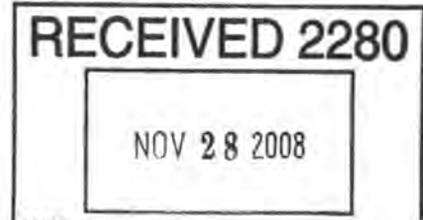


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National Register of Historic Places  
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

X New Submission \_\_\_ Amended Submission

A. Name of Multiple Property Listing

**Seattle Apartment Buildings, 1900 - 1957**

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

**Purpose-built Apartment Buildings in Seattle, constructed between 1900 and 1957**

C. Form Prepared by

name/title Mimi Sheridan AICP

street & number 3630 37<sup>th</sup> Avenue West telephone 206-270-8727

city or town Seattle state WA zip code 98199

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

11-20-08  
Signature and title of certifying official Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

1/9/2009  
Signature of the Keeper Date of Action

## Table of Contents for Written Narrative

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

|   | Pages |
|---|-------|
| <b>Numbers</b>  |       |
| <b>E. Statement of Historic Contexts</b><br>(If more than one historic context is documented, present them in sequential order.)  | 1     |
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| <b>H. Summary of Identification and Evaluation Methods</b><br>(Discuss the methods used in developing the multiple property listing.)   | 87    |
| <b>I. Major Bibliographical References</b><br>(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.) | 88    |

### Appendix: Partial List of Apartments

#### Primary Location of Additional Data:

X State Historic Preservation Office

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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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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### **E. STATEMENT OF HISTORIC CONTEXTS**

#### **INTRODUCTION**

This context statement considers the development of multifamily housing in Seattle since 1900, the approximate time when apartment buildings as we define them today were first constructed in the city. The focus is on purpose-built apartment buildings and apartment hotels of more than four units. Other types of multifamily housing, including transient and workers' hotels, are discussed below in order to better understand the historical context, but are not included in this MPD. The ending date of 1957 was selected because a new zoning ordinance passed in that year significantly changed the form, size and location of subsequent apartment buildings.

The MPD and context statement are based on extensive review of the literature relating to the development of apartment buildings generally and in Seattle specifically. The other vital source was a field survey of approximately 400 apartment buildings and a more detailed inventory of 100 apartment buildings throughout the city. The survey identified four significant sub-types of Seattle apartment buildings:

- Low-Rise Apartment Block (less than 4 stories);
- Mid-Rise Apartment Block (5 to 8 stories);
- High-Rise Apartment Block (more than 8 stories); and,
- Courtyard/Townhouse Apartments.

Definitions of these sub-types are found in *Section F: Associated Property Types*.

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A partial list of apartment buildings that could be considered under this multiple property listing is attached as an Appendix. Mention of a specific apartment building does not necessarily mean that the building is significant enough to merit individual listing in the National Register of Historic Places, or that it meets local criteria for landmark designation. Also, omission of a specific building does not indicate that it does not merit listing or designation. Note that buildings are referred to as "apartment buildings" even if they are now in condominium or cooperative ownership. These reflect the legal circumstances of ownership, not the building form. Many older apartment buildings that were rentals for decades are now condominiums, without any significant physical alteration.

The MPD begins with consideration of the historic contexts of Seattle apartment development, reviewing influences from Europe, the eastern United States, and California. It then discusses three sub-themes of apartment development that were seen in the city in the 1900-1957 study period:

- Early Purpose-Built Apartments
- Apartments as Middle-Class Housing
- Apartments as Home

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### HISTORIC CONTEXTS

Throughout Seattle's history, multifamily housing has been perhaps the city's most diverse building type, ranging from modest duplexes to concrete high-rises. They have provided housing for people in a wide range of age groups, economic levels and family circumstances. As the city grew, the building type matured to meet these varying needs with specific building characteristics, features and amenities. Apartment buildings provide opportunities for lower cost living quarters, low maintenance, proximity to work and shopping and other amenities that may be unaffordable in a single-family home. They have traditionally been considered temporary housing while in college or while saving to purchase a house, but are increasingly becoming permanent accommodations for people who prefer the simpler lifestyle or more central locations, or who cannot afford to buy a home.

At the turn of the 20<sup>th</sup> century the middle class in the United States firmly held the belief that the single-family home was the most desirable and appropriate living arrangement, and an important goal to strive toward. *Architectural Record* called apartment houses "a dangerous enemy of American domesticity....done out of necessity rather than by choice.<sup>1</sup> The middle class associated apartment living with the city tenements where working people lived. This was true despite the fact that in 1900 more than three-quarters of urban Americans lived in rented apartments. Apartments were considered acceptable for those without children, but families sought outdoor space for children to

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<sup>1</sup> Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (Cambridge: the MIT Press, 1981), p. 150.

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play.<sup>2</sup> However, by the early twentieth century the rising cost of land made ownership of single-family homes difficult for much of the population. Strong housing demand led to intensive apartment development in cities throughout the country, especially during the prosperous 1920s. Unmarried and widowed people without families found apartments particularly suitable for their needs. The larger buildings also provided amenities such as refrigeration, radios, elegant surroundings and convenient locations that would be more expensive in single-family residences.

### European Influences

Consideration of influences from Europe and other U. S. cities provides insight into the development and forms of apartment buildings in Seattle. The population density in European cities meant that apartment living was common at least as early as first-century Rome. Most continental cities were originally constrained by expanding rings of defensive walls, resulting in high population densities in the city centers. Paris developed in this manner, with the vast majority of the population living in multifamily quarters. Late nineteenth century improvements swept away older buildings, replacing them with landscaped parks and broad tree-lined boulevards. The boulevards were soon lined with fashionable apartment houses for upper and middle-class families eager to enjoy the improved quality of life the city afforded. The invention of the elevator allowed people to occupy the upper floors and enjoy views and light without the inconvenience of stairs. Accordingly, architecture and ornament became more elaborate

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<sup>2</sup> Clifford E. Clark, Jr., *The American Family Home, 1800-1960*, Chapel Hill: University of North Carolina Press, 1986, p. 182-183.

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to attract fashionable tenants, and apartment amenities and configurations developed to meet residents' needs. "Flats," containing several reception rooms on one floor, were particularly popular because of their suitability for entertaining. The elegance of these buildings profoundly influenced the development of New York City through the 1920s.<sup>3</sup> The popularity of these apartments with the upper- and middle classes spread to major U. S. cities, with the buildings taking on varying forms.

London developed differently than continental cities, and influenced North American housing and growth patterns more significantly. Although it was one of the world's most populous cities, it did not have the high densities seen on the continent.

Numerous single-family homes, both row houses and freestanding, were built within a short distance of the city center. The English placed a high value on privacy, feeling that proper family life was possible only in a single-family home, not in a flat where one's private life could be exposed to others in stairs and hallways.

However, rising property values and increased urban density during the Industrial Revolution made townhouses unaffordable for many families. First-class apartment buildings or "mansion flats" began to appear in the 1850s, providing the amenities of a townhouse for those who could not afford one. Most apartments for the middle- and upper-classes emphasized privacy, eliminating open passages and stairways; they often had two stories to separate the bedrooms from the entertaining rooms. As in Paris,

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<sup>3</sup> James M. Goode, *Best Addresses* (Washington D.C.: Smithsonian Institution Press, 1988), pp. 529-531.

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residents learned that entertaining could be considerably easier in a spacious flat than in the traditional London townhouse with two rooms per floor. Flats also made it much easier to have such modern amenities as running water, gas lighting and central heating. However, the tradition of single-family housing and privacy remained strong, and the individual house or rowhouse is still the basic residential structure in much of London, just as the single-family home is in the United States.<sup>4</sup>

### **East Coast Influences**

Despite strong initial resistance, upper- and middle-class apartment living became popular in New York City during the late nineteenth and early twentieth centuries, directly reflecting European influences. Large multifamily dwellings were first built to house workers moving to cities to work in the factories of the Industrial Revolution. At that time, any "house or part of a house occupied or arranged to be occupied by three or more families living independently of each other and doing their own cooking on the premises" was defined as a tenement.<sup>5</sup> They were designed for worker housing and, accordingly, were shunned by the middle and upper classes.

Later in the century, two factors changed the situation: increases in central city land values as populations grew, and advances in technology. In the 1870s, New York developers responded to rising land prices by building "French flats," luxury apartments

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<sup>4</sup> Goode, *Best Addresses*, p. 534-535.

<sup>5</sup> Thomas E. Norton and Jerry E. Patterson, *Living It Up: A Guide to the Named Apartment Houses of New York*, (New York: Athenaeum, 1984), p. 7.

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based on the Parisian model. The Stuyvesant Apartments, designed in 1869 by the Paris-educated architect Richard Morris Hunt, is called the first U. S. "apartment building." It rented quickly to young couples, widows and "artistic people" (including influential writers).<sup>6</sup> Soon numerous apartment buildings appeared, boasting amenities such as luxurious lobbies, elevators, service staffs, central heating and gas lighting. Steel-frame construction, fire proofing and elevators allowed greater building heights, away from the noise and dirt of the street. In larger units, the areas for entertaining, sleeping and service were kept separate, just as in a single-family home. As in Paris, elegant architecture and decor, as well as convenience, were used to attract tenants.

By the 1880s New Yorkers saw the construction of numerous 10- to 12-story apartment buildings, especially around Central Park. Many housed middle-class families in four-to-five room units, as compared to the six-to-ten rooms of more upscale units.

Developers also offered elegant "bachelor apartments" with two or three rooms but no kitchen; meals were eaten in a central dining room or in a restaurant.<sup>7</sup> A similar option was the apartment hotel, often with no private kitchens but with a restaurant on the first floor. These were considered ideal for newcomers getting established in the city and busy professionals or entertainers who did not have the time for a household or the need for a long lease.<sup>8</sup> However, high labor costs led to decreasing service and the lines

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<sup>6</sup> Elizabeth Hawes, *New York, New York: How the Apartment House Transformed the Life of the City (1869-1930)*, (New York: Alfred A. Knopf, 1993), p. 7.

<sup>7</sup> Goode, *Best Addresses* p. 538.

<sup>8</sup> Russell Lynes, *The Domesticated Americans*, (New York: Harper & Row, 1963), p. 5

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between the two types blurred; most buildings eventually added individual kitchens and the restaurants opened to public diners.

As land values rose during the postwar building boom of the 1920s, 77 percent of all residential construction in New York City was apartment houses. Despite this, apartment houses were viewed somewhat negatively. In 1929, R.W. Sexton said of apartment houses, hotels and apartment hotels that "...none of these buildings should be rightfully classed as a home....they all lack the very fundamentals on which the home is founded...the most important is perhaps privacy. Another is individuality."<sup>9</sup> He goes on to admit that multi-dwelling houses offer a new type of home, characterized chiefly by convenience. Regardless of these beliefs, people in many parts of the country were turning increasingly toward apartment living, usually either for economy or for convenience.

The driving forces behind the design of individual apartment buildings were the economic use of space and the provision of adequate light and air. This was not only due to regulations, but because apartments with light and airy interiors were easier to rent and attracted higher prices. Other important design considerations in quality apartments were fireproof construction, attractive lobbies (often quite small) and adequate exits. To increase privacy and the feeling of a private home, many of the best buildings avoided corridors, with individual entries leading to one to four units.

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<sup>9</sup> R.W. Sexton, *American Apartment Houses, Hotels and Apartment Hotels of Today*, (New York: Architectural Book Publishing Co., Inc., 1929), p. 1.

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Apartments with two-to-five rooms were most popular. In larger units, an effort was made to separate the kitchen and service areas from the living areas. Another major selling point for apartments was their provision of conveniences that were too costly for the average home at the time, such as telephones, refrigeration, built-in radios and even electric dumb waiters and pneumatic mail delivery.

In the 1920s apartment houses for the upper class had reached new heights of luxury, featuring servants' quarters, fireplaces, terraces and elaborate detailing.<sup>10</sup> Although apartments were still designed primarily for childless couples and single people, some buildings accommodated children with playrooms and outdoor play areas. At the same time, more units with two to four rooms were built for middle class and working people.<sup>11</sup> Much of the loss of space was made up in increasingly sumptuous appointments and conveniences. Efficient space use was stressed, leading to the foldaway bed and table. Smaller apartments also increased the developer's income, since they rented for higher rates per square foot; this, in turn, led to more apartment construction.

These trends directly influenced apartment development in Seattle, since much of the capital used to finance local construction came from Eastern sources. The city saw the development of both luxury buildings and efficiency units, and of apartment hotels that changed to regular apartments as labor costs increased. At least two early apartment

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<sup>10</sup> Goode, *Best Addresses*, p. 538

<sup>11</sup> Steven Ruttenbaum, *Mansions in the Clouds* (New York: Balsam Press, 1986) p. 81

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projects had direct New York connections. Developer John F. Douglas acquired New York financing for both the Manhattan Flats (1905), an early full-block complex, and the large Waldorf Hotel (1906).<sup>12</sup> The Rivoli (1909) was designed by Howells & Stokes, a New York firm with extensive apartment experience that had been hired to prepare a plan for the University of Washington's downtown property.

### **West Coast Influences**

The building boom in San Francisco after the Great Fire of 1906 created a large market for the so-called efficiency apartment.<sup>13</sup> Instead of a separate bedroom, these units typically had a "dressing room," a space larger than a closet but smaller than a bedroom. San Francisco was particularly notable for the early use of the Murphy bed, which folded into the wall and allowed the main room to be used as a living room during the day. These efficiency units, often with Murphy beds, soon became a major feature of Seattle housing development as well.

The influence of Southern California is also clearly seen in Seattle apartment housing of the 1920s. The Los Angeles area quadrupled in population between 1910 and 1930, bringing an urgent need for new housing forms for long-term visitors, single people, childless couples and lower paid workers.<sup>14</sup> To meet this demand, architects and

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<sup>12</sup> Neal Hines, *Denny's Knoll: A History of the Metropolitan Tract of the University of Washington*, (Seattle: University of Washington Press, 1980), p. 72.

<sup>13</sup> Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, (Berkeley: University of California Press, 1994), p. 86.

<sup>14</sup> Wright, *Building the Dream*, p. 150.

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developers designed the garden courtyard apartment—a unique form to accommodate increased density while providing privacy, light, air and a connection with the prized California landscape. Earlier examples, starting about 1916, were bungalow courts, groups of small inexpensive cottages arranged around defined spaces. In later examples, the cottages were merged into larger structures around courtyards. The courtyard apartment lent itself to both plain and elegant treatments, but in most cases each residence had its own entrance and direct access to a landscaped court, often filled with fountains and semitropical foliage. Because these buildings could be sited on the basic single-family parcel (50 by 150 feet) found throughout Los Angeles, they fit easily into neighborhoods and escaped much of the stigma attached to traditional apartment blocks.<sup>15</sup> The wealthy and well-known lived in the more elegant apartments, while less elaborate buildings met the needs of working men and women. A romanticized version of Spanish Colonial Revival was the most common style.

During the 1920s courtyard apartments became one of the most popular multifamily housing types in Seattle. Although some were in the Mediterranean Revival styles, most were in variations of Tudor or French Norman, considered by some architects to be more appropriate to our climate.

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<sup>15</sup> Stefanos Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles: A Typological Analysis*, (Berkeley: University of California Press, 1982), p. 14.

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### **SUB-THEMES**

#### **Early Seattle Multifamily Accommodations: Frontier Seattle: 1852-1889**

It is believed that apartment houses as they are defined today were first built in Seattle in approximately 1901. Prior to that time, Seattleites lived in a variety of living situations that are now rare due to both changing preferences and increased regulation. Seattle's early years, and the associated multifamily accommodations and building types, are discussed here as precursors to the apartment house that developed later.

Seattle was settled almost simultaneously by two disparate groups. In September 1852, the Collins and Maple families made their claims in the Duwamish Valley, south of Elliott Bay, and established farms in the fertile alluvial soil. Two months later, the Denny party landed at windswept Alki Point, at the west end of Elliott Bay. This group had grander ambitions and, after a few winter months, moved eastward to a more sheltered area with deeper water, the site that became the heart of downtown Seattle. There they established a port town that thrived on trade and the export of coal and the raw lumber that covered the hillsides. The first industry came in 1853, when Henry Yesler opened his sawmill. The all-purpose cookhouse next door had bunks upstairs,

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servicing as Seattle's first multifamily housing. Soon, the village was shipping lumber to the gold rush boomtowns of California.<sup>16</sup>

The new port grew slowly, with only 302 people in 1860. However, the city of Seattle was incorporated on December 2, 1869, and soon boasted of three newspapers, a bank, a public school and a Territorial University. Transportation remained a challenge, as it was not until 1875 that scheduled steamship service to San Francisco began. Early photos and maps show that most early Seattle families lived in simple wood frame houses. One of the largest 1850s buildings was Felker House, which accommodated visitors and families awaiting their own quarters.<sup>17</sup>

As with most frontier towns, much of the city's population was transient. In 1870 two-thirds of the population were males, many of whom lived part of the year in logging, mining or fishing camps elsewhere or arrived as seamen on ships that frequented the wharves. When logging or fishing was slack, men flocked to the city for supplies and entertainment. The permanent population generally lived north of Yesler's Wharf (Yesler Way), while "south of the pier stretched rooming houses, stores, ships, and saloons," all catering to these transients.<sup>18</sup> An 1878 birds'-eye view of the town shows a

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<sup>16</sup> Mildred Tanner Andrews (ed.). *Pioneer Square: Seattle's Oldest Neighborhood*. Seattle: University of Washington Press, 2005.

<sup>17</sup> Andrews, *Pioneer Square*, p. 16.

<sup>18</sup> Quintard Taylor, *The Forging of a Black Community: Seattle's Central District from 1870 through the Civil Rights Era*, (Seattle: University of Washington Press, 1994), p. 17.

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waterfront filled with square-riggers and sternwheelers, and buildings stretching to Denny Hill on the north and ten blocks east to the forested hillsides.<sup>19</sup>

During the 1880s the frontier village became a thriving boomtown. The population increased more than tenfold from 3,533 people in 1880 to nearly 43,000 in 1890. Trade in lumber and coal flourished, with California, British Columbia and Alaska as major trading partners. Seattle had also become the center for Puget Sound trade, with ports connected by a fleet of sternwheelers. More substantial buildings like the Mansard-roofed Frye's Opera House, the Victorian Yesler-Leary Building and the brick Second Empire-style Occidental Hotel gave downtown an urban air. The wealthiest citizens built ornate Queen Anne-style mansions. There were two schools, one at 6<sup>th</sup> and Madison streets, and another well north of downtown at 6<sup>th</sup> and Wall streets.<sup>20</sup>

Land uses were mixed, with commercial buildings, hotels, duplexes and single-family homes located close to one another within a few blocks of the waterfront. Buildings often had storefronts on the first floor and a combination of offices and living quarters above, with uses changing as demand developed. Those without families often lived in boarding houses and residential hotels in the downtown area. Single-family homes began to spread out to First Hill and beyond, as cable cars began operation in 1887 and streetcars in 1889. This pattern changed suddenly on June 6, 1889, when the entire

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<sup>19</sup> Andrews, *Pioneer Square*, p. 37.

