

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 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 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 Hawthorne Square

Other names/site number _____

2. Location

street & number 4800 Fremont Avenue North not for publication
city or town Seattle vicinity
State Washington code WA county King code 033 zip code 98103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Ally M
Signature of certifying official/Title

11-18-08
Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or 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 this property is:

Signature of the Keeper

Date of Action

- ☐ 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:)

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
7		buildings
		sites
		structures
		objects
7		Total

Name of related multiple property listing:

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

Seattle Apartment Buildings, 1900 – 1957

Number of contributing resources previously listed in the National Register

none

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

Domestic/multiple dwelling

Current Functions

(Enter categories from instructions)

Domestic/multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century

Revival: Tudor Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick, wood, concrete

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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)

Architecture

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Lawton & Moldenhour (Architects)

Murdock & Eckman (Builder)

Narrative Statement of Significance

(Explain the significance of the property.)

SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

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

SEE CONTINUATION SHEET

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 Engineering
- ☐ Record# _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data**Acreage of Property** 1.38 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<table border="1"><tr><td>10</td></tr></table>	10	<table border="1"><tr><td>5</td><td>48</td><td>848</td></tr></table>	5	48	848	<table border="1"><tr><td>52</td><td>7</td><td>9153</td></tr></table>	52	7	9153	3	<table border="1"><tr><td></td></tr></table>		<table border="1"><tr><td></td><td></td><td></td></tr></table>				<table border="1"><tr><td></td><td></td><td></td></tr></table>			
10																					
5	48	848																			
52	7	9153																			
	Zone	Easting	Northing		Zone	Easting	Northing														
2	<table border="1"><tr><td></td></tr></table>		<table border="1"><tr><td></td><td></td><td></td></tr></table>				<table border="1"><tr><td></td><td></td><td></td></tr></table>				4	<table border="1"><tr><td></td></tr></table>		<table border="1"><tr><td></td><td></td><td></td></tr></table>				<table border="1"><tr><td></td><td></td><td></td></tr></table>			
	Zone	Easting	Northing		Zone	Easting	Northing														

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title Mimi Sheridan

organization date June 30, 2008

street & number 3630 37th Avenue West telephone 206-270-8727

city or town Seattle state WA zip code 98199

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 the SHPO or FPO.)

name Hawthorne Square Condominium Association

street & number 4800 Fremont Avenue N. telephone

city or town Seattle state WA zip code 98103

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7 Page 1 of 7

NARRATIVE DESCRIPTION

Overview

Hawthorne Square is a townhouse complex of seven buildings located in Seattle's Phinney Ridge neighborhood, one block south of the Woodland Park Zoo. It encompasses an entire block measuring 200 by 300 feet (60,000 square feet, or 1.38 acres) and bounded by Fremont Avenue N. on the west, Linden Avenue N. on the east, N. 48th Street on the south and North 49th Street on the north. The site was originally platted as Lots 1 through 12, Block 22, of the Woodland Addition to Salmon Bay City.

The three residential buildings are arranged in a U shape around a landscaped courtyard that opens at the west onto Fremont Avenue N. The two larger buildings, each with ten townhouse units, run east-west and face each other across the courtyard; these buildings (A and C) are 221 feet long and 33.5 feet wide. The third residential building (B), at the east end, measures approximately 89 feet long and 30 feet wide; it has four original townhouses and one small basement unit.

The four garage buildings are at the rear of the residential buildings, at the east end of the block. Because the site slopes slightly down toward the east, they are at a lower level than the townhouse buildings. Each building contains six individual garages and measures approximately 61 feet long and 20 feet deep. Two buildings face east toward Linden Avenue N. These are flanked by two buildings running east-west, one facing south toward N. 48th Street and the other facing north toward N. 49th Street. Between the two east-facing buildings is a 22-foot opening that provides access to the original boiler room and an 8-foot service corridor that runs between the garages and the residential buildings.

Building Exteriors

The residential buildings are each two stories with a full basement. They are of mill construction with concrete foundations and are faced with a distinctive rug face brick in shades of dark red, brown and black. The basement level, visible on the rear elevations, is faced with smooth brick in a lighter shade of red. The two larger buildings (buildings A and C) are very similar in size and appearance. Building B is similar, but smaller in size.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7

Page 2 of 7

Each townhouse unit has an individual entry with a stoop with concrete steps (painted dark red) and a wrought iron railing. Each stoop is sheltered by either a flat or round arch hood, supported by a pair of large curved brackets. The front doors, of oak, have been painted black in recent years, but were previously stained. They are flanked by five-light sidelights of plain glass.

The two larger buildings have side gable roofs with four cross gables, one at each end and two near the center. Each half of the building has a pair of gabled wall dormers. This arrangement of gables serves both to break up the long expanse of the roof and to indicate the individual townhouse units. Two entries, both with flat roofs, are in the center of the building. Each half of the building, between the larger and smaller gables, has two pairs of entries. The outer two entries of each group have hooded roofs, while the inner ones have flat roofs. Building B, at the east end, has the same form and massing as the larger buildings, but with only four townhouse units. It has a side gable roof with a cross gable at each end and two gabled wall dormers in the center. At the edge of each of the two large cross gables is a pair of entries; the outer two entries have hooded roofs, while the inner ones have flat roofs. At the south end of the building is a small one-story wing with a flat roof. On all three buildings each gable end has a louvered vent, and chimneys pierce the roof next to each of the inner cross gables. The end walls also have exterior chimneys.

Windows on all the buildings are a combination of 4-over-1, 6-over-1 and 8-over-1 wood sash arranged to show the hierarchy of interior rooms. The major windows are emphasized by being set into blind arches of wood painted a cream color. The arched lintels and sills are of brick. Most windows have black exterior storm sash. On the first story of the main facade, each unit's living room, next to the entry, has a three-part window with a large 8-over-1 window flanked by 4-over-1 windows. The second story each unit has a pair of 6-over-1 windows over the large tripartite window and a single six-over-one window above the entry.

The side elevations, the two narrow ends of each building, each have an exterior brick chimney about eight feet from the front facade and a gabled wall dormer at the rear corner. Flanking the chimney on

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7 Page 3 of 7

the first story is a pair of 4-over-1 windows on each side. The second story has a pair of 6-over-1 windows and a small 2-over-1 window at the center. At the rear, a large tripartite first-story window like those on the front façade marks the dining room. Above it is a pair of 6-over-1 windows.

The rear elevations of Building A and C directly face the street and are the most visible façades to the general public. Gabled roofs break up the 221-foot length, with the same arrangement of four cross-gables and gabled wall dormers as on the front facades. The style and arrangement of windows is generally similar to those on the front of the buildings. Beneath each gable is a large tripartite window on the first story, marking the dining room. Between these are two smaller 4-over-1 windows. On the second story, above each large window, is a pair of 6-over-1 windows, with single 6-over-1 windows between them. At the basement level, each unit has two three-light awning windows; some have obscure glass and others contain exhaust vents for the clothes dryers. On Building A the wide surrounds are painted dark red to coordinate with the brick, while the surrounds on Building C are painted cream to match the other windows. Building C has two basement entries on the north side, one at the east end and one near the west end.

The rear elevation of Building B differs from the other two, as the slope of the site allows the basements to have exterior access in the rear. The center section of the basement level contains the space that was once the boiler room, which has a door and a very large 36-light steel window. The heating equipment has been removed and the space is now used for storage and meetings. The two northern units have basement doors opening onto the walkway behind the garages. Toward the south end a door provides access to the unit carved out of the basement of the southernmost townhouse. Windows here are 6-over-1, larger than those on the other buildings.

The only exterior alterations to the buildings have been at the southeast corner of the complex, where the long-time building owner's apartment was located. In 1959 (permit #474135) a new unit was formed by reconfiguring a basement space and constructing a small flat-roofed addition at the south end of Building B. The entry is on the rear, facing the garages; it does not face the courtyards, and is barely

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7 Page 4 of 7

noticeable. The unit has a newer window at the basement level. Nearby two decks were added. A wood deck with wood railings (measuring approximately 10 by 20 feet, the size of one garage) was constructed on the garage roof near the east end of Building A; a walkway connects it to the end townhouse. A similar deck was constructed near the south end of Building B, atop the adjacent garage roof; glazed French doors provide access to the walkway. The initial construction date for these is not known, but they predate the 1977 condominium conversion; they have been rebuilt in recent years.

The four garage buildings are of brick masonry construction, faced with dark brick matching that on the residential buildings, but with a decorative basketweave accent. They have a flat roof with a low metal-capped parapet. Each building is 60 feet long and 20 feet deep, with six individual garages. The wood roll-up garage doors have sixteen panels, with glazing in the top row of panels. These doors replaced the original swinging doors c. 1988 but are compatible in design. Each building has a wood pergola or arbor extending from the face of the building. Square posts support a horizontal beam which in turn supports curved rafters. The pergolas have most likely been replaced at least once over the years, but match those shown in historic photos. Between each individual garage is a climbing rose or other vine, some of which extend up to the pergola. The ends of the garage buildings are brick, with a pair of six-light wood windows. At the rear of each garage are a six-light window and a four-panel door opening to a concrete walkway providing access to the steps leading to the front courtyard. Because of the sloping site, the garages are several feet below the courtyard level. The concrete walkways are covered by roofs extending from the rear of the garages and supported by newer painted metal posts and brackets support it.

Courtyard and Landscaping

The center courtyard, which opens at its west end to Fremont Avenue N., is approximately 230 long and 114 feet wide. A concrete walkway and a 16-foot wide drive go around the outer edge of the courtyard, allowing people to park at their doorstep to drop people off or unload items. Streetlights with large lanterns hanging from curved poles light the sidewalk. Historical photographs show that the lantern style of fixture replaced the original globe fixtures prior to 1937. The poles were replaced later, probably to direct more

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7 Page 5 of 7

light downward; they are compatible with the character of the complex. At the west end, the driveway entry and exit are flanked by brick pillars (approximately three feet square) sitting on concrete plinths and topped by large lantern-type light fixtures on concrete caps. Between the two inner pillars are three smaller brick pillars and a wood lattice fence, painted a cream color. This feature is visible in the earliest photos and has probably been replaced in kind. The walkway next to the driveway has wrought iron fencing and gates set between smaller brick pillars; these were added sometime after 1937, but are compatible. The large brick pillars have bronze plaques saying "Hawthorne Square" and original lighted "entry" and "exit" signs. The entire entry area is notable for its lush foliage, primarily large pieris shrubs that hide the lattice fence and large hawthorn trees that line this block of Fremont Avenue N.

