

56-1443

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Colonnade Hotel

other names/site number Standard Hotel; Gateway Hotel; Gatewood Hotel; Gatewood Apartments

2. Location

street & number 107 Pine Street not for publication

city or town Seattle vicinity

state Washington code WA county King code 033 zip code 98101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria

X A B X C D

Allyson M 6-20-17
Signature of certifying official Title Date

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

SPN 9/7/2017
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling, hotel

COMMERCE/TRADE/ specialty store, restaurant

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS

COMMERCE/TRADE/ specialty store, restaurant

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th & 20th CENTURY REVIVALS:

Classical Revival

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick, Stone

roof: Asphalt composition

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Site

The Colonnade Hotel is located in Seattle's Central Business District, across the Street and to the east of the Pike Place Market Historic District. The city's major commercial and financial business buildings, as well its governmental buildings (city, county, and federal) and some cultural institutions (Seattle Art Museum and Benaroya Hall) are located to the south of the site. Major retail stores (Macy's, Nordstrom, and Banana Republic) are located to the east of the site.

The building is located on southeastern corner of the intersection of First Avenue and Pine Street. The building covers nearly the entire site, which measures 111 feet east-west and 113 feet north-south. The site slopes down approximately five feet from north to south. An open parking lot is on the adjacent property to the south. The building fronts both First Avenue and Pine Street with paved sidewalks on both frontages. An alley borders the eastern property line.

Building Structure & Exterior Features

The Colonnade Hotel was originally constructed in 1900 as a four-story unreinforced brick masonry hotel building. Stylistically it could be identified as a vernacular building with some elements of the Classical Revival style, including stone sills and lintels, and jack arches with stone keystones above second- and third-floor windows. All storefronts and upper windows are non-original, although the present upper window configuration, with 16-over-1 insulated double-hung windows, is the same as the original single-glazed windows. The brick masonry is a red common brick stacked in a Flemish bond.

The construction is of unreinforced masonry with heavy timber columns or wood-framed walls supporting heavy-timber beams and 2" x 14" or 2" x 12" wood joists for all floors and the roof. Wooden joists typically run north-south. The building's structure was significantly augmented and seismically upgraded in the early 1990s, with a steel braced frame running along the northern and western exterior walls. Seven east-west structural bearing lines create one short bay on the far north end and five equal bays along the western exterior wall. Seven north-south structural bearing lines create one short bay the second bay from the east, and five equal bays along the northern exterior wall.

The building takes up the entire site and presently measures approximately 111 feet east-west and by 113 feet north-south. The upper floors have a "U"-shaped plan, allowing a central lightwell open to the south, allowing light into the interior rooms on the second, third, and fourth floors. The northern and western façades are primary, with the eastern utilitarian façade fronting an alley and the southern façade, originally abutting another building, facing an on-grade parking lot. The building measures approximately 51 feet tall from its low point at the southern end of the First Avenue frontage to the top of the parapet. Floor-to-floor heights are approximately 15'2" inches from the first to second floor, 11' from the second to third floor, 10' from third to fourth floor, and 12' from the fourth floor to the sloping roof. The building's roof is covered with membrane roofing.

The building's western façade is primary. The façade was originally classically composed with a base, shaft, and capital, more specifically with street-level storefronts with recessed entries and a central hotel entry, a brick masonry two-story shaft defined by projecting second- and fourth-floor sub-cornice bands, and upper capital with a prominent sheet-metal upper projecting cornice with dentils and an upper brick parapet with parapet extensions at structural bay lines. The upper cornice and parapet were removed in 1951. The street-

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level square brick columns have rusticated sandstone bases and capitals, with two intermediate sandstone bands. The entrance to the hotel was moved to the northern façade in 1912; that entire façade was moved and reconstructed seven feet to the south of the original northern façade. The non-original street-level storefronts are similarly detailed with wooden-framed stopped-in glazing and simple recessed panel stem walls. All storefronts have upper transom lights, although the fenestration differs. The southernmost storefront contains a recessed doorway on the south and three large undivided transom lights. (The northernmost window has been divided to allow the insertion of an air conditioning unit.) The next storefront to the north has a solid-panel egress door on the south and a storefront door to the north, with the central section consisting of an angled bay. The upper transom features three large undivided lights. The third storefront bay from the south has a central recessed store door with three upper transom lights, each divided into three sections by vertical muntins. Steel seismic bracing is visible through the storefront glazing. The next bay to the north has a similar arrangement as the previous one, although the recessed doorway is wider and the store door has a sidelight. The next storefront bay, the second from the north, is smaller due to non-original brick infill on the northern side; a recessed store door is located on the southern side and the upper transom is divided into four lights, each divided into five sections by vertical muntins. The upper glazing appears to be older float glass. The northernmost storefront has no entry and the upper transom window has been covered by signage. A cast iron square column with a simple base and capital supports the storefront at the corner.

The northern façade is also primary. Its composition is similar to the western façade, although the façade lacks the square brick and sandstone lower columns. The second floor sub-cornice band that runs the entire width of the western façade returns around the northwestern corner of the building and extends eastward approximately fifteen feet before breaking and continuing along the façade. A rusticated sandstone stringcourse extends eastward along this line until the sub-cornice band is continued on the eastern side of the building, extending approximately thirty-five feet westward from the building's northeastern corner and accentuating the easternmost storefronts. The western storefronts are similarly composed, with a cast iron column (signed "Rainier Foundry Seattle" on the base) on the building's northwestern corner, and four storefronts separated by three simple square wooden columns. These columns do not align with the building's upper-floor structural bays. The entrance is located at the second bay from the east and has a central double store door. The remaining bays are divided into three glazed units, while the upper transoms of the four bays are divided into three lights, each divided into four sections by thin vertical mullions. Seismic bracing is visible behind the two easternmost storefronts. The central portion of the façade is brick, with a recessed hotel entrance on the eastern side and a three-section storefront on the western side. A non-original projecting sheet-metal canopy shelters the entrance and storefront. The entrance doorway has sandstone banding on either side. A simple square column divides the two eastern storefronts. The recessed store doors are located at the intersection of the two storefronts and are flanked on each side by a two-light store window. The upper transoms are divided into five sections, with the outer sections somewhat smaller. The three floors above the street-level are divided into six bays, each with groups of three windows on each floor, with the exception of the smaller second bay to the west, which has two windows: one intermediate between the second and third floors and one intermediate between the third and fourth floors, corresponding to the stair landings at the interior. The upper window interrupts the upper projecting sub-cornice band. Both windows have a four-over-two configuration.

The eastern (alley) façade is utilitarian, and consists of common brick masonry walls, with the lower portion parged cement. Six windows on the lower level have been filled in with masonry, and a group of three windows and an egress door are located on the façade's southern side. The upper portion of the façade has groups of three windows at each structural bay on each floor, with the exception of the northernmost bay, which has only one window per floor. The third-floor window in this bay is missing. The windows all have brick sills and brick relieving arch headers.

The southern façade is utilitarian, abuts a parking lot, and consists of a blank common brick wall with several former window openings filled in. The central portion is open to the light court.

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The exterior sides of the narrow light court are utilitarian and faced with common brick with the exception of the western side. The northern side has two pairs of three-over-two windows per floor. The western side is sheathed with vertical metal siding, and has three groups of three three-over-two windows per floor on the northern side, one window on the second and third floors, and two windows on the fourth floor on the southern side. The eastern side has two groups of three three-over-two windows per floor on the northern side, and one group of three three-over-two windows per floor on the southern side. The wall between the two window groups has six irregularly-spaced windows.

Plan & Interior Features

The building has a small centrally located basement. The street-level floor consists of perimeter storefronts on the western and northern sides. The building lobby is located near the center of the northern façade, and has both an elevator and a non-original stairway leading to the second floor. To the south of the lobby is a large high-ceiling space situated under the light court. To the east of this room are two restrooms, the elevator mechanical room, a storage and trash area, and an egress stair and hallway leading to the exterior (alley). The upper three floors have a “U”-shaped plan with double-loaded corridors that access thirty-three efficiency units per floor. The outermost residential units are slightly smaller than the inner units. Shared restrooms and showers are located either at corridor terminations or on the inside corners of the “U”-shaped corridors. Finishes are all non-original, simple, and contemporary, but it is believed that the general layout of the original hotel rooms remains.

Documented Building Alterations

Building permits indicate that the hotel has undergone a variety of alterations since its construction in 1900, including the addition of a fourth floor shortly after it opened. In 1904, the Pine Street right-of-way was leveled, allowing for new storefronts and a side entrance to the hotel on the building’s northern side. In 1912, the building’s northern side was demolished and reconstructed approximately seven feet to the south to allow the enlargement of the Pine Street right-of-way. The metal cornice of the building was removed in 1951.

In 1991 the building received a major renovation that included seismic upgrades. This renovation converted the building into a low-income apartment hotel. The renovation included the alteration and reconfiguration of the hotel stair (either reusing selected portions or using other salvaged stair parts), re-building the lower risers with new material to create an “L”-shaped stair from a straight run and adding a landing. The 1991 renovation rebuilt the western and northern lightwell walls, the masonry was removed, and the wall framed and clad with corrugated metal siding. Alterations in 1991 and over time also include the removal and alteration of retail mezzanine spaces.

Recorded Building Permits (Not including Mechanical, Electrical, and Signage)

Date	Architect	Description (Permit No.)
1900	Charles Bebb	Build (permit # 3316)
1900	Charles Bebb	Build addition, Fourth story (4154)
1900		Install oven (5097)
1900		Alter for coal room (6003)
1901		Alter stairs (6518)
1901		Alter front – wire in place of glass (10272)
1902		Alter – remove partitions (1534)(14288)
1903		Alter partition (1534)
1903		Enlarge chimney flue (23796)
1903		Alter (1524) (24116)
1904		Alter (1530) (24984), build two boxes (1528)
1904		Build two boxes (1528) (25066)
1904		Alter – Street side of Colonnade Hotel Bldg. const. stores on Pine (28085)

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1904		New door – plaster partition (31303)
1904		Erect office partition (32062)
1905		Alter store (34999)
1905		(33527)
1905		Cut door in hotel (37434)
1906		Construct two iron fire escapes (1530-34) (9881)
1908		(65453)
1911		Alter 1524 (55417)
1911		Alter 1534 (66232)
1912	J. H. Schack	Cut off 7' of building as per plans, widening of street (103318)
1930		Alter front (95232) (store)
1930		Tenant improvement (300009)
1935		Illegible (312596)
1937		Tenant improvement (323799)
ca. 1946		Alter front (388833)
ca. 1946		Alter restaurnat [sic] (388834)
1949		Alter for restaurant & lounge (396996)
1949		Alter for cocktail lounge (397499)
1951		Repair fire damage per original construction (406610)
1952		Remove metal cornice (414422)
1952		Alter store front (13382) (tavern)
1957		Construct stairway to existing balcony & occupy as sales area (459899)
1961		Repair fire escape (493342)
1965		Repair earthquake damage (513328)
1967		Remove non-bearing wall, raise floor in portion of area to make one level (525543) (Tavern)
1991	Stickney & Murphy	Rehab of abandoned hotel into SRO Residential Units, Mechanical and electrical system replacement and seismic structural upgrades, some relocation of existing partitions and general demolition. (657414)

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

COMMERCE

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1900-1912

Significant Dates

1900

1912

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Bebb, Charles (Architect)

Schack, James H. (Architect)

Dow, Matthew, (Builder)

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Colonnade Hotel in Seattle, Washington is historically significance under Criteria A as a project that is directly associated to the broad patterns of commercial development in the then rapidly expanding city of Seattle. The building was constructed at the far northern end of the central business district in 1900, across the street from the yet-to-be-developed Pike Place Market. After the northern end of the city was regraded for easier development, the hotel was remodeled in 1912 to accommodate the need for wider roads.

