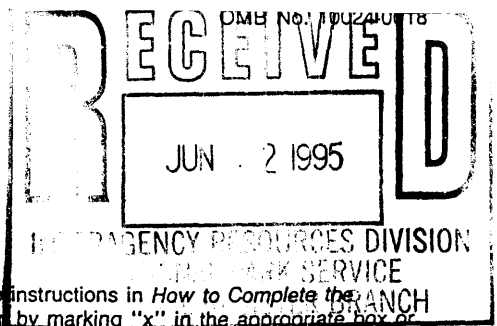


United States Department of the Interior
National Park Service

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

1. Name of Property

historic name LYON BUILDING

other names/site number N/A

2. Location

street & number 607 THIRD AVENUE not for publication N/A

city or town SEATTLE vicinity N/A

state WASHINGTON code WA county KING code 033 zip code 98104

3. State/Federal Agency Certification

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

May M. Ramona 5/18/95
Signature of certifying official/Title Date

State of Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 6/30/95
Signature of the Keeper Date of Action
Entered in the National Register

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

7. Description

Architectural Classification

(Enter categories from instructions)

Chicago

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

TERRA COTTA

roof ASPHALT

other METAL

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

GRAHAM, JOHN SR.
MYERS, DAVID J.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

LYON BUILDING
Name of Property

KING COUNTY, WA
County and State

10. Geographical Data

Acreage of Property LESS THAN ONE ACRE

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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5	0	3	2	0	0
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7	2	1	8	0	0	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title CAROL HANSON, PROJECT MANAGER

organization LORIG ASSOCIATES date APRIL 5, 1995

street & number 2025 FIRST AVENUE, SUITE 420 telephone (206) 728-7660

city or town SEATTLE state WA zip code 98121

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name METRO (Municipality of Metropolitan Seattle)

street & number 821 SECOND AVE., M/S 122 telephone (206) 684-1371

city or town SEATTLE state WA zip code 98104-1598

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

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

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National Register of Historic Places Continuation Sheet

Section number: 7 Page: 1

Lyon Building
King County, WA

7. Description

The Lyon Building is a six-story commercial building located at the northwest corner of Third Avenue and James Street in downtown Seattle. Its alley side adjoins the Pioneer Square Preservation District, and several other buildings listed in the National Register of Historic Places, specifically the Dexter Horton Building, the Arctic Building, and the King County Courthouse, are located within a one block radius.

The building's main retail street frontage, over half of which currently is vacant, is on Third Avenue. Given the steep slope of James Street, the basement on the building's south elevation also is at street level and accommodates offices for a messenger service as well as an entry to the METRO bus tunnel, which was built in 1985. Five floors of offices rise above these first and basement floor retail spaces.

A reinforced concrete structure, the Lyon Building is faced with brick and terra cotta. On both major facades, the office floors are divided into nine bays by unadorned red brick piers rising from terra cotta plinths. In each bay, terra cotta spandrels alternate with paired, double-hung wood sash windows. An intermediate cornice separates the sixth floor, with its decorative terra cotta and brick work, from the more straight forward lower floors. A terra cotta frieze with sculpted garlands sits above the sixth floor, and a richly detailed classical cornice, made of painted sheet metal, terminates the building.

The lower portion of the James Street (south) elevation is faced with light beige brick, contrasting with the red brick of the office floors. Intermittent recessed courses give texture to this wall surface, which reads as the base of the building. A row of segmented arched window openings march along this south facade, providing additional articulation above the street level retail and bus tunnel entrance.

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Section number: 7 Page: 2

Lyon Building
King County, WA

The street level storefronts on Third Avenue (east elevation) and one bay on James Street are enclosed by terra cotta frames with distinctive curved corners. Original plans show eight recessed doors entering five different stores or shops on Third Avenue. Each pair of doors was grouped at the sidewalk with a structural column cased with mirrors. While there are now only six entries and there are no mirrored columns, the storefronts to the south of the main building entry are still basically in fact. Those to the north have been changed extensively; the curved terra cotta framing is the only remaining original element.

Building permit records show that the main building entry and ground floor lobby were remodeled in April, 1950. At that time, green marble was added to frame the exterior of the entry and the elevator openings in the lobby. The original decorative terra cotta ornament above the building entry was retained, however, and is still in good condition. It includes a shield and a lion rampant. Below the lion are the words, "Toujours avant", reflecting the French heritage of R. Auzias-de Turenne, president of the Yukon Investment Company, and the building's developer.

Even with the addition in 1950 of fluorescent lighting and the green marble which still frames the building's two elevator openings and main entry, the lobby has, for the most part, retained its original, historic finish. Gray mottled marble walls are detailed with a substantial marble base and wainscot. Marble pilasters, resting on the wainscot, rise to support decorative plaster ceilings with moldings and boxed beams plus Greek key patterns, rosettes and floral medallions which recall the building's exterior terra cotta details. The lobby's marble tiled floors are graced with a large terrazzo inset. Decorative gilded frames distinguish an interior window, transom, and vertical panels on each side of the entry doors. Rising to the left of the elevators is an open, marble staircase with its original painted metal balusters and wooden hand rails. This staircase, enclosed above the lobby level, as it was originally, continues with its distinctive marble and baluster details all the way to the sixth floor.