The center of the courtyard has a large lawn and planting beds. Dense plantings at the west end provide a barrier from the street with tall Western red cedars, a spruce, very large rhododendrons and smaller groundcovers and flowers. The east end is less heavily planted, with cedars, smaller trees and shrubs surrounding a small sitting area. At the northeast corner is a semi-enclosed lawn with a children's play structure. The centerpiece of the large lawn is a concrete-lined pond in a rectangular shape with curved ends. It has water spouts and a statue of a boy, which were reportedly installed about 1950 to replace the original four spouting frogs that were damaged. The pond is flanked by two narrow beds of annuals and rose beds at each end. The space along the sides, between the driveway and the buildings, is also landscaped with narrow lawns and varied small shrubs and perennials. Most notable are the large camellias at many of the entries.

The landscaping at the rear of the townhouses, on the side streets (N. 48th and N. 49th streets), is on raised beds retained by two-foot high concrete walls capped with red brick. There is a narrow lawn with foundation plantings of shrubs and perennials including rhododendrons, roses, iris and lilies. Plantings on the shady north side are more varied, with Japanese maples, ferns, hosta, bleeding heart and other flowers. A narrow lawn punctuated by small shrubs runs between the wall and the sidewalk.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7

Page 6 of 7

Interior Description

The 24 townhouses are generally uniform in size and layout, except that adjoining units are mirror images of each other. Each unit has two stories and a full basement, measuring 21.5 feet wide and 32 feet deep. An additional small unit was carved out of the basement of the southernmost townhouse in Building B in 1959. Some units in the smaller building (Building B) at the east end have smaller basements, as the former boiler room and a service corridor occupy space at the rear.

Interior walls are plaster, with oak floors in the hallways and major rooms. One enters into a hallway along one side of the unit, facing the stairway to the second story and a passageway to the kitchen at the rear. To the side of the entry is a living room (14 by 20 feet)¹ with a fireplace on the far wall. To the rear is a dining room (14 by 12 feet). Originally, French doors separated the hall, the living room and the dining room, but these were removed from all units in 1943. The kitchen (13 by 8 feet) is at the rear, next to the dining room. The kitchens were originally equipped with a gas range, a large sink with a drain board, glass-doored cabinets, a table near the window, an ironing board in a cupboard and, at the rear corners, a "cooling closet" and a dumb-waiter to carry trash down to the lower level for disposal.

The second floor of each unit has three bedrooms and a bathroom. At the top of the stairs is a small bedroom (9 by 12 feet) above the entry hall, with the largest bedroom (13.5 by 17 feet) next to it, above the living room. This room has a double closet fitted with drawers. A third bedroom (13 by 13 feet) is at the rear, above the dining room, with a closet to the side. The single bathroom is at the corner, above the kitchen. The amount of storage is notable, with large closets in each bedroom as well as hall and bathroom closets. The basements of each unit were originally semi-finished to accommodate a laundry, with a two-burner gas stove, a wash tub, and a concrete floor. Storage shelves for canned goods were

¹ All room measurements, taken from the original plans, are approximate.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 7

Page 7 of 7

provided near the stairs. At the rear is a toilet enclosed in a cubicle; this may have been intended for use by household help hired to do the laundry and other tasks.

The integrity of the townhouse interiors varies because they have been condominiums since 1977. Based on visits to several units and conversations with owners, some units are virtually intact and most owners appear to have made few significant changes to the main rooms. Many of the kitchens and bathrooms have been remodeled with new fixtures, appliances, cabinets and counters. Many of the dumbwaiters remain, but most of cooling closets may have been removed. Some of the kitchen remodels have included opening up the wall between the kitchen and dining room, either partially or completely. In some units, a half-bathroom has been added in the front hallway near the stairs. Many of the basements have been finished to serve as a den or bedroom, with a more complete bathroom rather than a toilet cubicle. The electrical system has been upgraded throughout the complex. The original central heating system has been replaced by individual boilers in each basement that use the original radiators.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 1 of 9

STATEMENT OF SIGNIFICANCE

Hawthorne Square is an excellent example of the multifamily housing built in Seattle between 1900 and 1957. It was constructed in 1923, which is its period of significance. The apartment complex meets all the registration requirements of the Courtyard/Townhouse Apartment type as described in the NRHP Multiple Property Listing titled *Seattle Apartment Buildings, 1900-1957*. These buildings, and this example specifically, reflect the extensive multifamily construction and the accompanying density and urbanity that developed in Seattle in the first half of the 20th century. Apartment buildings of various types and sizes were constructed to meet the demand for varied housing options as the city's population increased dramatically in the decades following the 1897 Klondike Gold Rush. The prosperity of the 1920s particularly encouraged developers to meet the pent-up housing demand, resulting in a significant construction boom during this period. Apartment buildings, ranging from basic housing to luxury accommodations, were a significant factor in meeting this need, and they became a major element of the streetscape in many Seattle neighborhoods. This townhouse complex, with spacious units, attractive landscaping, and modern (1920s) amenities, is an example of those apartments designed for upper-middle class people who could afford to purchase a home but preferred the convenience of renting. It is unusual in Seattle because of its large scale (occupying a full block), the size of the units, the extensive landscaping and its strong two-story townhouse form. It is well maintained and retains a high degree of its original integrity.

Neighborhood Context

Hawthorne Square is located on the east side of Fremont Avenue N., one block west of Aurora Avenue N., the primary highway on the west side of Seattle. It is close to two of the city's largest and most significant parks, being one block south of the Woodland Park Zoo, which connects to Woodland Park and Green Lake. Woodland Park was originally a private preserve established by developer Guy Phinney. Phinney purchased a large tract of land west of Green Lake in 1889 and platted 175 lots in the Woodland

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 2 of 9

Park Addition. He set aside 200 acres for an estate that contained not only his mansion, but ball fields, strolling paths, picnic grounds, a bandstand, a small menagerie, and a bathing beach and boathouse for the public to enjoy.¹ In 1889 he established a private trolley line, the Woodland Park Electric Railway, to encourage people to visit the park and perhaps find property nearby to purchase. The line ran along 5th Street (later re-named Fremont Avenue) to the park entrance at Pine Grove Street (later N. 50th Street).² The area was annexed by the City of Seattle in 1891. Following Phinney's untimely death in 1893, his widow Nellie could not maintain the property and, in 1899, sold the 200-acre park to the City of Seattle for \$5,000 in cash and a \$95,000 mortgage. The city expanded Phinney's animal collection and opened the Woodland Park Zoological Gardens in 1904. The Olmsted Brothers prepared circulation and landscape plans for the zoo grounds and the adjacent Woodland and Green Lake parks, and these plans were largely implemented over the next two decades.³

The area was largely platted by 1900, with development focused on the east side of Green Lake where the primary trolley line ran. Growth increased south of the lake after 1902, when the trolley line was extended around the lake and through Woodland Park. Phinney's trolley line stopped operating in 1899, but the line was reestablished and extended by the Seattle Electric Company in 1906, continuing up the west side of Woodland Park on Phinney Avenue. Four years later the Seattle-Everett Interurban line also ran through Phinney Ridge. With such excellent transportation connections, the neighborhood was soon filled with single-family homes; most of those in the area date from 1905 to 1930. By 1923, when Hawthorne Square was built, the neighborhood was largely developed with modest single-family homes,

¹ Don Sherwood, "History of Woodland Park," <http://seattle.gov/parks/history/WoodlandPk.pdf>

² Greg Lange, "Woodland Park Railway begins running in 1890," Historylink.org, May 16, 2001. http://www.historylink.org/essays/output.cfm?file_id=3285, (accessed October 27, 2007).

³ Louis Fiset, "Seattle Neighborhoods: Phinney Thumbnail History," Historylink.org, August 29, 2001. http://www.historylink.org/essays/output.cfm?file_id=3526, (accessed October 27, 2007).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8

Page 3 of 9

usually sited on 40 by 100 foot lots. Vernacular and Craftsman houses predominate, with some examples of builder Tudor styles.

The convenience of parks and streetcar lines also led to apartment development. Several apartment houses are located on N. 50th Street, the street running along the south side of the Woodland Park Zoo. Some of these buildings date from the 1917-1929 period, with others built in the 1950s-70s. There is little commercial development in the immediate vicinity, although there was once a store across from Hawthorne Square on Fremont Avenue N. The closest small commercial area is several blocks to the south on Fremont Avenue N. The closest large commercial districts are each about fifteen blocks away: Fremont to the south and Phinney Ridge to the northwest. Also in Fremont, about ten blocks south of the apartment complex, is B. F. Day School. It opened in 1891 and was expanded in 1901 and again in 1916 to accommodate an increasing student population. Aurora Avenue (SR 99), a limited access highway, is one block east of Hawthorne Square. It was built through Woodland Park in the 1930s. It brought extensive commercial development north of Green Lake, but not in the area of Hawthorne Square.

Building History

Hawthorne Square was built in 1923 for an investment company, Hawthorne Improvement Company, at a cost of \$200,000. A prominent Seattle architectural firm, Lawton and Moldenhour, designed the building. Another local firm, Murdock and Eckman, acted as the general contractors.⁴ James Murdock and George Eckman were two independent contractors who had recently formed a partnership that was to remain in business until the 1940s. The three partners in the Hawthorne Improvement Company were Hugh Phelps, a contractor; Ervin S. Goodwin, president of Goodwin Real Estate Company; and William F. White, vice-president of Goodwin Real Estate. Although the origin of the name Hawthorne Square is not known for certain, it is known that Goodwin was involved in the 1928 development of the Hawthorne Hills neighborhood with Hawthorne K. Dent of the H. K. Dent Investment

⁴ *Pacific Builder and Engineer*, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 4 of 9

Company. It is possible that Dent, who founded what later became Safeco insurance company, helped to finance Hawthorne Square or was involved in the project in some other way, leading to his name being used.

