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United States Department of the Interior
National Park Service

AUG 30 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name New Washington Hotel
other names/site number Josephinum Hotel

2. Location

street & number 1902 Second Avenue not for publication
city, town Seattle vicinity
state Washington code WA county King code 033 zip code 98102

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Jacob E. Thor 8/10/89
Signature of certifying official Date
Washington State Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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): _____

Arlene Byers Entered in the National Register 9/28/89

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Hotel

Current Functions (enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Italian Renaissance Revival

Materials (enter categories from instructions)

foundation concrete

walls brick

roof composition

other terra cotta

Describe present and historic physical appearance.

The New Washington Hotel is a 13-story structure (with penthouse) built in 1907-1908 and designed in the Italian Renaissance Revival Style characteristic of large scale commercial architecture from the period. The hotel is located on a half-block at a prominent intersection on the north end of Seattle's downtown business district, with principal facades facing Second Avenue on the west and Stewart Street on the south. The hotel originally contained 250 guest rooms, located in the 11 story tower which rises above a monumental, rusticated two story base. The public interior spaces are classically ornamented and include some of the city's finest examples of decorative plasterwork from the period. Although most of the original wood sash windows were replaced with aluminum frames in the 1960s and 1980s, the structure retains considerable integrity of exterior design and major interior spaces.

The New Washington Hotel is an L-shaped building, composed of two wings measuring approximately 75 feet along both the Stewart and Second street facades. The wings form an interior light court at their juncture. The hotel has a superstructure of reinforced steel and concrete. The facade of the structure is veneered in buff colored brick laid in stretcher bond with terra cotta trim, and granite facing on the base.

Stylistically, the building is inspired by Italian Renaissance palazzos, with a classical base, restrained upper stories, and heavy cornice. The upper floors of the hotel are straightforward, faced in beige brick and punctuated with regularly spaced flat headed fenestration. By contrast, the ground floors are richly textured and detailed, suggesting the lavish public spaces inside.

Recalling the rusticated ground stories of Renaissance prototypes, the two-story base features terra cotta panels formed into masonry-like blocks that give the appearance of vermiculated rustication. These blocks form horizontal bands that alternate with beige tone brick bands. A series of semi-round arched windows, either singly or in pairs, rise a full two stories and define the lobby, dining room, and ballroom spaces within the building at the ground level. The round arched windows alternate with shorter, segmentally arched display windows, accentuated by an exuberance of enriched ornamentation, including segmental window heads and enriched consoles. Garlands and rondels are placed above the display windows and at crowns of the arches on the high windows. The two story base is surmounted by a full entablature with projecting cornice.

The garland motif is repeated between the windows of the third floor, and a cornice band caps the floor. Above the 12th story, another subcornice projects from the facade. Above that, the 13th floor windows are ornamented with surrounds which consist of three vertically aligned garlands on either side of each window. These have the effect of shutters and are reminiscent

See continuation sheet

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Continuation Sheet**

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of the upper floor shuttered windows in classic Italian villa. A copper cornice crowns the building. Originally, much of the roof space served as a terrace, complete with a trellised arbor. In a 1917 remodelling, this area was enclosed and turned into additional penthouse rooms.

Despite some remodelling, the lobby and ballroom display an ornate quality and grand scale in keeping with the palazzo characteristics of the exterior. The lobby is two-stories high with walls of ivory and gray veined marble. Marble pillars housing sconces (not original) on all four sides surround the central lounge and support a mezzanine or balcony with balustrades that completely surrounds this main floor. From this balcony level, a series of arches, connected by vaulted panels with goldleaf and rosette ornament, rise to the coffered ceiling. An ornate gilt bronze and iron chandelier is centered in the ceiling; its frame is original, although its nine lighting fixtures were replaced during remodelling.

The ballroom, now a chapel, is located off the lobby at the south corner of the building. The chapel walls are wainscotted in green marble and ivory and gray marble as used in the lobby. The coffered ceiling and arched upper story of this room contain some of the most exquisite plaster ornament in Seattle. Ceiling beams extend the width of the room, corresponding to major windows and forming a series of bays. The beams are adorned with guilloche (interlacing bands that form a plait) and are supported at either end by fruit and flower motif corbels. Window surrounds feature garlands and flower panels. Bay leaf garland borders appear in each bay ceiling area. A shallow mock balcony is placed above the main entrance to the ballroom. Throughout the public spaces (including basement) are marble floors and wainscoting.

The guest rooms on the upper floors are located along double loaded corridors. The hallways retain much of their original character including cornice moldings and mail drops. The rooms are plain rectangular units with some surviving cornice and chair rail moldings. Doors to the rooms feature transoms. The finishes have been mostly changed since original construction.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce
Architecture

Period of Significance

1908-1937

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Eames and Young, Architects
James Black, Contractor

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1908 at a newly regraded site on the northern edge of Seattle's downtown business district, and opened in time to serve guests to the city's Alaska-Yukon-Pacific Exposition, the New Washington Hotel was one of the premier hostleries in the city for several decades. The building is distinguished by its Renaissance Revival exterior design and lavish interior spaces, which include some of the finest ornamental plasterwork in the city. Despite some interior remodeling and exterior window replacements, the New Washington Hotel strongly conveys its character as a grand hotel and reflects the growth of Seattle and the expansion of its downtown in the early 20th century.

