

5G 3254

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 Highland Apartments

other names/site number _____

2. Location

street & number 931 11th Avenue East not for publication

city or town Seattle vicinity

state Washington code WA county King code 033 zip code _____

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

___ A ___ B X C ___ D

Allyn M Signature of certifying official/Title 11.05.18 Date

WASHINGTON STATE 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): _____

Allyn M Signature of the Keeper 12/07/2018 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

<u>Contributing</u>	<u>Noncontributing</u>	
<u>2</u>		buildings
		district
		site
		structure
		object
<u>2</u>		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

Seattle Apartment Buildings: 1900-1957

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC / multiple dwelling / apartment building

DOMESTIC / multiple dwelling / apartment building

DOMESTIC / secondary structure / garage

DOMESTIC / secondary structure / garage

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS:

foundation: CONCRETE

JACOBETHAN REVIVAL

walls: BRICK, STUCCO

roof: ASPHALT

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.)

The Highland Apartments is a four-story Jacobethan Revival apartment building and accessory garage constructed in 1924 for William C. Malaney, and situated near the Olmsted-designed Volunteer Park, in the Capitol Hill neighborhood of Seattle. This twelve-unit apartment building has a red brick and cast stone exterior and features three full-height chamfered window bays across the main façade. The building is an excellent example of a luxury apartment building built to fit in to a neighborhood characterized by large, single family homes, rather than an urban high-rise condition.

Site

The subject property is located mid-block on the west side of 11th Avenue E., one half block south of Volunteer Park. The parcel is rectangular in plan, and measures approximately 120 by 105 feet, oriented north-south along 11th Avenue. The site is essentially flat. There is no alley adjacent to the site. The subject building is located near the center of the property, and a separate garage building extends along the back property line. A paved drive along the north and south property lines provides access to the garage. The building is fronted by a landscaped yard of mature trees and foundation plantings.

Building description

The subject building was constructed in 1924 as a four-story luxury apartment building. The building structure is unreinforced masonry on a concrete foundation, with no basement, and a flat built-up roof. The building footprint measures approximately 47 by 102 feet, oriented north-south. The architects Stuart & Wheatley designed the subject building in a Jacobethan Revival style, massed as a palatial brick block with three stories over a rusticated base, and with three full-height chamfered-corner bays projecting from the front elevation. These large bays, which serve as sunrooms for the units, measure approximately 10 by 10 feet in plan. Deep red rug face brick was used on the main elevation. The first floor of the main elevation is rusticated with a layer of pale gray cementitious plaster over board-formed concrete, scored to resemble stone blocks.

The face brick exterior of the upper three levels is laid in a running bond throughout, with brick soldier course window headers and cast stone sills at the windows of the main body of the building. The projecting bay windows are the primary character-defining element of the front elevation, and are highlighted extensively with grayish-white cast stone quoins, window headers, window sills, parapet coping, and lozenge-shaped elements in the parapet wall. The parapet of the main body of the building is moderately shaped, topped with cast stone coping, and features cast stone shield escutcheons and decorative brickwork between the projecting bays.

The side and rear elevations are more utilitarian, and clad with common red brick. At the rear southern half of the building is a deep notch measuring 33 by 10 feet in plan, serving as a light well and back door for adjacent units via an apparently original steel fire escape stair. There is also notch at the north elevation measuring 5 by 12 feet in plan, which is also equipped with an apparently original fire escape stair.

Over half of the original windows on the building have been replaced. All of the original leaded glass casement windows at front elevation projecting bays were replaced with modern energy efficient casement windows with "simulated" divided lights. Windows which are part of the main body of the building on the front elevation appear to be the original 6-over-1 double-hung wood sash. Windows on the rear and side elevation are modern, energy efficient replacements of what were presumably original wood sash (no historic photographs of the back or side of the building were available for comparison). However, many original wood sash or leaded glass windows facing courtyards or in non-primary locations on the side and rear elevations remain intact.

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The main building entry is located in a recessed porch on the front elevation, between the second and third bays at the first floor. It is relatively modest in scale and features no flight of steps; only a cast stone surround with Tudor Revival details gives it visual emphasis on the façade. The original front door with flanking lights features leaded glass with stained glass elements. Through this door is a vestibule with terrazzo floors, scored interior walls to resemble stone, mailboxes, and another set of leaded glass doors flanked by sidelights. Through this second set of leaded glass doors is a stair hall, featuring wood floors and a decorative balustrade with square newel posts and turned balusters. The stairwell is open and lit by a skylight at the top floor.

This main entry stair hall only serves the northern two-thirds of the building, with two apartment accessed at the stair landing on each floor. There is another, secondary entrance and stair hall which serves the southern third of the building, and which is accessed from the south elevation. There is no corridor connecting the northern and southern portions of the building; they function essentially as adjacent buildings. Like the main entrance, the secondary entrance on the south side features a cast stone Tudor Revival cast stone surround, mailboxes, a smaller stairwell with decorative balustrade and lit by a skylight, but only one apartment is accessed per floor. There is no elevator in the building.

Today, the building has eight 2-bedroom units measuring 1,290 square feet; one 4-bedroom unit measuring 2,735 square feet (two of the previous units, combined); two 1-bedroom units measuring 640 square feet; and one 330 square foot studio. The smaller units are located on the first floor.

Unit interiors are each largely intact but with slight variations depending on owner preferences, especially regarding updated kitchens and bathrooms. A typical unit features an internal entry hall and corridor, living room with fireplace and built-in bookshelves, arched openings between primary spaces, separate dining room, multiple bedrooms, kitchen and butler's pantry. Off the kitchen is a rear door to the fire escape. Tax assessor records state that original finishes included fir and oak floors, plaster walls, fir trim, brick and tile fireplaces, all of which appears to be generally intact.

Garage

The garage building at the rear of the property was constructed in 1924. It measures approximately 112 by 17 feet in plan, and is one story with openings for twelve vehicles. Structure is unreinforced brick and clay tile walls on a concrete foundation, with a flat roof made of boards laid on end. The wooden garage doors, visible in the 1937 tax assessor image, were removed at some unknown time.

ALTERATIONS

The subject building is largely intact, with few permitted alterations. These include:

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
232693	1924	---	Build
555791	1975	\$2,000	Comply with HC code (bsmt/no change to apts).
591794	1980	\$14,000	Int. alterations and skylight to Apt H.
730280	2002	\$21,000	Repair earthquake damaged masonry.

Historic photographs provide additional information regarding alterations to the building. Observed primary alterations include:

- All original leaded glass casement windows at front elevation sunrooms (corresponding to the exterior projecting bays) replaced with modern energy efficient casement windows with "simulated" divided lights. (Recent decades, likely c.2000).

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- Most of the windows on the rear and side elevations have been replaced with modern energy efficient windows. However, original wood sash or leaded glass windows facing courtyards or in non-primary locations on the side and rear elevations remain intact.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Stuart & Wheatley (Architect)

Sylliaasen & Sando (Builder)

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.