Goodwin was not only the president of Goodwin Real Estate, but also the vice-president of the Seaboard National Bank and secretary of the Public Market and Department Store Company. This company, headed by Frank Goodwin, was one of Seattle's most important real estate companies, owning and managing the Pike Place, Economy, Municipal and Outlook markets. Ervin and his brothers Frank and John had come to the Northwest from Kankakee, Illinois, in 1898, planning to open a hotel in Alaska for miners on their way to the Klondike. However, when the brothers arrived in Alaska they staked a claim themselves and returned with \$50,000 in gold, with which they established the Goodwin Real Estate Company. The company thrived, becoming one of the city's best and most successful developers in the early years of the century. Their most notable early acquisition was the Leland Hotel and undeveloped land at the west end of Pike Street. In the summer of 1907 the city established an open-air farmers' market next door. Frank Goodwin soon began construction of a large building with seventy-six stalls to accommodate the farmers. In 1910, the brothers formed a new entity, the Public Market and Department Store Company, and expanded with a large building hanging over the cliff at the end of Pike Street. Over the next decade they built the western section of the Pike Place Market and managed the market through the Public Market and Department Store Company. The firm subsequently built three smaller markets in other sections of the city. The company, led by the brothers' nephew Arthur Goodwin, ran the market until 1926. In that year, Arthur purchased the company from the older generation and continued to control it until 1933.⁵

⁵ Alice Shorett and Murray Morgan, *Soul of the City: The Pike Place Public Market*, (Seattle: University of Washington Press, 2007), chapters 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 5 of 9

E. S. Goodwin diversified his investments away from public markets by developing apartments through the family's original firm, the Goodwin Real Estate Company, and other partnerships. In 1916 he had developed two sizeable buildings, the Sherwood Apartments (1633 Melrose Avenue) on Capitol Hill and Woodland Court, located at 705 N. 50th Street, just one block north of the later Hawthorne Square development. He was also involved in several commercial buildings in downtown Seattle, including the Century Building (1910, 1518 3rd Avenue) and the Republican Building (1511 3rd Avenue). The latter, built in 1927, is a ten-story office building designed by Lawton and Moldenhour in the Spanish Eclectic style, unusual in local high-rise construction. Goodwin took advantage of Seattle's 1920s construction boom by developing residential plats as well, including 95-acre Hawthorne Hills (1927) north of the University of Washington; Victory Heights near Lake City; and Lake Ridge, in south Seattle near Lake Washington.⁶

The construction of Hawthorne Square was a notable event in local development, as it was one of the largest residential projects to be undertaken as the city recovered from the post-World War I recession. It was also notable for the size and luxury of its units and its townhouses form. Its progress was noted in the *Daily Journal of Commerce* with headlines proclaiming "\$200,000 Apartment Group is planned for Fremont"⁷ and "Apartment Contract is Authorized."⁸ The subcontractors and vendors were noted, including: Pioneer Sand and Gravel; Builders' Brick Company; Bryant Lumber Company; E. J. Glennon (plumbing); Hugh Phelps, one of the developers (heating); City Light and Steele and Phelps (electrical); Bert Moore (excavation); Everett Sash and Door (mill work); E. C. Johnson (painting); C. H. Nelson and Son (plastering); Charles W. Rodgers (tilework); Power Plant Engineering (oil burners); and C. Honarae (sheet metal).

⁶ Clarence Bagley, *History of King County, Washington*. Volume 3. Chicago-Seattle: S. J. Clarke Publishing Company, 1929, pp. 688-692.

⁷ *Daily Journal of Commerce*, April 14, 1923, p. 1.

⁸ *Daily Journal of Commerce*, 5/16/1923, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 6 of 9

By December 1923, the project was featured in a full-page advertisement in the Town Crier, a small circulation paper that would probably have reached the elite audience that would be most likely to rent the townhouses.⁹ Of all Seattle multifamily buildings of the 1920s, Hawthorne Square was among those most focused on appealing to tenants who desired the space and convenience of a house. A 1924 article in Pacific Builder and Engineer¹⁰ hailed the project for its unique "house-like" qualities, providing the conveniences of a house. The article stated: "*Apartments—just like a regular house, that is the way they are in the Hawthorne apartments, located in the Phinney Ridge district of Seattle. Every apartment has an upstairs, downstairs and a basement. What more could one ask and still have all the conveniences of the apartment house? But the family that occupies one of these houses has much more than that. They have a wide grassy court adorned with flowers and shrubs and a pool with water lilies and bubbling frogs' head fountains.*" Particularly noted were the special features such as private laundry facilities, dumb waiters to take trash out, electric stoves and ample storage including large bedroom closets with built-in drawers.¹¹ The Town Crier advertisement from Goodwin Real Estate called Hawthorne Square a "fashionable residence-apartment house." It described it as: "*Built to meet the demand of discriminating persons, affords every modern convenience of the highest type apartment house with all the individuality of a real home.*" It was pointed out that the "*dignity and character of Hawthorne Square insures the most substantial neighbors.*" The company also promised "*Service that will meet every requirement and make your tenancy comfortable and enjoyable.*" The building had a resident manager and, at some times, a full-time gardener. Yearly leases were available for \$125 to 135 a month, including heat, water, light, cooking

⁹ Goodwin Real Estate Co., Inc., "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House," Town Crier, December 15, 1923.

¹⁰ Pacific Builder and Engineer, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.

¹¹ Pacific Builder and Engineer, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 7 of 9

electricity and a private garage, at a time when a typical apartment could be had for \$40 to \$50 a month.¹² Reportedly, by 1931 the rent had fallen to \$100 a month. When it became a condominium in 1977 units sold for \$48,000 to \$52,000 each.¹³

It is not known how quickly Hawthorne Square's townhouses were rented or how economically successful it was at the time. However, no other advertisements have been found, leading one to think that it was not wanting for tenants. The city directory of 1938 indicates that the complex was fully occupied at that time, with the managers and successful business owners that were most likely the target group of the developers. Residents in that year included the owner of a chain of service stations; an engineer; the president of the North Coast Chemical and Soap Works; and managers for the *Seattle Times*, General Electric, U. S. Plywood, Bartell Drug Stores, a brewery and several railway and shipping companies. However, there had been considerable turnover, as was typical during the depression years. Only one of these residents lived at Hawthorne Square in 1928. In later years the turnover decreased substantially.

In the 1930s, Hawthorne Square appears to have been impacted by the effects of the Great Depression and went into receivership. King County records show that it was owned by the Seattle Trust Company (1934-41), the Marine National Company (1941-43) and Connecticut Mutual Life Insurance Company. William Mathewson purchased the complex in 1943. It was later owned by the Sheridan Investment Company, which may have included Mathewson. His niece, Hazel Bloss, inherited the complex and owned it until 1977. It was declared a condominium under Washington's Horizontal Property Regimes Act on May 11, 1977.

¹² Goodwin Real Estate Co., Inc. "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House, *Town Crier*, December 15, 1923.

¹³ Dirk Wascher, "Hawthorne Square" Unpublished paper, Department of Landscape Architecture, University of Washington, 1988, p. 3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 8 of 9

The Architects: Lawton and Moldenhour

Hawthorne Square was designed by the prominent Seattle architectural firm of Lawton and Moldenhour. George Willis Lawton was born in Wisconsin in 1864 and moved to Seattle in 1889, about the time of the Great Fire. He worked as a draftsman for the firm of Saunders & Houghton before entering into partnership with Charles Saunders in 1898. Saunders and Lawton designed a wide range of projects, including numerous apartments and hotels such as the Lincoln Apartment Hotel, the San Marco (1905), and the Summit (1910). Another specialty was warehouse structures, and they found a fertile market as the train station vicinity developed into a distribution center. Some of their buildings in Pioneer Square are the Norton (1904), Mottman (1906), Goldsmith (1907) and Provident (1910) buildings. The firm also designed two of Seattle's oldest remaining schools, Horace Mann and Beacon Hill (now El Centro de la Raza) elementary schools. They adeptly used a wide range of revival styles, including Romanesque, Classical, Tudor and Colonial. One of their most noted works was the Forestry Building (1908-09) at the Alaska-Yukon-Pacific Exposition, a classical design executed in raw logs. Another well-known building is the Masonic Temple (1912-16, now the Egyptian Theater/Seattle Central Community College), completed by Lawton after the partnership dissolved in 1915.¹⁴ As an independent practitioner, Lawton worked with A. W. Gould on the Arctic Building (1913-17), famed for its terra cotta walrus heads.

In 1922 Lawton formed a partnership with Herman A. Moldenhour (1880-1976). Moldenhour, also from Wisconsin, had been an office boy for the Saunders & Lawton firm. The firm specialized in large office and apartment buildings, including the Franklin (1918), the Castle (1918), Fifth Avenue Court (1922), Olive Crest (1924), the Fourth and Pike Building (1927) and the Republic Building (now Melbourne Tower, 1927-28). The partnership ended with Lawton's death in 1928. Moldenhour continued

¹⁴ Jeffrey Karl Ochsner, "Charles W. Saunders," in *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press, 1994), p. 34.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 8 Page 9 of 9

with an independent practice, and was the supervising architect for the Port of Seattle's Sea-Tac Airport Administration Building in 1948. He died in 1976 at the age of 96.¹⁵

Hawthorne Square is the only known example of their work in the townhouse form. Their other apartment buildings are typical apartment blocks with finely detailed entries and terra cotta ornamentation. The Olive Crest is a large mixed use building with ground floor storefronts, relatively simple in overall design but with ornate terra cotta ornamentation along the cornice line. Hawthorne Square exhibits relatively understated ornamentation, relying on uniformity of materials, strong Georgian forms and the relationships between buildings and landscape for its impact.

¹⁵ Jeffrey Karl Ochsner, ed., *Shaping Seattle Architecture: A Historical Guide to the Architects*, (Seattle: University of Washington Press, 1994), p. 347.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 9 Page 1 of 1

BIBLIOGRAPHICAL REFERENCES

Bagley, Clarence. *History of King County, Washington*. Volume 3. Chicago-Seattle: S. J. Clarke Publishing Company, 1929.

Daily Journal of Commerce, "\$200,000 Apartment Group is planned for Fremont," April 14, 1923, p. 1.

Daily Journal of Commerce, "Apartment Contract is Authorized," May 16, 1923, p. 1.

Fiset, Louis. "Seattle Neighborhoods: Phinney Thumbnail History," Historylink.org, August 29, 2001.
http://www.historylink.org/essays/output.cfm?file_id=3526, (accessed October 27, 2007).

Goodwin Real Estate Co., Inc. "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House," *Town Crier*, December 15, 1923.

Lange, Greg. "Woodland Park Railway begins running in 1890," Historylink.org, May 16, 2001.
http://www.historylink.org/essays/output.cfm?file_id=3285, (accessed October 27, 2007).

Lawton & Moldenhour, Building Plans, Hawthorne Square, 1923, from Department of Planning and Development, City of Seattle.

Pacific Builder and Engineer, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.

Ochsner, Jeffrey Karl, editor. *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle: University of Washington Press, 1998.