The Colonnade Hotel is also eligible under Criterion C as a property that embodies the distinctive characteristics of its type, a Single Resident Occupancy (SRO) Hotel. Additionally the hotel represents the work of prominent Seattle architect Charles Bebb, and Seattle contractor Matthew Dow.

The Period of Significance begins in 1900, the date the hotel was first constructed, and ends in 1912, when a major change to the structure altered its footprint.

Historic Site Context: Development of Seattle's Early Northern Commercial District¹

In the early twentieth century Seattle's business community gradually expanded northward from its origins in Pioneer Square to major points along Second Avenue. Spurred by the economic boom, a direct result of the 1897 Alaska Gold Rush, Seattle's population rose dramatically—growing from 43,000 in 1890 to 80,000 in 1900 to over 240,000 by 1910. Economic and population growth stimulated building development at the end of Seattle's commercial spine along Second Avenue.

When it was built in 1900, the Colonnade Hotel was situated at the very northern end of town. Due to the steep grade the hotel's northern side was partially covered by mounds of soil from the unimproved Pine Street. Across Pine Street at the northeastern corner of First Avenue and Pine, wooden-framed residential structures were accessed by a long wooden stairway accessed from the northeastern corner of the street. Regrading Pine Street began in 1904, and by 1911 the right-of-way was enlarged and the street paved.²

Before 1904, downtown commercial expansion had stopped just north of Pike Street, one block to the south of the Colonnade, due to the abrupt grade change as Second Avenue ran into Denny Hill. This "terminus," the intersection of Second Avenue and Pike Street, was marked by the Bon Marché department store at the southwestern corner of the intersection (1901), the six-story Eitel Building (1904) on the northwestern corner, and the Masonic Temple (ca. 1890) on the northeastern corner. As the bluff overlooking Elliott Bay halted development west of First Avenue and southward development was limited by the Duwamish tidal estuary, commercial development generally moved eastward to Third Avenue and then to Fourth Avenue.

Seattle's visionaries anticipated a shortage of land for new development, and they turned to engineers to remake the landscape. Denny Hill was shoveled and sluiced away beginning in 1905 under the direction of City Engineer R. H. Thompson. Then beginning in 1907 the Duwamish tidal areas to the south of town were systematically filled with soil from the Jackson Street Regrade and the Dearborn Cut, increasing available land for industrial development.

The first phase of the Denny Regrade, from Second Avenue to Fourth Avenue, was completed in 1910; more than three million cubic yards of soil were removed. Land values in the area subsequently rose dramatically. For example, lots valued at \$2,500 before the Regrade rose to \$15,000.³

¹ Text adapted from the Landmark Nomination Report for the Hahn Building, prepared by Larry E. Johnson and Ellen F. C. Mirro of The Johnson Partnership, 2014.

² As seen in UW Digital Collections photograph WAR0128. *Seattle Times*, "Building Permits Beat Last Week," May 28, 1911, p. 30.

³ Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 15-21.

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As regrading work progressed, new buildings were erected on Second Avenue north of Pike Street, including Peoples Bank (1906), which replaced the Masonic Temple on the northeastern corner of Second Avenue and Pike Street; the nine-story Standard Furniture Building (1905-07) at Second Avenue and Pine Street; the seven-story Moore Theater and Hotel (1908) at Virginia Street, and the New Hotel Washington (now the Josephinum, 1908) at Second Avenue and Stewart Street. The Stirrat & Goetz Investment Co. pushed the commercial district eastward with their six-story Northern Bank & Trust Building (1906, W. D. Van Sicken, now Seaboard Building) at Fourth Avenue and Pine Street.

In 1907, the City of Seattle began awarding contracts for the removal of Denny Hill, northeast of the Colonnade Hotel building.⁴ By 1910 Pine Street had been lowered and paved, and the six-story Afton Hotel was completed across Pine Street to the north.⁵ In 1911 the city enlarged the Pine Street right-of-way by seven feet on both sides. As a result, the northern façade of the Colonnade Hotel building was removed and reconstructed seven feet to the south, from a design prepared by architect James H. Schack.⁶ At that time the entrance to the hotel was moved to near the center of the new northern façade, and new storefronts were added at the eastern and western sides.

Development in the surrounding area included the opening of the Pike Place Market in 1907, which stimulated development around the intersection of First Avenue and Pike Street. However, it wasn't until regrading activities on Pine Street were completed in 1911 that the market was accessible from Pine Street. In 1914, the lavish Liberty Theatre (demolished) by architect Henderson Ryan was opened on the neighboring lot to the south of the Colonnade Hotel.

Building History: Colonnade Hotel

The Colonnade Hotel was constructed in 1900 for \$30,000 dollars.⁷ While under construction an additional permit was granted to add a fourth story to the building.⁸ The Colonnade Hotel was the first occupant of the building, occupying a street-level lobby on the northwestern side of the building, 1532 First Avenue.⁹ The right-of-way on the northern side of the building, Pine Street, had not been improved at that time and the grade along the hotel sloped steeply up toward the original Denny Hotel at the top of Denny Hill.

The owners and developers of the hotel building were brothers Charles D. and Frederick S. Stimson. After construction they leased the building to brothers George T. and John Willard. The Willards took a \$16,000 loan in order to furnish the hotel, but after five years were unable to repay the loan and Charles Allen and J.R. Barry foreclosed the property.¹⁰ The hotel was sold at a public auction on May 6, 1905. The sale included 105 furnished rooms, a bar, fixtures, and a three-year leasehold.¹¹ By 1937, the Backus Improvement Company owned the hotel.¹²

After the foreclosure, the hotel was managed by entities separate from the ownership. In 1909 the hotel was managed by Dave Blake, listed in the newspaper as the "proprietor." Blake ran into trouble in both in 1909 and 1910, first being charged with "improper conduct" due to mistaken identity and later arrested for disorderly conduct.¹³ The Colonnade Hotel, now addressed at 1532-34 First Avenue, was renamed the Standard Hotel in 1911, and operated under that name until 1922 when it was renamed the Gateway Hotel, addressed at 107 Pine Street.¹⁴ In 1932 the hotel was again renamed, this time to the Gatewood Hotel, after a new lease was

⁴ Phelps, p. 20.

⁵ *Seattle Daily Times*, "The New Afton Hotel At First Ave, and Pine St.," September 4, 1910, p. 20.

⁶ City of Seattle Building Permit no. 103318, May 24, 1911.

⁷ City of Seattle Building Permit, no. 3316, 1900.

⁸ City of Seattle Building Permit, no. 4154, 1900.

⁹ *Seattle Daily Times*, "Business Chances," December 11, 1901, p. 13.

¹⁰ *Seattle Star*, "Little Happenings," February 11, 1905, p. 11.

¹¹ *Seattle Daily Times*, "Business Chances," April 28, 1905, p. 13.

¹² King County Tax Assessor, Puget Sound Regional Archives, file #197570-0600.

¹³ *Seattle Daily Times*, "Hotel Proprietor taken by Police," June 11 1909, p. 26. Ibid., "Charges Filed against Bunco Man," June 25,

1909 p.9. *Seattle Star*, "Same Place Raided Twice," November 17, 1910, p. 5.

¹⁴ R. W. Polk Co., *Seattle City Directory*, 1910, p. 420. *Seattle Daily Times*, "Female Help Wanted," November 7, 1911, p. 18. Ibid.,

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initiated between the lessors (the Stimson-Moore Company and the C.D. Stimson Company) and the lessee (Austin R. and Stella Helland of Aberdeen, WA).¹⁵ By 1945 Mr. and Mrs. Roy McDermott operated the Gatewood Hotel, and then in 1959 the Seattle Mortgage Realty Company took over the management.¹⁶ Ownership of the hotel building also traded hands in 1959, when Backus sold the building for \$270,000 to the First and Pine Corp., owned by Mr. and Mrs. Robert H. Herman. Seven years later, in 1966, the Hermans sold the building at a \$5,000 loss to the the Central Park Plaza Corp.

The majority of guests of the hotel in the early period tended to be transient, staying for a few nights or weeks at a time. As the hotel became more established, tenants stayed for longer and longer terms, until the building became used more as low-rent apartments than as a hotel by the 1960s.

Interestingly certain tenants used the rooms not only as residences, but also as their places of business. As early as 1901, Gertrude Myren was offering her services as a clairvoyant in the Colonnade Hotel and a Mrs. Clay was operating as a "Chiropodist" in room 348.¹⁷ Other businesses operating out of the hotel included a seamstress in 1902, the Fly-Kill company in 1907, and Dr. L. Holt (an osteopathic physician) in 1908.¹⁸

1909 was a banner year for the hotel. The Colonnade advertised itself in the Seattle Daily Times Alaska-Yukon-Pacific supplement in advance of the Alaska-Yukon-Pacific Exposition (world's fair) held that year, and reran the ad in the paper several times to attract fair-goers.¹⁹ 1909 also saw several advertised businesses operating out of the Colonnade Hotel. Real estate salesman Peter Brown ran his business from his room.²⁰ The Misses Dade and Walsh offered "spa services" such as manicures, shampooing, and face massage in room 258.²¹ The W. E. Burha Talent agency operated from room 487.²² After 1909 though, few patrons offered their hotel addresses as their place of business, until 1947 when attorney E.C. Curtis advertised his law office there.²³

An incident in 1910 illustrated the varied nature of hotel patrons at the time. The hotel was one of several residences used by William Hurley to perpetuate voter fraud for his employer, Hiram Gill. Reportedly Hurley paid the clerks at the Colonnade Hotel and the American Hotel to enter illegal voters in the hotel registers. Although Hurley was arrested for voter fraud, Gill ended up winning the 1910 election for mayor of Seattle.²⁴

Over the years the commercial spaces were leased by a variety of tenants. The corner street-level storefront at First Avenue and Pine Street was occupied by the Independent Brewing Company and Doss Miller Beer and Wines in 1904 and 1905. Other First Avenue storefronts were occupied by the Colonnade Hotel office, a gas lamp store, a dry goods store, and a storefront selling cigars and tobacco. The storefronts had frequent turnover in the first few years of the building's existence: the gas lamp store at 1530 First Avenue was for sale by 1902, and restaurants located at 1524 and 1528 First Avenue were for sale by 1903.²⁵ In 1904, 1528 First Avenue was occupied by a Japanese wares and goods store run by General Tanaka.²⁶ The Oriental Optical Company occupied the 1526 First Avenue storefront until 1906, when the Union Hat Company moved into the space.²⁷ In 1907, the southernmost storefront, 1524 First Avenue, was occupied by a Singer Sewing Machine

"Hotels," October 13, 1922, p. 28.

¹⁵ Ibid., "Hotel Leasing Deal Closed At \$28,800 Figure," March 13, 1932, p. 18. Ibid., "Liquor Owner Is Fined," October 28, 1932, p. 7.

¹⁶ *Seattle Daily Times*, "Hotel Sued by O.P.A. for \$6,502 Over Rentals," April 29, 1945, p. 2. Ibid., "Realty Firm to Manage Hotel," January 11, 1959, p. 30.

¹⁷ *Seattle Star*, "A Wonderful Woman," January 12, 1901, p. 2. *Seattle Daily Times*, "Chiropodists," May 28, 1901, p. 11.

¹⁸ *Seattle Daily Times*, "Personals," August 18, 1902, p. 11, and March 10, 1907, p. 56. Ibid., "Osteopathic Physicians," July 25, 1908, p. 11.

¹⁹ Ibid., "Colonnade Hotel," May 30, 1909, p. 23.

²⁰ Ibid., "For Sale Real Estate," February 14, 1909, p. 126.

²¹ Ibid., "Personals," May 22, 1909, p. 11.

²² Ibid., "Female Help Wanted," May 29, 1909, p. 8.

²³ Ibid., "Personals," September 24, 1947, p. 30.