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Narrative Statement of Significance

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

The Highland Apartment building in Seattle, Washington is eligible for listing under the Seattle Apartment Buildings: 1900-1957 MPD and is defined as a “low-rise apartment block”. Meeting the MPD registration requirements, the Highland Apartments are historically significant under Criteria “C” as a property that embodies the distinctive characteristics of its type, period, and method of construction. It was designed in 1924 as a luxury period-revival apartment building executed in the Jacobethan Revival style. The building is an excellent example of the kind of luxury apartment buildings that began to appear in Seattle in the 1920s serving urbane people of means who wanted house-like amenities such as fireplaces and spacious suites of rooms, but preferred to live in apartments. The building also represents the work of the noted architectural firm of Stuart & Wheatley, a Seattle firm which was active during most of the decade of the 1920s. They were particularly associated with apartment buildings. The period of significance begins and ends in 1924, the date of construction.

HIGHLAND APARTMENTS

The Highland Apartments were developed by William C. Malaney, a then recent transplant from the city of Chicago. According the newspaper accounts, Malaney purchased the nominated site in December 1923.ⁱ The real estate firm of Henry C. Ewing & Co. reported that they “had just closed the sale of three lots alongside the Washington Arms Apartment on 11th Avenue North to W. C. Malaney, who will immediately start the erection of an apartment house costing \$125,000.”

To date little information about William C. Malaney has been found. According to census records he was born in Chicago in 1859 and worked as a manufacturer of patent medicines in 1900. By 1910 he had become a general contractor specializing in concrete work. It is unclear as to when or why Malaney moved to Seattle. No mention of Malaney could be found in the *Seattle Times*, other than his relation to the nominated building. He appears in the Seattle Polk directories from 1924-1926, living in a modest bungalow with his wife, Katherine, at 825 Gwinn Place. In late 1926 or 1927 they moved to Portland, Oregon, presumably to retire (at that time, Malaney would have been about 67 years old). A short notice in the *Oregonian* newspaper states that Malaney died on October 15, 1932, in Portland at the age of 73. Funeral services were held at Finley’s Chapel and interment was at the Riverside Cemetery.ⁱⁱ

By April of 1924 a building permit for the construction of the apartment had been issued. The initial construction costs were estimated at \$65,000.ⁱⁱⁱ A week later the *Seattle Times* featured a rendering of the building by architects Stuart & Wheatley and noted the construction costs were \$125,000. Regardless of the cost, construction proceeded quickly and the building was completed and ready for occupancy in late August 1924.^{iv}

Just nine months later, in May 1925 Malaney sold the subject building for unknown reasons to Anna J. Clebanck, who purchased the property as an investment. The sales figure disclosed was \$100,000.^v Clebanck was an early female real estate investor who owner numerous apartment buildings across the city. At the time of her death in 1939 her estate was worth over \$250,000 dollars.

ⁱ “Will spend \$125,000,” *Seattle Times*, December 9, 1923, p. 23, and “Chicago visitor to erect \$60,000 flat building here,” *Seattle Times*, November 25, 1923, p. 14.

ⁱⁱ Death Notice - *The Oregonian* – Oct 16, 1932 pg. 28.

ⁱⁱⁱ “Building permits,” *Seattle Times*, April 5, 1924, p. 4.

^{iv} “Seattle construction continues unabated throughout city,” *Seattle Times*, April 13, 1924, p. 24; and “The Highland Apartments now ready for occupancy” classified advertisement, *Seattle Times*, August 31, 1924, bottom of fourth column, page 6.

^v “Sale is announced of Highland Apartments,” *Seattle Times*, May 3, 1925, p. 26; and “Seattle properties sold last week represent steady investment demand,” *Seattle Times*, May 10, 1925, p. 26.

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The apartments served as home to a variety of Seattle's white collar citizens. Know early occupants included the Prescott & Eleanor Smith (President of Smith, Strout & Eddy Inc., an investment firm); Don & Dorothy McClallen (Manager of SL & Jones Co., a shipping company); and Thomas & Helen Greening (President of Thos. B Greening & Co., an investment brokerage). Each unit consisted of six rooms with an additional maid's room, sun rooms, extra-large kitchen cabinets, hardwood floors, tile bathrooms, and sound-proof construction. Each tenant also had a separate garage space.

THE DEVELOPMENT OF THE CAPITOL HILL NEIGHBORHOOD

The nominated building is located on Capitol Hill, one of Seattle's largest, oldest and well-established neighborhoods. As early as the 1870s-80s, this ridge overlooking downtown and Lake Washington, was logged off, but settlement afterwards on the cleared land was relatively slow. In 1876, the city purchased 40 acres at one of the hill's highest points to create a cemetery, but the land was instead used as a park, called City Park, in 1885. In 1901, City Park's name was changed to Volunteer Park, to honor the local volunteer fighters in the Spanish-American War. The park's design was established in 1903 by the prominent Olmsted Brothers landscape architecture firm, and was intended to be a "jewel" as part of a larger park system.

In 1900, 160 acres of hillside just east and south of the park was purchased and platted by James A. Moore, through his Moore Investment Company. He named the site "Capitol Hill." Through a series of seven plats recorded between 1900 and 1906, the Moore Investment Company eventually developed the 40+ block area. Part of the area, just south of the park on 14th Avenue, between Volunteer Park and E Roy Street, attracted some of Seattle's upper crust society who built a series of large homes. This three block area became known as "*Millionaire's Row*." Moore's own mansion was constructed there, at the southwest corner of East Aloha Street and 14th Avenue East, in 1903.

Soon, other landowners developed their properties adjacent to Moore's Capitol Hill properties. Within a few years there was a patchwork of more than 40 additions platted. The site of the Highland Apartments, just west of the "*Millionaire's Row*", is within Furth's Addition. The addition was part of the holdings of the Jacob Furth Estate, and at the time, were being managed by the estate's business and real estate investment company; Carter, McDonald & Miller. Jacob Furth had passed away in 1914 and left over million dollars to his wife their three children. The addition was highly marketed and was noted for its proximity to downtown; "In the 15 minute circle." Lots were advertised for sale between \$50 to \$75 each.

Besides being convenient to downtown, the neighborhood enjoyed water views and fresh air, and was one of the earliest areas served by streetcar lines. Over time, "Capitol Hill" came to refer generally to a much larger area than Moore's original development, extending southward along and encompassing the Broadway district to First Hill, to the Cascade neighborhood on the west, and to the Madison Valley and Central District to the east. By 1908, Capitol Hill was one of the most fashionable residential areas of the city, and was the location of elegant mansions built by many of Seattle's families newly rich citizens. Many of these larger homes were designed by prominent architecture firms and the neighborhood is particularly noted for structures built in a wide range of eclectic styles. On the interior of the hill and on lower slopes, particularly south of Moore's original development, more modest middle-class homes and a large number of apartment buildings were built, creating a dense, pedestrian-scaled neighborhood. First Broadway, and later 15th and 19th Avenues, were developed into commercial corridors, following street car lines established in the first decades of the 20th century. Several prominent institutions were established on Capitol Hill early in the 20th century, including the Cornish School for the Arts, Seattle High School, Holy Names Academy, and St. Mark's Episcopal Cathedral.