Sherwood, Don, "History of Woodland Park," <http://seattle.gov/parks/history/WoodlandPk.pdf>

Shorett, Alice and Murray Morgan. *Soul of the City: The Pike Place Public Market*. Seattle: University of Washington Press, 2007.

Wascher, Dirk. "Hawthorne Square" Unpublished paper, Department of Landscape Architecture, University of Washington, 1988.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE
KING COUNTY, WASHINGTON

Section number 10

Page 1 of 1

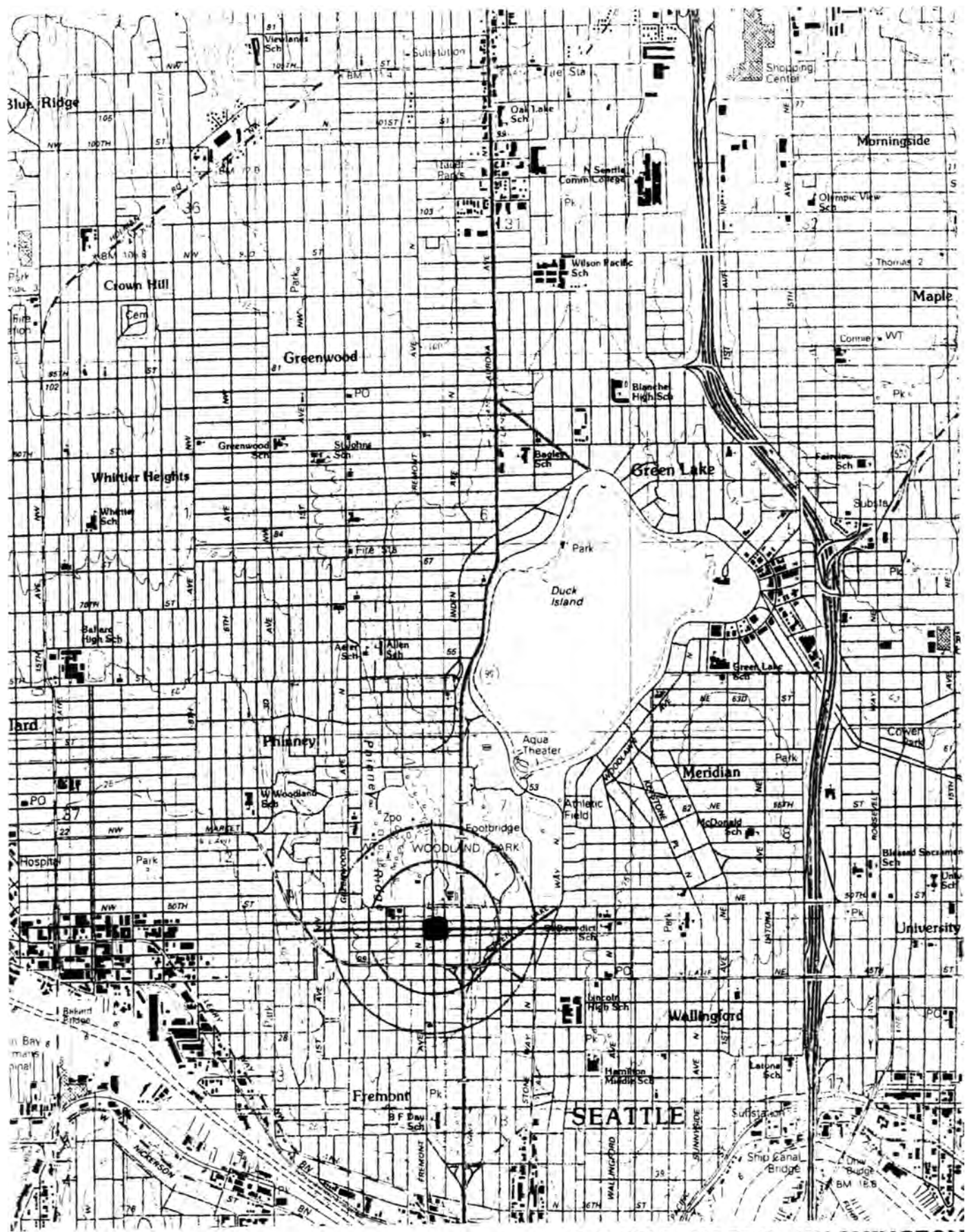
VERBAL BOUNDARY DESCRIPTION

The nominated area is located in Section 7, Township 25 North, Range 4 East, W. M. in King County, Washington. It is officially recorded in Volume 12 of Condominiums, pages 78 to 83, records of King County, Washington.

Originally platted as Lots 1 through 12, inclusive, Block 22, Woodland Addition to Salmon Bay City, recorded in Volume 2 of Plats, page 66, Records of King County, Washington. The plat consists of the entire block bounded by Fremont Avenue North on the west, Linden Avenue North on the east, North 48th Street on the south and North 49th Street on the north.

BOUNDARY JUSTIFICATION

The nominated property includes the entire area containing the Hawthorne Square condominium, including the townhouses, garages, courtyard and surrounding property. It takes up one city block.



SEATTLE NORTH, WASHINGTON
N4737.5—W12215/7.5X15

1983

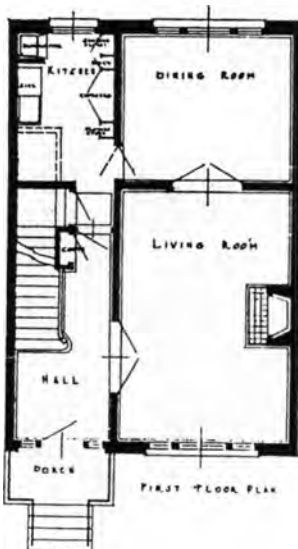
Hawthorne Square

Seattle's New Fashionable
Residence-Apartment House



LOCATION: South Boulevard Entrance Woodland Park
Fremont Avenue at N. 48th and 49th Streets

HAWTHORNE SQUARE, BUILT TO MEET THE DEMAND OF DISCRIMINATING PERSONS, AFFORDS EVERY MODERN CONVENIENCE OF THE HIGHEST TYPE APARTMENT HOUSE WITH ALL THE INDIVIDUALITY OF A REAL HOME.



Typical
1st Floor Plan

Each apartment a complete six-room residence, with full basement, including private laundry and equipped with the finest appointments.

Extensive grounds, beautifully landscaped.

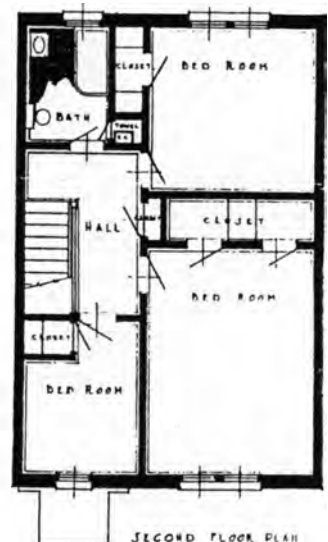
Large heated garages.

The dignity and character of Hawthorne Square insures the most substantial neighbors.

Yearly leases only. Rental, \$125.00 to \$135.00, including heat, water, light, cooking electricity and garage.

Investigate other offerings for comparison — then personally inspect Hawthorne Square and become one of our permanent tenants.

Service that will meet every requirement and make your tenancy comfortable and enjoyable.



Typical
2nd Floor Plan

GOODWIN REAL ESTATE CO., Inc.

312 LEARY BLDG.

MAIN 4357

Town Crier Dec 15, 1923

12-79

Prepared By - William S. Tsao & Co P.S.



- Sheet 2 of 6 Sheets

CURRENT PHOTOGRAPHS

1. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Building A (north building)
Viewing southwest along the
north (rear) façade
2. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Building A (north building)
Viewing northeast toward the
south (primary) façade
3. Hawthorne Square
King County WA
Mimi Sheridan
6/27/2008
Building B (east building)
Viewing east toward the west
(primary) façade
4. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Building B (east building)
Viewing west toward the east
(rear) façade
5. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Building C (south building)
Viewing southeast toward the
north (primary) façade
6. Hawthorne Square
King County WA
Mimi Sheridan
6/27/2008
Building C (south building)
Viewing northeast along the
south (rear) façade
7. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Garage 2 (northeast); Building B
on the left
Viewing northwest
8. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Garage 1 (north); Building A on
the right, B on the left
Viewing southwest
9. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Garage 3 (southeast) and
Building B
Viewing west
10. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Garage 4 (south); Building A on
the left, B in center
Viewing northwest

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>11. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Northwest corner of complex
Viewing east</p> <p>12. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Southwest corner of complex
Viewing northeast</p> <p>13. Hawthorne Square
King County WA
Mimi Sheridan
5/26/2008
Northwest entry
Viewing southeast from street</p> <p>14. Hawthorne Square
King County WA
Mimi Sheridan
6/27/2008
Courtyard
Viewing northwest</p> <p>15. Hawthorne Square
King County WA
Beth Dodrill
3/21/2008
Typical windows</p> <p>16. Hawthorne Square
King County WA
Beth Dodrill
3/21/2008
Typical entries</p> <p>17. Hawthorne Square
King County WA
Beth Dodrill
3/21/2008
Deck on top of southeast garage
Viewing southeast</p> | <p>18. Hawthorne Square
King County WA
Beth Dodrill
3/21/2008
Rear service corridor between
garages and Building B
Viewing south</p> <p>19. Hawthorne Square
King County WA
Mimi Sheridan
10/26/2007
Typical interior stairway</p> <p>20. Hawthorne Square
King County WA
Mimi Sheridan
10/26/2007
Typical entry interior</p> <p>21. Hawthorne Square
King County WA
Mimi Sheridan
10/26/2007
Typical intact dining room</p> <p>22. Hawthorne Square
King County WA
Mimi Sheridan
10/26/2007
Typical original living room
fireplace</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

HISTORICAL PHOTOGRAPH

Town Crier, 12/15/1923
Viewing northeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hawthorne Square
NAME:

MULTIPLE Seattle Apartment Buildings, 1900-1957
NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 11/28/08 DATE OF PENDING LIST: 12/16/08
DATE OF 16TH DAY: 12/31/08 DATE OF 45TH DAY: 1/11/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08001301

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

RETURN

SEE ATTACHED COMMENTS

RECOM./CRITERIA Return
REVIEWER Paul R. Lusignea DISCIPLINE Historic
TELEPHONE 202-354-2229 DATE 1/9/2009
DOCUMENTATION see attached comments Y see attached SLR Y/N

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

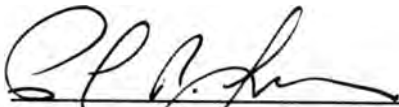
HAWTHORNE SQUARE
Multnomah County, OR

National Register of Historic Places - Return Comments:

The current documentation is being returned for technical revision. The basic documentation represents an extensive amount of research and the Hawthorne Square property appears to be a handsome local example of historic apartment house design clearly eligible for individual listing in the National Register of Historic Places. The photographic documentation, however, does not meet current National Register standards.