²⁴ *Seattle Star*, "William Hurley Held In County Jail Confesses, Involving Others," January 28, 1910, p. 1.

²⁵ Ibid., "Personals," July 12, 1902, p. 7. *Seattle Daily Times*, "Business Chances," January 16, 1903, p. 13. Ibid., "Business Chances," November 21, 1903, p. 9.

²⁶ *Seattle Daily Times*, "Auction Notices," May 23, 1904, p. 12. The ad ran five times between May 23 and June 8, 1904.

²⁷ Ibid., "Business Opportunities," July 29, 1906, p. 31.

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Store, which remained in business under various ownerships until at least 1951.²⁸ The storefront at 1528 First Avenue was occupied by a tailor shop in 1908, and around 1918 became the Shulman Brothers Furniture Store. Shulman continued to occupy the space until around 1953.²⁹ The storefront at 1530 First Avenue became a furniture store that went bankrupt in 1910.³⁰

In 1919, Mattson's Music Store and a secondhand sack store shared the storefront at 1526 First Avenue.³¹ By 1914, the former furniture store at 1530 First Avenue was a pool hall and cigar stand.³² This space became a barbershop in 1915.³³ Schulman Brothers expanded into the 1530 storefront in 1919, eventually taking over the original hotel entrance at 1532 First Avenue.³⁴ By 1922, the storefront at 1526 was occupied by the Queen City Dye Works;³⁵ by 1933 that storefront was occupied by the F. Lohr Fur Shop.³⁶

By 1940, 1524 First Avenue was shared by Allen AA Sewing Machines and a barber shop, Liberty Barber Shop. By 1943, the sewing machine company was operated by Holderby CH Industrial Machinery Company.³⁷ Liberty Barber Shop took over 1524 First Avenue around 1955 and was replaced by Bill's Barber Shop in 1957, the same year that the Willie Dan Laundry moved in to share the space, staying until 1966.³⁸ Bill's Barber Shop was renamed the Liberty Barber Shop in 1975, and remained at 1524 until the building was completely renovated in the early 1990s.³⁹

Andrew Dow and David Dow & Son occupied 1526 First Avenue in 1928.⁴⁰ The Olympian Tavern replaced the Dows as tenants by 1936, and occupied the space until 1970 when the tavern's name was changed to Bob's Waterfront Tavern, which stayed in this location until at least the early 1980s.⁴¹

Shulman Brothers Furniture occupied 1528 First Avenue until around 1955, when it became A-1 Furniture. A-1 remained in the space until 1963, when the space appears to have remained vacant for a number of years.⁴²

The Pine Street storefronts also housed a variety of tenants. By 1905 the Pine Street right-of-way was sufficiently cleared to allow a storefront at 109 Pine Street. However, regrading activities continued until 1911, and road paving and other right-of-way improvements continued after 1912, when the right-of-way was expanded to include 7 feet on either side of the street, necessitating the rebuilding of the northern façade. The Home Supply Company occupied the first storefront space on Pine Street created in 1905.⁴³ By 1908, a restaurant, the Colonnade Café, occupied the space.⁴⁴ In 1930, the space at the northeastern corner of the building, 109 Pine Street, was occupied by the Seattle Oyster House, which was operating as the Seattle Grill by 1931, and the New Oyster Shop by 1935.⁴⁵ By 1949 the space became the Gatewood Grill, featuring "the Riksha Room."⁴⁶ Around 1957 the Gatewood Grill became Ciro's Restaurant, which retained the Riksha Room.⁴⁷ Ciro's operated there until the early 1990s.⁴⁸

²⁸ Ibid., "Miscellaneous For Sale Or Exchange," February 1, 1930, p. 15. *Polk's Seattle City Directory*, 1951.

²⁹ R. L. Polk & Co., *Polk's Seattle City Directory*, 1953.

³⁰ *Seattle Daily Times*, "Bankrupt Sale," March 18, 1910, p. 18.

³¹ *Seattle Times*, "For Sale, Miscellaneous," August 5, 1919, p. 18. Ibid., "For Sale, Miscellaneous," August 30, 1919, p. 14.

³² Ibid., "Business Chances," October 13, 1914, p. 19.

³³ Ibid., "Business Chances," July 11, 1915, p. 30.

³⁴ Ibid., "For Sale, Miscellaneous," September 21, 1919, p. 84. Puget Sound Regional Archives photo.

³⁵ Ibid., "Male Help Wanted," March 26, 1922, p. 78.

³⁶ Ibid., "Realty Market Influenced by Sale of Beer," May 7, 1933, p.17.

³⁷ Polk, 1940, 1943.

³⁸ Polk, 1957, 1966.

³⁹ Polk, 1975, 1989-90.

⁴⁰ Polk, 1928.

⁴¹ Polk, 1936, 1970, 1980.

⁴² Polk, 1955, 1963, 1982-83.

⁴³ *Seattle Times*, "Help Wanted—Male," June 16, 1905, p. 16.

⁴⁴ Ibid., "Too Late To Classify," September 27, 1908, p. 15.

⁴⁵ Ibid., "Chef Charged With Attempt To Assault Waiter," January 19, 1930, p. 2. Ibid., "Thug, Presenting Note, Gets \$125 In Café Holdup," April 27, 1931, p. 13. Ibid., "New Restaurant," December 29, 1935, p. 16.

⁴⁶ Ibid., "Special New Years' Dinner," December 30, 1949, p. 3.

⁴⁷ Polk, 1957.

⁴⁸ Polk, 1989-90.

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In 1975 Sam Israel acquired the building and the land in an indirect sale from the Central Park Plaza Corporation through the People's National Bank of Washington, trustee. The hotel furnishings were sold a public auction on May 24, 1981.⁴⁹ The hotel land and building together were converted to part of the Samis Foundation holdings in 2001.⁵⁰

The Gatewood Hotel closed in 1982 and remained vacant for a number of years.⁵¹ In the early 1990s the Plymouth Housing Group obtained the master lease on the property and oversaw the complete renovation of the building, an overhaul that included seismic upgrades, reconfiguration of the hotel lobby, reconfiguration and upgrades to all hotel rooms, the addition of a new hotel canopy, and reconstruction of all the storefronts.⁵²

Building Typology: Small Mixed-Use Worker Hotels⁵³

The Colonnade Hotel Building was built as a single room occupancy worker hotel. Like many of these types of hotels, it included street-level retail/commercial spaces.

Small worker hotels, sometimes referred to as SROs (single room occupancy), were common in Seattle and other pioneer western towns and cities during the latter part of the 19th and early 20th centuries. As opposed to mixed-use buildings originally built to accommodate offices or larger hotels that included amenities such as lobbies, restaurants, and room suites with individual unit bathrooms, the smaller worker hotels included only a single sleeping room without kitchens or bathrooms. Several rooms on each floor shared toilet and bathing rooms, although individual rooms often had sinks. The sleeping rooms received natural light and ventilation from windows in exterior walls, or through windows opening onto exterior or interior light wells. As opposed to daily rentals associated with transient hotels that were located adjacent to transportation hubs, occupants of worker hotels usually rented their rooms on a weekly or monthly basis, often paying their rent to a manager working at one of the street-front commercial businesses. These main-floor commercial uses catered to single workingmen's needs and included such businesses as saloons, cafés, barber shops, clothing stores, and laundries. Although the primary tenants were single men working at saw mills, shipyards, marine terminals, mines, building sites, and other businesses and services, female sex workers also rented SRO rooms.

Worker hotels were clustered either in industrial areas or along streetcar routes leading to them. These clusters included, but were not limited to, older commercial neighborhoods in Seattle including Pioneer Square, the International District, Belltown, Fremont, Ballard, and the Cascade Neighborhood. The buildings themselves were from two to four stories and were built of either frame or brick masonry construction. Well-known extant worker hotels include the Scargo Hotel and New Latona Hotel (now the Ace Hotel) in Belltown, and the Eastern Hotel (also known as the OK Hotel) in the International District.

The Colonnade Hotel is consistent with SRO typology, with retail spaces on the ground floor, and one retail space given over to the hotel entry. Like many SRO hotels it is several stories tall with brick cladding, lightwells to provide light and air to interior rooms, and double-loaded corridors. The traditional use of one storefront as a restaurant is also consistent with the typology.

A deadly fire on March 20, 1970 at the sixty-room Ozark Hotel in the Denny Triangle neighborhood spurred the Seattle City Council to enact new building and fire codes. Since many tenants in workers hotels had marginal income and many owners were unwilling to make the required safety upgrades, many worker hotels closed.⁵⁴ Owners opted to convert the space to office use, abandon the buildings, or demolish them entirely. Some remaining worker hotels were converted to higher-end hotel use by joining rooms and installing individual bathrooms, and to apartment use by adding both bathrooms and kitchens. Of the few remaining operating larger SRO hotels in Seattle, most are located in the International District.

⁴⁹ *Seattle Daily Times*, "Antiques," May 22, 1981, p. 42.

⁵⁰ *Seattle Times*, "Tax Records List Israel's Seattle Holdings," July 13, 1981, p. 19. King County Tax Records, parcel number 1831087.

⁵¹ *Pacific Magazine*, *Seattle Sunday Times*, "First Avenue," August 22, 1982, p. 9.

⁵² Stickney & Murphy, "Gatewood Hotel Rehabilitation," architectural plans, May 24, 1991, sheets A 1.0-3.5.

⁵³ Johnson, "Hahn Building."

⁵⁴ Don Duncan, *Washington: The First One Hundred Years: 1889-1989* (Seattle, WA: *Seattle Times*, 1989), p. 108.

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Building Owner: The Stimson Brothers

The construction of the hotel was commissioned by C. D. and F. S. Stimson. In 1888, Charles Douglas (C. D.) Stimson (1857-1929) and his family, including his brother Frederick Spencer (F. S.) Stimson (1869-[uncertain]) moved to the Puget Sound area.⁵⁵ In 1889 another Stimson brother, Willard Horace (W. H.), who lived in Los Angeles, sent his son, Charles Willard (C. W.), to work with his uncles in the Pacific Northwest.⁵⁶ After touring the area to scout out potential milling sites and area resources, C. D. established the Stimson Land Company with his brothers and father (T. D.) as directors.⁵⁷ Together they organized and ran the Stimson Mill. Seattle's Great Fire of 1889 resulted in an immediate demand for the company's services and products.⁵⁸

The Stimson family was responsible for the construction of numerous commercial properties in Seattle and Los Angeles. C.D. Stimson constructed his residence (now the Stimson-Green Mansion, 1899) on First Hill. Kirtland Cutter was the primary architect of C.D.'s residence, although since he was based in Spokane he contracted site supervision and interior furnishing work to Charles Bebb in Seattle. This alliance introduced Bebb to the family, and began a longer-term patronage of Bebb by the Stimson Family. Seeing the potential for more work, Cutter soon set up an office in Seattle and was the architect of the Stimson Mill Company building in Ballard, the Rainier Club (1903), the Seattle Golf Club clubhouse in Seattle's exclusive Highlands neighborhood (1908), and a retreat in the Highlands, for C. D. Stimson called Norcliffe (1909).

C. D. was involved in real estate development in Seattle, constructing buildings including one at First Avenue and Union Street, the Plaza Hotel (1906) at Westlake Avenue and Pine Street, and the Triangle Building at Fourth Avenue and Pine Street. In 1904 C. D. constructed a rustic lodge retreat in Kirkland called the Willows,⁵⁹ and developed the exclusive Highlands around the Seattle Golf Club starting in 1908.⁶⁰

F. S. built a home at 405 West Highland Drive in Queen Anne in 1903, choosing Charles Bebb as architect, who by that time was in partnership with Louis L. Mendel. Several of Stimson's neighbors on West Highland Drive also hired Bebb & Mendel for their homes. It is most likely that F. S. met Bebb while Stimson was supervising the construction of his brother's house on Minor Avenue, and then reinforced the relationship by hiring Bebb as the architect for the Colonnade Hotel (1900). In 1910 F. S. also built a country house, although his was in Woodinville (now Chateau Ste. Michelle) and he employed the architect Fredrick Sexton.