The subject block of 11th Avenue is notable for a row of four 1920s apartment buildings. These include 1) the nominated building; 2) the Washington Arms Apartments (1065 E. Prospect Street, architect: Victor Voorhees, 1919); 3) the Dutch Colonial style Fairmont Apartments (941 11th Avenue East, architect: J. G. Scott, 1920); and 4) the Classical Revival style Park Court Apartments (921 11th Avenue East, architect: George Wellington Stoddard, 1922). The four are all good examples of luxury apartment buildings from the period, offering

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multiple bedrooms, large suites of living spaces, house-like features such as fireplaces or butler's pantries, and accommodations for maids. These buildings served wealthier people who could live in houses but chose not to. The structures were designed to fit into a residential neighborhood dominated by single-family houses.

APARTMENT BUILDINGS IN SEATTLE AND IN THE CAPITOL HILL NEIGHBORHOOD

Apartment buildings as we know them today in the United States began to become popular in the larger, denser East Coast cities in the latter half of the 1800s. Some of the early buildings were tenement apartments, which housed large numbers of residents in rooms that often lacked windows, fire exits, or plumbing. Building codes aimed at preserving basic health and safety standards for apartment dwellers developed in cities like New York around the turn of the 20th century. By about 1900, Seattle, although never as densely populated as such cities as New York or San Francisco, had adopted similar measures as well.^{vi}

In the first decades after 1900, apartment buildings began to play more of a role in housing Seattle's population, particularly in the denser neighborhoods. In 1907, the City of Seattle building code defined the following multiple-dwelling structures: boarding houses, lodging houses, hotels, and apartments.^{vii}

- Boarding houses were defined by the ordinance as offering five to twenty sleeping rooms. By custom, they generally offered meals in a family-style setting. The typical boarding house operated like a family, and typical tenants of boarding houses might be teachers, gentlemen, families, or sometimes women only. By contrast, lodging houses were defined by ordinance as offering the same number of rooms, but differed in that they offered no food. Meals were taken at restaurants. This low-cost form of housing typically attracted laborers, recent immigrants, railroad workers, and the like.
- Hotels offered furnished rooms to visitors as well as locals, and terms were offered by the day, week, or month, as was typical across the country in the early 20th century. Hotels ranged from luxurious to modest, and every price range. Larger hotels had spaces available to the public, such as dining rooms, reception rooms, or outdoor verandas.
- Apartments offered an alternative to boarding houses, lodging houses, and hotels, and was defined by the City of Seattle in 1907 as a building containing separate housekeeping units for three or more families, having a street entrance common to all.^{viii} More specifically, apartment buildings (unlike boarding houses, lodging houses, or hotels) offered the same spaces and utilities that could be found in a single-family house—full bathroom on the premises, a kitchen for preparation of meals, hot and cold running water, standard-sized rooms, operable windows, and a street address. Apartment buildings could also sometimes offer additional semipublic spaces not found in single-family houses, such as foyers or rooftop gardens, to be shared by all the residents.^{ix}

In the early 1900s, apartment buildings proliferated as the increasing value of close-in land prices made the construction of apartments more attractive to land owners. Nodes of apartment buildings developed—along with commercial buildings housing shops and services—along streetcar routes, both in-city and in developing streetcar suburbs.^x While there was an early public apprehension about a lack of privacy in apartment buildings, or living in the same building as complete strangers, those fears were outweighed by the convenience of living near the city center or near transit routes.

The first purpose-built apartment building in Seattle was the St. Paul, built in 1901 at the corner of Summit Avenue and Seneca Street on First Hill. Besides First Hill, apartment buildings were also widely constructed in close-in neighborhoods or denser neighborhoods served by streetcar, such as the Denny Regrade, lower Queen Anne, the University District, and Capitol Hill. Apartment buildings along commercial streets often had storefronts along the sidewalk, with residential units on upper floors. These mixed-use buildings were

^{vi} James, p. 8; Hunter, pp. 225-227; Sheridan, 1994, p. 34.

^{vii} James, pp. 8-10.

^{viii} James, pp. 8-10.

^{ix} Hunter, pp. 210-212.

^x Sheridan, 1994, p. 28.

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attractive to owners and investors because they provided two sources of rent—residential tenants, and commercial tenants.^{xi}

At the early part of the century, Seattle apartment buildings often advertised new or standard conveniences in units that might not have been available in older houses, including running hot and cold water, gas, and electricity; kitchens with gas or electric ranges; cooler cabinets, iceboxes, or refrigerators; dishwashers; even built-in radios. Buildings might include laundry rooms, additional storage space, or a parking garage, or feature extras such as elevators, or telephone service.^{xii}

There were three classes of apartments which developed concurrently in the first third of the 1900s—luxury, efficiency, and intermediate apartments:^{xiii}

- Most affordable were efficiency apartment buildings, which emphasized compact living quarters, and did not focus expense on luxurious common areas. These apartments had one to five rooms—usually a living/sleeping room, small kitchen or kitchenette, eating alcove or dinette, bathroom, and a dressing room/closet which often concealed a hideaway bed. Space in efficiencies was maximized through the use of built-in cabinets, benches, or tables, and multipurpose rooms. A subcategory of efficiency apartments was the “apartment hotel.” Beginning in the 1920s in Seattle, this term began to be applied to some multifamily buildings which offered hotel-like amenities such as housekeeping or dining service, as well as hotel-like ornate exteriors, elaborate lobbies, public dining rooms, elevators, and roof gardens—but the units inside were essentially efficiency apartments.
- Intermediate apartment buildings occupied the middle range of the three apartment classes—they offered more space than the efficiencies, and some finer finishes or amenities, but not at such higher rates as the luxury market.
- At the higher end, for those who could afford them, luxury apartment buildings, such as the Highland Apartments, featured distinctive exteriors, ornate lobbies and finishes, large suites of rooms, and occasionally servant’s quarters.

The west side of what is today known as the Capitol Hill neighborhood—the greater neighborhood surrounding the subject property, from Melrose to Broadway and Galer to Pike—is notable for the high number of apartment buildings it contains.^{xiv} Of the over two dozen notable extant apartment buildings in this neighborhood, about half were built prior to 1910. The close proximity to the central business district, and the early expansion of streetcar lines along Pike and Pine Streets, Broadway, and Bellevue and Summit Avenues facilitated a dense neighborhood and made it attractive for investors to construct apartment buildings in the area. Schools, churches, entertainment venues, fraternal organizations, and women’s clubs, in addition to mom-and-pop stores, accommodated the growing number of people who were moving into newly-constructed apartments, as well as the resident population who lived in a wide range of single-family homes.^{xv} In the late 1910s and early 1920s, World War I and a subsequent recession slowed development in the city, but apartment building in the Capitol Hill area remained strong.

In the period of the 1910s-1930s, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Cladding materials were generally brick and terra cotta for newer buildings, or wood for those constructed in the earlier part of the century, and often in eclectic styles in the early 20th century, or Colonial or Tudor Revival styles which were popular by the 1920s. In this respect, the Highland Apartments represents a typical luxury apartment building of the 1920s.

^{xi} James, pp.131-133.

^{xii} James, pp. 20-34.

^{xiii} James, pp. 68-79.