The photographic prints submitted with the nomination do not meet National Register standards. The photographs are unclear and reveal little, if any, detail. The washed-out prints as they currently exist are not acceptable for scanning or copying purposes, and fail to meet the normal standards for nomination acceptance. The electronic images provided on the CD to support the documentation also fail to meet current NR standards, which require at a minimum 3000 x 2000 pixel images at 300 dpi. The proposed revised NR standards, if accepted, will still require a minimum 2 megapixels (1200 x 1600 pixel image) at 300 dpi. (The quality of the submitted images on average barely surpasses 300 x 480 pixels and 75 dpi.)

If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.



Paul R. Lusignan, Historian
(for) Keeper of the National Register
(202) 354-2229
Paul_lusignan@nps.gov

S:\nr\lusi\slrtemp\seattleapts
mps.rtn

Recommendation: SLR_Return

Action: SLR_Return_None

Documentation Issues-Discussion Sheet

State Name: WA County Name King Resource Name Hawthorne Square

Reference No. 08-1301 Multiple Name _____

Solution:

Return

MLC 1/9/09

Problem: Disc images have very low resolution (480x296, 74dpi)

Resolution:

SLR: Yes No

Database Change:

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 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 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 Hawthorne Square Apartments

Other names/site number _____

2. Location

street & number 4800 Fremont Avenue North not for publication _____

city or town Seattle vicinity _____

State Washington code WA county King code 033 zip code 98103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Signature of certifying official/Title

Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE

State or 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 this property is:
- ☒ entered in the National Register.
 - ☐ See continuation sheet
 - ☐ determined eligible for the National Register.
 - ☐ See continuation sheet
 - ☐ determined not eligible for the National Register.
 - ☐ removed from the National Register.
 - ☐ other (explain:)

Signature of the Keeper

Date of Action

[Signature] 8/14/2012

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
7		buildings
		sites
		structures
		objects
7		Total

Name of related multiple property listing:

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

Seattle Apartment Buildings, 1900 – 1957

Number of contributing resources previously listed in the National Register

none

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

Domestic/multiple dwelling

Current Functions

(Enter categories from instructions)

Domestic/multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century

Revival: Tudor Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick, wood, concrete

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 7 Page 1 of 5

NARRATIVE DESCRIPTION

Overview

Hawthorne Square is a townhouse complex of seven buildings located in Seattle's Phinney Ridge neighborhood, one block south of the Woodland Park Zoo. It encompasses an entire block measuring 200 by 300 feet (60,000 square feet, or 1.38 acres) and bounded by Fremont Avenue N. on the west, Linden Avenue N. on the east, N. 48th Street on the south and North 49th Street on the north. The site was originally platted as Lots 1 through 12, Block 22, of the Woodland Addition to Salmon Bay City.

The three residential buildings are arranged in a U shape around a landscaped courtyard that opens at the west onto Fremont Avenue N. The two larger buildings, each with ten townhouse units, run east-west and face each other across the courtyard; these buildings (A and C) are 221 feet long and 33.5 feet wide. The third residential building (B), at the east end, measures approximately 89 feet long and 30 feet wide; it has four original townhouses and one small basement unit.

The four garage buildings are at the rear of the residential buildings, at the east end of the block. Because the site slopes slightly down toward the east, they are at a lower level than the townhouse buildings. Each building contains six individual garages and measures approximately 61 feet long and 20 feet deep. Two buildings face east toward Linden Avenue N. These are flanked by two buildings running east-west, one facing south toward N. 48th Street and the other facing north toward N. 49th Street. Between the two east-facing buildings is a 22-foot opening that provides access to the original boiler room and an 8-foot service corridor that runs between the garages and the residential buildings.

Building Exteriors

The residential buildings are each two stories with a full basement. They are of mill construction with concrete foundations and are faced with a distinctive rug face brick in shades of dark red, brown and black. The basement level, visible on the rear elevations, is faced with smooth brick in a lighter shade of red. The two larger buildings (buildings A and C) are very similar in size and appearance. Building B is similar, but smaller in size.

Each townhouse unit has an individual entry with a stoop with concrete steps (painted dark red) and a wrought iron railing. Each stoop is sheltered by either a flat or round arch hood, supported by a pair of large curved brackets. The front doors, of oak, have been painted black in recent years, but were previously stained. They are flanked by five-light sidelights of plain glass.

The two larger buildings have side gable roofs with four cross gables, one at each end and two near the center. Each half of the building has a pair of gabled wall dormers. This arrangement of gables serves both to break up the long expanse of the roof and to indicate the individual townhouse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 7 Page 2 of 5

units. Two entries, both with flat roofs, are in the center of the building. Each half of the building, between the larger and smaller gables, has two pairs of entries. The outer two entries of each group have hooded roofs, while the inner ones have flat roofs. Building B, at the east end, has the same form and massing as the larger buildings, but with only four townhouse units. It has a side gable roof with a cross gable at each end and two gabled wall dormers in the center. At the edge of each of the two large cross gables is a pair of entries; the outer two entries have hooded roofs, while the inner ones have flat roofs. At the south end of the building is a small one-story wing with a flat roof. On all three buildings each gable end has a louvered vent, and chimneys pierce the roof next to each of the inner cross gables. The end walls also have exterior chimneys.

Windows on all the buildings are a combination of 4-over-1, 6-over-1 and 8-over-1 wood sash arranged to show the hierarchy of interior rooms. The major windows are emphasized by being set into blind arches of wood painted a cream color. The arched lintels and sills are of brick. Most windows have black exterior storm sash. On the first story of the main facade, each unit's living room, next to the entry, has a three-part window with a large 8-over-1 window flanked by 4-over-1 windows. The second story each unit has a pair of 6-over-1 windows over the large tripartite window and a single six-over-one window above the entry.

The side elevations, the two narrow ends of each building, each have an exterior brick chimney about eight feet from the front facade and a gabled wall dormer at the rear corner. Flanking the chimney on the first story is a pair of 4-over-1 windows on each side. The second story has a pair of 6-over-1 windows and a small 2-over-1 window at the center. At the rear, a large tripartite first-story window like those on the front facade marks the dining room. Above it is a pair of 6-over-1 windows.

The rear elevations of Building A and C directly face the street and are the most visible facades to the general public. Gabled roofs break up the 221-foot length, with the same arrangement of four cross-gables and gabled wall dormers as on the front facades. The style and arrangement of windows is generally similar to those on the front of the buildings. Beneath each gable is a large tripartite window on the first story, marking the dining room. Between these are two smaller 4-over-1 windows. On the second story, above each large window, is a pair of 6-over-1 windows, with single 6-over-1 windows between them. At the basement level, each unit has two three-light awning windows; some have obscure glass and others contain exhaust vents for the clothes dryers. On Building A the wide surrounds are painted dark red to coordinate with the brick, while the surrounds on Building C are painted cream to match the other windows. Building C has two basement entries on the north side, one at the east end and one near the west end.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 7 Page 3 of 5

The rear elevation of Building B differs from the other two, as the slope of the site allows the basements to have exterior access in the rear. The center section of the basement level contains the space that was once the boiler room, which has a door and a very large 36-light steel window. The heating equipment has been removed and the space is now used for storage and meetings. The two northern units have basement doors opening onto the walkway behind the garages. Toward the south end a door provides access to the unit carved out of the basement of the southernmost townhouse. Windows here are 6-over-1, larger than those on the other buildings.

The only exterior alterations to the buildings have been at the southeast corner of the complex, where the long-time building owner's apartment was located. In 1959 (permit #474135) a new unit was formed by reconfiguring a basement space and constructing a small flat-roofed addition at the south end of Building B. The entry is on the rear, facing the garages; it does not face the courtyards, and is barely noticeable. The unit has a newer window at the basement level. Nearby two decks were added. A wood deck with wood railings (measuring approximately 10 by 20 feet, the size of one garage) was constructed on the garage roof near the east end of Building A; a walkway connects it to the end townhouse. A similar deck was constructed near the south end of Building B, atop the adjacent garage roof; glazed French doors provide access to the walkway. The initial construction date for these is not known, but they predate the 1977 condominium conversion; they have been rebuilt in recent years.

The four garage buildings are of brick masonry construction, faced with dark brick matching that on the residential buildings, but with a decorative basketweave accent. They have a flat roof with a low metal-capped parapet. Each building is 60 feet long and 20 feet deep, with six individual garages. The wood roll-up garage doors have sixteen panels, with glazing in the top row of panels. These doors replaced the original swinging doors c. 1988 but are compatible in design. Each building has a wood pergola or arbor extending from the face of the building. Square posts support a horizontal beam which in turn supports curved rafters. The pergolas have most likely been replaced at least once over the years, but match those shown in historic photos. Between each individual garage is a climbing rose or other vine, some of which extend up to the pergola. The ends of the garage buildings are brick, with a pair of six-light wood windows. At the rear of each garage are a six-light window and a four-panel door opening to a concrete walkway providing access to the steps leading to the front courtyard. Because of the sloping site, the garages are several feet below the courtyard level. The concrete walkways are covered by roofs extending from the rear of the garages and supported by newer painted metal posts and brackets support it.

Courtyard and Landscaping

The center courtyard, which opens at its west end to Fremont Avenue N., is approximately 230 long and 114 feet wide. A concrete walkway and a 16-foot wide drive go around the outer edge of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 7 Page 4 of 5

courtyard, allowing people to park at their doorstep to drop people off or unload items. Streetlights with large lanterns hanging from curved poles light the sidewalk. Historical photographs show that the lantern style of fixture replaced the original globe fixtures prior to 1937. The poles were replaced later, probably to direct more light downward; they are compatible with the character of the complex. At the west end, the driveway entry and exit are flanked by brick pillars (approximately three feet square) sitting on concrete plinths and topped by large lantern-type light fixtures on concrete caps. Between the two inner pillars are three smaller brick pillars and a wood lattice fence, painted a cream color. This feature is visible in the earliest photos and has probably been replaced in kind. The walkway next to the driveway has wrought iron fencing and gates set between smaller brick pillars; these were added sometime after 1937, but are compatible. The large brick pillars have bronze plaques saying "Hawthorne Square" and original lighted "entry" and "exit" signs. The entire entry area is notable for its lush foliage, primarily large pieris shrubs that hide the lattice fence and large hawthorn trees that line this block of Fremont Avenue N.

