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United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Phillips House

other names/site number William B. Phillips House; Heg-Phillips House

2. Location

street & number 711-713 East Union Street not for publication N/A

city or town Seattle vicinity N/A

state Washington code WA county King code 033 zip code 98122

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary Hampton 2/11/93
Signature of certifying official/Title Date

Washington State Office of Archaeology and Historic Preservation

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper entered in the Date of Action

Delores Byrd National Register 4/29/93

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
one	-	buildings
-	-	sites
-	-	structures
-	-	objects
one	-	Total

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

N/A

Number of contributing resources previously listed
in the National Register

- 0 -

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic/Multiple Dwelling
(currently vacant)

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation Brick

walls Weather Board

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1902

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: John M. Hester

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
[X] Other

Name of repository:

Seattle Public Library

Phillips House
Name of Property

King, Washington
County and State

10. Geographical Data

Acreage of Property .078

UTM References

(Place additional UTM references on a continuation sheet.)

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Zone Easting Northing

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Zone Easting Northing

4

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 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Catherine Galbraith, Executive Director & Mary Kae McCullough, Project Assistant

organization Ronald Murphy, Architect; Stickney & Murphy, Architects
Historic Seattle Pres. & Dev. Authority date November 20, 1992

street & number 605 First Avenue, Suite 100 telephone 622-6952

city or town Seattle state WA zip code 98104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Historic Seattle Preservation & Development Authority

street & number 605 First Ave. Suite 100 telephone (206) 622-6952

city or town Seattle state WA zip code 98104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 7 Page 1NARRATIVE DESCRIPTION

The W.B. Phillips house is prominently sited at 711 - 13 East Union Street, with its west facade fully visible along its improved alley frontage. Built on an irregular modified-triangular lot, 3659 square feet in size, the house nearly abuts the property lines along its north, east, and south facades.

The W.B. Phillips house is located to the west of a low scale clinic property screened by landscaping and parking. Immediately to the south is the Maximilian Apartments, built in 1918 and designed by Architect V. W. Vorhees. To the west is an improved alley and a more recent apartment building. Across Union to the north are several low-rise older residential buildings, vacant property and Knights of Columbus Building, built in 1912. Nearby visible historic landmarks include the former Fire Station #25 (now in residential use) built in 1908, cater corner at Harvard and Union, and the Gothic Revival First Baptist Church built 1908 -12, to the south at Harvard and Seneca.

The House was designed as a two-family duplex structure of wood frame construction with three stories over a partial basement. Constructed in 1902, this attractively detailed building is covered by horizontal siding and exhibits architectural elements and materials representative of First Hill neighborhoods of the day.

The front facade is elevated above a city street and sidewalk to the north. A majority of the site is covered by the structure's 2400 square foot footprint with the remaining ground area devoted to concrete steps, a short concrete driveway, and grass or shrubbery in neglected condition. Generally deteriorated and located in a residential neighborhood in transition, the building's exterior remains relatively unaltered and historically intact, although the interior wall plaster and finishes have been removed throughout.

The wood-framed structure rests on a brick masonry foundation with the exterior, uninsulated walls covered by horizontal board sheathing and bevel siding. The building is approximately 50 feet by 50 feet, divided vertically inside from daylight basement through attic third floor and is asymmetrical in plan, with the east half of the front facade set back 10 feet from the west half. Accessed from a common porch with individual covered entries, the two front facade halves present distinctly separate appearances.

The projecting and more prominent west half facade is Classical Revival style with wide corner boards detailed as pilasters topped by a plain frieze and classically proportioned gable roof. Other distinguishing elements include curved bay windows on the first and second floors, an ornate entry door with sidelights and adjacent oval window, a second floor palladian window, and a smaller third floor palladian window centered in the gable. Basement level garage doors below the porch complete the north facade.

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The east half front facade is boxy in shape with hipped roof dormer and corner projecting bay windows as found in the Classic Box style. The pilaster trimmed entry door with adjacent oriel window, arched topped second floor window flanked by oval windows, dentil details, water table, and block modillions at the roof overhang match or recall elements found in the west half facade. A small basement window is set in the brick foundation.

East, west, and south secondary elevations are similarly detailed as the front facades including wide frieze below the deteriorated roof overhang, dormers, and basement windows. The two side elevations have full height brick chimneys. The south elevation has two back door entries and remnants of a shared porch. The first floor west elevation has a bay window. All three elevations have predominantly wood double-hung windows, some with leaded glass. The building roof is asphalt shingles, in poor condition.

