the Pike Place Markets, Creating the Pike Place Market Historical District. . . and establishing an Historical Preservation Commission and providing for administration and enforcement.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

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 June 30, 1972.
 Documents and blueprints, City of Seattle Clerk's files
 Gee, Nancy. Reflections in Pike Place Markets, Seattle, Superior Pub. Co.,
 1969
History of the Pacific Northwest, Oregon and Washington, pp. 421-2
Interviews with merchants, residents and farmers of Pike Place marketing
District.

10. GEOGRAPHICAL DATA

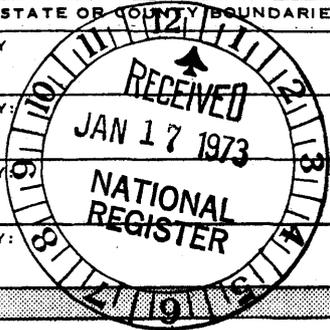
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
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Pine St. at the Alley Between 1st
 Ave. and Pike Place
 47° 36' 37" 122° 20' 25"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Seven Acres**

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
James E. Mason, Project Manager

ORGANIZATION: **Pike Project, Department of Community Development** DATE: **Dec. 18, 1972**

STREET AND NUMBER:
City of Seattle

CITY OR TOWN: **Seattle,** STATE: **Washington** CODE: **53**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

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

National State Local

Name Charles H. Odegaard
 Charles H. Odegaard

Title Director - Washington State Parks & Recreation Commission

Date January 8, 1973

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

Robert W. Utley
 Director, Office of Archeology and Historic Preservation

Date 1/20/73

ATTEST:
Wm. [Signature]
 Keeper of the National Register

Date 2-16-73

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STATE Washington	
COUNTY King	
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ENTRY NUMBER 3/13/70	DATE

(Number all entries)

9. Major Bibliographical References (Con't.)

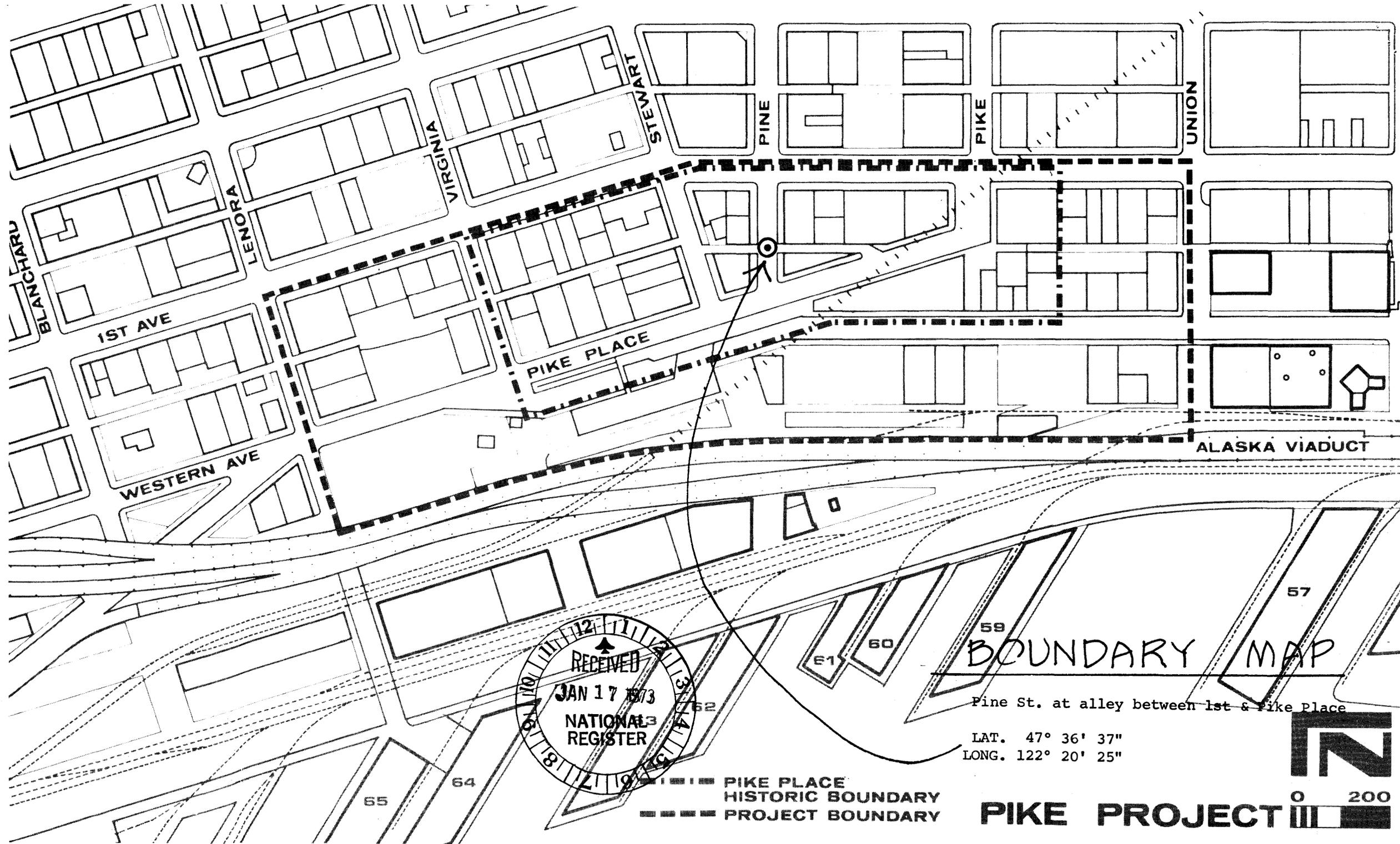
"National Criteria for Historic Places", Federal Register, Volume 36, No. 35, February 30, 1971, p. 3310-3311.