The center of the courtyard has a large lawn and planting beds. Dense plantings at the west end provide a barrier from the street with tall Western red cedars, a spruce, very large rhododendrons and smaller groundcovers and flowers. The east end is less heavily planted, with cedars, smaller trees and shrubs surrounding a small sitting area. At the northeast corner is a semi-enclosed lawn with a children's play structure. The centerpiece of the large lawn is a concrete-lined pond in a rectangular shape with curved ends. It has water spouts and a statue of a boy, which were reportedly installed about 1950 to replace the original four spouting frogs that were damaged. The pond is flanked by two narrow beds of annuals and rose beds at each end. The space along the sides, between the driveway and the buildings, is also landscaped with narrow lawns and varied small shrubs and perennials. Most notable are the large camellias at many of the entries.

The landscaping at the rear of the townhouses, on the side streets (N. 48th and N. 49th streets), is on raised beds retained by two-foot high concrete walls capped with red brick. There is a narrow lawn with foundation plantings of shrubs and perennials including rhododendrons, roses, iris and lilies. Plantings on the shady north side are more varied, with Japanese maples, ferns, hosta, bleeding heart and other flowers. A narrow lawn punctuated by small shrubs runs between the wall and the sidewalk.

Interior Description

The 24 townhouses are generally uniform in size and layout, except that adjoining units are mirror images of each other. Each unit has two stories and a full basement, measuring 21.5 feet wide and 32 feet deep. An additional small unit was carved out of the basement of the southernmost townhouse in Building B in 1959. Some units in the smaller building (Building B) at the east end have smaller basements, as the former boiler room and a service corridor occupy space at the rear.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 7

Page 5 of 5

Interior walls are plaster, with oak floors in the hallways and major rooms. One enters into a hallway along one side of the unit, facing the stairway to the second story and a passageway to the kitchen at the rear. To the side of the entry is a living room (14 by 20 feet)¹ with a fireplace on the far wall. To the rear is a dining room (14 by 12 feet). Originally, French doors separated the hall, the living room and the dining room, but these were removed from all units in 1943. The kitchen (13 by 8 feet) is at the rear, next to the dining room. The kitchens were originally equipped with a gas range, a large sink with a drain board, glass-doored cabinets, a table near the window, an ironing board in a cupboard and, at the rear corners, a "cooling closet" and a dumb-waiter to carry trash down to the lower level for disposal.

The second floor of each unit has three bedrooms and a bathroom. At the top of the stairs is a small bedroom (9 by 12 feet) above the entry hall, with the largest bedroom (13.5 by 17 feet) next to it, above the living room. This room has a double closet fitted with drawers. A third bedroom (13 by 13 feet) is at the rear, above the dining room, with a closet to the side. The single bathroom is at the corner, above the kitchen. The amount of storage is notable, with large closets in each bedroom as well as hall and bathroom closets. The basements of each unit were originally semi-finished to accommodate a laundry, with a two-burner gas stove, a wash tub, and a concrete floor. Storage shelves for canned goods were provided near the stairs. At the rear is a toilet enclosed in a cubicle; this may have been intended for use by household help hired to do the laundry and other tasks.

The integrity of the townhouse interiors varies because they have been condominiums since 1977. Based on visits to several units and conversations with owners, some units are virtually intact and most owners appear to have made few significant changes to the main rooms. Many of the kitchens and bathrooms have been remodeled with new fixtures, appliances, cabinets and counters. Many of the dumbwaiters remain, but most of cooling closets may have been removed. Some of the kitchen remodels have included opening up the wall between the kitchen and dining room, either partially or completely. In some units, a half-bathroom has been added in the front hallway near the stairs. Many of the basements have been finished to serve as a den or bedroom, with a more complete bathroom rather than a toilet cubicle. The electrical system has been upgraded throughout the complex. The original central heating system has been replaced by individual boilers in each basement that use the original radiators.

¹All room measurements, taken from the original plans, are approximate.

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.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

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

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 Engineering
- ☐ Record# _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Lawton & Moldenhour (Architects)

Murdock & Eckman (Builder)

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 1 of 7

STATEMENT OF SIGNIFICANCE

The Hawthorne Square Apartments are an excellent example of the multifamily housing built in Seattle between 1900 and 1957. They were constructed in 1923, which is its period of significance. The apartment complex meets all the registration requirements of the Courtyard/Townhouse Apartment type as described in the NRHP Multiple Property Listing titled *Seattle Apartment Buildings, 1900-1957*. These buildings, and this example specifically, reflect the extensive multifamily construction and the accompanying density and urbanity that developed in Seattle in the first half of the 20th century. Apartment buildings of various types and sizes were constructed to meet the demand for varied housing options as the city's population increased dramatically in the decades following the 1897 Klondike Gold Rush. The prosperity of the 1920s particularly encouraged developers to meet the pent-up housing demand, resulting in a significant construction boom during this period. Apartment buildings, ranging from basic housing to luxury accommodations, were a significant factor in meeting this need, and they became a major element of the streetscape in many Seattle neighborhoods. This townhouse complex, with spacious units, attractive landscaping, and modern (1920s) amenities, is an example of those apartments designed for upper-middle class people who could afford to purchase a home but preferred the convenience of renting. It is unusual in Seattle because of its large scale (occupying a full block), the size of the units, the extensive landscaping and its strong two-story townhouse form. It is well maintained and retains a high degree of its original integrity.

Neighborhood Context

Hawthorne Square is located on the east side of Fremont Avenue N., one block west of Aurora Avenue N., the primary highway on the west side of Seattle. It is close to two of the city's largest and most significant parks, being one block south of the Woodland Park Zoo, which connects to Woodland Park and Green Lake. Woodland Park was originally a private preserve established by developer Guy Phinney. Phinney purchased a large tract of land west of Green Lake in 1889 and platted 175 lots in the Woodland Park Addition. He set aside 200 acres for an estate that contained not only his mansion, but ball fields, strolling paths, picnic grounds, a bandstand, a small menagerie, and a bathing beach and boathouse for the public to enjoy.¹ In 1889 he established a private trolley line, the Woodland Park Electric Railway, to encourage people to visit the park and perhaps find property nearby to purchase. The line ran along 5th Street (later re-named Fremont Avenue) to the park entrance at Pine Grove Street (later N. 50th Street).² The area was annexed by the City of Seattle in 1891. Following

¹ Don Sherwood, "History of Woodland Park," <http://seattle.gov/parks/history/WoodlandPk.pdf>

² Greg Lange, "Woodland Park Railway begins running in 1890," [Historylink.org](http://www.historylink.org), May 16, 2001.
http://www.historylink.org/essays/output.cfm?file_id=3285, (accessed October 27, 2007).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 2 of 7

Phinney's untimely death in 1893, his widow Nellie could not maintain the property and, in 1899, sold the 200-acre park to the City of Seattle for \$5,000 in cash and a \$95,000 mortgage. The city expanded Phinney's animal collection and opened the Woodland Park Zoological Gardens in 1904. The Olmsted Brothers prepared circulation and landscape plans for the zoo grounds and the adjacent Woodland and Green Lake parks, and these plans were largely implemented over the next two decades.³

The area was largely platted by 1900, with development focused on the east side of Green Lake where the primary trolley line ran. Growth increased south of the lake after 1902, when the trolley line was extended around the lake and through Woodland Park. Phinney's trolley line stopped operating in 1899, but the line was reestablished and extended by the Seattle Electric Company in 1906, continuing up the west side of Woodland Park on Phinney Avenue. Four years later the Seattle-Everett Interurban line also ran through Phinney Ridge. With such excellent transportation connections, the neighborhood was soon filled with single-family homes; most of those in the area date from 1905 to 1930. By 1923, when Hawthorne Square was built, the neighborhood was largely developed with modest single-family homes, usually sited on 40 by 100 foot lots. Vernacular and Craftsman houses predominate, with some examples of builder Tudor styles.

The convenience of parks and streetcar lines also led to apartment development. Several apartment houses are located on N. 50th Street, the street running along the south side of the Woodland Park Zoo. Some of these buildings date from the 1917-1929 period, with others built in the 1950s-70s. There is little commercial development in the immediate vicinity, although there was once a store across from Hawthorne Square on Fremont Avenue N. The closest small commercial area is several blocks to the south on Fremont Avenue N. The closest large commercial districts are each about fifteen blocks away: Fremont to the south and Phinney Ridge to the northwest. Also in Fremont, about ten blocks south of the apartment complex, is B. F. Day School. It opened in 1891 and was expanded in 1901 and again in 1916 to accommodate an increasing student population. Aurora Avenue (SR 99), a limited access highway, is one block east of Hawthorne Square. It was built through Woodland Park in the 1930s. It brought extensive commercial development north of Green Lake, but not in the area of Hawthorne Square.

Building History

Hawthorne Square was built in 1923 for an investment company, Hawthorne Improvement Company, at a cost of \$200,000. A prominent Seattle architectural firm, Lawton and Moldenhour,

³ Louis Fiset, "Seattle Neighborhoods: Phinney Thumbnail History," Historylink.org, August 29, 2001.
http://www.historylink.org/essays/output.cfm?file_id=3526, (accessed October 27, 2007).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 3 of 7

designed the building. Another local firm, Murdock and Eckman, acted as the general contractors.⁴ James Murdock and George Eckman were two independent contractors who had recently formed a partnership that was to remain in business until the 1940s. The three partners in the Hawthorne Improvement Company were Hugh Phelps, a contractor; Ervin S. Goodwin, president of Goodwin Real Estate Company; and William F. White, vice-president of Goodwin Real Estate. Although the origin of the name Hawthorne Square is not known for certain, it is known that Goodwin was involved in the 1928 development of the Hawthorne Hills neighborhood with Hawthorne K. Dent of the H. K. Dent Investment Company. It is possible that Dent, who founded what later became Safeco insurance company, helped to finance Hawthorne Square or was involved in the project in some other way, leading to his name being used.