The basement level interior is partially unexcavated with a concrete floor and 7.5 foot head room in excavated areas, and is divided north to south by a brick bearing wall. A single utilitarian wood stair leads to the first floor. A small garage, added in 1931, and two concrete stair wells provide outside access to the basement.

The divided first floor contains separate entry lobbies and painted wood stairs with simulated oak grain finish. Although handrails and balusters have been removed in places, the staircase paneling and surrounding trim is intact, distinguishing feature. Walls and ceilings surrounding the entries and throughout the building have been stripped of wood lath and plaster with a majority of original base trim, wall molding and doors stored on site. Subdivided over the years to create apartment units, the exposed first floor wall configuration indicates five original large rooms located along the side walls. These spaces are connected, three rooms in the west half and two rooms in the east half, by remaining oak grained and paneled pocket doors. Typically used for living, parlor and dining, the large rooms have an 11 foot ceiling height as do two smaller back rooms used as kitchens in the original plan. A fireplace with dark tile cladding remains in one half of the first floor while a fireplace with the tile removed remains in the other half. The finished floor material is typically soft wood on all floors and in poor condition. All piping, plumbing, and light fixtures have been removed from the building.

Upon reaching the second floor via the separate main stairs, a total of seven bedroom spaces and three smaller spaces are defined by remaining wall framing. Two of the smaller spaces were bathrooms with the third likely used as walk-in closet or sitting room. One of the larger bedroom spaces at the northwest corner has a white tile clad fireplace. The two stairs interconnect, allowing passage between the west and east building halves. A second set of smaller winder stairs leads to the third floor attic space. The second floor ceiling height is 10 feet while the third floor varies from 8 feet down due to the uninsulated sloping ceiling. Five large spaces with dormers, a few small windows complete the third floor space.

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Continuation SheetSection number 8 Page 3NARRATIVE STATEMENT OF SIGNIFICANCE

The W. B. Phillips House, built in 1902 is significant as a surviving example of the multiple semi-attached residences which were integral to First Hill's early period of development. It is an excellent remaining example of early Seattle's "Builder's Houses", built by local craftsmen with regional materials who adapted architectural stylistic elements into a re-interpreted local architecture of the period. Its significance has increased as institutional and high-rise residential re-development of First Hill has resulted in the demolition of the vast majority of other similar buildings of the period. For these reasons, the house meets National Register Criterion C.

SEATTLE: 1880 - 1900

In 1883 a transcontinental railroad finally arrived in Washington Territory opening it to eastern markets and easy migration. In thirty short years the state's population grew a phenomenal 1400 percent. In 1880, Seattle's population was 3,553, booming to 42,837 in 1890, and 80,671 in 1900. As Roger Sale so clearly describes this time in Seattle, in "Seattle - Past to Present": "In 1880 Seattle was still a small place of 3,553 people, but it had already developed a remarkably sophisticated economy. Of course Seattle had to rely on San Francisco and Portland and Chicago for a great deal, but every year it was cutting down on its original dependence upon older and larger cities. That was the major impetus for the city's growth - people working in a place, seeking and making opportunities, diverse because human beings and human needs are diverse.

From 1880 on Seattle was visibly changing, and while there were significant recessions or depressions in the mid-eighties and again in the mid-nineties, it was coming into its own. Soon a man like Arthur Denny would become not so much a leader of a community of settlers as a leader of a class of people who were Republican, righteous, sober, capitalistic.

Some of the newcomers soon joined that class, but many others were more transient, often recently emigrated from Europe and living according to traditions and habits that a person of limited imagination and tolerance like Denny could not easily understand. This group would include not just artisans and laborers and clerks but people of some means who were more quicksilver than Denny, more speculative or reckless. In the eighties and nineties Seattle was evolving from a hard-won settlement into a booming city."

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Seattle had even survived a major disaster. The June 1889 Great Fire destroyed sixty acres covering more than thirty blocks, and Seattle's downtown was in ruins. Damages were estimated at ten million dollars.