Around 1909, C. D. Stimson began to focus his business interests more on real estate development than lumber. He incorporated the C. D. Stimson Company that year with his children as minor stockholders.⁶¹ Through this company he developed the Liberty Theater (1914) next door to the Colonnade Hotel, the Crystal Pool or Natatorium at Second Avenue and Lenora Street (1914, destroyed except the façade), the Coliseum Theater (1915), and the Fifth Avenue Theater (1926). This experience with theater development led the Stimson family to theater developments in Los Angeles and elsewhere in the Pacific Northwest. The Stimsons also developed 1411 Fourth Avenue, a fifteen-story office building (1928).⁶²

The younger generation of Stimsons included C. D.'s son, Thomas D. Stimson; his daughter, Dorothy Bullitt; and his nephew, C. W. Stimson. C. W. (b. 1879-d. 1952) was director and president of the Metropolitan Building Company between 1931 and 1945, and was involved in the development of many of the most

⁵⁵ Lawrence Kreisman, *The Stimson Legacy: Architecture in the Urban West* (Seattle, WA: University of Washington Press, 1992), p. 21.

⁵⁶ Stimson Lumber, "Never Far From the Trees: A History of Stimson Lumber Company, 1850-2001," <http://www.stimsonlumber.com/about/page/stimson-history> (accessed October 19, 2016).

⁵⁷ Thomas Douglas Stimson (1827-1898) had a successful Midwestern lumber business in the 1870s. Thomas and his wife Achsah Jane (Spencer) had six children: Willard Horace (W.H.), Olive Jane, Charles Douglas (C. D.), Ezra Thomas, Frederick Spencer (F.S.) and J.D.

⁵⁸ Heather Mackintosh, "Stimson-Green Mansion (1901)—Seattle's First Hill Landmark," HistoryLink.org essay 2713, October 4, 2000, <http://www.historylink.org/File/2713> (accessed October 18, 2016).

⁵⁹ Kreisman, p. 80.

⁶⁰ *Ibid.*, p. 100.

⁶¹ *Ibid.*, p. 125.

⁶² *Ibid.*, p. 157.

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important buildings in Seattle during that era.⁶³

Building Architect: Charles H. Bebb (1856-1942)

To design the hotel building, the Stimson brothers hired newly arrived architect Charles Herbert Bebb. Born in Surrey, England in 1856, Bebb was educated at King's College, London, and the University of Lausanne. He furthered his studies in civil engineering at the London School of Mines, and from 1877 to 1882 worked as an engineer in the construction of a South African railroad. Upon arriving in the United States he found work as an engineer at the Illinois Terra Cotta Lumber Company. While holding this position he began work on Chicago's Auditorium Building and eventually served as superintendent of construction for the project under the architects Adler & Sullivan. He joined their firm around 1889. Through his work in the terra cotta industry and his experience with Adler & Sullivan, Bebb became skilled in modern building technologies and materials, specifically the construction of fireproof steel, iron, and reinforced concrete skyscrapers and other commercial buildings. Bebb first arrived in Seattle in 1890 to act as superintendent of construction of the Seattle Opera House for Adler & Sullivan. Although the Opera House project never progressed beyond site excavation, Bebb returned to Seattle in 1893 and took a job as an architectural engineer for the Denny Clay Company, the major local manufacturer of terra cotta.⁶⁴

In 1899, Bebb left the terra cotta firm to open his own architectural practice in Seattle. The nominated building was likely one of Bebb's first large scale projects in the city. Other early projects include the Miss. Lenora Denny House (1216 Boren Ave, 1900); the Daniel Kelleher House (116 Spring St., 1900); the Jennie S. Baker House (1220 Minor Ave., 1900); the Eva Hilyard House (1611 14th Ave., 1900); an addition to the rear of the Bafley Building (1900); the Squires Building (317 First Ave, 1900); and a two-story frame building (1704 Boylston, 1900). All of these buildings have been demolished.

In 1901, Bebb formed a partnership Louis Mendel (1867-1940). Mendel had been working for Bebb drafting and he too was a former Adler & Sullivan employee. The partnership quickly became one of the most prominent architectural firms in Seattle, and over a period of thirteen years the firm produced a variety of designs for some of the city's finest homes, hotels, business blocks, apartments, and civic projects in a wide range of architectural styles.⁶⁵

Notable projects by the firm include the Everett Theater (1901) in Everett; the Hotel Stander (1901, demolished); the Albert S. Kerry Residence (1902); the Daily Times Building (1902); Pacific Coast Syrup Co. Building (1902); University Heights School (1902); the Oriental Block (1903); the Schwabacher Hardware Company Warehouse (1905); the Seattle Athletic Club (1904, destroyed); the William Walker House (also known as the Walker-Ames Residence, 1907); the First Church of Christ Scientist (1909, 1914); the Frye Hotel (1906-1911); the Hoge Building (1911); and Fire Station 18 in Ballard (1911).

In 1908, the firm was selected to design the Washington State Building (1909, destroyed) and the Fisheries Building (1909) at the Alaska-Yukon-Pacific Exposition.⁶⁶

For reasons unknown in 1914, the partnership with Mendel dissolved, and Bebb entered into a new partnership with Carl F. Gould. The two remained in practice together until Gould's death in 1939. The two were well matched, with Bebb acting as engineer and partner in charge of management, contract, and specifications, and Gould as principal designer and planner.⁶⁷

Carl Freylinghausen Gould (1873-1939) was born in New York and graduated from Harvard in 1898. He next studied at the École des Beaux-Arts in Paris for five years, and upon returning to New York he served for two

⁶³ *Seattle Times*, "Death Takes C.W. Stimson, Financier," October 2, 1952, p. 26.

⁶⁴ David Rash and Dennis A. Andersen, "Bebb & Mendel," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 72-73.

⁶⁵ *Ibid.*, p. 73.

⁶⁶ *Ibid.*, pp. 74-75.

⁶⁷ T. William Booth and William H. Wilson, "Bebb and Gould," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 175-176.

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years as an intern in the offices of the prominent firm of McKim, Mead and White. After assisting Daniel Burnham in the preparation of San Francisco's city plan in 1905, he relocated to Seattle in 1908 at the age of 34.⁶⁸

Gould initially worked as a draftsman for the architectural firm of Everett & Baker, and then for architect Daniel Huntington (1909), eventually forming a short-lived partnership with Huntington. They designed a number of houses, apartments, and mixed-use projects and entered a competition for the design of the Washington State Capitol. Besides working in association with Huntington and designing independently for his own practice, Gould became involved in local social, arts, and political organizations and causes. He was active in promoting the Bogue Plan for Seattle (a master plan for the physical layout of the city), served in leadership positions with the Architectural League of the Pacific Coast, and served as president of the Fine Arts Society (1912-16, 1926-29).⁶⁹

Around the same time that Gould entered into partnership with Bebb, he began lecturing at the University of Washington, and established the school's Department of Architecture in 1914. Gould served as head of the department from 1915 until 1926. Bebb also worked with Gould to establish an architecture curriculum at the University and supported Gould's activities to promote the cultural arts in Seattle.⁷⁰

Bebb's participation in the firm dwindled greatly after 1924, and over the next decade Bebb & Gould completed fewer than half the number of projects as the firm had managed in the first decade of its formation. In later years they explored Art Deco in the execution of the Longview Post Office (1932); the Everett Public Library (1934); the U.S. Marine Hospital (1932); and the Seattle Art Museum (now the Seattle Asian Art Museum, 1933).

The partnership ended when Gould died in 1939. Bebb continued his practice with his draftsman, John Paul Jones, until he passed away in 1942.⁷¹

Subsequent Architect: James H. Schack

James H. Schack is the architect of record for the 1911-1912 remodel of the subject building. The project consisted of the removal of the northern façade of the building and its reconstruction seven feet to the south to allow for the widening of Pine Street.

James Hansen Schack (1871-1933) was born in Germany on October 29, 1871. Prior to his arrival in Seattle in 1901, he received training in architecture and worked in a variety of firms in Chicago. His early works were primarily commercial buildings, hotel and apartment buildings, and residences. A short-term partnership between 1907 and 1909 with architect Daniel R. Huntington was notable for the production of designs for the First United Methodist Church (1910) and the first Arctic Club (1909, now the Morrison Hotel).⁷²

Architects James Schack and David Myers formed a partnership with engineer Arrigo M. Young in August 1920. Schack and Myers had shared office space and collaborated on projects as associate architects as early as 1917.⁷³ The firm of Schack, Young & Myers was one of the most successful design firms in Seattle during the 1920s, along with Bebb & Gould and John Graham. Schack, Young & Meyers designed a number of commercial, residential, religious, and institutional buildings, as well as several projects of a larger scale.

Myers left the firm in 1929, and was in private practice until his death on May 9, 1936. Schack and Young continued their partnership until the death of Schack on March 16, 1933. Arrigo M. Young continued an independent practice as an architect and engineer through World War II, having obtained his architecture

⁶⁸ Ibid., pp. 174-175.

⁶⁹ Ibid., p. 175.

⁷⁰ Booth and Wilson, p. 176.

⁷¹ Ibid., pp. 176-179.

⁷² David A. Rash, "Schack, Young & Myers," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 156-157.

⁷³ Ibid.

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license by that time. At the time of his death on June 27, 1954, the firm had become Young, Richardson, Carleton & Detlie. This firm later became known as the Richardson Associates, and eventually TRA.⁷⁴

Building Contractor: Matthew Dow

To construct the building, the Stimson brothers hired prominent building contractor Matthew Dow.⁷⁵ Matthew Dow was born into a large family on July 29, 1849 near Glasgow, Scotland. He and several of his brothers had immigrated to the United States together around 1875, first arriving in Lexington, Kentucky. Later he and his brother moved to Fort Worth, Texas, where they founded a contracting firm. They soon moved to Belton, Texas, where they constructed several buildings for Baylor College, along with the Belton County courthouse. Eventually the brothers' parents and seven of their siblings joined them in Belton.⁷⁶

Foreseeing a pending construction boom after the Great Fire which leveled most of downtown Seattle, the two brothers moved to the city in 1889. They lived in Ballard and both continued to work as carpenters, however, they each established their own businesses. Matthew operated as the Matthew Dow & Company (Walker Building, suite 401),⁷⁷ and David operated with his son, Alexander, as Dow & Son (2102 E Spruce St).⁷⁸ They also owned a machinery rental business that Alexander kept up after his father's death.⁷⁹ Unlike his contractor brother, David Dow promoted himself as both an architect and a contractor,⁸⁰ and designed and constructed many buildings in the city as a sole practitioner.⁸¹

Matthews known projects include the Pacific Block; the Puget Sound Machinery Depot Building; the Kelly-Clarke Building; the Hancock Building; the Victoria Hotel; the Seattle Athletic Club building; the Bemis Bros. Factory Building; Lincoln School; the W.P. Fuller and Schwarzschild & Sulzberger warehouses; the Empress and Orphem Theaters; two Coleman Blocks; the Agan Building, the Christian Science Church; the Chapin Building (1900); the Walker Building; the National Guard Armory (1908); and the Orpheum Theater (1911). He also did considerable amount of work for the Great Northern Railway and the Grand Truck Pacific Railroads. Outside of Seattle, Dow was the general contractor for at least two buildings in Billings, Montana, and a state training school in Chehalis⁸²; and reportedly constructed a building in Washington D.C.