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Section number: 7, 8 Page: 3

Lyon Building
King County, WA

On upper floors, general office layouts are clustered along an "L" shaped corridor dictated by the shape of the building. Ceilings typically have been lowered to accommodate fluorescent light fixtures, and tenant improvements over the years have prompted numerous reconfigurations of office space. Corridors, however, are for the most part intact; marble base is still in place as are most of the original door openings and many of the original office doors. At least some of the decorative tile which originally provided an accent in the corridors still exists under the more recently laid carpet and vinyl. An example of this decorative work is clearly visible in the elevator lobby in the basement.

8. Statement of Significance

The Lyon Building, constructed in 1910 at a cost of \$285,000, is historically significant for the integrity of its architecture, its contribution to the burgeoning of business on Third Avenue in the early 1900s, and as a good example of the work of the noted architectural firm, Graham & Myers. The building reflects popular trends in turn of the century commercial design and it continues to make an important contribution to the streetscape of Third Avenue.

The Yukon Investment Company purchased the corner of Third Avenue and James Street in 1905. The site was the original location of the home of Bailey Gatzert, one of Seattle's pioneer businessmen. But by February 9, 1910, The Seattle Post-Intelligencer reported that the old Gatzert home, which still stood on the site, had been "so remodeled as to be almost beyond recognition."

Interest in developing Third Avenue had led to an earlier regrading of the street and formation of a Third Avenue Club to initiate concerted action "in advancing the cause of street betterment." A newspaper article in April 1907 attempted to rally support by stating: "Owners of Third Avenue lots are right now in a position of peculiar advantage.

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National Register of Historic Places Continuation Sheet

Section number: 8 Page: 4

Lyon Building
King County, WA

The fact that the street is being made available for use by widening and regrade forcing an expansion of the business district; and that no valuable improvements stand in the way of new and adequate buildings, afford these owners an opportunity which, if taken advantage of now, will establish Third Avenue forever as Seattle's best business street."

To assemble the money needed to develop the Lyon Building and several of its other downtown Seattle properties, The Yukon Investment Company, with R. Ausias-de Turenne, president, and Daniel Kelleher, vice president, began disposing of the extensive Alaska interests it had acquired during the Klondike Gold Rush. Mr. Ausias-de Turenne, in discussing his company's plans in The Post-Intelligencer in 1910 said: "Taxes and special assessments on our Seattle real estate are so heavy that the time has come when we felt we must improve our holdings. We have desired to erect a big business building at Third Avenue and James Street for two years, and have now perfected our plans for the structure. We expect to erect a building that will be a credit to the street and to the city."

While Romanesque Revival buildings flourished in nearby Pioneer Square in the late 1800s-early 1900s, by 1910 the preference for grander "skyscrapers" began to move the business and commercial centers of Seattle north along Second and Third Avenues. The Lyon Building, described in the local press as a "six-story semi-fireproof building," while not one of the largest buildings in this movement, was one of the first. It was followed in succession by the Smith Tower in 1914, the King County Courthouse in 1916, the Arctic Building in 1917, and the Dexter Horton Building in 1922-23. All of these historic buildings are within a one to four block radius of the Lyon Building.

The Lyon Building was designed by Graham & Myers who, during their partnership from 1905 to 1910, designed a number of significant Seattle buildings, including the Hainsworth mansion in West Seattle, the Robinson and Algonquin apartment houses, the Samuel and Jessie Kenney Presbyterian Home, the Clark Hotel, and several

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Continuation Sheet**

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Lyon Building
King County, WA

pavilions for the Alaska-Yukon-Pacific Exposition in 1909. Myers, an outstanding renderer, was responsible for the drawings for the Virgil Bogue Comprehensive Plan of 1911. In 1920, he teamed up with James Schack and A. M. Young in a firm which did both residential and commercial work during the 1920s. John Graham eventually formed his own company and became one of Seattle's most prolific designers of large scale commercial and office buildings. Although he acquired his professional skills by apprenticeship rather than by formal education, Graham possessed a highly refined sense of proportion, organization, and ornamentation, and relied on a sensitive application of historic and modern architectural styles. Among his most well-known works are the Dexter Horton Building, the Joshua Green Building, the Frederick and Nelson Building, the Bon Marche, the Roosevelt Hotel, and the Exchange Building, which reflects Graham's mastery of Art Deco.

The Lyon Building was determined on April 18, 1984, to be eligible for the National Register of Historic Places.

9. Bibliography

"Business Block On Site of Old Gatzert Home." The Seattle Post-Intelligencer. February 2, 1910.