Newspaper articles from the Seattle Times, Seattle Post Intelligencer, Seattle Star, and Union Record from 1907 through 1950.

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Tobey, Mark, World of a Market, University of Washington Press, Seattle, 1966





BLANCHARD

1ST AVE

WESTERN AVE

LENORA

VIRGINIA

PIKE PLACE

STEWART

PINE

PIKE

UNION

ALASKA VIADUCT

RECEIVED
 JAN 17 1973
 NATIONAL REGISTER

BOUNDARY MAP

Pine St. at alley between 1st & Pike Place

LAT. 47° 36' 37"
 LONG. 122° 20' 25"

----- PIKE PLACE HISTORIC BOUNDARY
 - . - . - . PROJECT BOUNDARY

PIKE PROJECT



0 200

65

64

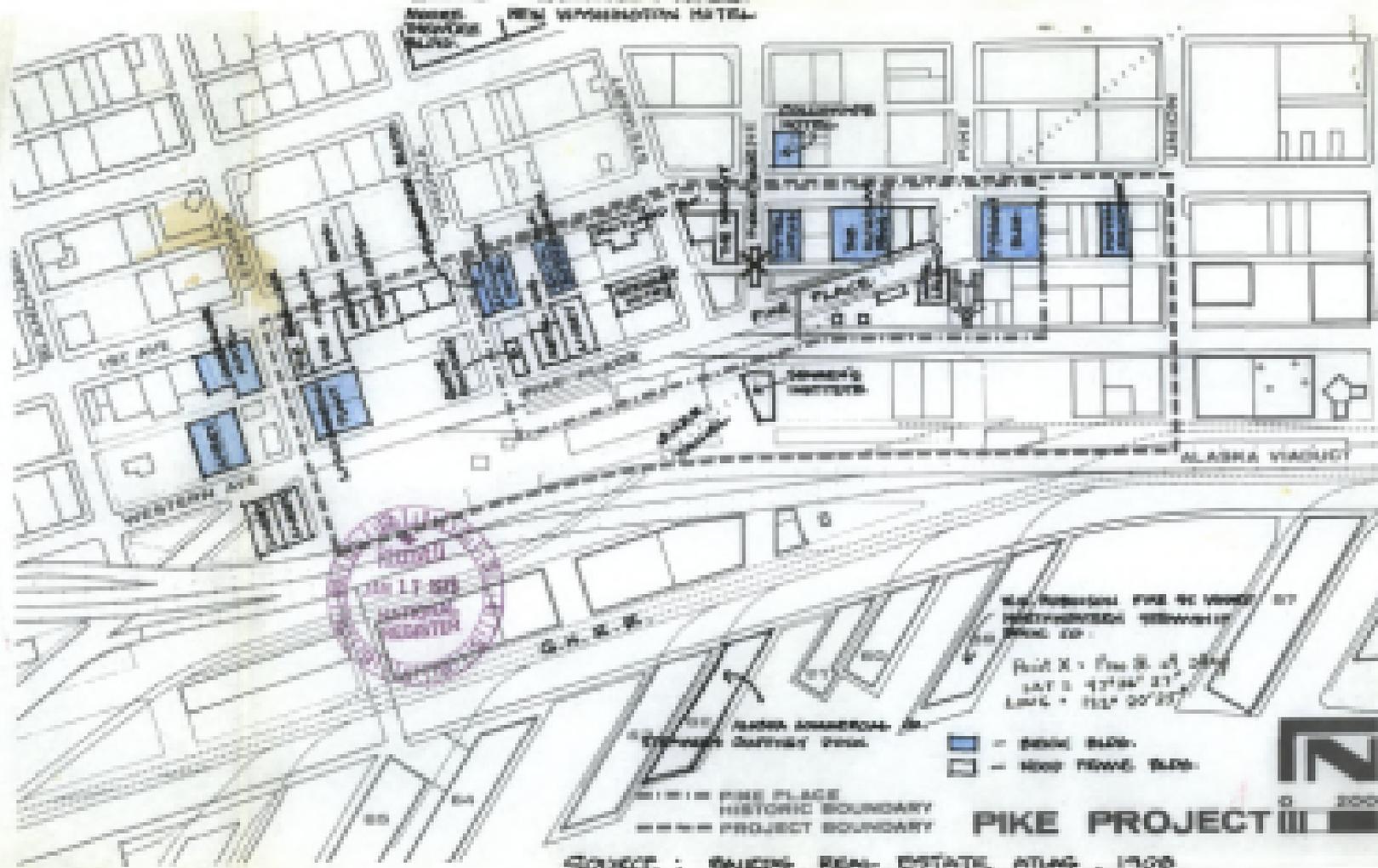
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61