Matthew Dow settled in Ballard, where he became involved in politics and served as councilman, member of the school board and mayor (1895). After the annexation of Ballard, Matthew twice ran for mayor of Seattle before dropping out of the race to support fellow Democrat, Judge Moore. In 1906 he also ran unsuccessfully for a councilman seat on a municipal ownership ticket, which promoted municipal rail and water projects. He was a strong supporter of labor unions, and his contracting firm employed only union labor. He served on several charitable intuitions and was president of the Master Builders Association; as well as president of the United States Coal Company and treasurer of the Sound Investment Company.

The Dow brothers were proud and loyal Scots. They were leading members of Clan Mackenzie, the Caledonians, and the St. Andrew's Society.⁸³ Matthew served as president of the Caledonians and reportedly was a prominent figure and leading spirit in Scottish entertainment in the city. He was a member of the

⁷⁴ Rash, p. 159.

⁷⁵ City of Seattle Building Permit No. 3316, 1900.

⁷⁶ Clarence P. Bagley, *History of King County*, vol. II, p. 805.

⁷⁷ R. W. Polk & Co., *Seattle City Directory*, 1910.

⁷⁸ *Seattle Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

⁷⁹ *Ibid.*, classified advertisement, 1935. R. W. Polk, *Seattle City Directory*, 1935.

⁸⁰ *Seattle Times*, "Plans Drawn for Two Structures; W. D. Perkins will spend \$90,000 on Buildings and J. P. Peterson will put up House costing \$70,000," March 3, 1914, p. 16.

⁸¹ *Ibid.*, "Matthew Dow & Company," August 4, 1907, p. 37.

⁸² Snowden.

⁸³ *Seattle Daily Times*, "Just Cogitating: W. W. Perrigo was First Trader in Redmond," April 12, 1959, p. 89.

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Masons and the Mystic Shrine, as well as the Elks and the United Workmen.⁸⁴ Matthew Dow died in Seattle in May of 1912 at the age of 83.⁸⁵

Summary

The Colonnade Hotel represents a distinct period in Seattle's history when it began to expand north after the topography of the city was changed. The Colonnade also represents a housing type specific to the late 1800s and early 1900s, single room occupancy hotels which served several functions: a temporary place to stay for people visiting, a landing spot for those moving permanently to a rapidly growing city, or longer-term affordable housing for working people. The Colonnade Hotel is locally significant as the first independent project of architect Charles Bebb in Seattle, and one of the many works of the Pacific Northwest contractor Matthew Dow.

⁸⁴ Ibid., "Society," July 13, 1910, p. 3.

⁸⁵ *Seattle Times*, "David Dow, 72, Dies of Heart Ailment on Visit to Bank," December 9, 1928, p. 17.

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- "Colonnade Hotel." May 30, 1909, p. 23.
- "Dow Blameless for Accident in New Armory." February 4, 1910, p. 15.
- "Female Help Wanted." May 29, 1909, p. 8.
- "Female Help Wanted." November 7, 1911, p. 18.
- "For Sale, Miscellaneous." August 30, 1919, p. 14.
- "For Sale, Miscellaneous." August 5, 1919, p. 18.
- "For Sale, Miscellaneous." September 21, 1919, p. 84.
- "For Sale, Real Estate." February 14, 1909, p. 126.
- "Help Wanted—Male." June 16, 1905, p. 16.
- "Hotel Leasing Deal Closed At \$28,800 Figure." March 13, 1932, p. 18.
- "Hotels." October 13, 1922, p. 28.
- "Hotel Sued by O.P.A. for \$6,502 Over Rentals." April 29, 1945, p. 2.
- "Just Cogitating: W. W. Perrigo was First Trader in Redmond." April 12, 1959, p. 89.
- "Liquor Owner Is Fined." October 28, 1932, p. 7.
- "Male Help Wanted." March 26, 1922, p. 78.
- "Miscellaneous For Sale Or Exchange." February 1, 1930, p. 15.
- "New Brick Block." December 28, 1899, p. 9.

Colonnade Hotel

Name of Property

King County, WA

County and State

- . "New Buildings." June 23, 1900.
- . "New Restaurant." December 29, 1935, p. 16.
- . "Osteopathic Physicians." July 25, 1908, p. 11.
- . "Permit for Large Building." July 4, 1902, p. 7.
- . "Personals." July 12, 1902, p. 7.
- . "Personals." August 18, 1902, p. 11.
- . "Personals." March 10, 1907, p. 56.
- . "Personals." May 22, 1909, p. 11.
- . "Personals." September 24, 1947, p. 30.
- . "Real Estate and Building Review." April 20, 1901, p. 21.
- . "Real Estate and Building Review." May 12, 1900, p. 13.
- . "Realty Firm to Manage Hotel." January 11, 1959, p. 30.
- . "Realty Market Influenced by Sale of Beer." May 7, 1933, p. 17.
- . "Society." July 13, 1910, p. 3.
- . "Special New Years' Dinner." December 30, 1949, p. 3.
- . "Tax Records List Israel's Seattle Holdings." July 13, 1981, p. 19.
- . "Thug, Presenting Note, Gets \$125 in Café Holdup." April 27, 1931, p. 13.
- . "Too Late To Classify." September 27, 1908, p. 15.
- . "Gatewood Hotel to House Homeless." April 18, 1991.

Seattle Department of Neighborhoods Historical Sites database. "Records for 4500 Roosevelt Way, 4534-4536 University Way, and 4522 18th Ave." <http://web1.seattle.gov/dpd/historicalsites> (accessed October 16, 2016).

Seattle Historical Sites Survey. "Summary for 319 3rd Ave." <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2065285499> (accessed October 3, 2016).

Seattle School Board Meeting Minutes. April 7, 1906, Record 6, p. 372.

Seattle Star. "A Wonderful Woman." January 12, 1901, p. 2.

- . "No Reason Known for her Rash Act." June 26, 1902, p. 1.
- . "Personals." July 12, 1902, p. 7.
- . "William Hurley Held In County Jail Confesses, Involving Others." January 28, 1910, p. 1.

Seattle Sunday Times. "Matthew Dow & Company." August 4, 1907, p. 37.

- . "Matthew Dow, Successful Builder and Contractor." February 27, 1910, p. 11.
- . "Newest Orpheum Showiest House America Affords." May 14, 1911, p. 20.
- . "Notable Addition to Seattle's Waterfront." October 30, 1910, p. 30.
- . "Building Permits Beat Last Week," May 28, 1911, p. 30.
- . "David Dow, 72, Dies of Heart Ailment on Visit to Bank." December 9, 1928, p. 17.
- . "Death Takes C.W. Stimson, Financier." October 2, 1952, p. 26.
- . "Matthew Dow & Company." August 4, 1907, p. 37.

Colonnade Hotel
Name of Property

King County, WA
County and State

- "Permit for Clubhouse." June 29, 1903, p. 11.
- "Plans Drawn for Two Structures; W. D. Perkins will spend \$90,000 on Buildings and J. P. Peterson will put up House costing \$70,000." March 3, 1914, p. 16.
- "With the Architects." August 26, 1906, p. 65.
- Classified advertisement, 1935.

Snowden, Clinton A. *History of Washington: The Rise and Progress of an American State*, volume 5, 1911.

Stickney & Murphy Architects. "Gatewood Hotel Rehabilitation." Shts. A 1.0-3.5. May 24, 1991.

Stimson Lumber. "Never Far From the Trees: A History of Stimson Lumber Company, 1850-2001."
<http://www.stimsonlumber.com/about/page/stimson-history> (accessed October 19, 2016).

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1	<u>47.609791°</u> Latitude	<u>-122.340383°</u> Longitude	3	<u> </u> Latitude	<u> </u> Longitude
2	<u> </u> Latitude	<u> </u> Longitude	4	<u> </u> Latitude	<u> </u> Longitude

Colonnade Hotel
Name of Property

King County, WA
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is located in the east half of Section 31 Township 25, Range 4E of the Willamette Meridian, Washington, and is legally described as "Lots 1 and 4 Block 26, Addition to the City of Seattle as laid out by A. A. Denny, commonly known as A. A. Denny's 3rd Addition to the City of Seattle." It is otherwise identified as Tax Lot 197570-0600 at the said location.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot (113x111 feet) that is occupied by the Colonnade Hotel.

11. Form Prepared By

name/title Ellen F. C. Mirro and Larry E. Johnson, Principal (Edited by DAHP Staff)
organization The Johnson Partnership date January 2017
street & number 1212 NE 65th Street telephone 206-523-1618
city or town Seattle state WA zip code 98115
e-mail ellen@tjp.us

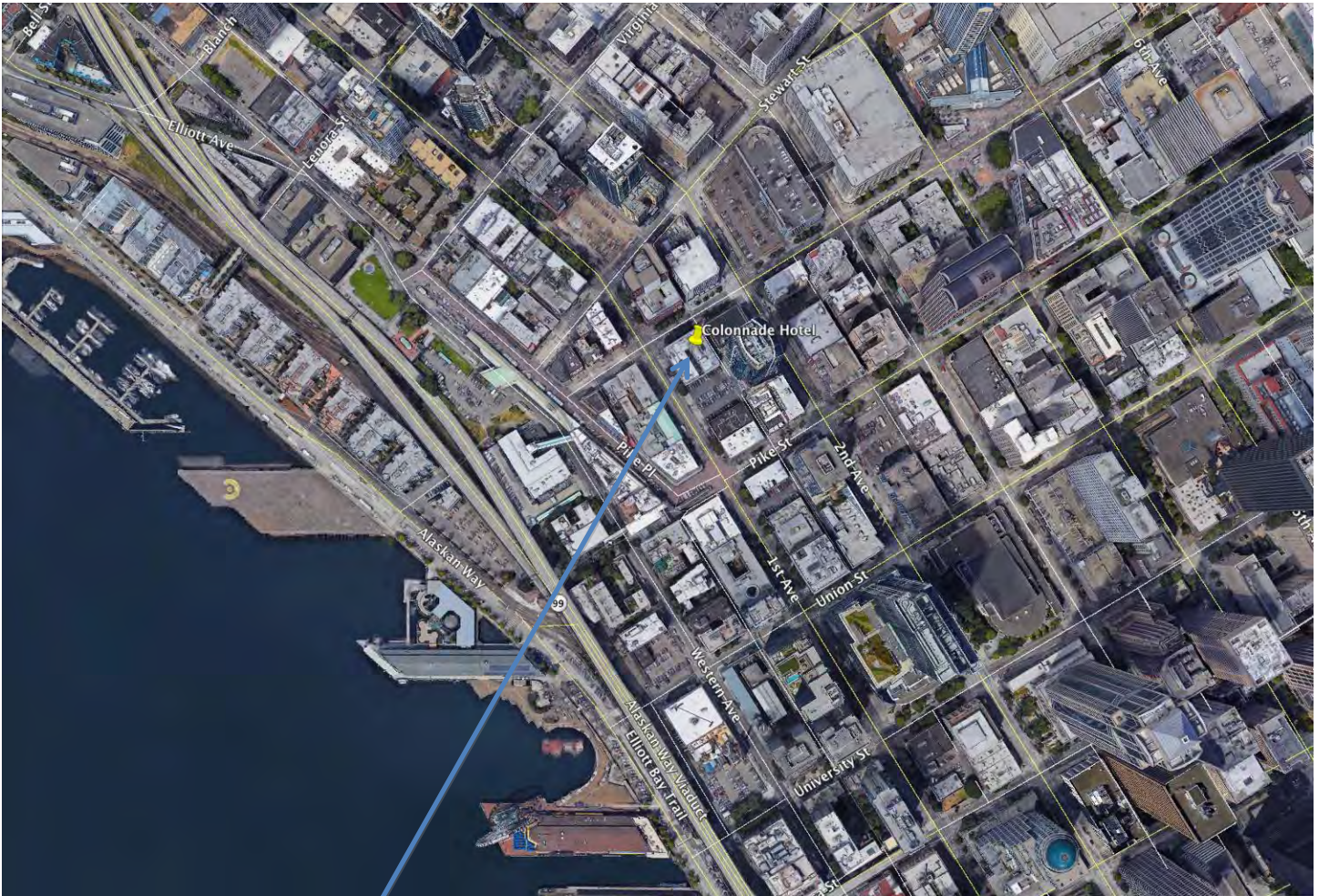
Additional Documentation

Submit the following items with the completed form:


- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Colonnade Hotel
Name of Property

King County, WA
County and State



Google Earth - Edit Placemark

Name: 

Latitude:

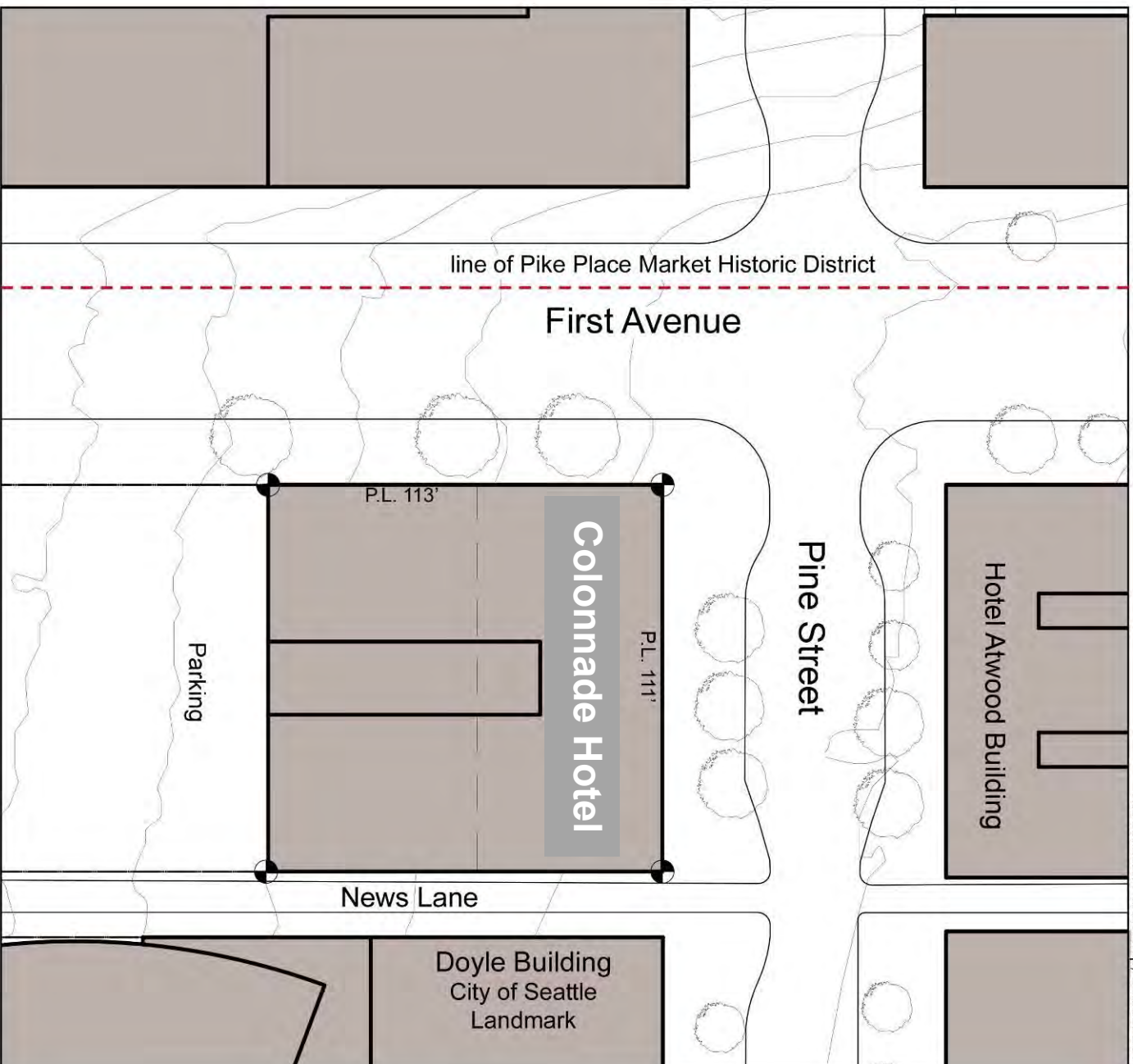
Longitude:

Colonnade Hotel
Google Earth Map

Colonnade Hotel
Name of Property

King County, WA
County and State

The Johnson Partnership, October 2016



Site Plan

project north



true north



Colonnade Hotel
Site Plan

Colonnade Hotel
Name of Property

King County, WA
County and State

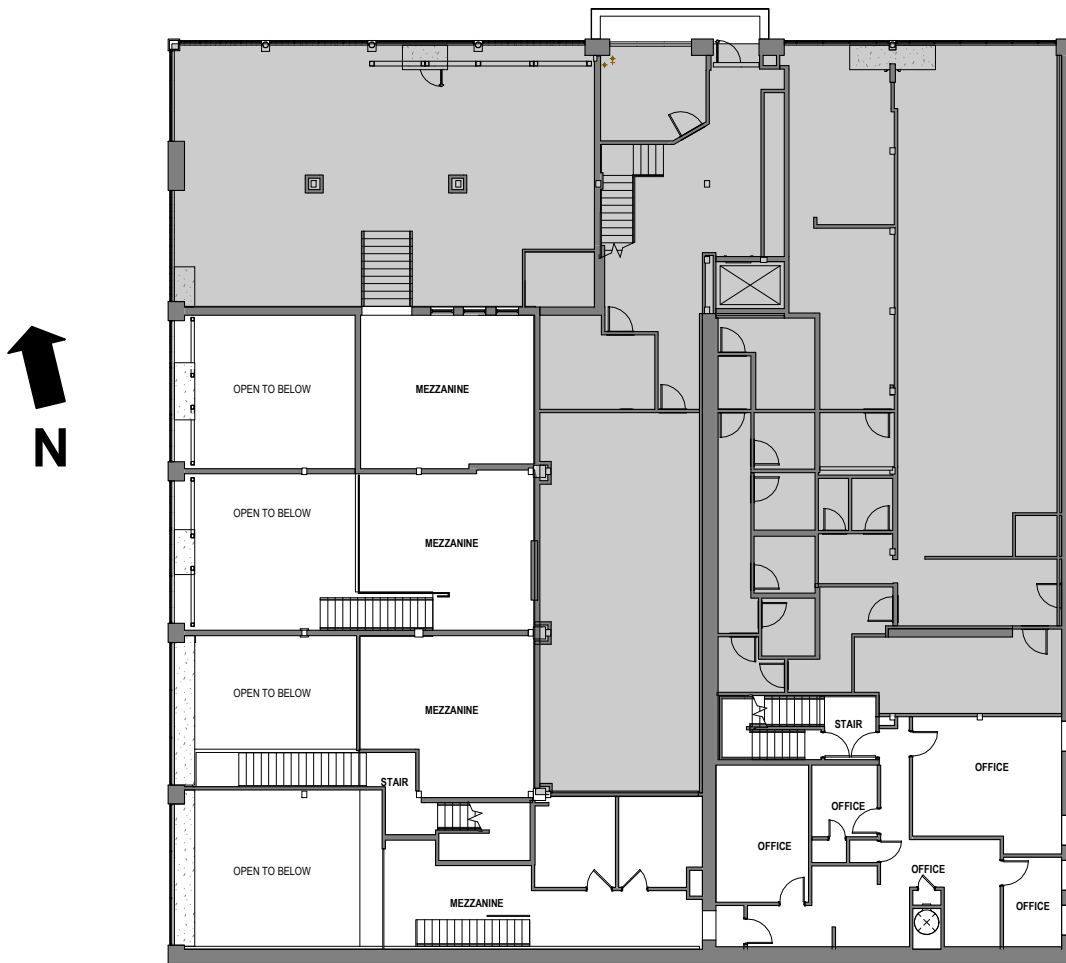


EXISTING PLAN - LEVEL 01

Colonnade Hotel
Floor Plan
1st floor

Colonnade Hotel
Name of Property

King County, WA
County and State

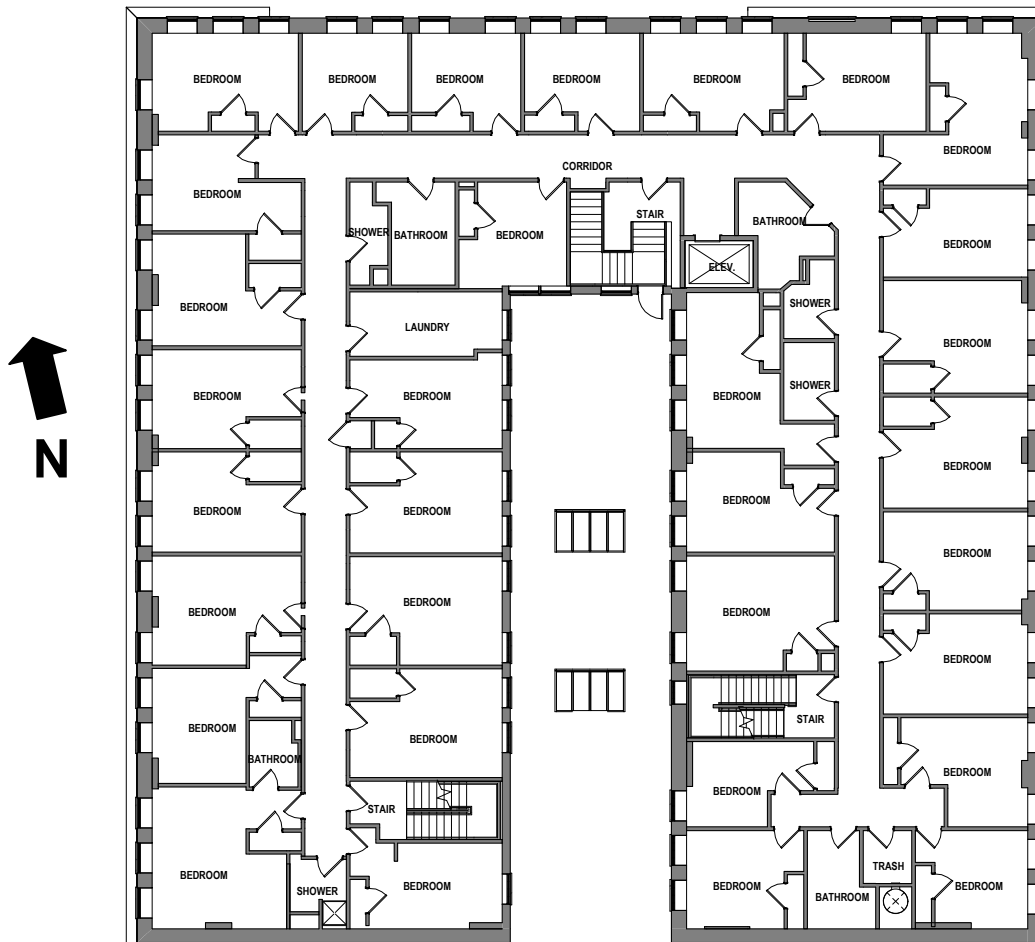


EXISTING PLAN - MEZZANINE

Colonnade Hotel
Floor Plan
Mezzanine Level

Colonnade Hotel
Name of Property

King County, WA
County and State

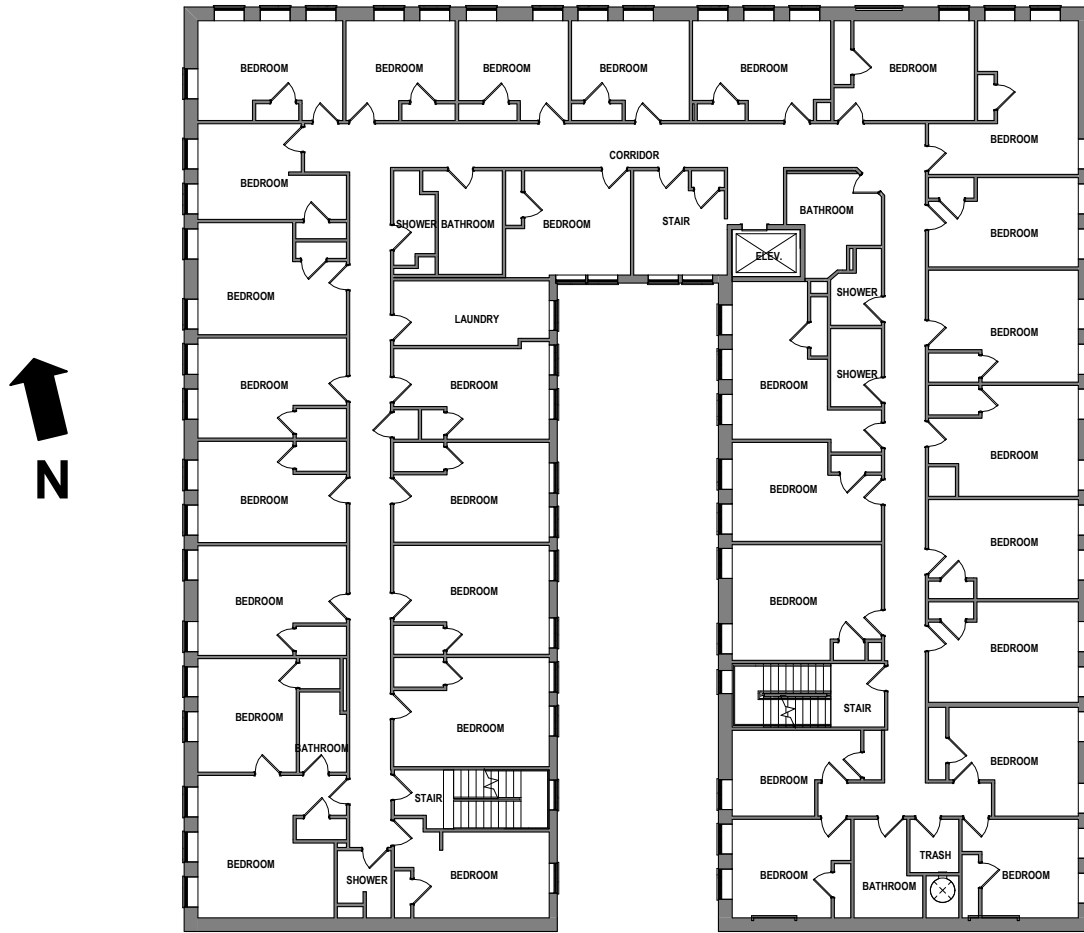


EXISTING PLAN - LEVEL 02

Colonnade Hotel
Floor Plan
2nd Floor

Colonnade Hotel
Name of Property

King County, WA
County and State

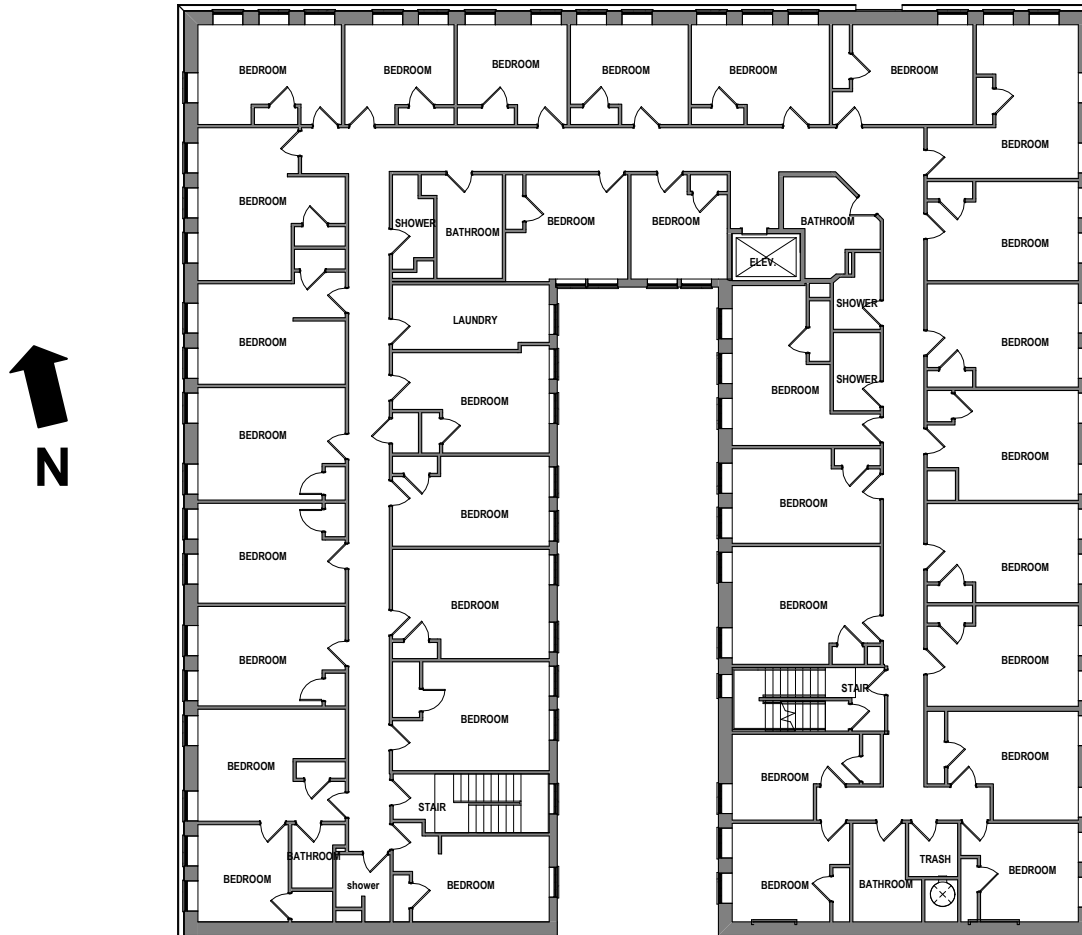


EXISTING PLAN - LEVEL 03

Colonnade Hotel
Floor Plan
3rd Floor

Colonnade Hotel
Name of Property

King County, WA
County and State



EXISTING PLAN - LEVEL 04

Colonnade Hotel
Floor Plan
4th Floor

Colonnade Hotel
Name of Property

King County, WA
County and State



Colonnade Hotel
Elevation
North Facade

Colonnade Hotel
Name of Property

King County, WA
County and State



Colonnade Hotel
Elevation
West Facade

Colonnade Hotel
Name of Property

King County, WA
County and State



University of Washington Libraries Special Collections. Negative # Warner 263. Collection: PH Coll 273 Arthur Churchill Warner Collection. Photographer Warner, Arthur Churchill, 1864-1943. Description: 1st Avenue looking north from near Pine Street, Seattle, probably before the second phase of the Denny Hill regrade, ca. 1904.

Colonnade Hotel
Name of Property

King County, WA
County and State



University of Washington Libraries Special Collections. Negative # Warner 269. Collection: PHColl 273 Arthur Churchill Warner Collection. Photographer Warner, Arthur Churchill, 1864-1943. Description: Pine Street looking northeast at 1st Avenue, Seattle, probably before the second phase of the Denny Hill regrade, ca. 1904.

Colonnade Hotel
Name of Property

King County, WA
County and State



University of Washington Libraries Special Collections. Negative # W&S 4393. Collection: Seattle Collection. Photographer unknown. Description: Colonnade Hotel, 1532-34 1st Avenue, ca. 1905.

Colonnade Hotel
Name of Property

King County, WA
County and State

THE SEATTLE SUNDAY TIMES, MAY 30, 1909.

25

The Times GUIDE FOR A. Y. P. E. VISITORS

Butler Hotel Annex

Fourth Ave. and Marion St.
Seattle, Wash.

Accommodations for 1,000 guests per day in hotel and rooms convenient to street.

\$1.00 per day, each, European plan.
\$3.00 per day, each, American plan.
Tux in room.

Our representative, with taxicabs, meets all trains and boats.

CARLTON GILBERT, Mgr.

Hotel Washington

The big, new, magnificent hotel that every guest is delighted with; 300 single rooms and suites, each with a bath. There are also dining-rooms, writing-rooms, public and private dining-rooms, ballroom, etc., billiard table, etc.

From which an unexcelled view may be had of the Cascades, the Olympics and the picturesque country between.

EUROPEAN PLAN J. M. LUX, Manager

Hotel Washington Annex

Rooms on Suite for Parties of Visitors and a Features.

All rooms, single and on suite, are outside rooms and fitted with every modern convenience.

Location at the corner of Second Ave. and Stewart St., particularly convenient to shopping and business center of the city.

AUTO BUS TO ALL BOATS AND TRAINS.

Special tables and service. Roomy porches.

J. H. DAVIS, Proprietor.

Hotel Sorrento

Corner Third and Seneca Street
HOTEL FERGUSON
Located in Center of Shopping District.
The hotel is modern and comfortable. Rooms in every respect. Hot and cold water in all rooms. Elevator service, etc.

Hotel Genevieve

2111 East Cherry Street.
First Class Hotel, Free and High. Roomy building, well equipped with every modern convenience. Elevator service, etc.

Hotel Westlake

Corner Third and Seneca Street
HOTEL FERGUSON
Located in Center of Shopping District.
The hotel is modern and comfortable. Rooms in every respect. Hot and cold water in all rooms. Elevator service, etc.

EXPOSITION OPENS TUESDAY, JUNE 1st

The Times Guide to Visitors will be published in every issue of the Sunday Times during the exposition and will give the exposition program complete by the week—special events—places of amusement—how to reach the exposition grounds, etc. If you do not find what you are looking for call at The Times Business Office, Second Avenue and Union Street.

PROGRAM FOR OPENING DAY—TUESDAY

The opening exercises will begin at 11 o'clock in the natural amphitheatre. There will be short speeches by Governor General L. A. Hodson and President J. E. Chilberg, made by former head and the high school chorus. James J. Hill will make the principal address. When the exercises are finished, President Chilberg will notify the President of the United States that the exposition is ready. When the address is in the East Room of the White House, the flag will be run up on all the buildings and the address will be a nation. The program follows:

Military parade at 8:30 a. m. Col. T. C. Woodbury, grand marshal; Capt. A. M. Westcott, U. S. A., chief of parade. To be participated in by the United States army, United States navy, Japanese army.

Cheering exercises to begin promptly at 11 o'clock in the amphitheatre. Orators: "Lester head of Chicago, 'America'."

Invocation by the Right Rev. Ed. A. J. O'Donoghue, Catholic Bishop of Seattle.

Address by Governor General L. A. Hodson.

Made by former head, "Great Washington, Seattle, 1909." Official music of the Exposition.

Address by James J. Hill.

Address by President J. E. Chilberg at the Alaska-Yukon-Pacific Exposition.

Invocation by Right Rev. Frederick W. Kester, Episcopal Bishop of Oregon.

National anthem by 200 high school pupils, with former head as accompanist.

Then will follow the luncheon in distinguished guests in the New York state building.

At 2 p. m. single ballroom session.

Concert by former head at 2:30 p. m. single ballroom.

Concert by Wagner's Alaska-Yukon-Pacific band, J. A. P. M., probably at 3:30 p. m.

At 5 p. m. concert, Schubert Club, in the Auditorium.

Address by former head, 6 to 10 p. m. single ballroom.