Roger Sale's interpretation of what followed is prideful and succinct: "But within a few years downtown Seattle was rebuilt, in stone and brick rather than wood. Seattle was now more than able to build in such a manner. It had passed from a city whose major business lay in the export of logs and coal to one that imported its raw materials and exported mostly manufactured goods. It had enough brickmakers, masons, ironworkers, foundries, electrical workers, plumbers, cement manufacturers, and roofers so that the fire was in fact a boon to an expanding and increasingly diversified economy.

Money in large amounts was being invested in small establishments even though many of them were new. Land and labor being the conditions precedent, capital was following where the labor was best being expended, and on land that therefore was becoming increasingly valuable. People were coming by the thousands, looking for and finding new work, creating in the process still more opportunities that would lead to another decade of explosive growth."

DEVELOPMENT OF FIRST HILL

Seattle began to grow beyond its center of activity in the Downtown, where people lived as well as worked. Roger Sale describes the development of the area known as First Hill: "First Hill, the name given to the area directly east of downtown, was the first of Seattle's efforts to make a "good neighborhood." As we have seen, the older settlers, like Denny, Colman, Yesler, and Horton, did not move out of the downtown area as they grew older; but the newer rich wanted to be able to use their neighborhood as well as their house as a badge of their status. First Hill was an obvious choice, because it was close to downtown without being part of it and because it occupied a commanding position. The roll call of First Hill residents is almost a roll call of Seattle's financial muscle at the turn of the century." The draft 1979 First Hill Historic District nomination explains the area's initial development: Seattle's original First Hill neighborhood was situated along the crest and west slope of a densely forested, steep hill overlooking the city's center and Elliott Bay, with distant views of the Olympic Mountain range. Early First Hill residents had a very clear bird's eye view of all the city's activities. Later, expansion of the First Hill residential area took place to the north and west.

The first structures to be built on First Hill were large, expensive residences owned and occupied by some of Seattle's most prominent families. Between the years of 1883 and approximately 1905, tall stands of timber were cleared and the homes took their place. These homes were generally sited on one-quarter block lots and were several stories in height with detached carriage houses and accommodations for servants.

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Nearing the turn of the century, the rapid growth and development of the city created a great demand for housing and residential space. Workers migrating to Seattle began to settle along the periphery of First Hill. The existing improvements to the neighborhood, including paved streets and the streetcar lines on Madison and Pike Streets, made this a desirable and accessible area. Workers' housing, in the form of single and multiple family and transient dwellings, were constructed on the northern border of First Hill.

Victor Steinbrueck described First Hill early in the 20th century: "A 1908 city plat shows First Hill to be mostly residential frame construction with scattered large stone and brick apartments. The automobile, which had been coming since 1900, brought to the north end of First Hill garages, auto dealers and related enterprises. Between the turn of the century and World War I many commercial establishments and grand Masonic Temples were constructed."

In 1975, Victor Steinbrueck wrote: "An old newspaper article states that 'Society on First Hill had barely got started when up jumped the city.' Newer and grander neighborhoods began to attract the large home builders and First Hill started losing residential posh. A portentous real estate transaction occurred when Judge Hanford sold his home (built in 1890) in 1907 and the Hotel Perry, later Columbus Hospital, now Cabrini, was built on the site. Swedish Hospital was founded in 1908, Providence in 1912 and Virginia Mason in 1920."

Roger Sale, going back to the 1890's, describes the changes on First Hill more poignantly: "Yet for all the largeness and impressiveness of the mansions built by these people, there was obviously something fragile about the neighborhood, and within no more than two generations almost all the great First Hill homes were gone, while the other old "good neighborhoods" then coming into existence lasted. Of the thirty to forty mansions on First Hill, only Joshua Green's home on Seneca and Minor and University Club on Madison and Boren remain. Most of the original builders moved away when something apparently better or farther from downtown Seattle opened up, most notably The Highlands in 1909, with its fence, beautiful golf course, and five-acre lots. The First Hill houses were apparently not an attraction for people moving into Seattle or money later on, and one by one they came down and First Hill became the city's hospital district."

Great changes in Seattle and on First Hill occurred from the 1890's to 1910. People no longer wished to live downtown, and the "living-where-you-work" quality of downtown Seattle became undesirable. But it was poorly impacted early on. On First Hill, Grace Hospital, and then Summit School began a strong if early trend in First Hill development that has continued to today.

A further transition took place on First Hill in 1909 as an indirect result of the Alaska-Yukon-Pacific Exposition. The purpose of the fair was to promote Seattle, increase economic development and attract a greater population. This economic and social expansion resulted in a dramatic change of First Hill.