<sup>20</sup> Jeffrey Karl Ochsner and Dennis Alan Andersen, *Distant Corner: Seattle Architects and the Legacy of H. H. Richardson*, (Seattle: University of Washington Press, 2003), pp. 57.

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business district—more than thirty blocks of wooden buildings—went up in a conflagration. Although the residential areas were little damaged, many transient hotels in the commercial district were lost.<sup>21</sup>

During this early period, four types of multifamily accommodations developed: attached houses, rooming and boarding houses, workers' hotels and apartment or family hotels.

- **Attached Houses:** Seattle families who could not afford a single-family home could rent attached housing such as duplexes, triplexes or fourplexes, typically with an individual entrance for each unit or pair of units. Since they were mostly in denser areas that have been redeveloped, few of these survive today, although they are now a popular option for new construction. The rowhouse configuration, a common feature of denser East Coast cities, did not become very popular in Seattle, although records show that some examples were built in the pre-World War I period.<sup>22</sup> Another common configuration was the four-unit block, which often looked much like a large single-family home. The Classic Box house that became popular in the first decade of the century could be adapted to either a two- or four-unit configuration, and examples of these remain. With the popularity of Revival styles in the 1920s, four-unit blocks were also built in Colonial and Georgian styles.

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<sup>21</sup> Ochsner and Andersen, *Distant Corner*, p. 57.

<sup>22</sup> Ochsner and Andersen, *Distant Corner*, pp. 242-243.

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- **Rooming/Boarding Houses:** Two common residential options were often found within the single-family house form: rooming houses, where one rented a room and ate meals elsewhere; and boarding houses, where meals were served to residents. Little specific information is known about these facilities, but directory listings indicate that they were found in many of the city's denser neighborhoods, close to workplaces and transportation.
- **Workers' Hotels:** A step up from the rooming house was the workers' hotel, later known as the SRO or single room occupancy hotel. These catered largely to single men who rented by the week or month. These buildings were the most important source of housing for single working men in Seattle until World War II. The main characteristic that differentiated these buildings from apartments is that the individual rooms did not include a kitchen or a bathroom (although rooms often had a washbasin). Residents shared a toilet room and bathtub on each floor, and ate in nearby restaurants. Accordingly, these hotels were located primarily downtown or in other areas close to streetcar lines, restaurants, taverns, services and entertainment, with convenient access to the waterfront or industrial areas where the men worked.

These hotels were typically small brick-clad wood-frame or masonry buildings of two-to-four stories, with commercial uses on the ground floor. Many of them remain today as major elements of the urban fabric of Belltown and the Pioneer

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Square and Chinatown-International District historic districts. Many of these facilities were closed in the 1970s because owners did not want to upgrade them to conform to stricter building fire codes passed after the fatal Ozark Hotel fire.<sup>23</sup> After sitting vacant for many years, most that survive have been converted to studio apartments for low-income residents, with individual bathing and cooking facilities.

- **Apartment/Family Hotels:** Another sub-type was the apartment hotel or family hotel. Those that remain extant evolved long ago into either apartments or hotels, and they have a similar building form to that of the apartment block, described below. Most of their distinctive features, such as formal dining rooms, ballrooms and other public spaces, have been lost, replaced by living units or, in some cases, public restaurants.

Apartment hotels and family hotels catered to middle- and upper-class people who were in transition or did not want more permanent housing. Most hotels accepted weekly and monthly residents as well as more transient travelers, providing the easiest way for a person to get acceptable and convenient living accommodations without renting a house. Some people, especially bachelors, lived in such quarters for months or years.<sup>24</sup> Travelers also needed long-term accommodations, as people who came a long distance would often stay a

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<sup>23</sup> Andrews, p. 138.

<sup>24</sup> Private clubs, including the Rainier Club, the Washington Athletic Club and the Women's University Club also provided transitional and permanent rooms and dining rooms. The YMCA, YWCA and similar organizations offered less expensive living quarters.

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considerable length of time, bringing their families with them. Hotels catering to this need provided a wider range of amenities than the simpler hotels. The best documented example of this building type is the Chelsea Hotel, which opened in 1907 in time to accommodate visitors to the 1909 Alaska-Yukon-Pacific Exposition. It was located in a quiet neighborhood with easy streetcar access to downtown, and offered maid service, a dining room, a rooftop garden for relaxation, and rooms for private entertaining. Both short- and long-term guests were welcomed, and some of the city's most prominent families lived there for a time. The advent of the automobile reduced the need for such accommodations and, by 1917 the Chelsea had been converted to apartments.<sup>25</sup> Most remaining examples, like the Chelsea, have had kitchens added and are now rented as apartments. Two buildings, the New Washington (now the Josephinum) and the Exeter are now senior housing, with central dining rooms. The Sorrento Hotel remains a hotel today.

### **Apartments as Middle-Class Housing: Booming Seattle: 1889-1923**

It is not surprising that the development of denser housing options began during the period of intensive growth following the fire. Rebuilding began immediately after the fire. Building codes were quickly revised and within a month 88 fire-resistant brick buildings were under construction. The newer structures were on a larger scale and their red brick Romanesque facades gave the city a modern appearance. The city

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<sup>25</sup> Miriam Sutermeister, Chelsea Family Hotel National Register Nomination Form, May 14, 1978.

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undertook significant infrastructure improvements to prepare for further growth, including new streets and wharves and a new water supply to protect from future fires.

The major event of the post-fire era was undoubtedly the arrival in January 1893 of the Great Northern Railway, giving Seattle its first direct connection with the rest of the United States. The post-fire boom halted, however, with the Panic of 1893, which began with the stock market collapse of May 1893. Within a year, the local economy declined, with eleven banks out of business. The East Coast capital fueling Seattle's development was withdrawn, leading to a four-year recession.

In Seattle, however, the recession ended abruptly following the June 17, 1897 arrival of the steamship *Portland* with "a ton of gold" from the Klondike. The regional economy "was revitalized seemingly overnight as it housed, outfitted, entertained and transported thousands of fortune seekers....at once the last frontier fantasy of the 19<sup>th</sup> century and the birth of modern Seattle."<sup>26</sup> The prolonged period of growth and construction lasted (with a brief slowdown due to World War I) until the Great Depression began.

By 1900 Seattle's population had exceeded 80,000, with 25,000 arriving in the previous three years alone.<sup>27</sup> It tripled to 237,000 by 1910 and to 315,312 in 1920. With the gold rush boom, the business district moved northward rapidly. Several skyscrapers, and a

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<sup>26</sup> Lisa Mighetto and Marcia Montgomery, *Hard Drive to the Klondike*, (Seattle: University of Washington Press, 2002), p. vii.

<sup>27</sup> Walt Crowley and The HistoryLink Staff, *Seattle & King County Timeline* (Seattle: History Ink and University of Washington Press, 2001), p. 36.

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new post office and library were built well to the north in the first decade of the new century. In 1907 the University of Washington began development of its downtown property on Fourth Avenue, and, in 1918, a major department store, Frederick & Nelson, opened at Sixth and Pine streets. City Engineer R. H. Thomson wanted to encourage further development to the north and by 1911 the western portion of Denny Hill had been sluiced into Elliott Bay. Much of the ensuing growth in Belltown and lower Queen Anne took the form of apartment buildings.

In 1891 the city doubled in area with the annexation of the Wallingford, Magnolia Green Lake and University neighborhoods. It doubled again in 1907, when Seattle annexed the adjoining towns of West Seattle, Ballard, Southeast Seattle, Columbia, Ravenna and South Park. Georgetown and Laurelhurst followed in 1910. Each one had its own business district, industry and residential neighborhoods. The city's first high school, Broadway High School, opened on Capitol Hill in 1902 and by 1923 six more high schools and dozens of elementary schools had been added.

By 1902 a dozen or so streetcar lines served the city. In that year they were consolidated into a single monopoly controlled by the Seattle Electric Company.<sup>28</sup> As competition from automobiles began, service became erratic and, in April 1918, the city acquired the entire system. Between 1900 and 1910, land uses became more separated, with people of all income levels moving out of downtown to developing close in neighborhoods such

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<sup>28</sup> Leslie Blanchard, *The Street Railway Era in Seattle* (Forty Fort, PA: Harold E. Cox, 1968), endpaper.

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as Queen Anne and Wallingford.<sup>29</sup> Apartment houses typically appeared near neighborhood commercial areas and street car lines, with the greatest number in Queen Anne, Wallingford, First Hill, Capitol Hill and the University District. Many of these apartment houses and nearby commercial areas remain today, forming the core of these neighborhoods.

The major event of the first decade of the century was the Alaska-Yukon-Pacific Exposition, held on the University of Washington campus in 1909. The city invited the world to commemorate the 1897 gold rush and see its accomplishments—more than 3 million visitors attended. The exposition grounds were designed by the Olmsted Brothers, landscape architects, who also planned the city's parks and boulevards. The park and boulevard plan, first completed in 1903 and expanded in 1909, was substantially (although not entirely) implemented by the end of the 1920s.

Industrial and waterfront activity continued to grow, as the city's role as an international and regional trade center flourished. The Port of Seattle was formed in 1911, bringing public ownership to much of the central waterfront. In 1916 completion of the Hiram Chittenden Locks connected industrial areas of Lake Union and Salmon Bay with Puget Sound. World War I brought large shipbuilding contracts. Nearly 40,000 workers were employed at local shipyards, many crowding into downtown

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<sup>29</sup> Roger Sale, *Seattle Past to Present* (Seattle: University of Washington Press, 1976), p. 80.

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workers' hotels and lodging houses.<sup>30</sup> Economic recovery after the war was slow, and it was not until the mid-1920s that construction resumed.

The extremely rapid growth of the first quarter of the century brought an acute need for housing of all types—for travelers, short-term residents, permanent residents and families. The city's builders and developers responded with a variety of housing types. Many commercial buildings had lodging rooms on upper floors, or even included hotels within their office buildings. Hotels and office buildings had similar room arrangements, with a wash basin in each room and toilet facilities at the end of the hall. The Terry-Denny Building on First Avenue South contained the Northern Hotel, and the nearby Holyoke Building had furnished rooms on the upper floors. The Butler Block, originally an office building, was converted to the more profitable hotel use in 1894, only a few years after its construction. The Austin A. Bell Building was initially described as having 65 apartments, even though its directory listing (1900) was under "Furnished Rooms" and its plan was much the same as that of the Pioneer Building, an office block.<sup>31</sup>

Family or apartment hotels then served much the same role as apartments did in later years by providing either short-term or permanent accommodations for middle- and upper-class people. The terms hotel, rooming house, and lodging house were ambiguous. The difference between a residential hotel or rooming house and an

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<sup>30</sup> Andrews, *Pioneer Square*, p. 113.

<sup>31</sup> Ochsner and Andersen, *Distant Corner*, pp. 242-243.

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apartment house was primarily a matter of name, rather than of design. Many residential buildings were typically identified as hotels, even if they primarily served permanent residents.<sup>32</sup> Terminology was so fluid that the same building could be listed in the city directory as a hotel one year and a boarding house the next. The term "apartment house" was little used, possibly because of the association with the workers' tenements of the East Coast. City directories had "apartment" listings, but these buildings appear to have been boarding houses, townhouses or apartment hotels rather than self-contained units with kitchens and baths.

Permanent hotel living was common in cities, and was highly stratified economically.<sup>33</sup> By the early 20<sup>th</sup> century Seattle had hotels designed and located specifically to serve the wealthy, the middle class and workers and transient laborers. The latter were by far the most common, occupying dozens of small two- four-story buildings in the downtown area. Those for the wealthy and upper middle class were fewer in number, but larger and much better appointed. The best-known accommodations, the large hotels, were rebuilt immediately after the 1889 fire, in larger and more opulent fashion. The Occidental Hotel, one of the best, replaced its 3-story structure with five stories and 150 rooms. The new Butler Hotel boasted of a 12,000 square foot dining room with separate sections for men and women and an orchestra for evening entertainment.<sup>34</sup>

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<sup>32</sup> Ochsner and Andersen, *Distant Corner*, pp. 73-75.

<sup>33</sup> Groth, *Living Downtown*, p. 188.

<sup>34</sup> Henry Broderick, *The 'HB' Story: Henry Broderick Relates Seattle's Yesterdays*. Seattle: Frank McCaffrey Publishers, 1969, pp. 120-124.

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Although they were used by travelers visiting for a few days, the major clientele of the family hotels was people renting by the week or month. Two of the best family hotels were in the elegant residential neighborhood of First Hill: the Perry (1906-07) and the Sorrento (1907-08). The Perry, built by a New York company, was apart from downtown bustle but close to First Hill mansions. Seattleites and their visitors evidently considered it too pretentious, and it was converted to apartments and later to a hospital (later demolished).<sup>35</sup> The nearby Sorrento Hotel was not successful at first, but today is one of the few turn-of-the-century hotels that survive as a hotel. The famed Washington Hotel (1903) was razed in the regrading of Denny Hill, and was replaced by the New Washington Hotel, which still exists as the Josephinum, a low-income residence.

Seattle developed as a streetcar city, rather than a walking city, which encouraged developers to promote single-family residences, with small lots to make them more affordable. The 1890s saw limited development of rowhouses similar to those seen in Eastern cities. One of the most elegant was Scurry Terrace, a series of four three-story Victorian terrace houses, built in 1889 by architect Elmer Fisher at Third and James streets. Architects Towle and Wilcox built two groups of five Queen Anne-style wood townhouses on Sixth Street and on Yesler Avenue, and J. A. DeProse designed another group at Eighth Avenue and Columbia Street.<sup>36</sup> A similar design was the building now known as the Victorian Row Apartments, built in 1891. Although it had the general appearance of a townhouse, its three entries accessed twelve apartments, each with two

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<sup>35</sup> Broderick, *The HB Story*, pp. 125.

<sup>36</sup> Ochsner and Andersen, *Distant Corner*, pp. 47, 242-243.

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or three bedrooms.<sup>37</sup> Its typical Queen Anne townhouse features include two-story rectangular bays, scalloped skirting and gabled entrance porches with spindle work and turned posts.<sup>38</sup>

In 1892 noted architect John Parkinson designed and developed a row of stone townhouses at Marion Street and Twelfth Avenue (now Minor) on First Hill. This project had seven townhouses, each measuring 20 by 70 feet and having twelve rooms. It was envisioned that First Hill could develop as a dense area of townhouses, but the panic of 1893 ended such expensive development and this was the city's only known example of masonry townhouses until its demolition in the 1970s.<sup>39</sup>

The apartment block as it is known today, with a single primary entrance and individual living quarters with kitchens and bathrooms, appears to have first been constructed in Seattle around the turn of the century. The first such building may have been the St. Paul Flats, constructed in 1901 at Seneca Street and Summit Avenue by Edwin C. Burke, a wealthy real estate entrepreneur who had recently moved to Seattle from St. Paul, Minnesota.<sup>40</sup> In 1909 he formed a partnership with developer Bert Farrar, who had built

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<sup>37</sup> The building has been restored and is now configured with 14 units of varying sizes.

<sup>38</sup> Shirley Courtois, "Victorian Row Apartments National Register Landmark Nomination Form," August 1990.

<sup>39</sup> Ochsner and Andersen, *Distant Corner*, pp. 242-243.

<sup>40</sup> *Seattle Times*, April 24, 1938.

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the San Marco Apartments nearby at Minor Avenue and Spring Street in 1904.<sup>41</sup> The St. Paul, designed by Spalding and Russell of Tacoma, is a three-story block building, with a center entrance flanked by three-sided two-story bays. It was originally an elite building, with eighteen apartments of six to eight rooms each. It has been altered with new cladding and windows. The San Marco, generally similar in design and size, remains much as it was originally.<sup>42</sup>

A particularly well documented example of early and unique apartment development was the Manhattan Flats project, designed in 1905 by architect William P. White. The four buildings, bordering Boren, Minor and Howell avenues north of downtown, enclosed a grassy inner courtyard suitable for children's play. Suites were from two to five rooms, and children were allowed, with strict rules of conduct. Convenience and amenities were the marketing features, with stores on the first floor, phone service and an in-house kindergarten.<sup>43</sup> The project's name and the developer—the Manhattan Company—reflected its financing and influences, as it was based on New York models. It was called "the best and most complete flat plant on the Pacific Coast." Its three-story buildings and large courtyard had ample light and fresh air, contrasting with:

"...an ordinary flat building with its cold exterior with unkempt yards and a general air of shiftlessness....perhaps the greatest eyesore in the universe. Until

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<sup>41</sup> Burke and Farrar are best known as the primary developers of Kirkland, WA. Burke died in 1915, at the age of 47, from injuries received in an auto accident (*Seattle Post-Intelligencer*, 5/9/1915).

<sup>42</sup> *Seattle Times* (Conover, 12/13/47).

<sup>43</sup> "The Manhattan Flats," *Seattle Mail & Herald*, 12/30/1905.

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recently a great majority of our people lived in their own homes. Since 1901, however, there has been a very marked increase in the number of renters....The Eastern cheap tenement house with its attendant evils has found not root here....The men who designed and built our first apartment buildings are entitled to considerable credit because of the first-class structures they then erected. These now set the pace and hereafter only good flat buildings will be built, for no other could find tenants....The man of moderate income need no longer go without the conveniences that formerly were only within the reach of wealth, for a flat home with all conveniences is within the reach of any man."<sup>44</sup>

Apartment development during the first decade of the century concentrated primarily in the downtown area and the nearby neighborhoods of First Hill and Capitol Hill.

Apartment buildings were heavily promoted as investments. One architect's catalog featured several sample plans, both elaborate ones and a simple four-square plan, which could be altered to suit various sites and pocketbooks. No regulations controlled the location of apartment buildings, but economics dictated that they were typically built on higher-value land close to downtown and near streetcar lines. As the catalog noted "Any fairly close-in lot in a good location, with good car service, is suitable, and the building, when completed and rented, will prove a source of satisfactory and permanent income."<sup>45</sup> Some apartments, however, were built in other neighborhoods, primarily

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<sup>44</sup> "Western Flat Dwellers," *Seattle Mail & Herald*, 9/30/1905.

<sup>45</sup> Dose, West & Reinoehl, *Architecture of Dose, West & Reinoehl*, Seattle: 1908, p. 4.

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near the commercial districts along streetcar lines. Some smaller buildings were also built in single-family areas.

Social conditions as well as economics and growth encouraged apartment development during the early 20<sup>th</sup> century. The increasing role of women in Seattle life and in the work force was a potent factor. Single women working in shops, offices and factories needed respectable and affordable housing, something that could not be obtained at the workers' hotels downtown.