Historical Background: The development of the New Washington Hotel was a result of the extension of Seattle's downtown business district northward into the Denny Regrade in the first decade of the 20th century. Prior to regrading, the site was occupied by the first Washington Hotel, built from plans by New York architect A.O. Jennings. The Washington Hotel was surprisingly short-lived. Begun in 1889 as the Denny Hotel, delays in financing and building prevented it from opening until 1903. Perched at the top of Denny Hill, its fate had already been sealed when it opened its palatial accommodations to guests; by 1902, the City had agreed on plans for the regrading of the entire hill area to provide for easy commercial development north of Stewart Street. In 1906, after only three years in business, the elaborate, towered hotel was leveled during regrading efforts.

Immediately afterward, in 1907, construction began on the New Washington Hotel just east of the original hotel on a cleared and regraded site (about 125 feet lower than the original hotel in elevation); the new hotel opened its doors in 1908. At the same time, James Moore, former owner of the Washington Hotel, was developing a major theatre and hotel on the adjacent old hotel site at Second and Virginia Street. Both projects were directed toward the opening of the Alaska-Yukon-Pacific Exposition in 1909 and the huge influx of tourists who were expected to need accommodations.

The New Washington Hotel represented an investment of more than \$1.8 million in the building, grounds, and furnishings. Designed by the Seattle architectural firm of Eames and Young, the hotel rose fourteen stories, contained 250 guestrooms, and boasted a marble finished lobby and main dining room. The development company, headed by J. Crawford Marmaduke and J.F. Chilberg, spared little in outfitting the hotel with the finest materials, including a gold

See continuation sheet

9. Major Bibliographical References

City of Seattle, Department of Community Development, Office of Urban Conservation
Landmark Nomination Form, "Josephinum/New Washington Hotel", September, 1988.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

A

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5	4	9	6	4	0
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5	2	7	3	1	0	0
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Zone Easting Northing

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is legally described as Lots 9 and 12, Block 46, A.A. Denny's 6th Addition, City of Seattle.

See continuation sheet

Boundary Justification

The nominated property includes the entire parcel associated with the New Washington Hotel.

See continuation sheet

11. Form Prepared By

name/title Ellen Miller-Wolfe, Beth Chave (edited by Leonard Garfield)

organization Seattle Office of Urban Conservation date May, 1989

street & number _____ telephone _____

city or town Seattle state Washington zip code 98104

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Continuation Sheet**Section number 8 Page 2

dinner service consisting of plates, knives, forks, and wine cups that were used on special occasions for important guests. Marmaduke, who lived in the hotel and built the penthouse in 1917, was a leading developer in the city and had already been responsible for several early Seattle skyscrapers, including the downtown Alaska Building and the Leary Building.

Marmaduke's hotel was equally successful. Distinguished by its lavish architecture, the hotel remained the finest inn in the city until construction of the Olympic Hotel in 1921, and it continued to be a leading hotel through the 1920s and 1930s. During that period, the New Washington hosted many illustrious visitors. In May, 1908, it served as the headquarters for officers of the Naval fleet when it visited Seattle on a world trip. The hostelry, "spick and span" with new furnishings, was the scene of a great civic reception and Admiral Sperry, Commander-in-Chief, made it his headquarters when ashore. During the Alaska-Yukon-Pacific Exposition in 1909, the hotel was filled daily with important guests. The Presidential Suite was specially furnished and hosted Presidents Theodore Roosevelt, William Howard Taft, Woodrow Wilson, Warren G. Harding, and Calvin Coolidge. Japanese and Chinese diplomats sampled its hospitality, as well, and Franklin D. Roosevelt was a guest at the New Washington while he served as Assistant Secretary of the Navy, as was Vice-President John Nance Gardner on his return from the Orient in 1936. Through the spring and summer of 1938, Thomas Wolfe, at the height of his literary career, lived at the New Washington, where he claimed to have written a prodigious amount of what would be the last work of his career. He died a few months later.

In June, 1930, a rendering was published in the Washington State Architect, illustrating a proposed \$700,000 addition to the hotel, designed by Henry Bittman. The addition was never completed, however, and the hotel went through a transitional period. In 1937, the building was sold to a syndicate that controlled Western Hotels, Inc. (an organization operating 16 hotels in Washington, Oregon, Idaho, and British Columbia and the predecessor of today's Westin chain). The New Washington, with a \$50,000 remodeling, became the flagship of the Western family of hotels. In 1955, Western sold the hotel to the Doric Company, which also operated Von's restaurant and the Sorrento Hotel in Seattle. Finally, in 1963, the New Washington was sold to the Catholic Archdiocese of Seattle as a residence for senior citizens, and its name was changed to the Josephinum. Despite alterations to the original wood sash windows, the building still reflects its character as a grand hotel from the early 20th century, and a symbol of Seattle's commercial expansion during the period.