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Throughout the City, middle class tract homes and working family housing began to be developed along the existing streetcar lines including those on First Hill. With the influx of middle and working class people to First Hill's periphery came the exodus of the elite from the area. The neighborhood had become old with too many extraneous forces encroaching upon it. There were other exclusive areas developing, farther from the city's center, where the rich and socially prominent could take refuge. During the period from 1910 - 20 most of the mansions on First Hill were sold, with their value primarily in their land. Institutional development quickly followed, making First Hill Seattle's hospital/medical center.

Subject Property

The W.B. Phillips House and property are located on Lots 2 and 5, Block 137 of Arthur Denny's 1890 Broadway Addition at the northerly edge of First Hill. Broadway Addition is located immediately southwest of the Union Addition plat, filed shortly after, in 1894. Union Street is the northerly boundary of the Broadway Addition, and the southerly boundary of the Union Addition. The Broadway Addition streets are at an angle to those of Union Addition.

Arthur Denny's platting activities were prolific in Seattle's early development, Roger Sale describes Denny's drive: "Denny was imagining a large community, filled with people, and plat he did. He platted by himself, he bought land from Bell, he sold lots to new settlers. If he was not monarch of Seattle, he was something like monarch of all he surveyed. As late as the 1880's when Denny was in his sixties, he acquired, first as lessee and then as outright owner, the last piece of valuable land near downtown, and platted it as Denny's Broadway. He seems like someone brooding, not opposed to making money, but not primarily interested in profit, either, looking for ways for the land to be developed, feeling the growth of his own property to be a part of the growth of Seattle. In one sense he was fulfilling his obligations to his family, in another he was fulfilling the terms of a larger vision."

Following Denny's death his estate sold the easterly half block, lots 2, 5, and 6 to John Godwin in early 1899 for \$4,500. Godwin, born in Virginia, came to Seattle in 1890 establishing the J. W. Godwin Company, one of the largest wholesale commission businesses in Seattle of that time. In addition to being President of his company, he was President of the Fisher's Union of Alaska, also making extensive investments in City properties. The 1903 "Representative Citizens's of Seattle and King County" describes him as building and selling a number of residents in the City and credits him as "having done his share toward the improvements and substantial progress of Seattle." Residing at 617 Minor, Godwin clearly invested in the Block 137 properties for short term profits, selling them later that year to Emma Hawkins who lived nearby on Broadway.

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Two years later, in 1901, Emma Hawkins sold the properties to Henrietta Reynolds, a widow living nearby on Bellevue, and real estate financier J. E. Moses. Commercial activity developing on the Hill's north side attracted the construction of many new residential units. Unlike the prominent mansions built on the Hill's crest, those on the north side were apartment, multi-plexes and single residences for middle class families.

First Hill's development is described in the 1979 draft First Hill National Register nomination as follows: The early period of its development 1885 - 1930 falls roughly into three epochs:

1885 -1912 during which time the greatest flurry of building and development activity took place; modest single family homes were built in close proximity to the elegant ornate mansions; workers' flats co-existed along-side the middle class apartments and exclusive residential hotels.

1912 - 1920 saw little in the way of residential construction possibly reflecting the directing of energies toward the war effort.

1920 - 1930 saw the proliferation of middle-class low-rise three to six-story apartment houses; and toward the end of the decade the appearance of the 10 - 12 story "high-rise" apartment buildings.

The W.B. Phillips House was built during the first epoch, built in 1902 - 3. Henrietta Reynolds sold two lots of the property to William B. Phillips in late 1901, while J.E. Moses provided mortgage financing to May Heg the following summer.

In 1902, a building permit was issued to William B. Phillips (owner) and John M. Hester (builder) for a "double dwelling" at 711 - 13 East Union. Later that same year a second permit was issued to finish the attic. Total cost of the work under both permits was \$7,700. Hester was an active builder in Seattle from 1901 until at least 1911. After that, he no longer appears in City Directories. Phillips moved in to the house in 1903, and his parents moved in to the other half of the "double house".

The following year, in 1903, May and Elmer Heg built another house on part of the property addressed as 1211 Harvard (now gone). In 1904, the HEGs granted a parking strip to the City of Seattle on both Union and Harvard Streets.