The Alaska-Yukon-Pacific Exposition, held in 1909, influenced housing in two ways. One was that developers were eager to profit by accommodating visitors. The larger impact, however, was that this event was seen as a sign of the region's long-term growth potential, a place that was worthwhile investing in. Two of the best-known buildings of this period, both listed in the National Register, appear to have been directly connected with the exposition. The De la Mar apartment building was constructed by developer George Kinnear to house his friends who were visiting the fair. The Chelsea Apartments nearby were built to accommodate families visiting the fair.

World War I and a subsequent recession slowed new development, despite a critical need for housing. One of the first major post-war apartment projects was The Victoria on Queen Anne. The architect, John Graham, Sr., announced it with great fanfare in May 1921, saying that construction of the "mammoth community apartment house" indicated a "fast reviving building situation in Seattle...the first important answer to the

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campaign waged by the Chamber of Commerce to get the public to build now." Graham went on to predict "there will be a great influx of people to Seattle seeking homes this fall. We are following what we have been teaching: build now. It is especially needed."<sup>46</sup> However, the building was not completed until 1923. It set a high standard among Seattle apartments, as its units averaged more than 1200 square feet, and many had fireplaces, large foyers, libraries. A children's play area and servants' rooms were in the basement. A number of other buildings with similar amenities were built over the next decade.

Minority groups played a particularly important role in hotel and apartment development during this period. Both Asians and African-Americans were constrained from owning property and living where they wished, so they often lived in apartments or apartment hotels. Residential hotels were a particularly important part of the social and economic life of Japanese and Chinese residents. In 1930 there were 136 Japanese-owned hotels and a separate Japanese Hotel Owners Association. Hotels were the major employer of Japanese residents.<sup>47</sup>

The city had relatively few African-Americans before World War II (3,789 in 1940), but they owned or managed several hotels and apartment buildings. William Grose, one of the city's first African-Americans, owned the Our House Hotel near First Avenue and Yesler Way, and in 1882 purchased land off of East Madison Street. This became a

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<sup>46</sup> *Seattle Times*, May 15, 1921.

<sup>47</sup> Richard C. Berner, *Seattle 1921-1940 from Boom to Bust*, (Seattle: Charles Press, 1992), p. 212.

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center for the black community and in the 1920s there were thirty black-owned buildings in the general vicinity of East Madison Street and 23<sup>rd</sup> Avenue, including the Chandler Apartments and Annex, the Dunbar Hotel, the Adelphi Apartments and the Douglass Apartments.<sup>48</sup> African-Americans were also an important part of the staffs of the larger downtown hotels and apartment hotels that catered to the wealthy and middle classes.

### **Apartments as Home: Controlled Intensive Development: 1924 - 1957**

By the early 1920s, apartments were well established as a viable and acceptable housing option for the middle class, typically for single people or for those saving to buy a single-family home. The market continued to evolve over the next three decades, with strong growth except during the Depression. Beginning in 1923, the city took various actions to control development that significantly influenced the form and location of apartments.

With the economic prosperity of the 1920s, apartments competed in offering amenities and luxuries that made them worthwhile alternatives to a single-family house. While this had been true to some extent in the preceding years, it became more common in the 1920s. The trend continued during the 1930s and into the 1950s, for very different reasons. The Depression halted apartment development, but also forced many homeowners into apartments. This occurred at all economic levels, as even some

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<sup>48</sup> Jacqueline E. A. Lawson, "Let's Take A Walk," 2005.

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wealthy people (particularly widows) downsized by moving from their large houses into luxurious apartments. The critical housing shortage during World War II and in the post-war era further increased the importance of apartments as a housing option.

In 1923 the City of Seattle became one of the first U. S. cities to adopt a comprehensive zoning ordinance to regulate land uses. This ordinance determined, for the first time, the location and form of new apartment buildings. The complex ordinance divided residential areas into First Residential (where only single-family residences were allowed) and Second Residential, where apartment buildings were allowed. The location of each zone was determined primarily by the existing uses and character of each area. Thus, the Second Residential zone was located in a ring around downtown that already had many apartments (Belltown, First Hill, and western Capitol Hill) and adjoining commercial uses along the neighborhood arterials. Overlaid on the use zones were four Area Districts that regulated setbacks, lot coverage and building bulk. In addition, there were five overlaid Height Districts that determined allowable heights. Further apartment development was prohibited in single family areas, but it was allowed in commercial zones, where larger buildings were possible.<sup>49</sup>

This zoning change was enacted just as the city was beginning a significant development phase. Population growth slowed from previous decades, increasing by only 16 percent, from 315,312 in 1920 to 365,583 in 1930. However, the strong economy and pent-up demand for housing and commercial and institutional buildings meant that downtown was transformed with large office buildings and hotels, neighborhoods gained new

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<sup>49</sup> City of Seattle, Multifamily Land Use Policies, p. 20

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commercial districts and large residential areas, and apartment buildings were constructed throughout the city. The value of building permits issued between 1921 and 1930 equaled 48 percent of the value of all construction between 1921 and 1940.<sup>50</sup> The increased popularity of the automobile made people less dependent on streetcars, and development spread out accordingly. The city limits extended to approximately N. 85<sup>th</sup> Street (NE 65<sup>th</sup> Street in the northeast), and by the end of the 1920s much of the city's land area was developed with residential suburbs.

The *Journal of Commerce* reported record amounts of construction in 1925, including "thousands of houses and scores of apartment houses." The strong economy and construction activities led to higher wages and a growing demand for housing. Both construction and population growth came to a standstill in the 1930s.<sup>51</sup> Multifamily development peaked in 1925 and continued strongly until 1929-30.<sup>52</sup> The majority of the city's pre-World War II apartments were built during this period. Apartment blocks appeared along arterials in nearly every neighborhood. Many courtyard apartments were also constructed, with landscaped courtyards for residents to enjoy. While most buildings had predominantly one-bedroom or efficiency units, some buildings had larger apartments with amenities such as fireplaces.

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<sup>50</sup> Calvin Schmid, *Social Trends in Seattle*. Seattle: University of Washington Press, 1944, p. 33.

<sup>51</sup> Berner, *Seattle 1921-1940*, pp. 181-183.

<sup>52</sup> Schmid, *Social Trends in Seattle*, p. 34.

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Seattle was hit as hard as any city by the Depression of the 1930s. After decades of growth, the population increase virtually stopped. The 1940 population of 368,302 was only one percent greater than the 365,583 people in the city in 1930. Residential construction dropped precipitously, from 2,583 units in 1930 to 361 units in 1932, with an even greater drop in multifamily development, which continued to be erratic through the rest of the Depression.<sup>53</sup>

Despite the intensive apartment development of the 1920s, Seattle was known as a haven for homeowners. In 1941 the Works Progress Administration guide to Washington noted: "Among cities of the Nation with a population of 300,000 or more, Seattle ranks third in the percentage of home ownership....Scattered throughout the city are many districts of middle income...five- to seven-room dwellings cover an unusual proportion of the city's space....Moderately priced apartment houses and hotels loom here and there among the low roofs of the cottages....immediately south of the business district...rooming houses and cheap hotels provide lodging for large numbers of itinerant and seasonal laborers."<sup>54</sup>

Few major commercial or government projects occurred during the Depression, other than those sponsored by the federal government. Major projects completed in the 1930s include a new federal office building, a courthouse, an armory and the Sand Point Naval Air Station. The Works Progress Administration and other New Deal projects also

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<sup>53</sup> Berner, *Seattle 1921-1940*, p. 181.

<sup>54</sup> Washington Writers' Project, *Washington: A Guide to the Evergreen State* (Portland: Binford & Mort, 1941), p. 212-213.

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completed improvements to parks, streets, sidewalks and sewer systems. One highlight was in the University District, where the business community joined together in 1932 to construct the Edmond Meany Hotel, a facility that served both travelers and permanent residents.

Major transportation improvements had significant and long-lasting implications for the area's development and housing. The completion of the Aurora Bridge in 1932 made it considerably easier for automobiles to enter downtown Seattle, encouraging more single-family development north of the city limits at 85<sup>th</sup> Street. The growing influence of automobiles was made clear in 1940 when the city halted the trolleys, which had been losing money since even before the city's acquisition of the system in 1918, and replaced them with a bus system. The same year, the opening of the Lacey V. Murrow Floating Bridge enabled people, for the first time, to commute easily from the large undeveloped areas east of Lake Washington to downtown Seattle. Earlier commuters had to rely on ferry service.

In 1939 Britain placed a large order for Boeing B-17's, and Seattle began its wartime transformation, the most important in its history. The city was well situated to play a critical role, with its shipyards, Boeing plants and related industries that were crucial to arming the Allies. Its large protected port and proximity to Alaska and Japan meant that it served as a major point for shipping supplies and for training and embarkation of troops. At Boeing alone, employment increased from 4,000 in September 1939 to 30,000 by December 1941. It was said that no state was more affected economically by the

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expansion of war industries than was Washington.<sup>55</sup> The city was one among the top three in the country in terms of military contracts per capita, and its population exploded from 368,302 in 1940 to 480,000 in 1943.<sup>56</sup>

The tremendous growth of the war years stressed Seattle in every way, particularly through the need to house more than 50,000 defense workers and their families who came to the city. Defense needs limited the availability of building materials, so relatively little private permanent new construction occurred. Advertising campaigns, sometimes going door-to-door, encouraged people to welcome lodgers into their homes. Federal home loans enabled homeowners to convert portions of their homes for renters, and the city relaxed building regulations to encourage the addition of rental units in homes and the conversion of vacant commercial buildings to housing. It is estimated that 3,000 temporary units were produced.<sup>57</sup> Units were also obtained through the rehabilitation of hotels and apartment buildings, especially downtown and in Pioneer Square that had become dilapidated during the Depression.<sup>58</sup> Not surprisingly, rents (especially for small units and rooming houses) increased significantly and the federal government made efforts to control rents. However, the controls were loosened after local protests, which found that three-quarters of local apartments were owned by individual owners rather than large corporations.<sup>59</sup>

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<sup>55</sup> Crowley, *Timeline*, p. 59.

<sup>56</sup> Andrews, *Pioneer Square*, p. 129.

<sup>57</sup> Berner, *Seattle Transformed*, pp. 91-94.

<sup>58</sup> Andrews, *Pioneer Square*, p. 129.

<sup>59</sup> Berner, *Seattle Transformed*, pp. 91-94.

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Another wartime response to the housing shortage was the construction of 6,000 housing units by the federal government in partnership with the Seattle Housing Authority. Most projects were located near Boeing or the shipyards and steel plants of the Duwamish area, or the military bases at Sand Point, Fort Lawton and Pier 91. The great majority were temporary projects, including dormitories and trailer parks, long forgotten today. However, the five permanent garden apartment communities had a lasting impact on the city. Each of these had numerous small buildings, most housing two to four families, sited along landscaped curvilinear roadways. The first of these projects, Yesler Terrace, was initiated as a New Deal urban renewal project, but was converted to defense housing by the time of its completion. It and the three communities of High Point, Holly Park and Rainier Vista became low-income housing after the war. A fifth project, adjacent to the Sand Point Naval Air Station, was sold to the University of Washington in 1956 for graduate student housing. Local architects teamed up to design these projects, as there was little work available.<sup>60</sup> (All of these projects except Yesler Terrace have been demolished in recent years.)

The acute demand for housing continued with the end of the war. Many of those who had seen the Pacific Northwest while on military service wanted to return, and families that had been separated by the war wanted to establish homes. However, a shortage of building materials and of skilled labor, combined with continued federal control and a post-war recession, slowed development initially. Low-interest loans insured by the

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<sup>60</sup> Mimi Sheridan, Seattle Landmark Nomination Form, Rainier Vista Homes, 2000.

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Federal Housing Administration spurred development of both suburban single-family houses and large multifamily projects in the city. It was estimated that 70 percent of apartment development in 1949 was covered by FHA mortgage insurance, which transferred the development risk from the private builder to the federal agency. These apartments were primarily in large complexes of 100 units or more, a distinct departure from earlier trends. Projects were typically built to the minimum standards established by FHA, as there was little reason to build larger or better appointed units than required.<sup>61</sup> Apartment construction, like single-family construction, dispersed away from the downtown. With the availability of the automobile, people no longer depended on buses. The completion of the Lake Washington Bridge in 1940 allowed builders to build farther out to the east where land was cheaper. This occurred even within Seattle, with more multifamily development in the north end and West Seattle, which were made more easily accessible by the completion of the Alaskan Way Viaduct in the early 1950s.

Federal mortgage insurance also encouraged the development of privately-owned apartment complexes, which often consisted of a grouping of multi-unit, multi-story buildings arranged in a landscaped setting. These extended the bungalow court's concept of a setting apart from the street, but they were larger in scale, with higher densities and larger buildings, usually without individual entries for each unit. The earliest known local example is Edgewater Park (now the Edgewater Apartments). The eighteen buildings (with a total of 305 units) are arranged around large courtyards on

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<sup>61</sup> "Apartment Boom," *Architectural Forum*, January 1950, p. 95.

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the 12.5-acre lakefront site in the Madison Park neighborhood. It was built by local businessmen organized as the Madison Park Corporation in 1938-40, about the same time as the Yesler Terrace public housing project. The project was financed by a \$1,250,000 mortgage loan insured by the Federal Housing Administration.<sup>62</sup> Edgewater Park's architect, John Graham, Jr., had recently returned from working in New York City, where this form of garden apartment had become highly developed and very popular.

At least three similar projects were built in the late 1940s-early 1950s, probably to house the influx of university students brought by the G. I. bill:

- Laurelton Terrace (originally called Laurelton Gardens), off Sand Point Way near the University of Washington, has 136 units in 19 two-story buildings, arranged on a 5.5 acre site.
- Northgate Plaza, across from Northgate Mall, was designed by John Graham, Jr. (architect for the mall) and includes 207 units in 34 buildings.
- Wedgewood Estates (originally called Oneida Gardens) was built in a new neighborhood north of the University of Washington in 1947-48, with 110 units in eleven buildings; in the 1970s three buildings were added, reducing the open space.<sup>63</sup>

Apartment buildings constructed in the decade after World War II typically continued the same building forms as those used in the 1920s, with the apartment block being the most popular. Courtyard or townhouse developments from the period are uncommon,

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<sup>62</sup> "Madison Park Project Waits City Approval," *Seattle Post-Intelligencer*, June 9, 1938.

<sup>63</sup> Department of Planning and Development building records

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although they do exist. By the mid-1950s, garages became a more predominant design element, with garage doors or open car ports on the primary façade. Also at this time a new form became popular, multistory buildings with apartment units opening off of exterior corridors. Building circulation was often clearly identified, with a stair tower as the primary feature of a façade. Fenestration was often concentrated on certain elevations, leaving blank facades that served as a background for fanciful over-sized signs announcing the apartment building's name.<sup>64</sup>

Most post-war buildings were Modernistic in style, with flat roofs (often with deep eaves), little or no ornamentation and larger expanses of glass than seen in earlier buildings. They used modern materials such as Roman brick and aluminum framed windows. Wide horizontal wood siding, stone (or manufactured stone) and various types of stucco and Marblecrete were also commonly seen on. Concrete block (CMU) was used not only as a structural element, but in decorative patterns and as screening.

### **Postscript: Development after 1957**

In 1957 the City of Seattle completed a comprehensive review of its zoning ordinance, leading to significant changes in the location and form of apartment buildings. The city had changed significantly since the 1923 ordinance had been enacted. It had grown by nearly 70 percent, from 325,000 in 1923 to 550,000 in 1957. Its land area had increased

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<sup>64</sup> Amanda Lewkowicz, "Capitol Hill's Modern Apartment Buildings: An Investigation in the Dingbat Typology," Unpublished paper, Urbdp 585, University of Washington, June 2008.

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from approximately 70 to 92 square miles, due to the annexation in 1954 of all the land up to North 145<sup>th</sup> Street. However, the average household size in the city was decreasing. One reason for this was the growing popularity of apartment living. At the beginning of the century more than five people (5.64) had lived in each household. This fell steadily over the next decades: 3.94 in 1920 before the apartment construction boom; 2.91 in 1940, just before the wartime housing shortage; and then to 2.79 in 1950, reflecting, in part, the early movement of families to larger suburban houses.<sup>65</sup>

The new zoning ordinance was based on the philosophy of encouraging a standardized land use pattern for each neighborhood, with single-family residences ringed by arterials, with commercial and multifamily uses concentrated near the arterials. The new zones placed greater restrictions on land uses to avoid potential conflicts. Only two zones allowed apartment buildings: a low-density zone for 2-to-3-story walk-ups and garden court buildings (RM800); and another zone for taller elevator buildings (RMH350). Each zone had additional regulations for building bulk, lot coverage, minimum lot sizes and square footage required per unit. A new provision allowed larger projects to develop as "Planned Unit Developments," without adhering to individual lot sizes. Higher densities (and heights up to 60 feet) were still allowed in commercial zones, intensifying the earlier tendency to place apartment buildings in commercial districts.<sup>66</sup>

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<sup>65</sup> City of Seattle Multifamily Policies, p. 20.

<sup>66</sup> City of Seattle Multifamily Policies, p. 22.

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The ordinance's most significant change for apartment buildings was a new parking requirement. The ratio of cars in the city had risen to 1.438 per household. Although some apartments had provided automobile facilities since the early 1920s, it had not been required, and the number of parking spaces was generally less than one per unit. The new regulations required three parking spaces for each four units in smaller buildings (RM 800 zone). In the higher-density zone, one space was required for each two units up to the first fifty units, and an additional space for each unit above fifty. This requirement meant that a developer had to provide additional space for cars, usually on ground level along the front of the building. The streets came to be lined with garages, open parking and curb cuts.<sup>67</sup>

### **DEVELOPERS AND ARCHITECTS**

#### **The Developers**

The character of early apartment buildings, as well as their size, location and the timing of their construction, was determined primarily by developers and their financial backers. Many Seattle apartment buildings in the study period appear to have been developed by individuals or partnerships to be maintained as rental properties. Others were constructed for sale to investors shortly after completion. Larger projects were financed by investment firms. Most individuals, partnerships or corporate entities appear to have been involved in only a small number of buildings, although the identities of the specific persons involved in a particular building is sometimes difficult

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<sup>67</sup> City of Seattle Multifamily Policies, p. 22.

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to determine. However, several individuals have been identified as having played a significant role in shaping the Seattle apartment landscape of the period.

