

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

982

1. Name

historic National Building

and/or common

2. Location

street & number 1006 - 1024 Western Avenue _____ not for publication

city, town Seattle _____ vicinity of _____ congressional district 1st-Joel Pritchard

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Cornerstone Development Corporation

street & number 1500 Western Avenue - Suite 500

city, town Seattle _____ vicinity of _____ state Washington 98101

5. Location of Legal Description

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

street & number Fourth and James

city, town Seattle _____ state Washington 98104

6. Representation in Existing Surveys

title Seattle Inventory of Historic Resources has this property been determined eligible? _____ yes no

date 1979 _____ federal _____ state _____ county local

depository for survey records Office of Urban Conservation

city, town Seattle _____ state Washington

7. Description

Condition

excellent
 good
 fair

Check one

deteriorated
 ruins
 unexposed

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Occupying a key position on filled land between Seattle's port facilities and the downtown commercial area, the National Building occupies the entire block fronting the east side of Western Avenue between Madison and Spring Streets.

The Western Avenue facade consists of eight bays encompassing storefronts at the ground story, and horizontal window bands in the upper five stories. The bays are defined by nine piers which are expressed externally as pilasters, and terminated at the sixth story by large ionic capitals. Wall planes within each bay are recessed behind the nine pilasters and enriched with molded back surrounds at the sides and top. Fenestration is characterized by a regular system of horizontal window groupings, each consisting of four pivoting windows with transoms. The window bands are separated vertically by wide, unadorned brick spandrels. Two of the bays include fire escapes.

The two side elevations incorporate four bays each, and are also defined by pilasters with ionic capitals. Fenestration includes pairs of square-shaped window openings within each bay at each of the upper five stories. Openings at the ground level of both elevators include storefront windows, small windows and doorways.

The east, or Post Avenue, elevation is relatively undistinguished and includes a simple series of horizontal window bands in the upper stories, and a loading dock with large freight doors at the ground floor.

Several original elements, including a wide cornice and all but two projecting marquees, are presently missing from the building.

At the time of this writing, rehabilitation work has begun on the National Building. This work was in progress at the time of the review of the nomination, and the completed project will alter the interior and may also alter the appearance of the first floor storefronts. Recent photographs and photographs taken before the initiation of the rehabilitation project are included with the nomination.

8. Significance

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

Specific dates 1904 **Builder/Architect** Kingsley and Anderson

Statement of Significance (in one paragraph)

The National Building is a survivor of the cluster of six-story brick commercial buildings erected by the Northern Pacific railroad to accommodate the rapidly increasing produce trade for the growing city of Seattle. It reflects the expansive burst of construction that took place early in the present century, and represents the importance of site selection in a business that demanded maximum efficiency in the transshipment of goods received by rail and sea to retail distributors.

Major railroad lines entered Seattle along a margin of largely reclaimed land between the downtown area and the harbor. The Northern Pacific had acquired especially large holdings in narrow strips that ran north and south, sandwiched between the railroad tracks on the west and the rapidly rising ground of downtown on the west. It was here that the railroad planned to build its terminus, but local opposition forced the selection of another site thought preferable to the interests of the community as a whole. Unable to build as it had originally planned, the Northern Pacific cast about for other uses for the land. In the early 1900's, it was occupied by a collection of ramshackle corrugated iron buildings which housed the city's produce and fruit distributors. The railroad decided to capitalize on the existing use and replace the iron buildings with several specialized warehouses that could cater specifically to the produce trade. Use of the site had developed largely because of the fortuitous relationship of railroad and port facilities with the major road net of the city.

In 1904, the Northern Pacific commissioned the architectural firm of Kingsley and Anderson to design two four story brick buildings for use in wholesale trade. They were to be located in the heart of the produce area, facing each other along one block of Western Avenue. The response on the part of grocery and produce firms was immediate, and the National Grocery Company leased 40 percent of the as-yet unbuilt space. In response, the railroad increased the size of the two buildings to six stories each. As construction of the buildings drew to a close early in 1905, the Northern Pacific realized the potential and set out to build eight additional six-story warehouse buildings, thus setting the tone for the entire district until the recent past.

The National Building was the center of activity for the National Grocery Company, one of the Pacific Coast's large grocery wholesalers. The building incorporated a number of features that made it an ideal replacement for the earlier structures: large lighting areas, ten freight elevators, night illumination, and special facilities for the movement and storage of heavy goods.

The National Grocery Company left the building in 1930, probably because of the shift from railroad to truck transportation of most grocery items. The National Building and the others like it still housed produce and fruit distributors, but there were many other tenants besides. Furriers, small retail and wholesale firms, and government offices occupied the once commodious warehouse floors of the National Building. After World War II, many of the buildings fell vacant, unable to attract suitable warehouse uses. In the 1960's, many of the buildings were torn down for the extensive parking lots that now characterize the waterfront area between Madison and University Streets. The National Building remains as the oldest of the group of warehousing buildings erected by Northern Pacific.

9. Major Bibliographical References

Seattle Post-Intelligencer, July 3, 6, and 17, 1904; September 14, 1904; October 9, 1904; February 28, 1905.

10. Geographical Data

Acreeage of nominated property less than one
Quadrangle name Seattle South

Quadrangle scale 1:24,000

UMT References

A

1	0	5	4	9	9	0	0	5	2	7	2	3	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Lots 1 - 4, Block 186, Seattle Tidelands

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

state n/a code county code

state n/a code county code

11. Form Prepared By

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

organization date

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

city or town Seattle state Washington 98104

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title Jack E. Thom date 3/24/82

For HCRS use only
I hereby certify that this property is included in the National Register
Entered in the National Register date 4/29/82
Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet

Item number

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William Kingsley and Joseph Anderson opened their own architectural practices in 1901, and formed the firm of Kingsley and Anderson in 1904. It was a brief collaboration, terminating in February of 1905, but productive: they designed the Northern Pacific warehouse collection, several homes, apartment buildings, and business blocks. Anderson left Seattle, but Kingsley remained and probably became best known for the Orpheum Theater (destroyed), a "made in Seattle" show piece designed in part to display local building talents.