Concert by Wagner's Alaska-Yukon-Pacific band, 4 to 8 p. m.

Display of visiting guests at 8 o'clock in the East Room building.

Dinner of expositions at 10 a. m. at foot of Taylor street.

American Music Hall

Cor. Fourth and Seneca Sts.

A first-class family resort, for ladies, gentlemen and children, will open June 5, 1909, with a refined musical entertainment. Matinee daily at 3 o'clock. Evenings at 8 o'clock and 9:30 o'clock.

Third Avenue Theatre

Cor. Third and Pine Sts.

Continuous performance, New bill every Monday.

Luna Park

Historic Greatest Playground on the Pacific Coast.

Free Open Air Living Twice every week of the Exposition.

Galley Supply Co.

1902 Second Ave., Seattle.

Anderson Steamboat Co.

Lake Washington Excursions

For hotel and safe accommodations, arrangements, sight-seeing trips, lake excursions, outdoor attractions—Lake Park, and other information of value to visitors visit carefully the advertisement in The Times Guide to A-Y-P-E. visitors.

Electric Sight-Seeing Automobiles

From depots to the Alaska-Yukon-Pacific Exposition. Limited number of automobiles only for hire by the hour.

Chine Restaurant

The Best Chop Suey, Noodles and All Kinds of Chinese Cuisine

DE LUXE

100 ARCADE

MODEL CREAMERY IN STATE DAIRY BUILDING

NEW YORK BOX LUNCH CO.

TANNAEUSER INN

MAIN AISLE AGRICULTURES BUILDING
ALASKA-YUKON-PACIFIC EXPOSITION GROUNDS

Claussen Brewing Association

Brewers and Bottlers of SEATTLE'S BEST BEER.
ORIGINAL TANNAEUSER, WILKESBORO and W. C. CLAUSS ENGLISH STYLE PORTER.

WOMEN'S WORK SHOWN IN FINE BUILDING

Developed especially for the work of the women of the state in the Women's Department of the Exposition. The work of the women of the state in the Women's Department of the Exposition. The work of the women of the state in the Women's Department of the Exposition.

MACHINERY HALL SHOWS PROGRESS OF CENTURY

Machinery Hall is typical of the times. It shows the progress of the century. It shows the progress of the century. It shows the progress of the century.

APPLES PROMINENT IN OREGON'S BUILDING

In the center of the Oregon Building is a display of apples. It shows the progress of the century. It shows the progress of the century. It shows the progress of the century.

A. Y. P. E. Pay Streak Amusements

THE ARENA

All Ready for the Big Opening

John L. Sullivan
John L. Sullivan
John L. Sullivan

THE MONITOR AND MERRIMAC

AND
GETTYSBURG

A Magnificent \$240,000 Production Operated and Produced by Seattle Business Men

VISIT THE GRANT PIANO

ON THE PAY STREAK AND SEE THE
Great Chevalier De Loris
AND HIS WONDERS
Ready the Opening Day of the Fair
Everything Complete
The House Upside Down

Eskimo Village

At the head of the Pay Streak

Siberia-Alaska-Labrador
At the A-Y-P.

The Tickler

The One Big Live Wire on the PAY STREAK

Colonnade Hotel
Name of Property

King County, WA
County and State



Washington State Secretary of State Archives, Puget Sound Region. King County Tax Assessor Data. File # 197570-0600.
Date: 1937.

Colonnade Hotel
Name of Property

King County, WA
County and State



University of Washington Libraries Special Collections. Negative # UW1078. Collection: Henry Broderick Photograph Collection PH Coll 685. Photographer unknown. Description: Hotel Gatewood at 107 Pine Street, n.d. (after 1951)

Colonnade Hotel
Name of Property

King County, WA
County and State



University of Washington Libraries Special Collections. Order # SEA4929. Collection: Hamilton Collection of Seattle Photographs PH Coll 541. Photographer: Hamilton, Leslie H. Description: Looking south down 1st Avenue from Pine Street, Seattle, December 13, 1981.

Colonnade Hotel
Name of Property

King County, WA
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Colonnade Hotel
City or Vicinity: Seattle, WA
County: King **State:** WA

Photographer: Larry E. Johnson or Ellen F. C. Mirro
Date Photographed: October 2016



1 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Western façade.

Colonnade Hotel
Name of Property

King County, WA
County and State



2 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Western façade.



3 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Northern façade entry detail.

Colonnade Hotel
Name of Property

King County, WA
County and State



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Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Northern façade viewing southeast.



5 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Northern façade viewing southwest.

Colonnade Hotel

Name of Property

King County, WA

County and State



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Colonnade Hotel

107 Pine Street, Seattle, King County, WA

Photo: The Johnson Partnership, October 5, 2016. Alley façade.



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Colonnade Hotel

107 Pine Street, Seattle, King County, WA

Photo: The Johnson Partnership, October 5, 2016. Southern façade.

Colonnade Hotel
Name of Property

King County, WA
County and State



8 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Detail at northern façade.



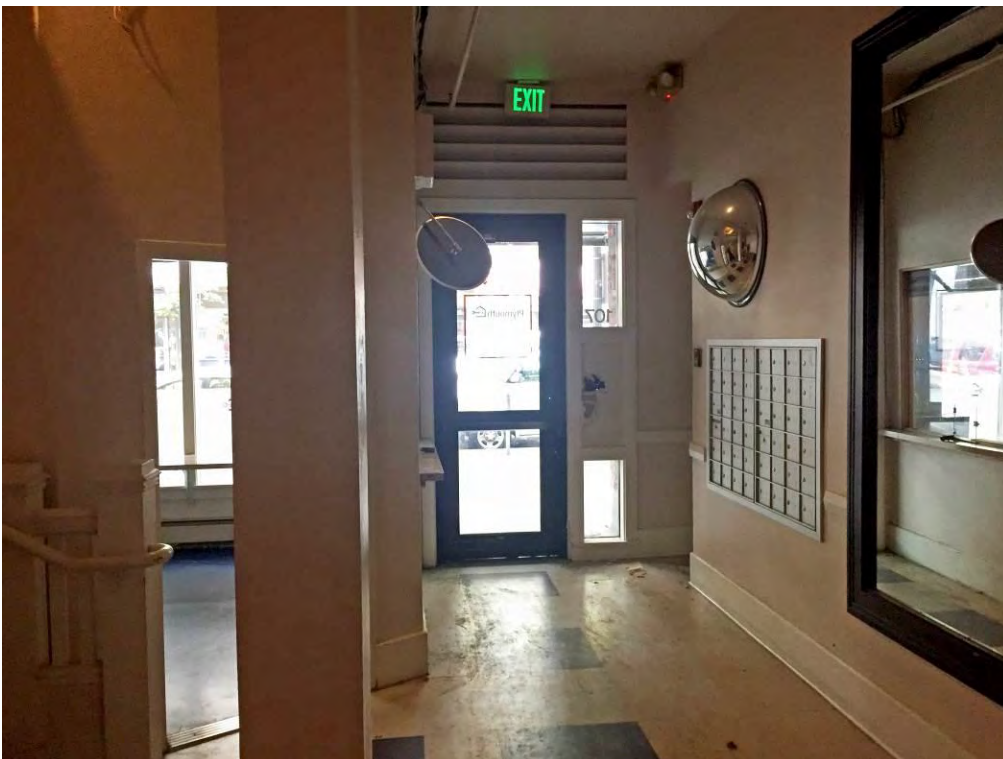
9 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Detail at storefront.

Colonnade Hotel
Name of Property

King County, WA
County and State



10 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Interior at hotel lobby.



11 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Interior at hotel lobby.

Colonnade Hotel
Name of Property

King County, WA
County and State



12 of 16.

Colonnade Hotel
107 Pine Street, Seattle, King County, WA

Photo: The Johnson Partnership, October 5, 2016. Interior at hotel common room.



13 of 16.

Colonnade Hotel
107 Pine Street, Seattle, King County, WA

Photo: The Johnson Partnership, October 5, 2016. Interior at typical hallway.

Colonnade Hotel
Name of Property

King County, WA
County and State



14 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Interior at typical room.



15 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Interior at typical room.

Colonnade Hotel
Name of Property

King County, WA
County and State



16 of 16.
Colonnade Hotel
107 Pine Street, Seattle, King County, WA
Photo: The Johnson Partnership, October 5, 2016. Interior at storefront.

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

name Ramin Kolahi, Lighthouse Investments, LLC
street & number 1180 South Beverly Drive, Suite 508 telephone (310) 556-1600
city or town Los Angeles state CA zip code 90035

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



DO NOT
ENTER

ALHAMBRA

ECOLEMENTS
AND BOUTIQUE



ALHAMBRA

PIZZA

LEAD
622-3863

THE GATEWOOD

107





ONE WAY
→

ONE WAY
←

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GYROS

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Pike Place Market

ECO ELEMENTS
WINE BODY SPIRIT EARTH



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TOWING, L.L.C.
(204) 742-0881

DAVY
TOWING



iPhone 7

FIRST AND FINE BUILDING

NO PARKING
ANYTIME
FIRE DEPARTMENT
FIRE ALARMS



Ag Alchemy Goods

- Upcycled
- Purses
- Handbags
- Shoulder Bags
- Wallets
- Belts



Made in Seattle

Ag Alchemy Goods



- Reclaimed bike tube
- Hand made in Seattle

Ag Alchemy Goods

- Upcycled
- Backpacks
- Messenger Bags
- Travel Bags
- Wallets
- Belts



Made in Seattle

OPEN

GREEN U

1528



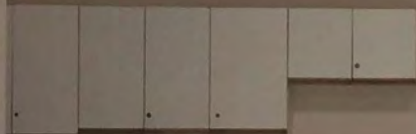
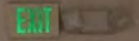
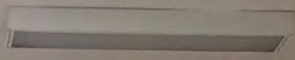
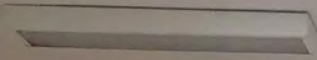
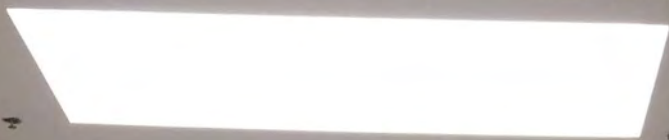


EXIT

Plymouth

107













 **GREEN GURU** 

WARNING
24 HOUR



WELCOME TO GREEN GURU
WE ARE HERE TO HELP YOU
GET THE MOST OUT OF YOUR GEAR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Colonnade Hotel

Multiple Name: _____

State & County: WASHINGTON, King

Date Received: 6/23/2017 Date of Pending List: 7/18/2017 Date of 16th Day: 8/2/2017 Date of 45th Day: 8/7/2017 Date of Weekly List: _____

Reference number: SG100001443

Nominator: State

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept Return Reject 8/7/2017 Date

Abstract/Summary Comments: The Colonnade Hotel is locally significant under National Register Criteria A and C in the areas of Commerce, Community Planning & Development, and Architecture. Originally constructed in 1900 as a four-story, brick commercial property with a later (1912) alteration to the northern facade, the building served as a prominent hotel and SRO complex at the northern extremes of Seattle's turn-of-the-century business district. Reflecting the significant boom-era patterns of commercial growth and expansion in Seattle's downtown, the building features restrained Classical Revival-inspired detailing. An early work of prominent Seattle architect, Charles Bebb, the building is a fine local example of historic period commercial design and the locally important Single-Room Occupancy (SRO) hotel property type.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 8/7/2017

DOCUMENTATION: see attached comments : No see attached SLR : No



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

June 20, 2017

RE: Washington State NR Nomination

Dear Paul:

Please find enclosed a new National Register Nomination form for the:

- **Colonnade Hotel – King County, WA**
(an all-electronic nomination)

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

Sincerely,

Michael Houser
State Architectural Historian, DAHP
360-586-3076

E-Mail: michael.houser@dahp.wa.gov