**Frederick Anhalt** (1896-1996) was Seattle's best-known apartment developer, bringing a distinctive sense of style and promoting high-quality apartments as an alternative to single-family homes. Today, his buildings are seen as setting the standard for pre-war apartment buildings and have become almost synonymous with the type. Anhalt was only involved with apartment development for approximately five years (1925-1930), and worked through at least three different business entities in that time. His approach was to combine the development, design, construction, landscaping, marketing and management functions in one firm. Anhalt moved to Seattle about 1924 after working in various trades in the Midwest, and in 1925 formed the Western Building & Leasing Company with partner Jerome B. Hardcastle, Jr.<sup>68</sup> The company quickly began to centralize both design and construction within the firm, and built bungalow courts, apartment courts and small commercial buildings on Capitol Hill, Queen Anne, West Seattle, Beacon Hill and Ballard. In 1928 Anhalt bought Hardcastle's interest, and designed and constructed apartment buildings for The Borchert Company (owned by Anhalt's brother-in-law). The following year the firm (then known as the Anhalt Company) decided to increase profits by focusing on the higher end market with elaborate Tudor and Norman French courtyard apartments. In 1929-1930 he built his best known projects, five luxury apartment buildings on Capitol Hill, based on Medieval

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<sup>68</sup> Hardcastle also developed apartment buildings on his own, both during and after his partnership with Anhalt.

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English and Norman French prototypes. Although the apartment business failed during the Depression, Anhalt was involved in single-family construction until 1942, when he turned his focus to a plant nursery business.

Anhalt's later buildings are particularly notable because of his goal of creating "apartment homes," refuges that were distinguished by their charm, fanciful detailing (exterior and interior) and quality landscaping. Although he used architects to complete his designs, Anhalt himself was very influential in freely combining elements such as steeply-pitched roofs, turrets, gables, dormers with highly decorative elements such as clinker brick, leaded and stained glass to produce the buildings that have come to be considered the epitome of the 1920s apartment building in Seattle.<sup>69</sup>

**Gardner J. Gwinn** may have been Seattle's most prolific apartment developer of the pre-World War II period. His firm, Gardner Gwinn, Inc., was widely advertised as "Builder of apartments, homes, bungalow courts and commercial buildings—designed, built and financed."<sup>70</sup> Gwinn began doing construction work with his father in his native Nova Scotia, moving to Seattle in 1909. He soon established his own construction business, building more than 700 homes ranging in value from \$5,000 to \$25,000. They were noted for their livability and strong construction. In 1925 he turned primarily to apartment construction, building more than fifty apartment houses during the 1925-30

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<sup>69</sup> Lawrence Kreisman, *Apartments by Anhalt* (Seattle: City of Seattle Office of Urban Conservation, 1982), p. 6

<sup>70</sup> *Seattle Post-Intelligencer*, January 3, 1926.

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development boom. He typically sold buildings to investors shortly after completion, using the funds for new projects. His largest project was the 14-story Benjamin Franklin Hotel, the second largest in Seattle (demolished for construction of the present Westin Hotel). His brother Wells Gwinn headed several housing contracting and finance companies.

Gwinn's buildings represent the "bread and butter" of Seattle apartments. They feature quality construction, but are basically wood frame blocks of 3-4 stories, clad with brick veneer with applied terra cotta ornament. They are ubiquitous on Capitol Hill and lower Queen Anne and found in several other neighborhoods as well. Gwinn himself is listed as the architect on some building plans, and it is probable that many of the buildings were adapted from a master design by in-house draftsmen, differentiated simply by changes in the applied terra cotta ornament.

**John S. Hudson** (b. 1879) developed apartments primarily on Capitol Hill and First Hill between 1923 and 1928. He came to Seattle in 1903 from his native Minnesota. He began studying architecture in 1910 and obtained his architecture license in 1921, but he worked primarily as a developer.<sup>71</sup> He is known to have been involved in at least a dozen buildings. The names of many of his buildings generally refer to American history--the John Alden, Paul Revere, John Winthrop, Hudson Arms, Lexington-Concord, Faneuil Hall, Lowell and Emerson. Others are the Hudson Arms, Chasselton,

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<sup>71</sup> Clarence Bagley, *History of Seattle*. Seattle: Pioneer Publishing Company, 1916, pp. 64-68.

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Northcliffe, Miramar, Loleta, Rhododendron and Ruth Court. His brother Harry Hudson designed many of these buildings.

**Samuel Anderson** (1884-1959) was primarily a builder of single-family homes who entered the apartment field in the late 1920s. Anderson came to Seattle from Wisconsin in 1906 and became very active in the home building industry as an organizer and official of the Seattle Master Builders Association and related national organizations.<sup>72</sup> In 1928-29 he developed at least eight Seattle apartment buildings, notable for their vivid interpretations of a wide variety of styles. Seven of the buildings that have been identified are in the 1100 block of 17th Avenue.<sup>73</sup> An additional one (La Flor) is several blocks away on Capitol Hill. They are all basic three-story rectangular forms with central entrances, with 14 to 16 units ranging from 660 to 900 square feet in size. The applied ornament and architectural detailing on the facades is very striking and expressive, drawing from the Art Deco, Colonial, Mediterranean Revival, French Provincial and Tudor Revival styles. Each building has its own individualized landscaping. The scale is very domestic, giving the street the feel of a neighborhood of larger than average single-family houses.

**Edward L. Merritt** was another single-family developer who turned to apartment development in the 1920s. Unlike other developers, he was an architect, having graduated from the University of Minnesota architectural school in 1900. He joined his

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<sup>72</sup> *Seattle Times*, Samuel Anderson obituary, April 4, 1959.

<sup>73</sup> Two additional buildings in this group were designed by Schack & Young for different owners. The relationship, if any, between them and Anderson is not known.

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father's Seattle contracting business before forming the Merritt-Hall Investment Company. In 1917 he purchased the Craftsman Bungalow Company and built showcase houses throughout the city. In the mid-twenties he opened the Merritt Realty Company and developed several apartment buildings.<sup>74</sup>

**Angus P. Malloy** was a major force in the development of the University District. He came to Seattle from Florida for the Alaska-Pacific-Yukon Exposition in 1909 and became a prominent local businessman. Malloy purchased the Adelaide Apartments in 1925 and, the following year, bought Washington Manor Apartments, renaming it Malloy Manor. In 1928 he built the Malloy Apartments, designed by Earl Roberts, adjacent to campus.

### **The Architects**

Apartment design in the first half of the 20<sup>th</sup> century attracted some of the city's best architects, who were responsible for many major buildings as well as apartments. Many projects, however, were designed by architects who specialized in apartment design. Apartment plans were also available in catalogs, although it is not known how many of those that were actually constructed began as catalog designs.

**William Bain, Sr.** and **Lionel Pries** each had a long distinguished career, but they worked together on apartment buildings during their brief partnership (1928-1932).

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<sup>74</sup> David Vergobbi, *Seattle Master Builders: An 80 Year Journey Through History*, Bellevue WA: SMBA, 1989, p. 42.

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Bain (1896-1985) was one of the city's best-known and most prolific architects for much of the 20th century. He came to Seattle in 1915, apprenticing with W. R. B. Willcox and Arthur Loveless before serving in the U. S. Army in World War I. In 1921 he received a degree in architecture from the University of Pennsylvania, receiving further training in the Beaux-Arts tradition. He opened his own practice in 1924, specializing in houses in the French and English Revival styles. From 1928 until 1932 he was in partnership with Lionel Pries, and designed a number of apartments and sorority houses that exhibit both Revival and Modern influences. One of his first apartment buildings, the Shoremont (1926) showed French Provincial influences. Three later apartment designs with Pries show Georgian Revival influences: the Viceroy (1930), the Consulate (1930) and the Envoy (1930). The partners also designed an addition to the Shoremont (1930-31). Their most notable apartment design is the Bel-Roy (1930-31), which departed from the typical block form to express its Moderne style in a zigzag floor plan.

Following the partnership's dissolution, Bain continued with residential and apartment commissions and added commercial and institutional work. Toward the end of the Depression, Bain joined other local architects in working on the Yesler Terrace public housing project. During World War II he served as state camouflage director, gaining some fame as the person responsible for disguising the Boeing plant. In 1943 he formed a partnership with three other architects, with whom he remained until his death. This firm, now known as NBBJ, has grown into one of the largest architectural firms in the

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world. He also continued with residential designs with another partner, Harrison Overturf, combining traditional and modern idioms.<sup>75</sup>

**Lionel Pries** was at the University of Pennsylvania at the same time as Bain, receiving a master's of architecture in 1921. He had previously studied at the University of California. Following graduation, he studied in Europe and later opened a private practice in San Francisco. He came to Seattle in 1928 and formed a partnership with Bain, as described above. Following the partnership with Bain, Pries taught full-time at the University of Washington School of Architecture, rising to full professor in 1948. He remained there until 1958, and is known for his brilliant teaching and lasting influence on his students.<sup>76</sup>

**Everett J. Beardsley** is best known for his elegant Mediterranean Revival apartment designs. Little is known of his life, although he arrived in Seattle in 1909. He worked with a number of developers, and designed the Hacienda Court (1925), the Morris Apartments (1926), El Monterey (1928), Villa Costella (1928) and El Cerrito (1930).<sup>77</sup>

**Henry Bittman** (1882-1953) studied engineering at Cooper Union in New York and worked briefly as a bridge engineer in Chicago before arriving in Seattle in 1906. He practiced for a year with architect William Kingsley, and then opened his own practice

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<sup>75</sup> Jeffrey Ochsner, editor, *Shaping Seattle Architecture: A Guide to the Architects* (Seattle: University of Washington Press, 1998), pp. 216-219.

<sup>76</sup> Ochsner, *Shaping Seattle Architecture*, pp. 228-233.

<sup>77</sup> Ochsner, *Shaping Seattle Architecture* p. 338.

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designing structural steel skeletons for the large buildings that were beginning to appear. He became a licensed architect in 1923, beginning with several apartment commissions, including the Davenport (1924), the Devonshire (1925), the Windham (1925) and the Stockbridge (1925). However, he primarily designed larger buildings such as the Terminal Sales Building (1923) and the United Shopping Tower (now the Olympic Tower, 1928-31). He is best known for his sumptuous use of terra cotta ornament, as seen in the Eagles Temple (now ACT Theater, 1925), the Music Box Theater (1928, demolished), and the Embassy Theater/Mann Building (1926). Toward the end of his long career he turned to the Streamlined Moderne and International styles, evidenced by the *Seattle Post-Intelligencer* Building (now Group Health, 1947).<sup>78</sup>

**John Creutzer** (d. 1929) first practiced architecture in Minneapolis before moving on to Spokane and then to Seattle in 1906. He worked as a designer and construction supervisor for Alexander Pearson, a contractor and for Henderson Ryan, a prominent architect. His major projects include the Swedish Tabernacle (1906) and the Medical-Dental Building (1927, with A. H. Albertson). His apartment designs include Carolina Court (1915), the Lenawee (1918), the Charbern (1925), Park Vista (1928) and the Julie (now the El Rio, 1929).<sup>79</sup>

**Edwin E. Dofsen** (1902-1976) began his career as a self-taught draftsman who apprenticed with various Seattle architectural offices. In 1927 he joined the Anhalt Company. He did plans for fourteen of Anhalt's apartment buildings, including the

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<sup>78</sup> Ochsner, *Shaping Seattle Architecture*, pp. 192-196.

<sup>79</sup> Ochsner, *Shaping Seattle Architecture* p. 341.

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best-known ones that best express the highly-detailed Norman style favored by Anhalt. His works include Oak Manor (1929), Twin Gables (1929), 417 Harvard East (1929), Belmont Court (1929), 1014 E. Roy (1930) and 1005 E. Roy (1930). Dofsen later formed his own company with engineer Charles A. Tiffany and designed more than forty residences in the Seattle area, mostly colonial or contemporary in style.<sup>80</sup>

**Robert L. Durham** (1912-1998) is best known for his church designs, but also had a substantial apartment practice early in his career. A Seattle native, he was educated at the College of Puget Sound and graduated from the University of Washington School of Architecture in 1936. Durham first worked as a draftsman for B. Dudley Stuart, a noted apartment architect, and then with the Federal Housing Administration. He rejoined Stuart in the firm of Stuart and Durham from 1941 to 1951. During this period the firm completed several apartment designs, including the notable Queen Vista (1949) and Aloha Terrace (1947) on Queen Anne and the Laurelon Terrace complex in Laurelhurst. Following Stuart's retirement and a brief period of independent practice, he formed the firm of Durham Anderson and Freed. They designed many churches, including the Fautleroy Congregational Church, which received a national AIA Honor Award in 1952. Although they were not known specifically for apartment work, they did do at least two high-rise buildings, the award-winning Skyline House on Queen Anne (1956) and Horizon House (1971) on First Hill. The firm was also heavily involved in civic and institutional projects and commercial buildings such as Fire Station No. 5 (1963), the Southwest Branch Seattle Library (1961), the University of Washington Atmospheric

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<sup>80</sup> Kreisman, *Apartments by Anhalt*, pp. 11-12.

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Sciences Building (1970) and the Evergreen State College library and master plan (1971). Durham was very involved in the architectural community, serving as the president of the Seattle AIA chapter, the Washington State chapter (1954) and as national AIA board member and then President (1967-68). He was inducted into the College of Fellows in 1959 and received the AIA Seattle Medal for lifetime achievement in 1985.<sup>81</sup>

**John Graham, Sr.** (1873-1955) is one of Seattle's best known architects. He apprenticed as an architect in his native England and moved to Seattle in 1901. His long career, extending until the 1940s, embraced a wide variety of styles and building types, including many of the city's most important buildings. Several of these were apartments and hotels. His early partnership with David Myers was responsible for the Algonquin Apartments (now the Helen V, 1907). He opened his own practice in 1910 and designed the Rector Hotel (now the St. Charles, 1911), the NP Hotel (1914) and the McKay Apartment Hotel (1914, demolished). His outstanding apartment design is the large Victoria Apartments (1921), prominently sited on Queen Anne. In 1929 he turned to the Art Deco style for the Roosevelt Hotel. Other noted works were the Frederick & Nelson Building (now Nordstrom, 1916-19), the Dexter-Horton Building (1921-24), the Exchange Building (1929-31), the Bon Marché (1928-29), and the U. S. Marine Hospital (1931-34).<sup>82</sup>

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<sup>81</sup> DoCoMoMoWeWa.org; [http://aiaseattle.org/archive\\_honors\\_medal85\\_durham.htm](http://aiaseattle.org/archive_honors_medal85_durham.htm)

<sup>82</sup> Ochsner, *Shaping Seattle Architecture* pp. 90-93.

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**John Graham, Jr.** (1908-1991), the son of John Graham, Sr., is best known today for shopping center and commercial designs, but he designed several apartment complexes early in his career. He was born in Seattle and attended the University of Washington before transferring to Yale University, from which he received a degree in fine arts in 1931. He remained on the East Coast working in merchandising until 1937, when he opened a New York office of his father's firm. The office specialized in department store work, but also designed a number of large federally-financed housing projects. In 1938-40, Graham applied this experience locally, designing Edgewater Park, an 18-building, 305 unit complex on the shores of Lake Washington in Madison Park.

Following World War II, Graham capitalized on his large-scale retail design and planning experience by teaming up with the president of the local Bon Marché department store to develop Northgate Shopping Center (1946-50), the first of its kind in the country. Across the street, Graham designed the Northgate Plaza apartments, a complex of 34 buildings containing 207 apartments. Northgate's success lead to the design of nearly 70 regional shopping centers, including Ala Moana in Honolulu (1960) and Lloyd Center (1960) and Clackamas Town Center (1981) in the Portland area. The firm also designed (and sometimes developed) many large commercial buildings and hospitals including, in Seattle alone, the Bank of California building (1971-74), the Westin Hotel (1979-82), the Sheraton Hotel (1978-82) and 1600 Bell Plaza (1976).

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First Hill, the Lowell and the Emerson (1928). Nearby are the Paul Revere (1924), the John Alden (1924), the John Winthrop (1925), and Faneuil Hall (1928). In Belltown is the twin Lexington-Concord building.<sup>85</sup> He also designed a house for James A. Gibbs, his brother's development partner in the firm Gibbs and Hudson. The terra cotta-clad house, a Seattle historic landmark located on Queen Anne hill, was reportedly modeled after the Albert Rhodes mansion on Capitol Hill, designed by A. W. Gould.

**Daniel Huntington** (1871-1962), one of Seattle's most prominent architects, is best known for his city institutions, but he also designed several apartment and hotel buildings. He was originally from New Jersey, but began his architectural career in Denver in 1889. After work in New York and again in Denver, he arrived in Seattle about 1904 and in 1907 formed a partnership with James Schack. Huntington later worked with Carl Gould and Arthur Loveless, designing numerous residences and commercial buildings with each firm. His most important role was as City of Seattle architect from 1912 until 1921, during which period he designed the Lake Union Steam Plant and at least ten fire stations and libraries, many of which are listed in the National Register or are designated local landmarks. He later became known for apartments, schools and institutional buildings. Early in his career he designed the Arctic Club (now the Morrison Hotel) and the De la Mar apartments (1908). Following his city career, he designed the Northcliffe Apartments (1924) and, with Archibald Torbitt, the Piedmont Apartment Hotel (now part of the Tuscany, 1928).<sup>86</sup>

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<sup>85</sup> Building records, Seattle Department of Planning & Development.

<sup>86</sup> Ochsner, *Shaping Seattle Architecture* pp. 114-119.

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**George W. Lawton** (1863-1928), born in Wisconsin, came to Seattle about the time of the Great Fire in 1889. He worked as a draftsman for the prominent firm of Saunders & Houghton before entering into partnership with Charles Saunders in 1898. The firm designed a wide range of projects, including the Lincoln Apartment Hotel, one of the city's first apartment blocks, the San Marco (1905) and the Summit (1910). They adeptly used a wide range of revival styles, including Romanesque, Classical, Tudor and Colonial. One of their most noted works was the Forestry Building (1908-09) at the Alaska-Yukon-Pacific Exposition, a classical design executed in raw logs. Few of these early buildings remain, other than Horace Mann and Beacon Hill (now El Centro de la Raza) elementary schools. The partnership dissolved in 1915. As an independent practitioner, Lawton worked with A. W. Gould on the Arctic Building (1913-17), famed for its terra cotta walrus heads. In 1922 Lawton formed a partnership with Herman A. Moldenhour (1864-1976). Moldenhour, also from Wisconsin, had been an office boy for the Saunders & Lawton firm. This partnership specialized in large office and apartment buildings, including the Franklin (1918), the Castle (1918), Olive Crest (1924) and Hawthorne Square (1924), a notable townhouse project. Moldenhour continued with an independent practice after Lawton's death in 1928.<sup>87</sup>

**Blaine McCool** (1923-2006) was one of Seattle's most prolific apartment designers of the 1950s-60s. McCool was born in Idaho in 1923 and served as a pilot in the Army Air Force during World War II. Following the war he initially studied architecture at the

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<sup>87</sup> Ochsner, *Shaping Seattle Architecture* p. 347.