Goodwin was not only the president of Goodwin Real Estate, but also the vice-president of the Seaboard National Bank and secretary of the Public Market and Department Store Company. This company, headed by Frank Goodwin, was one of Seattle's most important real estate companies, owning and managing the Pike Place, Economy, Municipal and Outlook markets. Ervin and his brothers Frank and John had come to the Northwest from Kankakee, Illinois, in 1898, planning to open a hotel in Alaska for miners on their way to the Klondike. However, when the brothers arrived in Alaska they staked a claim themselves and returned with \$50,000 in gold, with which they established the Goodwin Real Estate Company. The company thrived, becoming one of the city's best and most successful developers in the early years of the century. Their most notable early acquisition was the Leland Hotel and undeveloped land at the west end of Pike Street. In the summer of 1907 the city established an open-air farmers' market next door. Frank Goodwin soon began construction of a large building with seventy-six stalls to accommodate the farmers. In 1910, the brothers formed a new entity, the Public Market and Department Store Company, and expanded with a large building hanging over the cliff at the end of Pike Street. Over the next decade they built the western section of the Pike Place Market and managed the market through the Public Market and Department Store Company. The firm subsequently built three smaller markets in other sections of the city. The company, led by the brothers' nephew Arthur Goodwin, ran the market until 1926. In that year, Arthur purchased the company from the older generation and continued to control it until 1933.⁵

E. S. Goodwin diversified his investments away from public markets by developing apartments through the family's original firm, the Goodwin Real Estate Company, and other

⁴ *Pacific Builder and Engineer*, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31

⁵ Alice Shorett and Murray Morgan, *Soul of the City: The Pike Place Public Market*, (Seattle: University of Washington Press, 2007), chapters 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 4 of 7

partnerships. In 1916 he had developed two sizeable buildings, the Sherwood Apartments (1633 Melrose Avenue) on Capitol Hill and Woodland Court, located at 705 N. 50th Street, just one block north of the later Hawthorne Square development. He was also involved in several commercial buildings in downtown Seattle, including the Century Building (1910, 1518 3rd Avenue) and the Republican Building (1511 3rd Avenue). The latter, built in 1927, is a ten-story office building designed by Lawton and Moldenhour in the Spanish Eclectic style, unusual in local high-rise construction. Goodwin took advantage of Seattle's 1920s construction boom by developing residential plats as well, including 95-acre Hawthorne Hills (1927) north of the University of Washington; Victory Heights near Lake City; and Lake Ridge, in south Seattle near Lake Washington.⁶

The construction of Hawthorne Square was a notable event in local development, as it was one of the largest residential projects to be undertaken as the city recovered from the post-World War I recession. It was also notable for the size and luxury of its units and its townhouses form. Its progress was noted in the *Daily Journal of Commerce* with headlines proclaiming "\$200,000 Apartment Group is planned for Fremont"⁷ and "Apartment Contract is Authorized."⁸ The subcontractors and vendors were noted, including: Pioneer Sand and Gravel; Builders' Brick Company; Bryant Lumber Company; E. J. Glennon (plumbing); Hugh Phelps, one of the developers (heating); City Light and Steele and Phelps (electrical); Bert Moore (excavation); Everett Sash and Door (mill work); E. C. Johnson (painting); C. H. Nelson and Son (plastering); Charles W. Rodgers (tilework); Power Plant Engineering (oil burners); and C. Honarae (sheet metal).

By December 1923, the project was featured in a full-page advertisement in the *Town Crier*, a small circulation paper that would probably have reached the elite audience that would be most likely to rent the townhouses.⁹ Of all Seattle multifamily buildings of the 1920s, Hawthorne Square was among those most focused on appealing to tenants who desired the space and convenience of a house. A 1924 article in *Pacific Builder and Engineer*¹⁰ hailed the project for its unique "house-like" qualities, providing the conveniences of a house. The article stated: "*Apartments—just like a regular house, that is the way they are in the Hawthorne apartments, located in the Phinney Ridge district of Seattle. Every*

⁶ Clarence Bagley, *History of King County, Washington*. Volume 3. Chicago-Seattle: S. J. Clarke Publishing Company, 1929, pp. 688-692.

⁷ *Daily Journal of Commerce*, April 14, 1923, p. 1.

⁸ *Daily Journal of Commerce*, 5/16/1923, p. 1.

⁹ Goodwin Real Estate Co., Inc., "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House," *Town Crier*, December 15, 1923.

¹⁰ *Pacific Builder and Engineer*, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8

Page 5 of 7

apartment has an upstairs, downstairs and a basement. What more could one ask and still have all the conveniences of the apartment house? But the family that occupies one of these houses has much more than that. They have a wide grassy court adorned with flowers and shrubs and a pool with water lilies and bubbling frogs' head fountains. Particularity noted were the special features such as private laundry facilities, dumb waiters to take trash out, electric stoves and ample storage including large bedroom closets with built-in drawers.¹¹ The *Town Crier* advertisement from Goodwin Real Estate called Hawthorne Square a "fashionable residence-apartment house." It described it as: "*Built to meet the demand of discriminating persons, affords every modern convenience of the highest type apartment house with all the individuality of a real home.*" It was pointed out that the "*dignity and character of Hawthorne Square insures the most substantial neighbors.*" The company also promised "*Service that will meet every requirement and make your tenancy comfortable and enjoyable.*" The building had a resident manager and, at some times, a full-time gardener. Yearly leases were available for \$125 to 135 a month, including heat, water, light, cooking electricity and a private garage, at a time when a typical apartment could be had for \$40 to \$50 a month.¹² Reportedly, by 1931 the rent had fallen to \$100 a month.¹³ When it became a condominium in 1977 units sold for \$48,000 to \$52,000 each.

It is not known how quickly Hawthorne Square's townhouses were rented or how economically successful it was at the time. However, no other advertisements have been found, leading one to think that it was not wanting for tenants. The city directory of 1938 indicates that the complex was fully occupied at that time, with the managers and successful business owners that were most likely the target group of the developers. Residents in that year included the owner of a chain of service stations; an engineer; the president of the North Coast Chemical and Soap Works; and managers for the *Seattle Times*, General Electric, U. S. Plywood, Bartell Drug Stores, a brewery and several railway and shipping companies. However, there had been considerable turnover, as was typical during the depression years. Only one of these residents lived at Hawthorne Square in 1928. In later years the turnover decreased substantially.

¹¹ *Pacific Builder and Engineer*, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.

¹² Goodwin Real Estate Co., Inc. "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House, *Town Crier*, December 15, 1923.

¹³ Dirk Wascher, "Hawthorne Square" Unpublished paper, Department of Landscape Architecture, University of Washington, 1988, p. 3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 6 of 7

In the 1930s, Hawthorne Square appears to have been impacted by the effects of the Great Depression and went into receivership. King County records show that it was owned by the Seattle Trust Company (1934-41), the Marine National Company (1941-43) and Connecticut Mutual Life Insurance Company. William Mathewson purchased the complex in 1943. It was later owned by the Sheridan Investment Company, which may have included Mathewson. His niece, Hazel Bloss, inherited the complex and owned it until 1977. It was declared a condominium under Washington's Horizontal Property Regimes Act on May 11, 1977.

The Architects: Lawton & Moldenhour

Hawthorne Square was designed by the prominent Seattle architectural firm of Lawton & Moldenhour. George Willis Lawton was born in Wisconsin in 1864 and moved to Seattle in 1889, about the time of the Great Fire. He worked as a draftsman for the firm of Saunders & Houghton before entering into partnership with Charles Saunders in 1898. Saunders and Lawton designed a wide range of projects, including numerous apartments and hotels such as the Lincoln Apartment Hotel, the San Marco (1905), and the Summit (1910). Another specialty was warehouse structures, and they found a fertile market as the train station vicinity developed into a distribution center. Some of their buildings in Pioneer Square are the Norton (1904), Mottman (1906), Goldsmith (1907) and Provident (1910) buildings. The firm also designed two of Seattle's oldest remaining schools, Horace Mann and Beacon Hill (now El Centro de la Raza) elementary schools. They adeptly used a wide range of revival styles, including Romanesque, Classical, Tudor and Colonial. One of their most noted works was the Forestry Building (1908-09) at the Alaska-Yukon-Pacific Exposition, a classical design executed in raw logs. Another well-known building is the Masonic Temple (1912-16, now the Egyptian Theater/Seattle Central Community College), completed by Lawton after the partnership dissolved in 1915.¹⁴ As an independent practitioner, Lawton worked with A. W. Gould on the Arctic Building (1913-17), famed for its terra cotta walrus heads.

In 1922 Lawton formed a partnership with Herman A. Moldenhour (1880-1976). Moldenhour, also from Wisconsin, had been an office boy for the Saunders & Lawton firm. The firm specialized in large office and apartment buildings, including the Franklin (1918), the Castle (1918), Fifth Avenue Court (1922), Olive Crest (1924), the Fourth and Pike Building (1927) and the Republic Building (now Melbourne Tower, 1927-28). The partnership ended with Lawton's death in 1928.

¹⁴ Jeffrey Karl Ochsner, "Charles W. Saunders," in *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press, 1994), p. 34.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 8 Page 7 of 7

Moldenhour continued with an independent practice, and was the supervising architect for the Port of Seattle's Sea-Tac Airport Administration Building in 1948. He died in 1976 at the age of 96.¹⁵

Hawthorne Square is the only known example of their work in the townhouse form. Their other apartment buildings are typical apartment blocks with finely detailed entries and terra cotta ornamentation. The Olive Crest is a large mixed use building with ground floor storefronts, relatively simple in overall design but with ornate terra cotta ornamentation along the cornice line. Hawthorne Square exhibits relatively understated ornamentation, relying on uniformity of materials, strong Georgian forms and the relationships between buildings and landscape for its impact.