Courtois, Shirley, and Lawrence Kreisman. Request for Determination of Eligibility for the Lyon Building. E.O. 11593. April 1984.

Croly, Herbert. "The Building of Seattle: A City of Great Architectural Promise." The Architectural Record 32 (July 1912): 1-21.

"Desire Harmony In Building On Third." The Seattle Post-Intelligencer. April 14, 1907.

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Section number: 9, 10 Page: 6

Lyon Building
King County, WA

Dorpat, Paul. "Pioneer Square Candor." Seattle Now & Then. Seattle: The Seattle Times, 1994.

Hildebrand, Grant. "John Graham, Sr." Shaping Seattle Architecture: A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.

10. Geographical Data

Verbal Boundary Description:

Lots 6 and 7, Block 3, Town of Seattle, as laid out on the claims of C. D. Boren and A. A. Denny (COMMONLY KNOWN as Boren & Denny's Addition to the City of Seattle), according to the plat thereof, recorded in Volume 1 of Plats, page 27, in King County, Washinton;
EXCEPT the Easterly 9 feet in width thereof, taken for widening Third Avenue.

Boundary Justification:

The verbal boundary description for the nominated party is the legal description recorded in King County, Washington.

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Continuation Sheet**

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Lyon Building
King County, WA

The following information applies to all photographs submitted with this nomination except for the circa 1936 photograph from the Washington State Archives:

1. Lyon Building
2. King County, WA
3. Chris Kelly
4. March, 1995
5. Lorig Associates, Inc.

Individual photographs are described below:

Photo #1

1. Lyon Building
2. King County, WA
3. Unknown
4. Circa 1936
5. Washington State Archives (Burien)
6. South and east elevations, looking northwest.
7. #1

Photo #2

6. South and east elevations, looking northwest.
7. #2

Photo #3

6. East elevation, looking west.
7. #3

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Lyon Building
King County, WA

Photo #4

6. South side of southeast upper corner of the building, looking northeast.
7. #4

Photo #5

6. East elevation near entry, looking up and west.
7. #5

Photo #6

6. East elevation, retail storefronts, looking west.
7. #6

Photo #7

6. East elevation, retail storefronts, looking southwest.
7. #7

Photo #8

6. South elevation, looking northwest and down.
7. #8

Photo #9

6. Southwest upper corner, looking north.
7. #9

Photo #10

6. West end of south elevation, looking north.
7. #10

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Continuation Sheet**

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Lyon Building
King County, WA

Photo #11

6. South and west elevations, looking northeast.
7. #11

Photo #12

6. West and south elevations, looking northeast.
7. #12

Photo #13

6. West and partial interior north elevation, looking southeast.
7. #13

Photo #14

6. West and partial interior north elevation, looking southeast.
7. #14

Photo #15

6. Interior north elevation and lower roof, looking southwest.
7. #15

Photo #16

6. Interior west elevation, looking northeast from south side of roof.
7. #16

Photo #17

6. Basement elevation lobby and stairs to lobby, looking south.
7. #17

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Continuation Sheet**

Section number: Additional Documentation Page: 10

Lyon Building
King County, WA

Photo #18

- 6. Basement elevator lobby and adjoining corridor, looking northwest.
- 7. #18

Photo #19

- 6. Typical basement space adjoining elevator lobby, looking west.
- 7. #19

Photo #20

- 6. Main elevator lobby, first floor, looking west.
- 7. #20

Photo #21

- 6. Ceiling in building lobby, looking up.
- 7. #21

Photo #22

- 6. Building lobby, looking southeast from elevators.
- 7. #22

Photo #23

- 6. South portion of building lobby, looking east.
- 7. #23

Photo #24

- 6. Building lobby, looking southwest.
- 7. #24

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Continuation Sheet**

Section number: Additional Documentation Page: 11

Lyon Building
King County, WA

Photo #25

- 6. Building lobby, looking northeast from stairway.
- 7. #25

Photo #26

- 6. South portion of building lobby, looking west.
- 7. #26

Photo #27

- 6. Continuation of stairs from building lobby to second floor, looking east.
- 7. #27

Photo #28

- 6. Second floor corridor, looking north.
- 7. #28

Photo #29

- 6. Typical second floor office, looking east.
- 7. #29

Photo #30

- 6. Stairs as continue to 3rd floor, looking west.
- 7. #30

Photo #31

- 6. Third floor corridor, looking north.
- 7. #31

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Continuation Sheet**

Section number: Additional Documentation Page: 12

Lyon Building
King County, WA

Photo #32

- 6. Third floor corridor, looking west.
- 7. #32

Photo #33

- 6. Stairwell to the south of elevators, looking down.
- 7. #33

Photo #34

- 6. Fifth floor corridor/offices, looking southwest.
- 7. #34

Photo #35

- 6. Retail space to the north of building lobby, looking southeast.
- 7. #35

Photo #36

- 6. Retail space at north end of building, looking southeast.
- 7. #36