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University of Washington but later received his certificate in architectural drafting from Edison Technical School in 1950. He worked at Eckert-Tiffany & Associates in Seattle and then formed a partnership with Charles Morgan in 1958.<sup>88</sup> He later practiced on his own, including extensive work in Alaska. He designed numerous Modernist apartment buildings in the Capitol Hill, Queen Anne and University neighborhoods. McCool died in 2006.

**Earl W. Morrison** (d. 1955) practiced in Spokane before moving to Seattle in 1926. He specialized in high-rise buildings, especially apartments. His major works include the Olive Tower Apartments (1928), 1223 Spring Street Apartments (1929), the Gainsborough (1930), the Marlborough (1926) and the Nettleton (now 1000 8<sup>th</sup> Avenue Apartments, 1949).<sup>89</sup>

**Earl Roberts** practiced architecture in Seattle in the 1920s-30s, and is known primarily for his apartment buildings. He is most noted for his numerous works in the University District, mostly high-rises. These include the Commodore (1925), the Duchess (1925), the Stanford (1924), Washington Manor (now University Manor, 1926) and the Malloy (1928).<sup>90</sup>

**Henderson Ryan** (b. 1878) arrived in Seattle in 1898 after attending the University of Kentucky. He first worked as a contractor-builder, but opened his own architectural

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<sup>88</sup> Architecture License file, Blaine McCool, Washington Department of Licensing.

<sup>89</sup> Ochsner, *Shaping Seattle Architecture* p. 349.

<sup>90</sup> Building records, Seattle Department of Planning & Development

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practice in 1900. His first notable work was Ballard's Carnegie library (1903-04). He then embarked on a series of apartment house designs, including the Waldorf Hotel (1905-06, demolished), the Roycroft (1907), and the Fredonia (1908). His most significant apartment design is the Maryland (1910-11), a designated Seattle historic landmark. Numerous other apartments and other structures have been attributed to Ryan, most of which do not survive: the 11-story Raleigh Hotel, the Antonia Apartments, the Taylor, the Keene Apartments, the Broadway Building and the Moore Building. He also had a large residential practice. His career turned to theater design with the Liberty Theater (1912, demolished) and the Neptune Theater (1921-22). For the Liberty he originated and patented a new ramp design that provided easy balcony access while maximizing auditorium space. This innovation evidently led to commissions for theaters in Butte and Helena, Montana, and elsewhere throughout the country. He moved to California in 1923, perhaps to continue his work in theater design.<sup>91</sup>

**James H. Schack** (1871-1933), a German native, arrived in Seattle in 1901 after receiving architectural training at various Chicago firms. One of his early local works was the Savoy Hotel (1906). He was a partner of Daniel Huntington from 1907-09, primarily designing apartments, commercial buildings and residences as well as the First United Methodist Church (1907-10) in downtown Seattle. He is best known, however, for his later partnership with David Meyers and Arrigo Young, which began in 1920. The firm designed the Seattle Civic Auditorium complex (1925-26), the town of Longview and

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<sup>91</sup> Mimi Sheridan, "The Waldorf Hotel: History and Photo Documentation," Washington State Trade and Convention Center, 2000.

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numerous residences and commercial buildings.<sup>92</sup> After Myers left the firm in 1929, Schack and Young specialized in apartment design, producing some of the city's most notable Art Deco apartment buildings. These include the Margola (1928), the Martha Anne (1928), the Baroness Apartment Hotel (1931), and the Ward (1931).

**B. Dudley Stuart** (1885-1977) was born in London and practiced in Edmonton and Vancouver before arriving in Seattle in 1918. His partnership with Arthur Wheatley (1925-30) specialized in larger apartment buildings, including the Biltmore (1924), the Highland (1924), the Exeter Hotel (now Exeter House, 1927), the Bergonian (now the Mayflower Park Hotel, 1927) and the smaller Marianne apartments (1930) on Queen Anne. During World War II he practiced with two pioneering Modernist architects, Paul Hayden Kirk and Robert Durham. After the war, he continued developing apartment designs with Durham, until 1977. These projects, showing the influence of Modernism and new materials on post-war apartment design, include Aloha Terrace (1947) and Queen Vista (1949) and two large complexes, Shorewood Apartments on Mercer Island and Laurelon Terrace near Laurelhurst.<sup>93</sup>

**Harlan Thomas** (1870-1953) had American roots but is particularly known for his European-influenced designs. He grew up in Iowa and Colorado, and opened an architectural practice in Denver in 1895, after receiving a degree in mathematics and mechanics from Colorado State College. He then spent nearly three years traveling and

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<sup>92</sup> Ochsner, *Shaping Seattle Architecture* pp. 156-158.

<sup>93</sup> Ochsner, *Shaping Seattle Architecture* p. 352.

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studying throughout the world, before moving to Seattle in 1906. He immediately embarked on two major projects, the Chelsea Family Hotel (1907) and the Sorrento Hotel (1908) on First Hill. Both designs show the influence of his European travels. He later partnered with Thomas Grainger, producing such well known works as the Queen Anne, Columbia and Douglass-Truth libraries (1912-15), the Corner Market Building at Pike Place Market (1911-12), the 7<sup>th</sup> Church of Christ, Scientist (1923-25), Harborview Hospital (1929-31) and several fraternity and sorority houses. His son, Donald Thomas, later joined the partnership. Thomas taught architecture at the University of Washington from 1926 until 1940 and retired from practice in 1949.<sup>94</sup>

**Victor Voorhees** was one of Seattle's most prolific architects, working here from 1904 until at least 1957. He is credited with designing more than 100 local buildings, ranging from cottages and large residences to apartment and office buildings, auto dealerships, industrial buildings, fraternal halls and commercial structures such as Washington Hall and the Vance Building. His apartment/hotel work includes the renovation of an engineering school into the Vance Apartments (now the Marqueen Hotel, 1926), the Adams Apartments (1915), the Washington Arms (1919), the Vance Hotel (now the Hotel Max, 1926) and the Earl Hotel (now the Seattle Hotel, 1928). However, he has become best known for a popular book of house plans, *Western Home Builder*, first published in 1907.<sup>95</sup>

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<sup>94</sup> Ochsner, *Shaping Seattle Architecture*, p. 126-131.

<sup>95</sup> Ochsner, *Shaping Seattle Architecture*, p. 353.

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**William P. White** practiced architecture in Seattle from 1902 until 1922, specializing in apartment and hotel buildings. He designed a major early apartment complex, the Manhattan Flats (1905). Other examples of his work include the Kinnear Apartments (1908), the Calhoun Hotel (1909), the Imperial Apartments (now the Paramount Apartments, c. 1910), the Olympian (1913) and the Sagamore (now the Queen View, 1917). Several of his works have been demolished, including the Astoria Family Hotel (1909), the Knickerbocker Apartments, and the Jefferson Apartments. He also designed the well-known Sylvia Hotel (originally the Sylvia Court Apartments, 1912) in Vancouver, B.C., which was designated a heritage building in 1975.

**William Whiteley** (1892-1974) is best known for his courtyard apartments in variations of the Mediterranean Revival style. Several of these were designed for developer Frederick Anhalt, including La Quinta (1927) on Capitol Hill and Seville Court, Barcelona Court (1927) and Franca Villa (1930) on Queen Anne. Montrose Court (1927) and Rosina Court (1928) show Tudor influences, while Briar Crest (1928), Olympus Manor, the Martha Lee (1930), the Catalina (1930), and the buildings at 411 E. Republican, and 26 and 432 Bellevue E. (1928) are more typical apartment blocks. He also worked with Frederick Anhalt on his early market buildings in neighborhood commercial districts, including the Cora M. Graham Store Building (1926) on Beacon Hill and a bungalow court (1926-27) in West Seattle. Most of these buildings were designed for Jerome Hardcastle or for his partnership with Anhalt, the Western Building and Leasing Company.<sup>96</sup> In 1935, after apartment development had virtually halted due

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<sup>96</sup> Building records, Seattle Department of Planning & Development.

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to the Depression, Whiteley joined with Anhalt in forming the Architectural Services Inc., which designed and built homes and sold sets of house plans throughout the country.<sup>97</sup>

### **APARTMENT DEVELOPMENT BY NEIGHBORHOOD**

Intensive apartment development is focused in several neighborhoods close to downtown, each of which has its own distinct character. Apartment buildings are also found in other neighborhoods, focused along arterials (generally former streetcar routes) and close to business districts.

#### **Pioneer Square**

In the period of reconstruction after the fire of 1889, Pioneer Square saw the construction of both elegant hotels and numerous workers' hotels. Notable hotels included the Hotel Seattle, the Butler, Hotel Seward (now the Morrison Hotel) and the later Frye Hotel (1906-11). Today, the Frye and the Morrison remain, renovated for low-income housing. Many of the district's smaller buildings housed single workers in modest hotels of 2-to-4 stories with small residential units above retail uses on the ground floor. The residents, overwhelmingly male, stayed for weeks or months at a time, and included lumber camp workers, merchant seamen and other laborers. They shared baths on each floor and ate at the restaurants and taverns that proliferated nearby.

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<sup>97</sup> Lawrence Kreisman, *Apartments by Anhalt*, Seattle: City of Seattle Office of Urban Conservation, 1978.

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### **International District**

The area known today as the Chinatown-International Historic District, located just east of Pioneer Square, is particularly rich in early hotels and apartment buildings.

Historically, it was populated primarily with single men who arrived from China, Japan and the Philippines to work in the United States. Legal restrictions prevented them from owning land, living in other parts of the city and, often, from bringing women over so that they could establish families. These facts led to a dense development of workers' hotels and a large number of ethnic restaurants, bathhouses and other services to serve the residents. Because of the immediate proximity to the train stations, larger buildings were also constructed to serve travelers. Most of these buildings remain today, except for those that were razed for construction of the I-5 freeway in the 1960s. Many have now been renovated (or are proposed for renovation) into low-income housing with larger units.

### **Downtown**

Downtown Seattle between Pioneer Square and Belltown (roughly Cherry Street to Virginia Street) developed historically as a retail and business center with relatively little housing. Some apartments developed along the eastern edge, where downtown merged with First Hill. Most of these buildings were demolished for construction of the I-5 freeway or for large projects such as the Washington State Convention and Trade Center. Around the turn of the 20<sup>th</sup> century, family hotels such as the Lincoln and the Rainier Grand developed, but these are no longer extant. During the 1920s hotels catering primarily to the upper- and middle classes proliferated throughout downtown.

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Although they focused primarily on travelers, they also had permanent residents. Some special purpose buildings also included hotels or apartments, notably the Moore Theater and Hotel, the Paramount Theater, the Fisher Studio Building and the Eagles building. Workers' hotels were also built along First Avenue, convenient to the waterfront and the Pike Place Market.

### **Belltown/Denny Regrade/Queen Anne**

The vicinity of First Avenue and Bell Street, north of downtown, developed concurrently with Pioneer Square, and its centerpiece, the Austin Bell Building, was constructed as apartments in 1889. However, Denny Hill blocked the city's northward progress and it was not until the hill was regraded, between 1898 and 1911, that it opened up for development. It quickly became a concentrated residential area, with two distinct types of buildings. Workers' hotels, typically without individual bath and cooking facilities, lined First Avenue. By 1906, larger buildings were constructed north of Denny Way to Queen Anne, primarily with efficiency apartments for sales clerks, clerical staff and other downtown workers. Following the 1911 regrade, this type of development spread throughout Belltown, east to Fifth Avenue. Because of its good streetcar service and outstanding city views, many apartments (including luxury buildings) were built on Queen Anne hill from 1906 through the 1920s, and it is today the site of some of the city's best multifamily examples.

In 1917 the area of the first Denny Regrade, roughly between Second and Fifth avenues and from Stewart Street north to Cedar Street, was promoted as "the city's coming

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apartment zone." Approximately thirty apartment buildings were built in this area before 1930, and most of them remain today. These red brick-clad buildings are a major part of the neighborhood streetscape. The numerous turn-of-the -century examples of worker's hotels on First Avenue such as the Guiry (1903) and the Schillestad (1907) are also important, although more of them have been demolished. Their survival is primarily due to their having been purchased and rehabilitated by social service agencies to provide low income housing.

### **Eastlake/Cascade**

The Cascade and Eastlake neighborhoods lie northeast of downtown Seattle, near Lake Union between the Denny Regrade and the University District. Its natural connections to Capitol Hill, just to the east, were cut off by the construction of the I-5 freeway in the early 1960s. Lake Union was one of the city's earliest industrial areas, and Cascade was a community of worker housing, including small apartment buildings. A number of these survive today, including Carolina Court and the Jensen Block. The streetcar line began running along Eastlake Avenue in 1893, opening the area to the north up for residential development. Its convenient access to downtown and the University District led to a proliferation of apartment buildings. Eastlake is particularly noted for the density of bungalow courts along Eastlake Avenue and for the number of smaller buildings that fit into the urban fabric on the side streets much like large single-family homes.

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### **First Hill**

First Hill, just east of downtown, was the city's first intensively developed apartment district. When residential development moved east following the fire of 1889, this became a neighborhood of fine homes. By the early 20<sup>th</sup> century, however, institutions such as churches, hospitals and schools developed here, seeking larger lots than were available downtown. Apartments appeared in the same period, including the St. Paul (1901) and the San Marco (1905). By 1915, First Hill was probably the city's densest neighborhood, with numerous apartment buildings. This increased during the late 1920s, which saw the development of the high-rise buildings in the Boren Avenue vicinity. This trend intensified in the 1960s-70s and in recent decades.

### **Capitol Hill**

Capitol Hill, adjacent to First Hill on the northeast, developed into a dense apartment district in the first decade of the 20<sup>th</sup> century, largely because of its excellent streetcar connections to downtown. It remains the city's primary apartment neighborhood, with apartments of all descriptions, from modest buildings with efficiency units to numerous luxury accommodations. Early development was encouraged by the construction of Broadway High School in 1902. Within ten years, a commercial district with several apartment buildings was constructed, and apartment development continued to spread. The district west of Broadway, from Madison to the Roy streets, was largely apartments by the early 1920s. Scattered apartments were also built in residential areas, before zoning prohibited this. In the 1920s, dense apartment construction spread east to 15<sup>th</sup> Avenue East and beyond. The area called Second Hill, or Renton Hill, at the top of

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Madison Street, also saw significant apartment construction in the pre-World War period, because of its proximity to the cable car line and its outstanding views.

### **The University District**

Not surprisingly, one of the first neighborhoods with dense apartment construction was that surrounding the University of Washington. The area was still rural when the university relocated here from downtown Seattle in 1895. From the beginning, group and multifamily living was a way of life for both students and faculty. However, actual development of apartment buildings was relatively slow until the 1920s, when at least 20 apartment buildings were constructed. The Collegiate Gothic style, used in campus buildings of the era, was favored, to reinforce the identity of the district and its connection to the university. Some of the buildings reach 7- to 8-stories, the largest built during this period in outlying neighborhoods. The larger ones have amenities such as elegant lobbies and ballrooms. The remaining buildings are 3- to 4 story walkup apartments typical of other neighborhoods, along with a small number of distinctive courtyard buildings, some in Tudor or Mediterranean Revival styles.

### **Other Neighborhoods**

Nearly every Seattle neighborhood saw some apartment development during the late teens and 1920s. Most buildings were located in or adjacent to the neighborhood commercial districts and along arterial streets, close to streetcar lines. They were primarily of two types: two- to three-story walk-up apartments or two- to four-story buildings with stores on the first floor and apartments above. Some bungalow courts, or

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apartments with retail uses in front, are also found. The most notable group is the outstanding apartment buildings near Woodland Park, which are more ornate in design than those found in other outlying areas. These include Hawthorne Square, a unique development of 24 townhouses arranged around a landscaped garden.

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### **F. ASSOCIATED PROPERTY TYPES**

This MPD includes two property types and three subtypes associated with Seattle apartment buildings:

- Apartment blocks
  - Low-Rise
  - Mid-Rise
  - High-rise
  
- Courtyard/townhouse apartments

#### **Exclusions**

Some property types that are commonly thought of as apartments are excluded from this MPD.

- Apartment/commercial buildings with one or more stories of commercial use are (buildings with less than 33 percent of the ground floor in commercial use are not excluded; also included are buildings in which the original dining room has been converted to a restaurant);
- Cottage groups, including true bungalow courts with several 1- or 2-unit buildings;
- Small buildings with two, three or four units; and,
- Multifamily buildings converted from other building types, including single family homes.

These exclusions do not imply in any way that these property types are not eligible for National Register listing, but only that they would not meet the registration requirements of this MPD.

#### **DESCRIPTION**

The purpose-built apartment buildings of Seattle are buildings that are designed and constructed specifically as multiple dwellings. As defined in this document, they contain at least five living units,

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each with kitchen and bath facilities, and were constructed between 1900 and 1957. They have only incidental commercial use, with less than 25 percent of one floor dedicated to commercial use.

**Construction Type:** Seattle apartment buildings, other than High-Rise Apartment Blocks, are typically of wood frame construction. Some (predominately pre-World War I) examples of smaller apartment blocks are of brick masonry construction, but by the building boom of the 1920s, balloon frame was generally used in the smaller buildings. Mid-rise buildings (3-6 stories) are often of reinforced concrete, as are virtually all larger buildings.

**Plan:** The great majority of Seattle's apartment buildings have relatively simple plans (usually a rectangular or U-shape) that reflect cost-effective use of the land and an efficient apartment layout. Narrow light wells on the rear or sides sometimes larger buildings an L-, T-, E- or H-shaped plan. A relatively small number of properties have a triangular or irregular shape reflecting the topography or the shape of the parcel. Many pre-World War I buildings are distinguished by multistory three-sided bay windows, a feature that was not seen on later buildings. Another common early feature was a prominent central entry bay with open balconies on the upper floors.

**Materials:** The majority of Seattle apartment buildings are faced with brick veneer. Stucco is also seen, especially on Mediterranean Revival buildings. Terra cotta trim is ubiquitous in older buildings, and in an elegant building may extend to terra cotta cladding on the first one or two stories, with brick above. Stone is seen only occasionally, in earlier buildings. Many of these early buildings (pre-World War I) were clad with wood siding or shingles, especially those in the Craftsman style. Wood siding is also

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common in smaller Modernistic buildings of the 1950s, as well as Roman brick and stone (often manufactured stone).

**Style and ornamentation:** Most Seattle buildings of the pre-World War II period have no intrinsic style, but have applied terra cotta or cast stone ornament that can exhibit a wide variety of stylistic influences. Most common are a variety of Neoclassical, English Tudor or Gothic-inspired elements such as shields, cartouches, medallions, columns, entablatures or lancet or Palladian windows. Ceramic tile, art glass and decorative brickwork, and clinker brick are often found in more ornate examples. Deep cornices with entablatures and brackets or curvilinear parapets are sometimes seen. A decorative frieze is often found around the parapet, and coping, belt courses, water tables and window sills are sometimes of decorative material (usually terra cotta). Older buildings sometimes use terra cotta extensively, cladding the entire first story. Although balconies and porches are not an important part of Seattle apartments as they might be in warmer climates, small recessed or projecting balconies are sometimes found, usually above the main entry. Modernistic apartments of the 1950s saw increasing use of balconies, usually with metal railings.