^{xiv} James, p.180.

^{xv} James, p.144.

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Architects - Stuart & Wheatley

To design the apartment building, Malaney hired the noted architectural firm of Stuart & Wheatley. The firm was highly active during the 1920s and they were particularly known for their well-designed, mid and high-rise apartment buildings (many with one bedroom or efficiency units, but elaborate lobbies). They favored the period revival styles popular at the time, and an examination of their work reveals a wide variety of styles from Beaux Arts and Flemish Revival, to Jacobethan Revival. The Highland Apartments are an early project by the firm, and within their body of work, it represent a relatively unusual project for the firm - a low-scale, luxury apartment building.

When the firm formed in 1923, Bertram D. Stewart and Arthur Wheatley began to immediately receive commissions.^{xvi} One of their first projects was the six-story Biltmore Apartments (1924). With 125 apartments, it was described at the time as the largest apartment building in the Northwest, and was constructed at the reported cost of \$750,000.^{xvii} Other notable apartment projects include the Stephensberg Apartments (1924); Broadway Court (1925); Windsor Arms Apartments (1926); Sterling Court Apartments (1926); Levere Apartments (1928); Exeter House Apartments (1928); Shelby Apartments (1928); 715 24th Ave Apartments (1929); Talbott Apartments (1929, demolished); and the Charmaine Apartments (1929).

While apartment projects were their main focus, they also designed three houses for University of Washington fraternal clubs, including the Chi Psi fraternity house (1927), the Sigma Alpha Epsilon fraternity house (1926), and the Chi Omega sorority house (1926). Stuart & Wheatley also designed several hotel buildings including the ten-story Hotel Claremont (1926); and the twelve-story Bergonian Hotel (1926, now known as the Mayflower Park Hotel), and the Devonshire Hotel (1927, demolished).

Bertram Dudley Stuart was born in London, England, on July 4, 1885.^{xviii} Information about his training and early career is unknown. Reportedly he moved to Canada and practiced in Edmonton, Alberta, before moving to Vancouver, British Columbia around 1910. Shortly thereafter he formed a partnership with architect Howard E. White. Together they designed a variety of buildings around the city, both commercial and residential. The partnership lasted until around 1913 after which Stuart practiced on his own. For reasons unknown, in 1915 he moved to Seattle.

Arthur Wheatley was also born in England, in the industrial Yorkshire town of Barnsley on December 13, 1885.^{xix} Reportedly he practiced in Vancouver, British Columbia for a time, but this has not been verified. According to census records, Wheatley arrived in Seattle in 1916. From 1916 to 1923, he was in private practice, however projects attributed to him during this early part of his career are limited to the Beachmont Apartments (1920); and the Woodland Park United Methodist Church (1923).

In 1931, with both partners now 46 years of age, they dissolved the firm and each went back to operating as sole proprietors, presumably to better weather the onset of the Depression years. Little information is available about Wheatley during the post firm years. Known work is limited to the Colman Playfield Shelter (1938); and a remodel of the Doris Apartments (1931). Newspaper accounts state that Wheatley suffered some type of medial trauma in 1940 after he was found huddled in a hollow stump a few miles from his home. By 1942 he was living in Sedro-Woolley at Northern State Hospital. He passed away in Seattle on May 6, 1946 at age 60 with little fanfare and is interned at the Forest Lawn Cemetery in west Seattle.^{xx}

After 1930, Stuart's career continued for many decades. He continued designing apartment complexes, many reflecting the latest styles of the day, such as Art Deco. In 1940 he formed a short-lived partner partnership with J. Lister Holmes and Victor N. J. Jones to take on war related projects. Then in 1942, he formed another

^{xvi} Ochsner, pp. 13, 15.

^{xvii} "Biltmore ready for opening," Seattle Times, September 14, 1924, p. 6.

^{xviii} Andersen, Dennis A. and David A. Rash, "Stuart, Bertram Dudley," in Ochsner, pp. 478-479.

^{xix} Johnson, Larry E., "Wheatley, Arthur," in Ochsner, p. 484.

^{xx} Death Notice - Seattle Times: May 7, 1946.

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partnership with Robert L. Durham and Paul Hayden Kirk, which operated until 1945 when Kirk left to form his own firm. The remaining partnership of Stuart & Durham continued until around 1951, mainly working on wartime housing and commercial structures. Stuart then returned to a sole proprietorship. He finally retired in 1971 at age 86, and died in Seattle in October 1977.

Builders - Sylliaasen & Sando

The builder of the Highland Apartments was the local contracting firm of Sylliaasen & Sando. The firm was active in Seattle during the first three decades of the 20th century, and was founded by Christian T. Sylliaasen and Magnus Sando.

During their thirty-two year partnership, the firm constructed a variety of notable building across the South Sound including Immanuel Lutheran Church (1912); Madrona Lutheran Church; the University Temple United Methodist Church (1927); the William O. McKay Ford Automobile dealership (1923); University Methodist Episcopal Church (1927); and a remodel of the University of Washington Bookstore (1930). Outside the city, the firm constructed the Grays Harbor County courthouse (1911) in Montesano; and high schools in Montesano, Chehalis, and Raymond.^{xxi}

Sylliaasen was born in Lillehammer, Norway, on November 27, 1860, and moved to Yankton, South Dakota, around 1880, where he worked as a contractor and builder. Following 20 years on contracting experience he came to Seattle in 1901, and later that year formed a partnership with fellow Norwegian, Magnus Sando.^{xxii} Sylliaasen and his wife Johanna lived at 15 Ward Street on Queen Anne Hill, where they raised one daughter and four sons. Some of Sylliaasen's children were also involved in the building trades—city directories indicate that son Melvin was a structural engineer for John Graham & Company and eventually served as the Seattle City Engineer during the 1930s; son Oscar was an electrician; and son Vincent was an engineer and superintendent at Pacific Telegraph and Telephone Company. Christian Sylliaasen died in Seattle in 1933.

Census records indicate that Magnus Sando was also born in Norway in 1867, and arrived in the United States in 1889, at about age 22. He married Hilda Larson in Spokane, Washington in 1896, and began raising a family. He apparently arrived in Seattle around 1900, working as a carpenter. Hilda died in 1918 at age 40, leaving six children for Magnus to raise. At some point after 1920, he married his second wife, Olga. They resided at 2833 Broadway Avenue N., and had a seventh child. Magnus was a member of the Sons of Norway and died in Seattle in May of 1938.^{xxiii}

^{xxi} Andersen, Dennis, "Immanuel Lutheran Church," Landmark Nomination Form, City of Seattle Department of Community Development/Office of Urban Conservation, 1980.

^{xxii} "C. T. Sylliaasen, N.W. builder, is called by death," Seattle Times, September 5, 1933, p. 2.

^{xxiii} "Magnus Sando funeral," Seattle Times, May 27, 1938, p. 9; and "Rites for Mrs. Sando," Seattle Times, August 14, 1931, p. 8.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Seattle Historical Sites Database Inventory Summary for 1321 Queen Anne Avenue, 2006.

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James, Diana E. Shared Walls: Seattle Apartment Buildings, 1900-1939. Jefferson, North Carolina: McFarland & Co: 2012.