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57



PIKE PROJECT III
 1.7 Acre
 HISTORIC DISTRICT

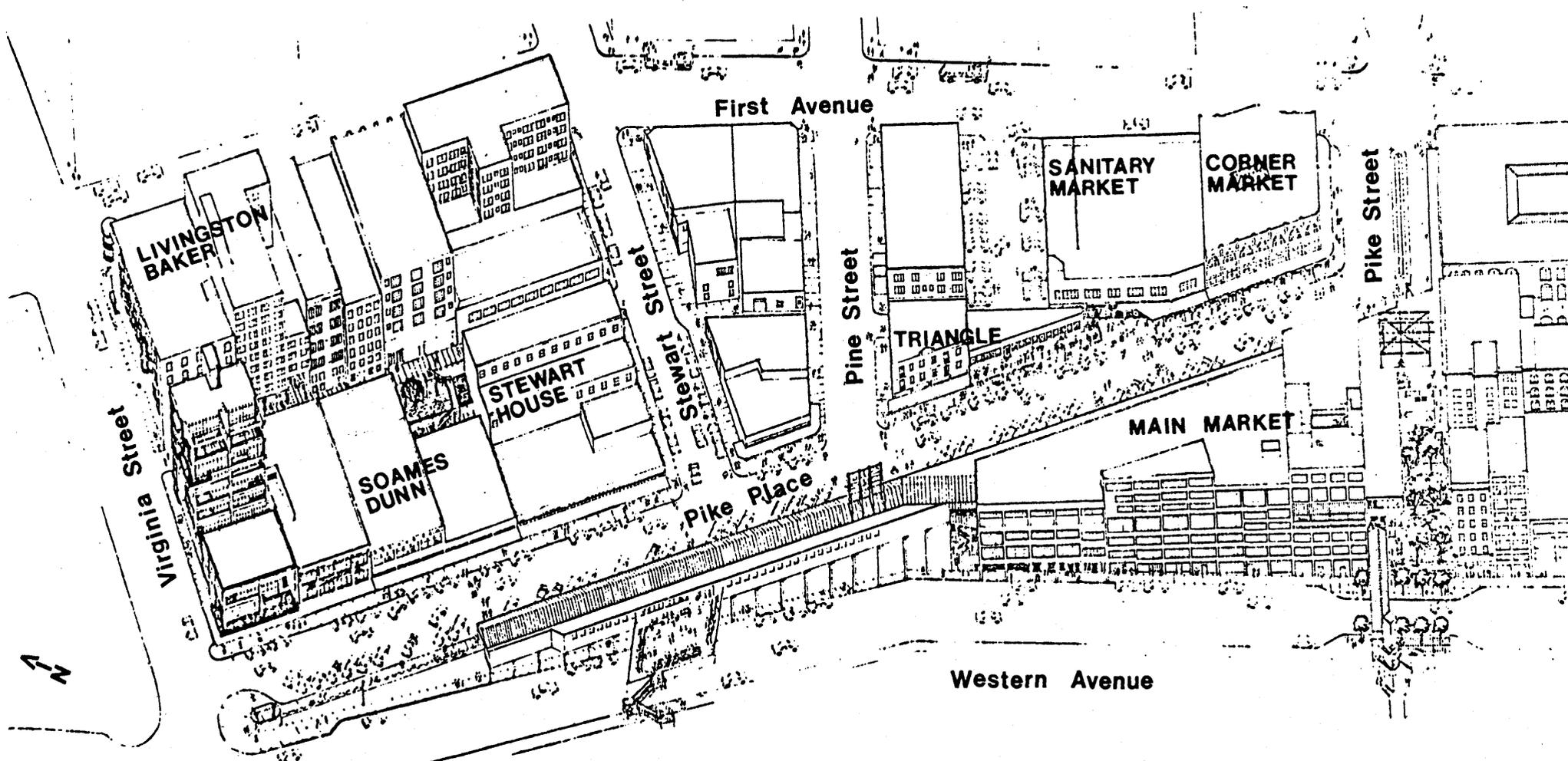
Lot 1 - 1/2 Acre
 Lot 2 - 1/2 Acre
 Lot 3 - 1/2 Acre
 Lot 4 - 1/2 Acre

- Solid Block
- Strip Block

--- FIRE PLACE
 --- HISTORIC BOUNDARY
 - - - - PROJECT BOUNDARY

PIKE PROJECT III

SOURCE: SNIERS REAL-ESTATE ATLAS, 1908



LIVINGSTON
BAKER

SOAMES
DUNN

STEWART
HOUSE

SANITARY
MARKET

CORNER
MARKET

TRIANGLE

MAIN MARKET

First Avenue

Virginia Street

Stewart Street

Pine Street

Pike Street

Pike Place

Western Avenue