By the latter years of the 1920s Art Deco and Modernist influences were clearly apparent. The most common manifestation is the use of Art Deco ornament (usually cast stone), applied much as the Tudor elements had been used previously. Modernist buildings are distinguished by their clean lines and lack of ornament, usually retaining the simple block form. Only a small number of these buildings expressed their style through form or massing. The most notable example is the Bel Roy Apartments by Bain and Pries, although they do exist.

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In the 1950s, the basic form changed considerably, with apartment units often opening directly off of exterior corridors, with a prominent entry bay or stair tower. These modern buildings typically had little or no ornamentation, relying on more complex forms, large expanses of glass and newer materials such as Roman brick, manufactured stone, Marblecrete or decorative concrete for visual interest.

An important sub-set of apartment buildings exhibit Spanish Eclectic, Mission or other Mediterranean-influenced styles. Although these are relatively few in number, their distinctive style and detailing make them stand out, and many examples have become important neighborhood landmarks because of their contrast with surrounding buildings. They typically have white stucco cladding (sometimes brick), red barrel tile roofs and arched windows and doors, with varied ornament including twisted columns, brightly-colored ceramic tiles, art glass and wrought iron. Some notable examples are L'Amourita and El Cerrito in Eastlake; El Monterey in the University District; La Quinta and La Flor on Capitol Hill; and the Alexander Hamilton, Villa Costella and Barcelona Court on Queen Anne.

**Entries and Common Areas:** Apartment blocks typically have a single primary entry with a sheltered vestibule and a lobby. The lobby was often small, accommodating only the mailboxes and the main staircase or, in larger buildings, an elevator. In both modest and elegant buildings the materials and detailing of the entry and lobby were important. Before World War II, most buildings had an ornate entry, often with a surround of terra cotta or cast stone, oak doors, a transom and sidelights (sometimes of leaded glass) and a vestibule and stairs clad with marble, terrazzo or tile.

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Even a simple building would usually have wainscoting or wood trim in the lobby. Columned porticoes are sometimes featured. Larger buildings, especially those surrounding a courtyard, often have more than one entry. The large U-shaped Victoria, for example, has a small, elegant elevator lobby in each of the three wings. More elaborate buildings have a larger lobby, or a series of rooms containing the mailboxes, main staircase or elevator doors, and a lounge area. Larger buildings often had additional common spaces that were originally used as ballrooms, tearooms or dining rooms; most of these have now been converted to living units. The most common alteration of entry areas is the replacement of the original wood door and sidelights with modern steel-frame doors and windows. In general, however, entries and lobby areas seem to be largely intact.

The typical apartment block has most of its units arranged along both sides of a central corridor on each floor. Wood floors were probably common in the corridors, but many are now carpeted. Common decorative elements include wainscoting, wall paper, crown molding and other wood trim. Wood doors are most common, sometimes with attractive knockers or peepholes.

**Dwelling Units:** Historically, most Seattle apartment buildings have had predominantly small apartments, either studio or one-bedroom units. Sometimes the layout included some two-bedroom units as well; often the resident owner or manager would have a larger unit. A typical configuration for a 1920s building is a living room, a dining area or alcove, a separate compact kitchen, a bathroom and either a bedroom or a large alcove to be used either for a bed or as a dressing room with clothes storage. Those with only an alcove/ dressing room are sometimes referred to as "efficiency" apartments, and often had a Murphy bed that folded into the wall.

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Larger units are more likely to be found outside of the downtown/Belltown area. Not surprisingly, buildings catering to higher income residents were more spacious and elaborate, as they were competing with single-family homes. These usually had two bedrooms, sometimes supplemented by additional rooms such as separate dining rooms, sunrooms, dens, and a sleeping room for a maid (often on the basement level). They also featured fireplaces and more elegant woodwork and tilework, as well as technical advances such as central refrigeration and radios. The buildings themselves sometimes had children's' playrooms, entertaining rooms, gardens or recreational facilities. In the early years, building management sometimes provided services, such as meal preparation, but these decreased as wages increased.

Advertisements reveal that even simple apartment buildings with small units often had elegant details, such as leaded glass doors, oak floors and tile baths and kitchens. Amenities such as central refrigeration, radios and telephones were also advertised, especially for larger buildings. Regardless of the size of the units, features and finishes were important selling points to attract renters.

**Windows:** Windows are a major character-defining feature, and are the feature that is most often altered, for maintenance and energy efficiency reasons. Fenestration patterns typically reflect the interior arrangement of living areas, kitchens, stairwells and public spaces. Older Seattle apartment houses typically have one-over-one wood sash, sometimes in a three-part arrangement flanking a fixed picture window. Six- or eight-over-one configurations are also often found, sometimes with leaded muntins. Tudor, French or Mediterranean-inspired designs often have casement windows, and sometimes accent windows with diamond-paned or bottle glass. Beginning in the late 1920s, the small number of buildings

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(mostly Modernistic in style) had steel sash, often casements. By the 1950s, larger windows (including picture windows), often in aluminum frames, became common. In recent years, wood sash have often been replaced with aluminum or vinyl sash (sometimes with false muntins) that varies greatly in the degree of compatibility with the original design.

**Garages:** By the early 1920s many apartment buildings incorporated garages for tenants' automobiles, in spite of the fact that virtually all such buildings were close to streetcar lines. The presence of garages depended on the size and luxury of the intended market and on the building's location. Garages are seldom found in downtown buildings of this era, but even in the high density areas of Capitol Hill and First Hill, garages were common. At first they were in separate structures at the rear or, by the mid-1920s, typically incorporated into the basement. Although no systematic study has been made of the number of garage spaces, the typical building fell far short one space per unit. After World War II, garages became a larger and more prominent, even before code changes required parking. Garage doors or open car ports beneath the building are often a primary feature.

**Landscaping:** The typical apartment block has only foundation plantings, if that, and the landscape is of minor importance. However, in most courtyard apartments (including U-shaped apartment blocks) the landscape was originally a major feature that was carefully designed and maintained. Developer Frederick Anhalt placed great emphasis on landscaped courtyards as a refuge, a pleasant view from the interiors, and a separation between the public street and individual units. Other quality developers of the era followed his example. The degree to which these landscapes have been maintained varies. The best

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examples include features such as ponds or fountains, specimen trees and a variety of shrubs, flowers and groundcovers.

### **SIGNIFICANCE**

The purpose-built apartment building is significant to the history of Seattle both for the expanded residential choices it brought to Seattleites and for its impact on the urban fabric and form of the city. The availability of apartment dwellings in the early 20<sup>th</sup> century made it possible for people of many income levels to move to the city and live comfortably and independently from their families. They provided an affordable and socially-acceptable housing alternative for teachers, store clerks, office workers and others who either could not afford to purchase a house, or were not ready to do so. More elegant buildings provided extensive amenities to wealthier people who preferred not to maintain a household, primarily single men, widows or childless couples.

The buildings themselves changed urban form significantly. They initially developed in proximity to streetcar lines, and the increased density, in turn, made the continuation of public transportation viable. Apartment buildings of this era also make significant aesthetic contributions to the streetscape, with landscaping and ornamentation that can be enjoyed by everyone.

Apartment buildings are significant primarily in the area of ARCHITECTURE. However, specific buildings may also be significant under other areas. For example, a building with elaborate and intact gardens could also be significant in LANDSCAPE ARCHITECTURE. An apartment complex that transformed a neighborhood and engendered further development could be significant under

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COMMUNITY PLANNING AND DEVELOPMENT. Other buildings could potentially be important for their association with the history of a specific ethnic group (ETHNIC HERITAGE) or social movement or event (SOCIAL HISTORY).

Apartment buildings would typically be listed under National Register Criterion C: *Buildings that embody the distinctive characteristics of an architectural type, period or method of construction, or representing the work of a master or possessing high artistic value.* This criterion would be used most often, as many apartment buildings are good examples of their type or are the work of a master architect or builder. Outstanding detailing or use of terra cotta and other materials are often seen as well.

However, other National Register criteria could potentially apply to specific buildings. For example, a building significantly associated with an important event such as the Alaska-Yukon-Pacific Exposition could be eligible under Criterion A. A building associated with an important individual who was significant to our history could be eligible under Criterion B. This criterion would be used infrequently for apartment buildings, because apartments are typically transitory residences, and this criterion relies on a lengthy connection. However, a building may have been, for example, the home and workplace of an important person at the time that he or she created a significant work of art or literature.

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### **REGISTRATION REQUIREMENTS**

#### **Applicable to all Building Types**

To be eligible for listing in the National Register, the criteria described below must be sufficiently expressed to support the building's specific contribution to the historic context. In addition, the building must have sufficient integrity that it retains its architectural character. Aspects of integrity to be considered include location, design, setting, workmanship, materials, association, and feeling. However, not all of these aspects are necessary. For example, a building in a transitional area where the setting is no longer residential would not necessarily lose its integrity.

Integrity of design and of materials is the most important consideration in apartment buildings. This typically means that a building retains its original character, including its architectural composition and plan, its original materials and the architectural detail on the primary elevation. Each building must be evaluated individually to insure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register. In doing this, consideration would be given to the defining characteristics of the building.

Easily reversible alterations, such as the addition of an awning at the entry or replacement of doors or windows are common and do not necessarily diminish a building's contribution to the historic context. However, such alterations should be evaluated in terms of the extent to which the building's original design and character are affected. For example, on a large building with extensive terra cotta ornamentation, a modern front entry or newer one-over-one vinyl window sash may have little effect on

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the building's character and style. In contrast, steel sash in a Modernist building would be an important defining characteristic and its in appropriate replacement may significantly affect the building's style and character. Integrity of interior characteristics is also a consideration. An eligible building would have its original interior configuration of primary public spaces (such as lobbies and corridors) with few changes. Although changes within in units may occur, the original appearance of corridors and lobbies should be largely original, with original or compatible materials.

The following requirements must be met by any building qualifying under this MPD:

- Constructed between 1900 and 1957;
- Located within the city of Seattle corporate limits as of October 1, 2008 (as described in Section G below).
- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities.

### **Apartment Block**

The apartment block is by far the most common apartment form in Seattle. They are divided into three subtypes, based primarily on height:

- **Low-Rise**

Two-to-four story "walk-up" buildings are the most common apartment buildings in the city, found in high densities in the First Hill, Capitol Hill and University neighborhoods and primarily along arterials in other pre-World War II neighborhoods.

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- **Mid-Rise**

Five-to-seven story mid-rise apartments are concentrated in denser areas such as First Hill, Capitol Hill and the University District.

- **High-Rise**

Buildings with eight or more stories are typically found close to downtown in First Hill and Capitol Hill, as well as the University District. Zoning changes in 1957 encouraged such development in Queen Anne and Madison Park as well.

Apartment blocks are typically rectangular in plan, but light wells on the rear or side often give a building an E- or H-shaped plan that is not apparent from the front. Other examples are triangular or L-shaped to accommodate specific site conditions. U-shaped blocks with landscaped courtyards are a common variation. The courtyard may be as narrow as a light well or as large as a city block.

Apartment blocks usually have one primary building entry, although larger buildings sometimes have a separate entry to each wing. Entries to individual units are off of interior hallways. The main entry is typically the most ornate part of the building, often with an elaborate surround of terra cotta or cast stone. Stairs and vestibules of marble, tile or terrazzo and wood doors with leaded or art glass are often seen. The lobby may only be large enough for the mailboxes and stair landing, or may be a large multi-roomed space with lounge areas and other amenities. Rich materials such as marble, terrazzo and plasterwork are often used, even in modest buildings.

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## **SUB-TYPES**

### **1. LOW-RISE APARTMENT BLOCK**

#### **Description**

The Low-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- Is one to four stories in height;
- May or may not have an elevator;
- Has a single main public entry;
- Has a typical floor plan with corridors leading to most of the individual units;

In order to be listed under this property type, a building must meet the requirements of geography and construction date. The building's integrity and the degree to which it expresses its style and design, especially materials and ornamentation, are the critical factors.

Characteristics found in the best examples include:

- Retention of the building's plan and original materials, including window sash;
- Ornamentation appropriate to its period and overall character and style, typically including terra cotta or cast stone ornamentation;
- A distinctive primary entry and lobby with a high degree of integrity.

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## Significance

This sub-type is the most numerous and is found in all neighborhoods of the city. Accordingly, it has had the greatest significance both in terms of providing affordable housing and in its effect on the streetscape and neighborhood character.

## Registration requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on the primary façade, and substantial retention of original materials on minor facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

## 2. MID-RISE APARTMENT BLOCK

### Description

The Mid-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Is five to seven stories in height;
- Has one or more elevators;

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- Has a single main public entry door and an elevator lobby; and,
  - Has a typical floor plan with corridors leading to most of the individual units.

### **Significance**

This sub-type is less common than the low-rise apartment block and is concentrated in a few neighborhoods. Because of its larger size, it has had a significant effect on the character of these neighborhoods, and has been a major contributor to the city's housing supply.

### **Registration Requirements**

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

### **3. HIGH-RISE APARTMENT BLOCK**

#### **Description**

The High-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

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- Has at least eight self-sufficient dwelling units, each with private kitchen and bath facilities;
  - Is more than eight stories in height;
  - Has one or more elevators and an elevator lobby;
  - Has a single main public entry door and lobby; and,
  - Has a typical floor plan with corridors leading to most of the individual units.

### **Significance**

This sub-type is the least common of the apartment blocks and is concentrated primarily in the First Hill and Capitol Hill neighborhoods and the University District. Because of their size, these buildings are a very important component of neighborhood character and comprise a significant portion of the housing stock. They are more likely to feature luxury units and a wider range of amenities than are the smaller buildings.

### **Registration Requirements**

These buildings are generally highly intact, and minor changes such as newer window sash do not affect their overall character significantly. To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear or a small roof addition would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;

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- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
  - Window sash, whether original or replacements, that are compatible with the building's character and style.

#### **IV. COURTYARD/TOWNHOUSE APARTMENTS**

Courtyard/townhouse apartments are Seattle's second most common apartment building form. They consist of one or more buildings arranged around a useable courtyard. The key feature differentiating these from the U-shaped apartment block is the presence of an individual entry to each dwelling unit (or small vestibules each accessing 2-4 units); most units are not accessed through interior corridors. Each entrance is marked in some way, usually with a stoop and hood, which emphasizes the individuality of the units.

Courtyard apartment buildings are typically U-shaped in plan with the courtyard in front. However, they may have other configurations (such as L-, E- or H-shape, or irregular), and the courtyard may be in the rear or to the side. The most common configuration has only one building. However, common variations include two or three buildings arranged around a courtyard, linear buildings (the double bar form) with a courtyard in between, or individual cottages around a courtyard. Townhouse units may also have a linear arrangement, without an enclosed courtyard. If there is a garage, it may be separate or integrated into the building(s). A minor commercial use is sometimes found, such as the conversion of one unit to an office.

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In Seattle, examples are commonly found in the Craftsman style and in the Tudor, French and Mediterranean Revival styles. They may be clad with brick, stucco, wood siding or wood shingles, as appropriate. Decorative features appropriate to each style are generally found, including balconies, turrets, art glass, tile or decorative brickwork.

### Description

The Courtyard/Townhouse Apartment Building was designed and built specifically as a multi-family dwelling. Characteristics found in the best examples include:

- At least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- One to three stories in height; and
- A distinct individual entrance for each unit or for small groups of units.
- Detailing appropriate to its period and overall character and style;
- Distinctive landscaping in the courtyard; and,
- Original window sash, although appropriate replacements are allowable if the building's overall character is not significantly altered.

Since this type includes townhouse, it is not necessary that there actually be a courtyard. Some examples have a linear plan without an enclosed courtyard.

### Significance

This is the most distinctive apartment sub-type. The largest number is found in Capitol Hill, but good examples are also seen in Eastlake, Queen Anne, and the University District, with a scattering of examples in the other older neighborhoods. The typical small scale allows these buildings to be compatible with

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either residential or small commercial neighborhood contexts, while adding variety to the streetscape. Their style, detailing and landscaping are significant aesthetic features of many neighborhoods. These buildings are also significant for their history of providing features similar to a single-family home, with individual front and rear entrances, at a more affordable price. The best examples of courtyard apartments are among the largest, most luxurious and highly-detailed apartment units in the city.

### Registration Requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the overall plan of the complex (a small shed or similar addition at the rear would be allowable);
- Retention of original materials on primary facades;
- Substantially intact ornamentation; and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

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### **G. GEOGRAPHICAL DATA**

The Multiple Property group included in this listing is limited to apartment buildings located within the legal limits of the City of Seattle, King County, Washington, as of January 1, 2007. This area is bounded by 145<sup>th</sup> Street on the north, Puget Sound and Elliott Bay on the west, Lake Washington on the east and a southern boundary generally defined as Seola Beach Drive SW/30<sup>th</sup> Avenue SW, SW Roxbury Street, S. Barton Street, S. Juniper Street, 59<sup>th</sup> Avenue S. and S. 112<sup>th</sup> Street.

### **H. SUMMARY OF IDENTIFICATION METHODS**

This context statement is based on a combination of field data, archival data and literature review. In 2005-2006 four Seattle neighborhoods with the richest apartment heritage were comprehensively surveyed: Capitol Hill (including Pike/Pine), First Hill, Eastlake, and portions of the Central Area and Phinney Ridge communities. This information was combined with that from inventories of the University District, Queen Anne, Cascade, Wallingford and North Beacon Hill/Rainier Valley neighborhoods, all conducted between 2000 and 2005.

Archival resources used to identify apartment buildings included historical address directories and maps, supplemented by historic real estate materials and newspaper and magazine articles. King County Tax Assessor records from 1937 provided photos of both existing and demolished buildings. City of Seattle building permit files, which often include original architectural plans, were used to identify architects, owners and building details.

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"First Apartment in Seattle," *Seattle Times*, April 24, 1938.

*Seattle Post-Intelligencer*, January 3, 10, 17, 1926

## APPENDIX

### A SAMPLE OF SEATTLE APARTMENT HOUSES, 1900-1957

This is a *partial* list that gives an indication of the apartment buildings that could be considered under this MPD. Inclusion on the list does not indicate whether the building is or is not eligible for either National Register listing or local landmark designation. Buildings that are currently listed in the National Register or are located in historic districts are excluded.