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Nyberg, Folke, and Victor Steinbrueck, for the Historic Seattle Preservation and Development Authority. "Capitol Hill: An Inventory of Buildings and Urban Design Resources." Seattle: Historic Seattle, 1975.

Oregonian – "Death Notice: William C. Malaney" - Oct 16, 1932. pg 28.

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture: A Historical Guide to the Architects. Seattle: University of Washington Press, 2014.

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Seattle (Daily) Times,

"Chicago visitor to erect \$60,000 flat building here," November 25, 1923, p. 14.

"Will spend \$125,000: W.C. Malaney Plans New Apartment House," December 9, 1923, p. 23.

"Building permits," April 5, 1924, p. 4.

"Seattle construction continues unabated throughout city," April 13, 1924, p. 24.

"Many Attractive Residence Properties Change Ownership in Last Week" April 14, 1924. Pg 9.

"Deaths and funerals," April 30, 1924, p. 23.

"Apartments Nearly Ready." May 25, 1924.

"Malaney Apartments Near Volunteer Park," July 6, 1924.

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- "The Highland Apartments now ready for occupancy" classified advertisement, August 31, 1924, p. 6.
- "Biltmore ready for opening," September 14, 1924, p. 6.
- "Sale is announced of Highland Apartments," May 3, 1925, p. 26.
- "Seattle Properties Sold Last Week Represent Steady Investment Demand," May 10, 1925, p. 26.
- "C. T. Sylliaasen, N.W. builder, is called by death," September 5, 1933, p. 2.
- "Magnus Sando funeral," May 27, 1938, p. 9.

Sheridan, Mimi (Frances Amelia). "Apartment House Development on Seattle's Queen Anne Hill, prior to World War II." Thesis, University of Washington, 1994.

Sheridan, Mimi. "National Register of Historic Places Multiple Property Documentation Form," Seattle Apartment Buildings, 1900-1957, November, 2008.

Williams, Jacqueline B. The Hill with a Future : Seattle's Capitol Hill, 1900-1946. Seattle, Wash.: CPK Ink, 2001.

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): _____

Highland Apartments
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10. Geographical Data

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

UTM References NAD 1927 or X NAD 1983

(Place additional UTM references on a continuation sheet.)

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

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1	<u>47.627718°</u>	<u>-122.318388°</u>	3	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude
2	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude

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

The Highland Apartments are located in Section 29, Township 25, Range 04 E, east of the Willamette Meridian in King County, Washington and is legally described as Block 3, Lot 21-23 in Furth's Addition. It is otherwise identified as Tax Parcel 329520-0005.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Highland Apartments.

11. Form Prepared By

name/title David R. Peterson
organization David Peterson Historic Resource Consulting date August 2018
street & number 217 First Avenue S., #4322 telephone 206-376-7761
city or town Seattle state WA zip code 98194
e-mail david@dphrc.com

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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.)



Highland Apartments
931 11st Ave E
Seattle, WA

Google Earth Map

Google Earth - Edit Placemark

Name:

Latitude:

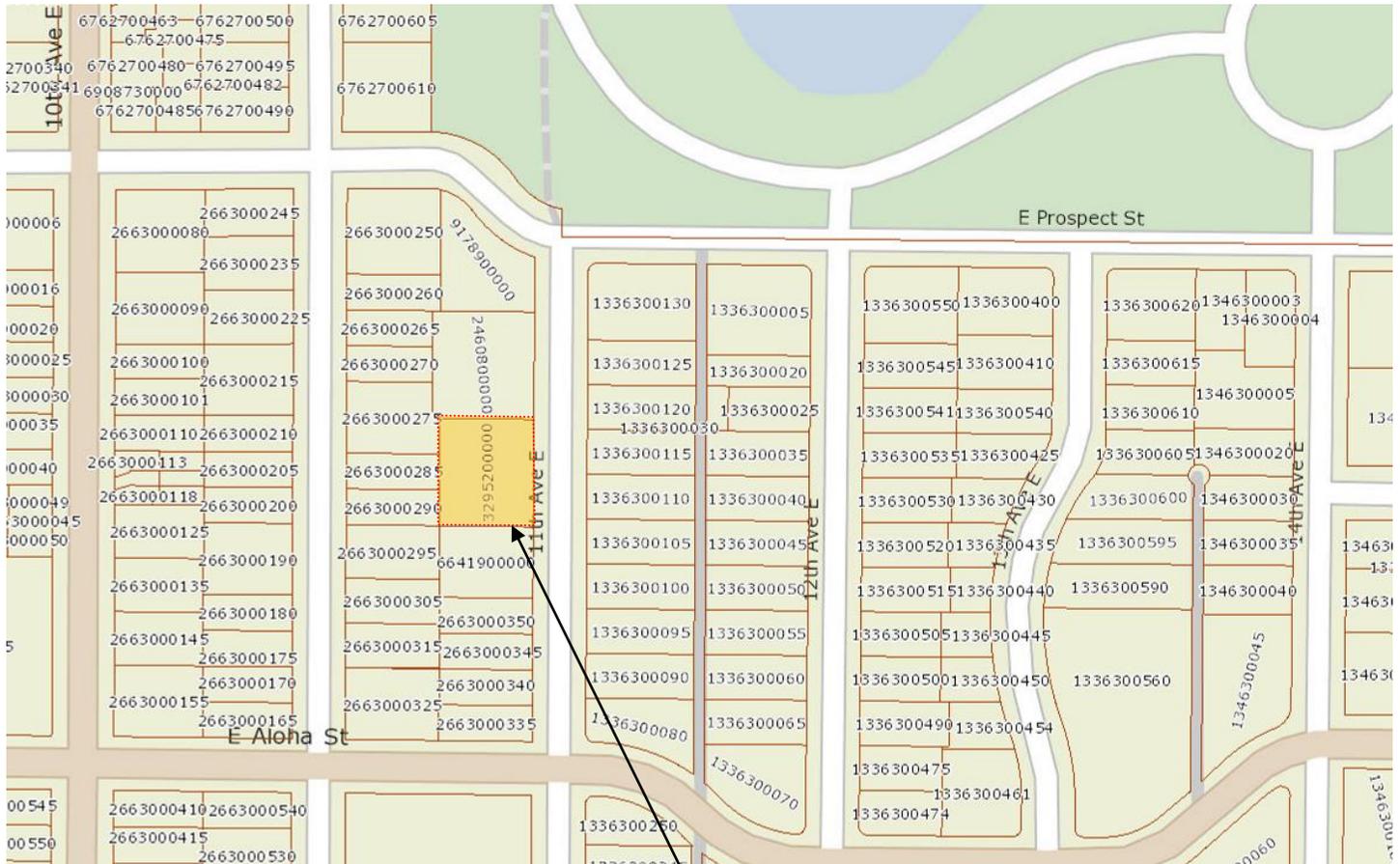
Longitude:

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Current parcel map showing the Highland Apartments (Tax Parcel 329520-0005) with surrounding neighborhood, including Volunteer Park at upper right. North is up. (GIS Maps, King County Assessor)