A series of Liens were filed in 1903 on part of the Heg-Phillips property, (and also lot 6) related to construction work. They were satisfied in 1905. All properties on the block were assessed in 1908 for issuance of bonds for the paving of Harvard Avenue. Likewise, all properties were assessed in 1913 for bonds for installation of a trunk sewer line.

In 1913, Henrietta Reynolds transacted additional property on lot 6 with Phillips, further clouding the combination of ownerships on the entire half block.

That same year, William Phillips deeded his house to his parents Michael and Mary Phillips; they deeded it back to him in 1925 at which time the house was sold to James and Eliza Haney.

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By 1919 the properties were divided and re-married Elmer Heg sold his house to Jessie Smyth, whose widow moved to the house in 1921.

In 1925, the house at 711 - 13 E. Union was purchased by James & Eliza Haney. Mr. Haney died the following year but Eliza continued to live there until 1955. In 1931, she converted the houses into apartments that came to be known as the Haney Apartments. Like Mrs. Haney herself, the early residents of the apartments were mainly widows.

In 1958, Mrs. Haney's daughter Anne assumed ownership of the house. She died two years later and the house was owned by a variety of subsequent parties. In the mid to late 1970's a number of housing code violations were cited at the rooming house and it has been vacant since 1978. The immediately previous owners prepared the interior of the building for rehabilitation, but were never able to undertake the work. Historic Seattle assumed ownership in December, 1992.

WILLIAM B. PHILLIPS

William Bell Phillips, son of Michael and Mary Bell Phillips, was born and educated in New York City. In 1888 he moved to Seattle with his parents as a young man of nineteen. William's father Michael Phillips was a lawyer, who upon arrival in Seattle opened an office in Pioneer Square, at that time the center of the City.

In 1889 the Phillips were listed as residing at the Occidental Hotel, at what is now Yesler Street and Occidental Avenue. The Occidental known as the "leading hotel in the Northwest" was destroyed in June of 1889 during the Great Seattle Fire. William Phillips, believed to have been an only child, lived with or near his parents most of his life. Between 1890 and 1895 the Phillips' resided at 1114 6th Avenue, and then moved to 1115 9th Avenue where they lived until 1903.

Following the building of 711 - 13 East Union, William and his parents all lived there from 1903 through 1909. In 1908, at the age of 39, William married Annie C. Morris, age 26, who was an early graduate of Holy Names Academy. They lived at 713 E. Union until 1910 when they moved to 1427 E. Pike. They had two children, a son and a daughter. Michael and Mary Phillips continued to live at 713 E. Union until 1913.

In 1911 William and Annie moved to 914 16th Avenue, a residential district on the hill just to the east of First Hill. Michael and Mary Phillips joined their son and daughter-in-law there in 1913 and continued to live at that address through 1924.

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William Phillips worked for the John B. Agen Company for 48 years. Starting as a bookkeeper, he worked his way up to become Secretary and Treasurer of the company and of the John B. Agen Estate. The John B. Agen Co. was started in the early 1890's as a butter, egg, and cheese wholesale business by John Bernard Agen who arrived in Seattle on the day of the Great Fire. In its early days the business was located at 820 Western Avenue across from what is now one of the last butter, egg, and cheese wholesalers in the City. The company grew to become "one of the foremost organizations of its kind in the country, marketing throughout the United States and making shipments to foreign lands", according to Sketches of Washingtonians' profile of Mr. Agen. In addition to being a well known business man, Mr. Agen was a director of the National Bank of Commerce, a charter member of the Rainier Club, and at one time served on the Seattle School Board.

In 1916, the John B. Agen Company sold off its dairy-related interests and focused on its real estate holdings along Western, First and Second Avenues, and at Sixth and Pike. The company's properties included the Agen Building at 1205 Western Avenue. The building, later renamed the Western Building, retains the stone "A"s flanking the entrance, indicating its original owner.

In addition to his long career with the Agen Company, Mr. Phillips was active in the community. Like his employer, Mr. Agen, William Phillips was involved in the Catholic Church (St. Joseph's), as well as a number of Catholic organizations including the Holy Name Society and the Knights of Columbus. The Knight's lodge was built directly across from the Phillip's home at 711 - 713 E. Union in 1912. Mr. Phillips was also a member of the Pioneer Association of the State of Washington and the Washington Athletic Club. He died in 1940 at the age of 71, and his wife Annie died in 1957 at the age of 70.