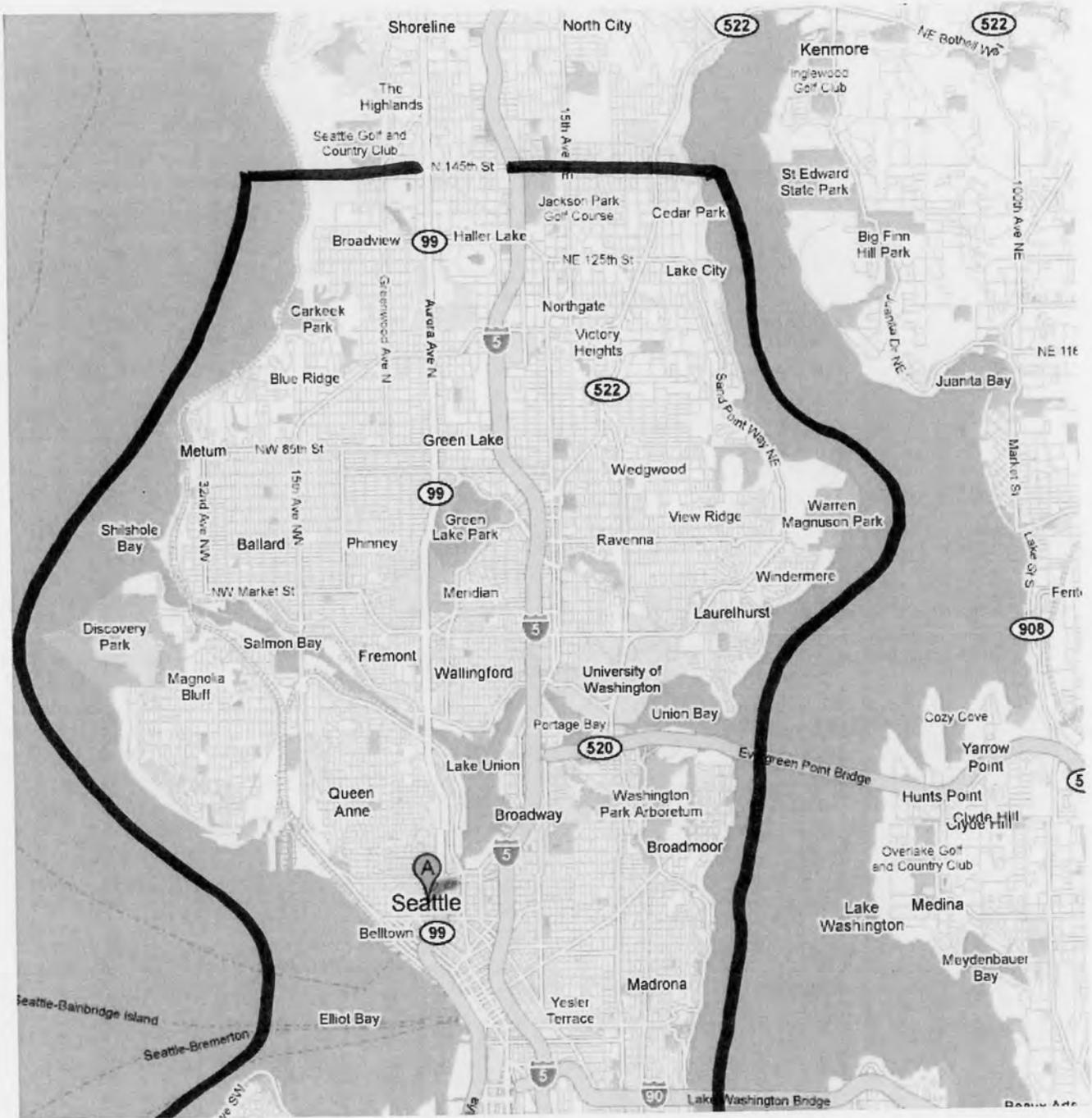
| CURRENT NAME<br>(Historic Name)            | ADDRESS                          | DATE | ARCHITECT<br>(Owner/Developer)                   |
|--|----------------------------------|------|--|
| 1000 8 <sup>th</sup> Avenue<br>(Nettleton) | 1000 8 <sup>th</sup> Ave.        | 1949 | Earl Morrison<br>(Nettleton, Baldwin & Anderson) |
| 1005 E. Roy                                | 1005 E. Roy St.                  | 1930 | Edwin Dofsen (Anhalt Co.)                        |
| 1014 E. Roy                                | 1014 E. Roy St.                  | 1930 | Edwin Dofsen (Anhalt Co.)                        |
| 1201 John                                  | 1201 E. John St.                 | 1929 | Edwin Dofsen (Borchert Co.)                      |
| 1320 Queen Anne Ave.                       | 1320 Queen Anne Ave. N.          | 1927 | (Western Bldg & Leasing)                         |
| 2003 Boylston Ave. E.                      | 2003 Boylston Ave. E.            | 1925 |  |
| 2345 Franklin Ave. E.                      | 2345 Franklin Ave. E.            | 1925 | Everett J. Beardsley                             |
| 405 Prospect<br>(Prospect Terrace)         | 405 Prospect St.                 | 1929 | N. Torbitt (A.P. Merrill)                        |
| 417 Harvard East                           | 417 Harvard Ave. E.              | 1929 | Edwin Dofsen (Borchert Co.)                      |
| 5 <sup>th</sup> Avenue Court               | 2132 5 <sup>th</sup> Ave.        | 1922 | Lawton & Moldenhour (W. Carroll)                 |
| Adams                                      | 304-308 Bell St.                 | 1915 | Victor Voorhees (E.V. Adams)                     |
| Admiral                                    | 2203 California Ave. SW          | 1927 | Harry H. James                                   |
| Aladdin                                    | 1906 5 <sup>th</sup> Ave. N.     | 1928 | William Whiteley (Horace Leonard)                |
| Alexander Hamilton                         | 1127 Olympic Way W.              | 1929 | William Whiteley (Victor Sandberg)               |
| Aloha<br>(Stoddard Terrace)                | 902 E. Aloha St.                 | 1944 | G. W. Stoddard                                   |
| Aloha Terrace                              | 212 Aloha St.                    | 1947 | Stuart & Durham                                  |
| Alta Casa                                  | 1645 10 <sup>th</sup> Ave. E.    | 1923 | Frank Fowler (J. C. Buie)                        |
| Ambassador                                 | 505 E. Denny Way                 | 1923 | Earl Roberts                                     |
| Amherst                                    | 1902 5 <sup>th</sup> Ave. N.     | 1928 | William Whiteley (Horace Leonard)                |
| Anhalt Arms<br>(Berkeley Court)            | 1405 E. John St.                 | 1928 | Edwin Dofsen (Western Bldg & Leasing)            |
| Arcadia                                    | 1222 Summit Ave.                 | 1916 | Isham Johnson                                    |
| Arkona (Pauleze)                           | 107 1 <sup>st</sup> Ave. N.      | 1908 |  |
| Astor Court                                | 1450 E. Republican St.           | 1926 | (Gardner Gwinn)                                  |
| Auditorium                                 | 605 5 <sup>th</sup> Ave. N.      | 1926 |  |
| Avalon Cooperative                         | 22 John St.                      | 1908 |  |
| Bamberg                                    | 416 E. Roy St.                   | 1910 | John Corrigan (C. Bamberg)                       |
| Barbara Frietchie                          | 1102 17 <sup>th</sup> Ave.       | 1929 | Samuel Anderson                                  |
| Barcelona Court                            | 2205 Bigelow Ave. N.             | 1928 | William Whiteley<br>(Western Bldg. & Leasing)    |
| Baroness                                   | 1005 Spring St.                  | 1931 | Schack & Young                                   |
| Bel Roy                                    | 703 Bellevue Ave. E.             | 1931 | Bain & Pries                                     |
| Ben Lomond                                 | 1027 Bellevue Ct. E.             | 1910 | Elmer E. Green                                   |
| Bering                                     | 233 14 <sup>th</sup> Ave. E.     | 1930 | Max Van House (Ideal Investment Co.)             |
| Betsy Ross                                 | 1120 17 <sup>th</sup> Ave.       | 1928 | Samuel Anderson                                  |
| Beverly Rae                                | 303 Harvard Ave. N.              | 1949 | Stuart & Durham (Beverly Rae Corp.)              |
| Biltmore                                   | 418 E. Loretta Pl.               | 1924 | Stuart & Wheatley (Stephen Berg)                 |
| Briar Crest                                | 1103 E. Republican St.           | 1928 | William Whiteley                                 |
| Broadway Court                             | 425-432 10 <sup>th</sup> Ave. E. | 1925 |  |
| Buckley                                    | 201 17 <sup>th</sup> Ave. E.     | 1928 | Edward L. Merritt                                |
| Cambridge<br>(Cambridge Apt. Hotel)        | 903 Union St.                    | 1922 | Sherwood Ford<br>(Real Estate Improvements)      |
| Camellia Manor                             | 322-334 Summit Ave. E.           | 1952 | William Whiteley                                 |

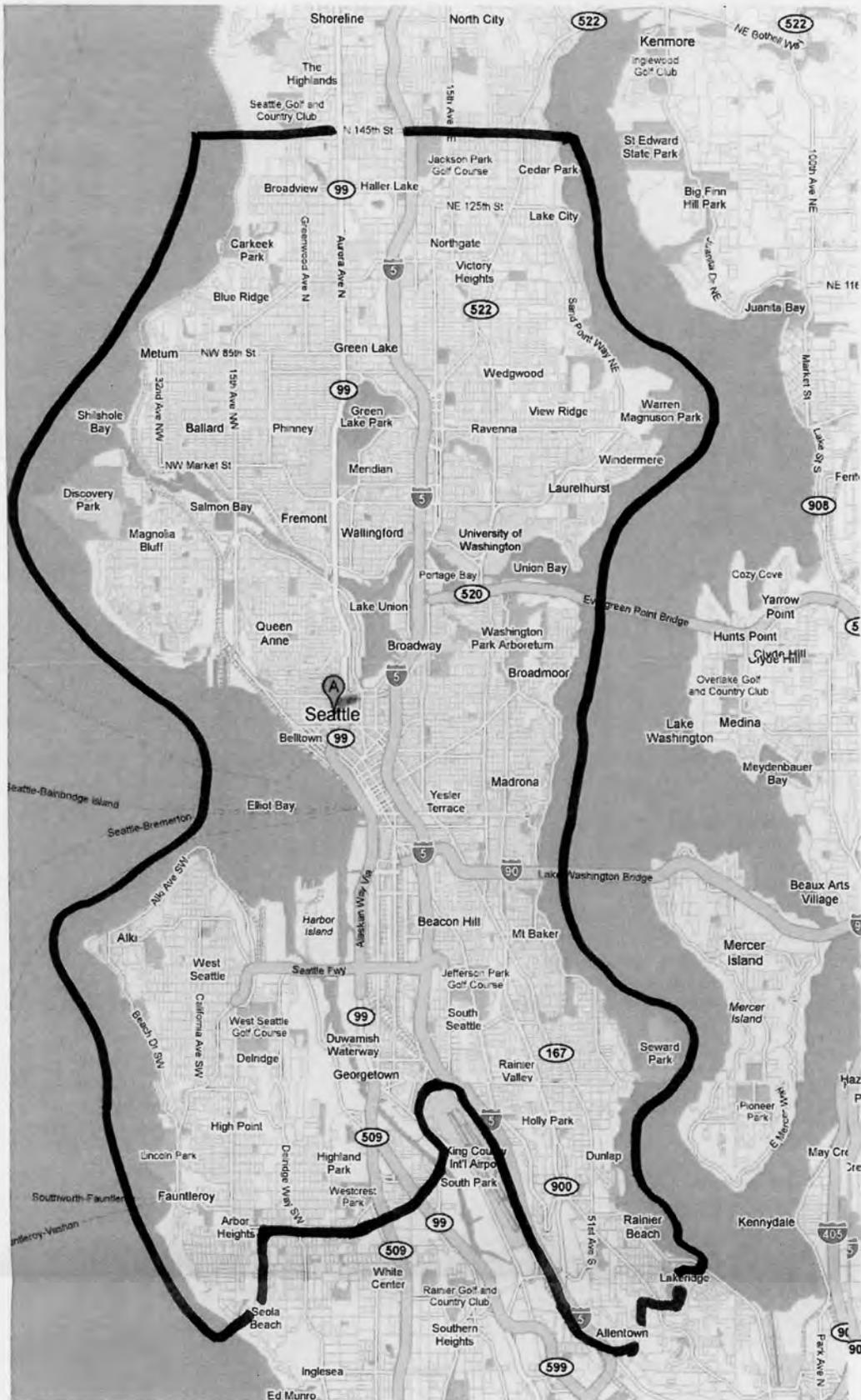
| <b>CURRENT NAME<br/>(Historic Name)</b> | <b>ADDRESS</b>                | <b>DATE</b>   | <b>ARCHITECT<br/>(Owner/Developer)</b>    |
|---|-------------------------------|---------------|---|
| Camelot                                 | 515 N. 50 <sup>th</sup> St.   | 1928          | Earl Morrison (Andrew Smith)              |
| Campus                                  | 4210 Brooklyn NE              | 1923          | John Creutzer                             |
| Canterbury Court                        | 4225 Brooklyn Ave. NE         | 1929          | Henry H. Hodgson                          |
| Carmona                                 | 1121 17 <sup>th</sup> Ave.    | 1929          | Samuel Anderson                           |
| Carol                                   | 1119 NE 43 <sup>rd</sup> St.  | 1929          | Eric C. Rising                            |
| Carolina Court                          | 521 Eastlake Ave. E.          | 1916          | John Creutzer (Claude Ramsay)             |
| Carroll                                 | 305 Bellevue Ave. E.          | 1913          | A. W. Gould (T. A. Loake)                 |
| Cassel Crag                             | 1218 Terry Ave.               | 1925          | H. G. Hammond (A. W. Cassels)             |
| Castle                                  | 2132 2 <sup>nd</sup> Ave.     | 1918          | Lawton & Moldenhour (E. E. Uden)          |
| Castlewood                              | 2717 Franklin Ave. E.         | 1929          | Paul Thiry (Wood & Milner)                |
| Catalina                                | 509 Bellevue Ave. E.          | 1930          | William Whiteley (H. B. Pettijohn)        |
| Chandler Hall<br>(Westport)             | 119 W. Roy St.                | 1924          |   |
| Charbern                                | 1705 Belmont Ave.             | 1925          | John Creutzer (C. F. Tregoning)           |
| Chardonnay<br>(Bellevue)                | 203 Bellevue Ave. E.          | 1906          | F. H. Perkins                             |
| Charlesgate                             | 2230 4 <sup>th</sup> Ave.     | 1922          | E.T. Osborn (Investors Corporation)       |
| Charmaine                               | 627 4 <sup>th</sup> Ave. W.   | 1929          |   |
| Chasselton                              | 1017 Boren Ave.               | 1928          | (John Hudson)                             |
| Chateau Margaux<br>(Leeds)              | 1052 E. Thomas St.            | 1909          |   |
| Chelan                                  | 616 4 <sup>th</sup> Ave. W.   | 1930          |   |
| Commodore-Duchess                       | 4009 15 <sup>th</sup> Ave. NE | 1925          | Earl Roberts                              |
| Conrad                                  | 1631 Belmont Ave.             | 1928          | Howard Riley (Conrad Johnson)             |
| Consulate                               | 1619 Belmont Ave.             | ????          |   |
| Cornelius                               | 306 Blanchard St.             | 1926          | Frank Fowler (Carroll Cornelius)          |
| Cornell                                 | 531 Malden Ave. E.            | 1928          | Frank Fowler                              |
| Coryell Court                           | 1820 E. Thomas St.            | 1928          |   |
| Creswick                                | 1305 E. Republican St.        | 1928          | (Western Bldg & Leasing)                  |
| Davenport                               | 420 Vine St.                  | 1925          | Henry Bittman                             |
| David II                                | 741 Federal Ave. E.           | 1927          | (Gardner J. Gwinn)                        |
| Del Masse                               | 26 W. Harrison St.            | 1950          |   |
| Del Roy                                 | 25 E. Roy St.                 | 1925          |   |
| DeLorges                                | 325 Harvard Ave. E.           | 1928          |   |
| Devonshire                              | 420 Blanchard St.             | 1925          | Henry Bittman                             |
| Donaphilita                             | 1707 Taylor Ave. N.           | 1927          | Oscar F. Nelson (Loleta Smith)            |
| Dover<br>(Highland/Layeta)              | 901 6 <sup>th</sup> Ave.      | 1903/<br>1912 | Thompson & Thompson;<br>Blackwell & Baker |
| Edgar Court                             | 2704 Eastlake Ave. E.         | 1925          | Albert A. Geiser (C. O. Montague)         |
| Edgewater                               | 2411 42 <sup>nd</sup> Ave. E. | 1938          | John Graham Jr.                           |
| El Capitan (North)                      | 1617 Yale Ave.                | 1925          | Emil Guenther (Josephine North)           |
| El Cerrito                              | 608 E. Lynn St.               | 1930          | Everett J. Beardsley                      |
| El Monterey                             | 4200 11 <sup>th</sup> Ave. NE | 1928          | Everett J. Beardsley                      |
| Elektra (Town House)                    | 1400 Hubbell Pl.              | 1957          |   |
| Ellenbert                               | 915 E. Harrison St.           | 1928          | Max Van House                             |
| Embassy                                 | 1420 Boren Ave.               | 1925          | William Bain, Sr.                         |
| Emerald Arms (Dunlap)                   | 1741 Belmont Ave.             | 1926          | (Mrs. A. C. Dunlap)                       |
| Envoy                                   | 821 9 <sup>th</sup> Ave.      | 1929          | William Bain, Sr.                         |
| Exeter House                            | 720 Seneca St.                | 1927          | Stuart & Wheatley                         |
| Fairmont                                | 941 11 <sup>th</sup> Ave. E.  | 1920          | J. G. Scott (Charles Young)               |
| Faneuil Hall                            | 1562 E. Olive Way             | 1928          | Harry Hudson (John Hudson)                |
| Fionia                                  | 109 John St.                  | 1922          |   |
| Fleming                                 | 2321 4 <sup>th</sup> Ave.     | 1916          | Warren Milner (Meade & Forrestal)         |
| Fleur de Lis                            | 1114 17 <sup>th</sup> Ave.    | 1928          | Samuel Anderson                           |
| Four Hundred Blaine                     | 400 Blaine St.                | 1909          | Unknown                                   |
| Franca Villa                            | 1108 9 <sup>th</sup> Ave. W.  | 1930          | William Whiteley (Sandberg/Anhalt Co.)    |
| Franconia                               | 401 W. Mercer St.             | 1930          |   |