Highland Apartments

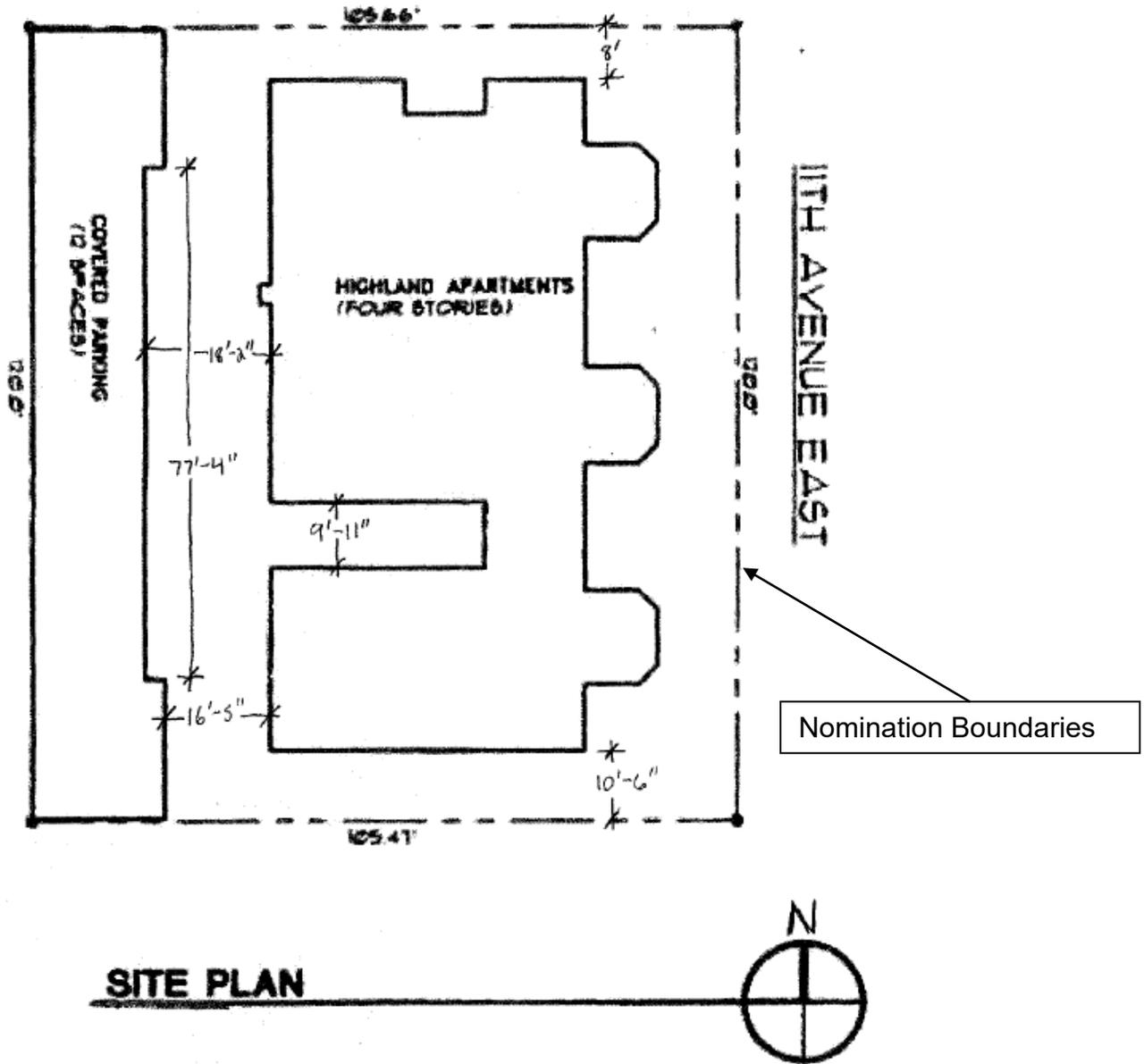
931 11st Ave E
Seattle, WA

Nomination Boundaries

Assessor Map

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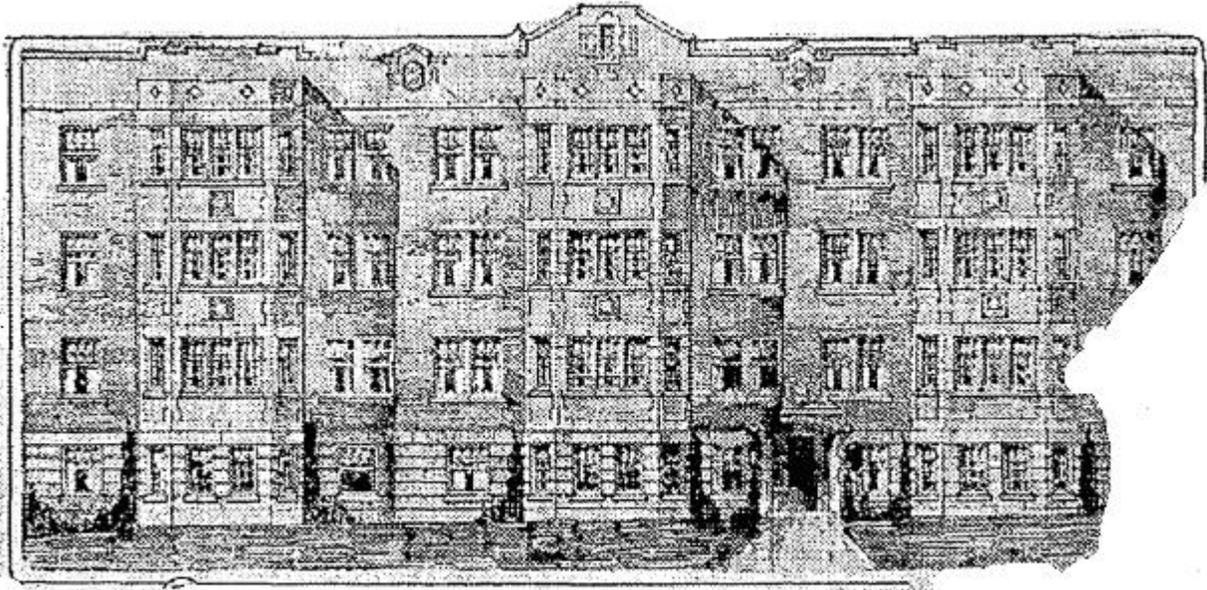