ELMER ELSWORTH HEG

Elmer Elsworth Heg, the son of General and Mrs. Hans Heg, was born in Wisconsin in 1861. He received his training as a physician and upon graduation moved to Seattle in the mid-1890's. Major Heg was a well known physician specializing in pulmonary diseases. From 1901 - 1909 his office was in the Bailey Building, after which time he relocated his office to the Cobb building. Heg held a variety of positions on a number of medical boards including both Secretary and President of the Washington State Board of Health, Secretary of the Washington State Medical Society, and as an appointee to the Seattle Board of Health. Major Heg joined the volunteer army in 1908 as a major and brigade surgeon and commanded a hospital in the Medical Corp during World War I. He served for a number of years as surgeon for the Washington State National Guard.

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Heg's first wife was May Heg, with whom he had two sons. Heg's second marriage was to Evelyn R. Sampson, whose family were early pioneers in the area. The Sampsons moved to Seattle in 1861, traveling aboard the steamer Oregon from San Francisco to Victoria, B.C. and then aboard a side wheeler to Seattle. They homesteaded 163 acres in what became the Riverton area. Produce from their farm was taken down the Duwamish River in Native American canoes. Mrs. Heg rode horseback to the Green River area where she taught school.

From 1901 to 1903 Elmer Heg resided at 1115 Madison. In 1904 he moved into the house on Block 137 where he lived until 1910. In the teens he resided at Riverton heights and was at one time owner of the Riverton Sanatorium. He died in 1922 at the age of 61. Mrs. Heg died twenty years later, in 1942 at the age of 78.

Heg and Phillips were clearly part of the wave of change that swept First Hill in the teens. Both men of substance and financial means, they followed others like them moving on to areas more prestigious than First Hill.

Throughout the successive decades, new construction has primarily been increasing apartment housing units and institutional expansion. No single family dwelling has been built on First Hill since 1910. During the years of 1960-74, First Hill lost 1,735 housing units, primarily due to the construction of the I-5 freeway. New construction during 1960-74 replaced 948 units, but the net loss was 787 units.

In 1975, Victor Steinbrueck described more ominous forces that affected the formerly residential First Hill: "In addition to the losses through expansion of medical services, freeway construction and the enforcement of the "Ozark" fire code has resulted in the removal of 1400 housing units. This has brought about a 55% reduction in housing units since 1960. Hospital expansion has not only directly contributed to the reduction in housing through demolition but has also restricted new apartment construction by increasing land prices with the development of this most significant regional medical center."

The significance of the house at 711 - 13 East Union has increased since the 1975 First Hill Neighborhood Inventory, conducted by Victor Steinbrueck, and the 1979 First Hill Historic District nomination. Eight of the buildings of similar vintage noted in the surveys in the blocks to the west, south, and east of 711 - 13 East Union have been demolished. Six additional buildings of similar and up to c. 1918 vintage have been radically altered on their exteriors. Three additional buildings have been converted to office use, and compromised in their historic appearance.

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Only a handful of similar buildings remain unaltered: 500-06 and 508 Union Street, constructed in 1905 and 1910. Historic Seattle's six Belmont-Bolyston Houses at 1410 - 20 - 24 Belmont, and 1411 - 17 - 23 Boylston were saved in 1990 and preserved for long term affordable housing. Demolition of the Knights of Columbus Building on the block immediately to the north has been pending for some time.

Perhaps the fate of First Hill can be traced back to the infamous Virgil Bogue plan of 1911 for the city of Seattle, that failed two-to-one. Bogue's plan earmarked First Hill for Apartment House development, and if his plan failed, what he envisioned came to pass anyway. Perhaps his plan for development of rapid transit is indicative of the little public regard for the vintage buildings of the area. He recommended the construction of a subway on Pine to Summit Avenue, to Pike between Belmont & Boylston, continuing on Pike to the west shore of Lake Washington. The intent was to gather the Broadway traffic and provide a Capital Hill Rapid Transit Loop. The plan was considered too lofty and grandiose by Seattle's citizenry, but its less lofty plan for First Hill has come to pass.

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VERBAL BOUNDARY DESCRIPTION

West 60 feet of lot 2 and West 60 feet of the North 15 feet of Lot 5, Block 137, A. A. Dennys Broadway Addition to the City of Seattle.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Phillips residence.