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|---|----------------------------------|---------------------------------|---|
| Franklin                                  | 2302 4 <sup>th</sup> Ave.        | 1918                            | George W. Lawton (F. M. Jordan)   |
| Frederick                                 | 4737 Brooklyn Ave. NE            | 1924                            | Charles White (Mrs. E. M. Wood)   |
| Gainsborough                              | 1017 Minor Ave.                  | 1930                            | Earl Morrison   |
| Garden Court                              | 1631 16 <sup>th</sup> Ave.       | 1929                            |   |
| Gaylord                                   | 331 Bellevue Ave. E.             | 1923                            | (Gardner Gwinn)   |
| Gellesley                                 | 4207 Brooklyn Ave. NE            | 1925                            | H. W. Rogers (G & D Investment Co.)   |
| Glen Arms                                 | 512 Boylston Ave. E.             | 1928                            |   |
| Glen Eden                                 | 921 1 <sup>st</sup> Ave. W.      | 1929                            | (Gardner Gwinn)   |
| Glencoe                                   | 1511 Boylston Ave.               | 1907                            |   |
| Granada                                   | 1736 Belmont Ave.                | 1923                            | John Creutzer (L. C. Troughton)   |
| Grandview<br>(Grand View)                 | 409 Eastlake Ave. E.             | 1907                            | Henderson Ryan (K. Kalseth & Co.)   |
| Greenwich                                 | 1305 Queen Anne Ave. N.          | 1928                            | (Gardner Gwinn)   |
| Haines                                    | 1415 E. Olive Way                | 1905                            |   |
| Hallmark                                  | 705 2 <sup>nd</sup> Ave. W.      | 1946                            |   |
| Hamrick                                   | 702 2 <sup>nd</sup> Ave. W.      | 1947                            |   |
| Harrison                                  | 800-810 E. Harrison St.          | 1911                            | F. H. Perkins (United Cities Trust Co.)   |
| Harvard Crest                             | 135 Harvard Ave. E.              | 1927                            | William Aitken (Emil Pohl)  |
| Hawthorne Square                          | 4800 Fremont Ave. N.             | 1924                            | Lawton & Moldenhour<br>(Goodwin Real Estate Co.)                                  |
| Heather Court                             | 114 12 <sup>th</sup> Ave. E.     | 1953                            | William Whiteley (S & S Investors)  |
| Heights Court                             | 768 Bellevue Ave. E.             | 1909                            | Lewis Palmer (H.A. Conn)  |
| Helen V (Algonquin)                       | 1319 E. Union St.                | 1907                            | Graham & Myers  |
| Highland                                  | 925-931 11 <sup>th</sup> Ave. E. | 1924                            | Stuart & Wheatley (W. C. Malaney)   |
| Highland Arms                             | 1206 Queen Anne Ave. N.          | 1948                            |   |
| Highland Crest                            | 1205 Queen Ann Ave. N.           | 1948                            |   |
| Hudson Arms                               | 1111 Boren Ave.                  | 1923                            | D. W. Dwyer (John Hudson)   |
| Inn at Queen Anne<br>(Wedgewood Inn/Grex) | 505 1 <sup>st</sup> Ave. N.      | 1930                            | George Rasque<br>(British-American Realty)  |
| Ireland                                   | 100 W. Olympic Pl.               | 1927                            |   |
| Iris                                      | 415 W. Roy St.                   | 1931                            |   |
| Jefferson Park                            | 1756 S. Spokane St.              | 1925                            | J. M. Bard (West Coast Construction Co.)  |
| John Alden                                | 1019 Terry Ave.                  | 1924                            | Harry Hudson (John Hudson)  |
| John Wallace                              | 417 E. Union St.                 | 1930                            | Earl Morrison   |
| John Winthrop                             | 1020 Seneca St.                  | 1925                            | Harry Hudson (John Hudson)  |
| Kenneth                                   | 307 Queen Anne Ave. N.           | 1925                            |   |
| Kingsbury                                 | 1914 Bigelow Ave. N.             | 1928                            | Albert Geiser (H. A. Bakenhus)  |
| Kinnear                                   | 905 Olympic Way                  | 1908                            | W. P. White (Foutz & Williams)  |
| L'Amourita                                | 2901 Franklin Ave. E.            | 1909                            | (Adolph & Edith Jarmuth)  |
| La Charme                                 | 637 3 <sup>rd</sup> Ave. W.      | 1930                            |   |
| La Crosse                                 | 302 Malden Ave. E.               | 1907                            | Frank H. Perkins (W. & G. Bergman)  |
| La Flor                                   | 323 16 <sup>th</sup> Ave. E.     | 1929                            | Samuel Anderson   |
| La Quinta                                 | 1710 E. Denny                    | 1927                            | William Whiteley<br>(Western Bldg & Leasing)                                      |
| Lake Court Apts.<br>(Lakecrest/Shoremont) | 2020 43 <sup>rd</sup> Ave. E.    | 1922;<br>1926;<br>1929;<br>1953 | William Bain; Bain & Pries; Taylor & Thiry; Frederick Anhalt<br>(Harold Heathman) |
| Lake View<br>(C & K Apartments)           | 1555 Lakeview Blvd. E.           | 1949                            | Chiarelli & Kirk  |
| Lanai                                     | 3240 Fuhrman Ave. E.             | 1955                            | Ted LaCourt (Orville Cohen)   |
| Laurabell                                 | 1112 N. Broadway                 | 1922                            |   |
| Laurel Crest                              | Terrace Dr. NE                   | 1950                            | Stuart & Durham   |
| Laurelton                                 | 1820 16 <sup>th</sup> Ave.       | 1927                            | Baker, Vogel & Roush<br>(Denny Way Holding Co.)                                   |
| Lauren Renee (El Dora)                    | 312 E. Olive Pl.                 | 1914                            | John Creutzer (August Johnson)  |
| Lenawee                                   | 1629 Harvard Ave.                | 1918                            | John Creutzer (Bradner Co.)   |

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|---|---|-------------|--|
| Leonard                                 | 715 1 <sup>st</sup> Ave. W.                                   | 1930        | (Horace Leonard)                                       |
| Levere                                  | 4105 Brooklyn Ave. NE   | 1927        |  |
| Lexington-Concord                       | 2402 2 <sup>nd</sup> Ave.                                     | 1923        | Harry Hudson (John Lorentz)                            |
| Lincoln Court                           | 1020 E. Denny Way   | 1907        | (John H. Starbird)                                     |
| Linda Vista                             | 92 E. Lynn St.  | 1930        |  |
| Lisa Carol                              | 4405 Corliss Ave. N.  | 1926        | William Whiteley<br>(Frank & Jean Davidson)            |
| Lock Vista (Ballard)                    | NW Market St./<br>30-32 <sup>nd</sup> Ave. NW                 | 1949        | Thomas, Grainger & Thomas                              |
| Lola                                    | 326 W. Mercer St.   | 1929        |  |
| Lomita Vista<br>(Rosita Villa)          | 1208 10 <sup>th</sup> Ave. W.                                 | 1913        |  |
| Los Angeles                             | 214 Summit Ave. E.  | 1917        |  |
| Lowell -Emerson                         | 1100 8 <sup>th</sup> Ave.                                     | 1928        | Harry Hudson (Gibbs & Hudson)                          |
| Madison Court                           | 1635 42 <sup>nd</sup> E.                                      | 1930        |  |
| Malloy                                  | 4337 15 <sup>th</sup> NE                                      | 1928        | Earl Roberts (Angus P. Malloy)                         |
| Margola                                 | 1109 17 <sup>th</sup> Ave.                                    | 1928        | Schack & Young   |
| Marianne                                | 633 4 <sup>th</sup> Ave. W.                                   | 1929        | Stuart & Wheatley (C. Sandland)                        |
| Marine                                  | 203 W. Republican St.   | 1947        |  |
| Marlborough                             | 1220 Boren Ave.   | 1926        | Earl Morrison  |
| Martha Anne                             | 1115 17 <sup>th</sup> Ave.                                    | 1928        | Schack & Young<br>(Mackintosh & Owsley)                |
| Martha Lee                              | 427 Bellevue Pl. E.   | 1930        | William Whiteley (H. B. Pettijohn)                     |
| Maxmillian                              | 1414 Seneca St.   | 1918        | Victor Voorhees  |
| Mayfair Manor                           | 1101 17 <sup>th</sup> Ave.                                    | 1928        | E. A. Gabryel Co.                                      |
| McKean                                  | 1404 Olympic Way W.   | 1929        |  |
| Melrose                                 | 1520 Melrose Ave.   | 1916        | W.W. Noyes (Sutherland McLean)                         |
| Mercedes                                | 613 3 <sup>rd</sup> Ave. W.                                   | 1030        |  |
| Mission Inn                             | 1743 Boylston Ave.  | 1926        | Max Van House (Marion Investment Co.)                  |
| Montrachet                              | 956 18 <sup>th</sup> Ave. E.                                  | 1922        |  |
| Montrose Court                          | 205 W. Lee St.  | 1927        | William Whiteley (Jerome Hardcastle)                   |
| Morris                                  | 1743 Summit Ave.  | 1916        | E. J. Beardsley  |
| Naoma                                   | 1733 Boylston Ave.  | c. 1904     | Charles Bliss (Porter & Bert Ehle)                     |
| Naomi                                   | 625 4 <sup>th</sup> Ave. W.                                   | 1930        |  |
| Narada                                  | 25 W. Highland Dr.  | 1926        | Charles Haynes (Western Lime Co.)                      |
| New McDermott<br>(McDermott)            | 1514 Bellevue Ave.  | 1926        | Gerald C. Field (J. F. & R. J. McDermott)              |
| Northgate Plaza                         | NE Northgate Way/<br>1 <sup>st</sup> -3 <sup>rd</sup> Ave. NE | 1951        | John Graham, Jr.                                       |
| Old Colony                              | 615 Boren Ave.  | 1909        |  |
| Olive Tower                             | 1624 Boren Ave.   | 1928        | Earl Morrison (Paul D. Ford)                           |
| Olympian                                | 1605 E. Madison St.   | 1913        | William P. White                                       |
| Olympus Manor                           | 220 W. Olympic Pl.  | 1930        | William Whiteley (Horace Leonard)                      |
| Oxford Crest                            | 1400 Boren Ave.   | 1924        |  |
| Park Court                              | 921 11 <sup>th</sup> Ave. E.                                  | 1922        | G. W. Stoddard   |
| Park Lane                               | 400 Boylston Ave. E.  | 1931        | Albert A. Geiser (Emil Pohl)                           |
| Park Vista                              | 5810 Cowen PL. NE   | 1928        | John Creutzer  |
| Parkhurst                               | 505 14 <sup>th</sup> Ave. E.                                  | 1928        | (Gardner J. Gwinn)                                     |
| Parkridge<br>(Leona)                    | 916 Queen Anne Ave. N.  | 1909        | V. P. von Erlich<br>(St. Louis-Seattle Investment Co.) |
| Paul Revere                             | 1018 9 <sup>th</sup> Ave.                                     | 1924        | Harry Hudson (John Hudson)                             |
| Pittsburgh (#1)                         | 125 Warren Ave. N.  | 1907        |  |
| Pittsburgh (#2)                         | 117-123 John St.  | 1907        |  |
| Portage Bay Plaza                       | 3261 Fuhrman Ave. E.  | 1952        | S. G. Morrison (Archie Iverson)                        |
| Qualman                                 | 1421 15 <sup>th</sup> Ave.                                    | 1907        |  |
| Queen Anne                              | 900 Queen Anne Ave. N.  | 1929        |  |
| Queen View                              | 621 W. Galer St.  | 1917        | William P. White                                       |

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|---|---------------------------------|-------------|--|
| (Sagamore)                              |                                 |             |  |
| Queen Vista                             | 1321 Queen Anne Ave. N.         | 1949        | Stuart & Durham                                  |
| Queen's Court                           | 124 Warren Ave. N.              | 1930        |  |
| Queensborough                           | 101 W. Olympic Pl.              | 1950        |  |
| Randolph                                | 1833 13 <sup>th</sup> Ave.      | 1928        | Stuart & Wheatley                                |
| Ranice (Minerva)                        | 4217 Brooklyn Ave. NE           | 1908        |  |
| Rhodes Arms                             | 315-19 12 <sup>th</sup> E.      | 1928        | (John Hudson)                                    |
| Ridgeview                               | 315 N. 50 <sup>th</sup> St.     | 1931        | W. G. Brust                                      |
| Roberta                                 | 1119 NE 43 <sup>rd</sup> St.    | 1929        | Eric C. Rising                                   |
| Rosina Court                            | 1101-1107 18 <sup>th</sup> Ave. | 1928        | William Whiteley                                 |
| Roundcliffe                             | 845 Bellevue Pl. E.             | 1925        | Stuart & Wheatley (E. J. Rounds)                 |
| Roxbury                                 | 1511 E. Mercer St.              | 1908        |  |
| Roy Vue                                 | 615 Bellevue Ave. E.            | 1924        | Charles A. Haynes (W. & G. Bergman)              |
| Roycroft                                | 317 Harvard Ave. E.             | 1906        | Henderson Ryan (E. B. Roy)                       |
| Russell                                 | 909 9 <sup>th</sup> Ave.        | 1906        | Saunders & Lawton (Emmett Russell)               |
| Ruth Court                              | 133 18 <sup>th</sup> Ave. E.    | 1927        | (John Hudson)                                    |
| San Marco                               | 1205-09 Spring St.              | 1905        | Saunders & Lawton (Bert Farrar)                  |
| San Remo                                | 606 E. Thomas St.               | 1907        | W. D. Van Siclen                                 |
| Seaview                                 | 519 W. Roy                      | 1932        | Michael Leder<br>(Lewis Realty/ Cooper Mortgage) |
| Sergent                                 | 1908 5 <sup>th</sup> Ave. N.    | 1928        | William Whiteley (Horace Leonard)                |
| Seville Court                           | 906 1 <sup>st</sup> Ave. N.     | 1927        | William Whiteley<br>(Western Bldg. & Leasing)    |
| Shannon (Buckingham)                    | 1220 Boylston Ave               | 1905        |  |
| Sheffield                               | 200 17 <sup>th</sup> Ave. E.    | 1929        |  |
| Sheridan (Perkins)                      | 2011 5 <sup>th</sup> Ave.       | 1914        | David Dow (W. D. Perkins)                        |
| Sherwood                                | 1633 Melrose Ave.               | 1916        | George Lawton (Goodwin Real Estate Co.)          |
| Sir Galahad                             | 903 Bellevue Pl. E.             | 1926        |  |
| Skyline House                           | 600 W. Olympic Pl.              | 1956        | Durham, Anderson, Freed<br>(Ellsworth Lovell)    |
| Sovereign                               | 1317 Boren Ave.                 | 1925        | J. Lister Holmes                                 |
| Spring                                  | 1223 Spring St.                 | 1929        | Earl Morrison                                    |
| St. Florence                            | 504 E. Denny Way                | 1914        | Frank Fowler (Daniel O. Boyd)                    |
| St. Ingbert                             | 309 E. Harrison St.             | 1928        | (Ludwig Hellenthal)                              |
| St. Paul                                | 1206 Summit Ave.                | 1902        | (E. C. Burke)                                    |
| Stanford                                | 404 E. Harrison St.             | 1927        | Earl Morrison (Paul Ford)                        |
| Stanford (Smart)                        | 1304 NE 42 <sup>nd</sup> St.    | 1924        | Earl Roberts (Mrs. J. E. Smart)                  |
| Sterling Court                          | 1722 Belmont Ave.               | 1926        | Stuart & Wheatley (H. M. Smith)                  |
| Stockbridge                             | 1330 Boren Ave.                 | 1925        | Henry Bittman                                    |
| Stonecliff (Tramontin)                  | 2602 4 <sup>th</sup> Ave.       | 1923        | S. E. Sonnichsen (P. A. Tramontin)               |
| Stratford (Nesika)                      | 2021 4 <sup>th</sup> Ave.       | 1915        | Blackwell & Baker (Gardner & Lessey)             |
| Strathmore                              | 7 Harrison St.                  | 1908        |  |
| Summit Arms                             | 1512 Summit Ave.                | 1908        |  |
| Summit Terrace                          | 406 Summit Ave. E.              | 1924        |  |
| Sunset Heights                          | 455 N. 44 <sup>th</sup> St.     | 1929        | W. G. Brust (J. Knutsen)                         |
| Terrace View                            | 1821 11 <sup>th</sup> Ave. W.   | 1907        |  |
| Thomas                                  | 510 E. Thomas St.               | 1956        | Blaine McCool (Kay Corp.)                        |
| Thomas Park (Althea)                    | 419 E. Thomas St.               | 1921        |  |
| Thomas Park View<br>(Thomas)            | 411 E. Thomas St.               | 1909        |  |
| Tudor Court                             | 1719 2 <sup>nd</sup> Ave. N.    | 1929        |  |
| Tudor Manor                             | 111 14 <sup>th</sup> Ave. E.    | 1929        |  |
| Tulane                                  | 408 Bellevue Ave. E.            | 1929        |  |
| Tuscany<br>(Piedmont Apt. Hotel)        | 1215 Seneca St.                 | 1928        | Huntington & Torbitt                             |
| Twin Gables                             | 1516 E. Republican St.          | 1929        | Edwin Dofsen (Borchert Co.)                      |





**SEATTLE APARTMENT BUILDINGS, 1900-1957 MPD**  
 Approx. GEOGRAPHICAL AREA

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER

PROPERTY  
NAME:

MULTIPLE Seattle Apartment Buildings, 1900--1957 MPS  
NAME:

STATE & COUNTY: King County, WASHINGTON

DATE RECEIVED: 11/28/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 01/11/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: COVER

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT\_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

The documentation presented for this Multiple Property Submission represents a considerable amount of detailed research and provides a solid outline and methodology for evaluating a significant local property type. The National Park Service approves this context document as the basis for evaluating related properties.

The Registration Requirements could have been strengthened by discussing the potential for the identification of apartment house historic "districts," where such buildings exist in sufficient concentrations to merit evaluation beyond a simple individual listing. Similarly, the Registration Requirements could have better directed the evaluation of individual eligibility to account for the comparative context of similar resources, particularly when addressing issues of integrity and architectural character. Not all buildings by virtue of their meeting the basic property type characteristics will be individually eligible. Modest, common or altered examples will have to be carefully scrutinized within the context of other local/nearby examples.

RECOMMENDATION Accept Cover

REVIEWER Paul R. Lusignea

DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_

DATE 1/9/09

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



STATE OF WASHINGTON  
Department of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501  
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343  
(360) 586-3065 Fax Number (360) 586-3067

November 24, 2008

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

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new National Register Nominations forms for the

- **Hawthorn Square, King County, WA**
- **Redmond City Park, King County, WA**

Hawthorne Square is part of a newly proposed MPD (enclosed)

- **Seattle Apartment Buildings, 1900-1957**

Finally, attached is a revised National Register form for the previously listed

- **Mukilteo Light Station, Snohomish County, WA**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**

State Architectural Historian, DAHP  
E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)