Highland Apartments
931 11st Ave E
Seattle, WA

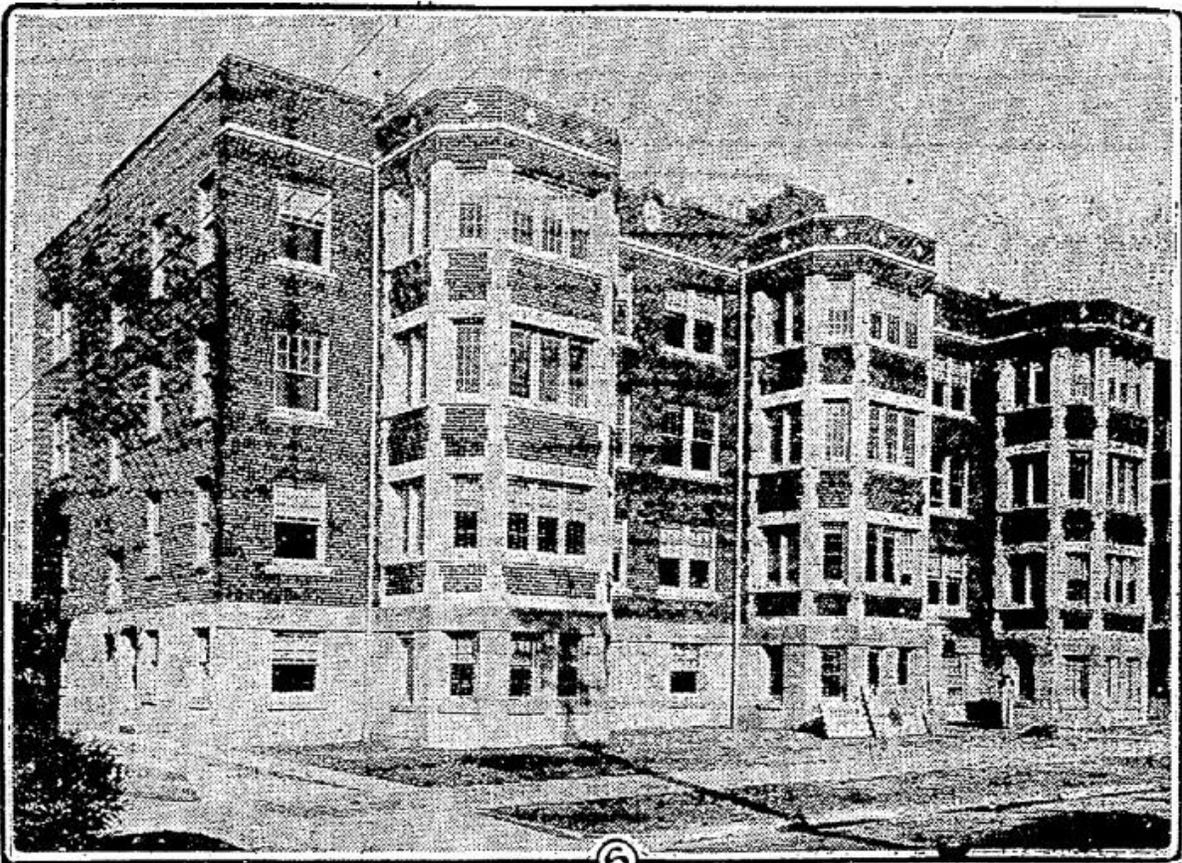
Site Plan

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Architect Rendering - *Seattle Times* – April 13, 1924



"Many Attractive Seattle Residence Properties Change Ownership in Last Week - *Seattle Times* – September 14, 1924

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King County Tax Assessor photograph of the Highland Apartments, 1937.



King County Tax Assessor photograph of the Highland Apartments garage, 1937.

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View north on 11th Avenue East towards Highland Apartments, 1975. (Seattle Municipal Archives #182135)



East elevation of Highland Apartments, 1975. (Seattle Municipal Archives #182361)

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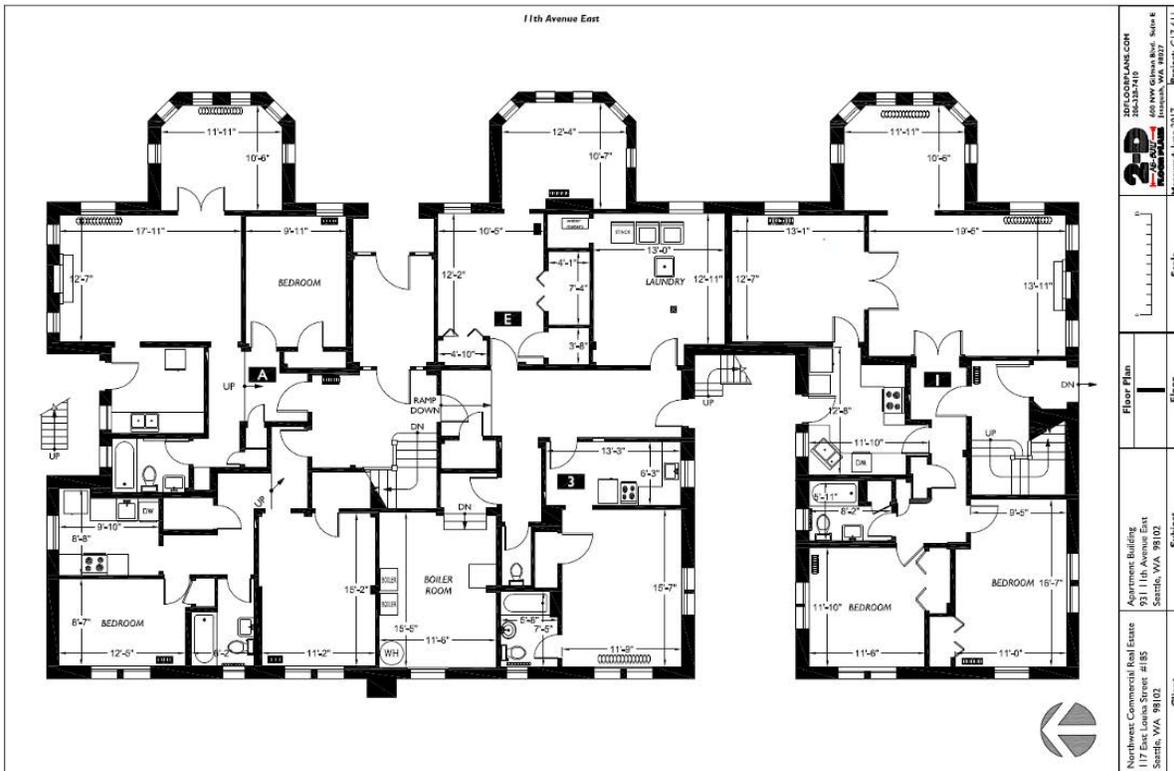
East elevation of Highland Apartments, 1975. (Seattle Municipal Archives #182134)



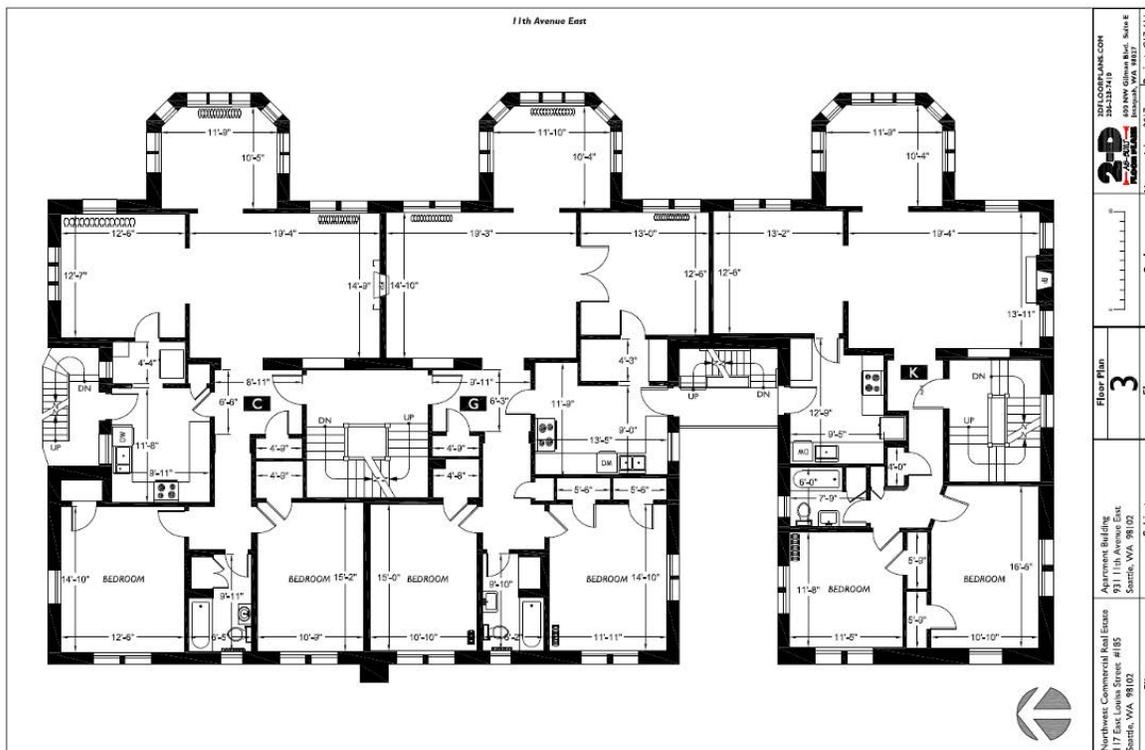
East elevation of Highland Apartments, detail of entry, 1975. (Seattle Municipal Archives #182136)

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Highland Apartments, first floor plan.



Highland Apartments, third floor plan, representing the typical plan of upper three floors.

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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: Highland Apartments

City or Vicinity: Seattle

County: King

State: WA

Photographer: David Peterson

Date Photographed: January 16, 2018

Description of Photograph(s) and number:



0001. General site view and context, east elevation looking west across 11th Avenue East.

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0002. General site view and context, south elevation at left, looking east.



0003. General site view and context, west elevation at right, looking north.

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0004. General site view and context, west elevation, north part, looking north. (Building at far left is off site)



0005. General site view and context, west elevation, south part, looking south. (Building at far right is off site)

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0006. General site view and context, north elevation looking east. (Building at far left is off site).



0007. General site view and context, north elevation looking west.

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0008. Detail, east elevation, main entry.



0009. Detail, east elevation, main entry.

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0010. Detail, east elevation, lower part, cladding and windows.



0011. Detail, east elevation, upper part, cladding and windows

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0012. Detail, south elevation at right, lower part, looking west.



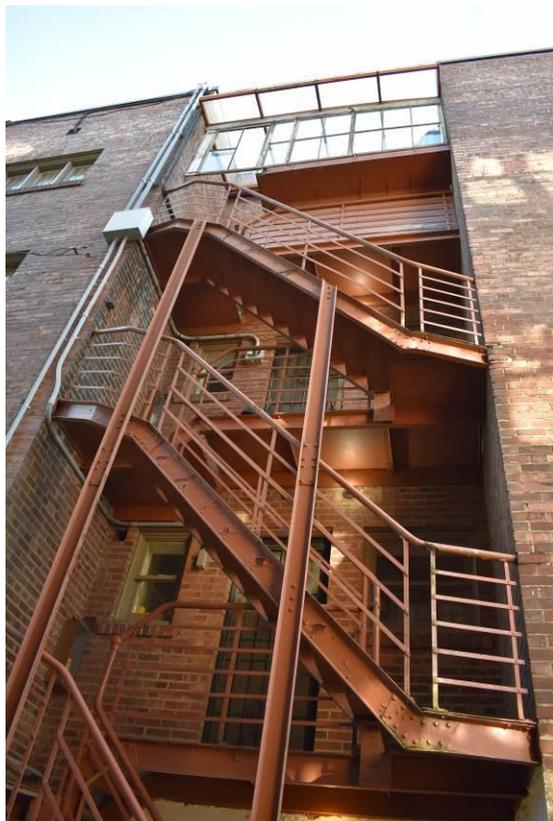
0013. Detail, south elevation, south entry.

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0014. Detail, west elevation, looking east, light well dividing north and south building parts.



0015. Detail, north elevation, upper part, fire escape

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0016. Detail, north elevation, lower part, fire escape.



0017. Garage, east and north elevations, looking southwest

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0018. Interior, main entry vestibule, looking east.



0019. Interior, main entry vestibule, detail of floor and walls.

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0020. Interior, main entry stairwell, looking east.



0021. Interior, main entry stairwell, detail of balustrade.

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0022. Interior, main entry stairwell, landing at upper floor, and unit entry.



0023. Interior, south entry stairwell, looking east.

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0024. Interior, south entry stairwell, detail of balustrade.



0025. Interior, typical unit.

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0026. Interior, typical unit.



0027. Interior, typical unit.931

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0028. Interior, typical unit.

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

name Highland Investors 2017 LLC CO: Jeremy Silvernail (NW Commercial Real Estate Investments LLC)
street & number 117 E Louisa St #185 telephone (206) 382-1227
city or town Seattle state WA zip code 98102

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.

















931

938





highland





Highland
925











Lincoln Towing & Recovery
206-384-3000
24/7 Towing & Recovery
Auto, Boat, Truck, Trailer
Towing & Recovery
Lincoln Towing & Recovery
206-384-3000
24/7 Towing & Recovery
Auto, Boat, Truck, Trailer
Towing & Recovery

1001























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/9/2018 Date of Pending List: 11/16/2018 Date of 16th Day: 12/3/2018 Date of 45th Day: 12/24/2018 Date of Weekly List: 12/7/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 12/7/2018 Date

Abstract/Summary
Comments:

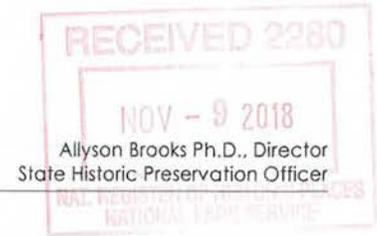
Recommendation/
Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

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

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



Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1849 "C" Street NW, MS 7228
Washington, D.C. 20240

November 7, 2018

RE: **Washington State NR Nominations**

RECEIVED

NOV 07 2018

**DEPT. OF ARCHAEOLOGY &
HISTORIC PRESERVATION**

Dear Paul:

Please find enclosed two new National Register Nomination form for:

- **McKinley School – Spokane County, WA**
(an all-electronic nomination)
- **Adams County Courthouse – Adams County, WA**
(an all-electronic nomination)
- **Highland Apartments – King County, WA**
(an all-electronic nomination)

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,

A handwritten signature in black ink, appearing to read 'Michael Houser', written over a horizontal line.

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

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