¹⁵ Jeffrey Karl Ochsner, ed., *Shaping Seattle Architecture: A Historical Guide to the Architects*, (Seattle: University of Washington Press, 1994), p. 347.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 9 Page 1 of 2

BIBLIOGRAPHICAL REFERENCES

- Bagley, Clarence. *History of King County, Washington*. Volume 3. Chicago-Seattle: S. J. Clarke Publishing Company, 1929.
- Daily Journal of Commerce*, "\$200,000 Apartment Group is planned for Fremont," April 14, 1923, p. 1.
- Daily Journal of Commerce*, "Apartment Contract is Authorized," May 16, 1923, p. 1.
- Fiset, Louis. "Seattle Neighborhoods: Phinney Thumbnail History," Historylink.org, August 29, 2001. http://www.historylink.org/essays/output.cfm?file_id=3526, (accessed October 27, 2007).
- Goodwin Real Estate Co., Inc. "Hawthorne Square: Seattle's New Fashionable Residence-Apartment House, *Town Crier*, December 15, 1923.
- Lange, Greg. "Woodland Park Railway begins running in 1890," Historylink.org, May 16, 2001. http://www.historylink.org/essays/output.cfm?file_id=3285, (accessed October 27, 2007).
- Lawton & Moldenhour, Building Plans, Hawthorne Square, 1923, from Department of Planning and Development, City of Seattle.
- Pacific Builder and Engineer*, "Hawthorne Apartments Have Advantages of a Detached Home," September 6, 1924, pp. 10, 31.
- Ochsner, Jeffrey Karl, editor. *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle: University of Washington Press, 1998.
- Seattle Daily Times*, "Hawthorne Square Apartments Planned on Unique Lines" September 30, 1923.
- Seattle Daily Times*, Advertisement - "Hawthorne Square Apartments: Hawthorne Improvement Company" September 23, 1923 & October 26, 1923.
- Seattle Daily Times*, "Apartment House to Cover Entire Block; Cost to be \$200,000" April 15, 1923.
- Sherwood, Don, "History of Woodland Park," <http://seattle.gov/parks/history/WoodlandPk.pdf>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 9

Page 2 of 2

Shorett, Alice and Murray Morgan. *Soul of the City: The Pike Place Public Market*. Seattle:
University of Washington Press, 2007.

Wascher, Dirk. "Hawthorne Square" Unpublished paper, Department of Landscape Architecture,
University of Washington, 1988.

10. Geographical Data**Acreage of Property** 1.38 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>48</u> <u>848</u> Easting	<u>52</u> <u>7</u> <u>9153</u> Northing	3	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing
2	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing	4	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title Mimi Sheridan
organization _____ date June 30, 2008
street & number 3630 37th Avenue West telephone 206-270-8727
city or town Seattle state WA zip code 98199

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 the SHPO or FPO.)

name Hawthorne Square Condominium Association
street & number 4800 Fremont Avenue N. telephone _____
city or town Seattle state WA zip code 98103

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

HAWTHORNE SQUARE APARTMENTS
KING COUNTY, WASHINGTON

Section number 10 Page 1 of 1

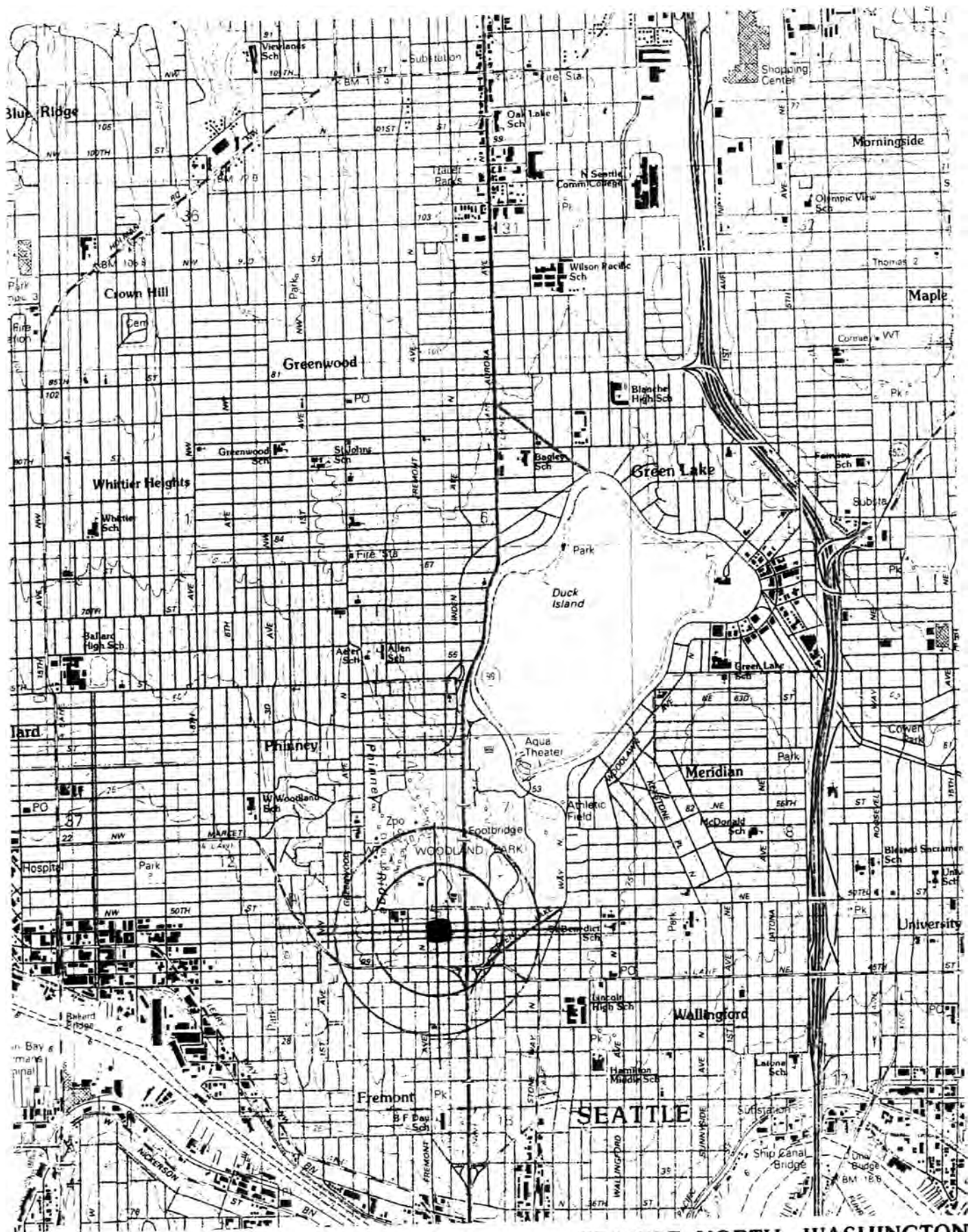
VERBAL BOUNDARY DESCRIPTION

The nominated area is located in Section 7, Township 25 North, Range 4 East, W. M. in King County, Washington. It is officially recorded in Volume 12 of Condominiums, pages 78 to 83, records of King County, Washington.

Originally platted as Lots 1 through 12, inclusive, Block 22, Woodland Addition to Salmon Bay City, recorded in Volume 2 of Plats, page 66, Records of King County, Washington. The plat consists of the entire block bounded by Fremont Avenue North on the west, Linden Avenue North on the east, North 48th Street on the south and North 49th Street on the north.

BOUNDARY JUSTIFICATION

The nominated property includes the entire area containing the Hawthorne Square Apartments, including the townhouses, garages, courtyard and surrounding property. It takes up one city block.

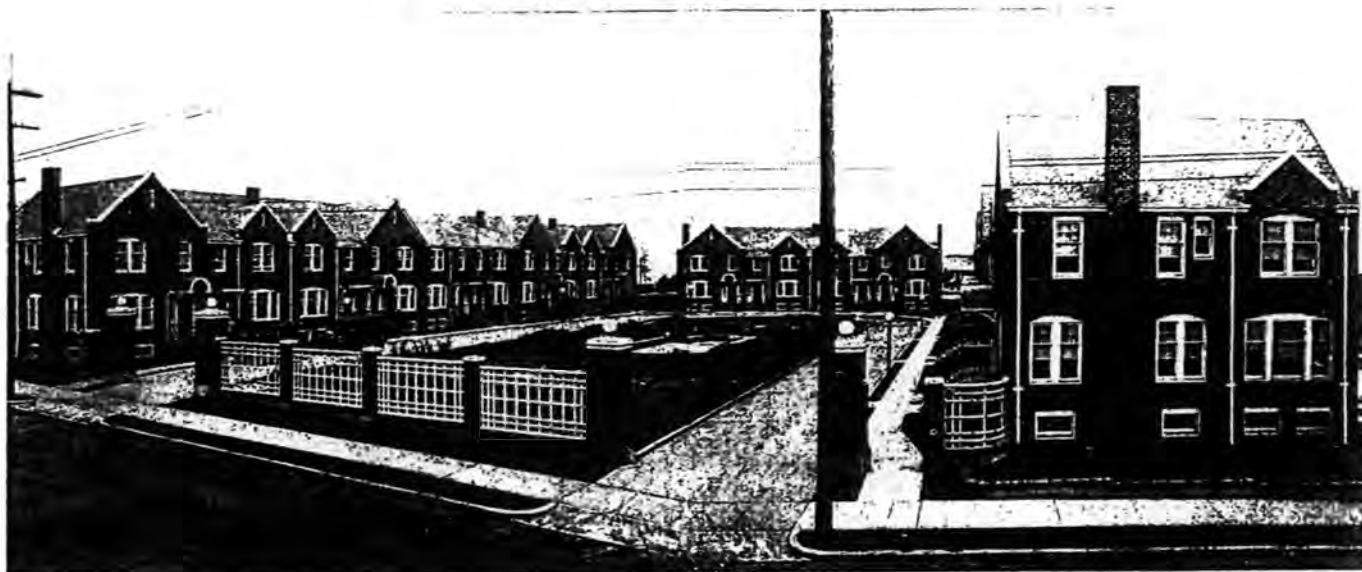


SEATTLE NORTH, WASHINGTON
N4737.5—W12215/7.5X15

1983

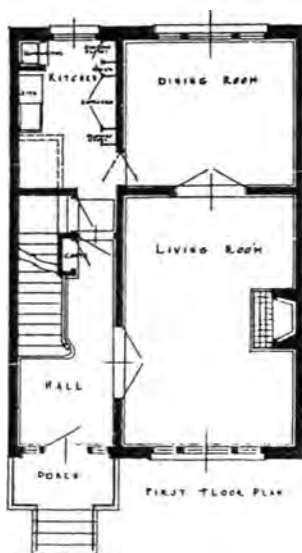
Hawthorne Square

Seattle's New Fashionable
Residence-Apartment House



LOCATION: South Boulevard Entrance Woodland Park
Fremont Avenue at N. 48th and 49th Streets

HAWTHORNE SQUARE, BUILT TO MEET THE DEMAND OF DISCRIMINATING PERSONS, AFFORDS EVERY MODERN CONVENIENCE OF THE HIGHEST TYPE APARTMENT HOUSE WITH ALL THE INDIVIDUALITY OF A REAL HOME.



Typical
1st Floor Plan

Each apartment a complete six-room residence, with full basement, including private laundry and equipped with the finest appointments.

Extensive grounds, beautifully landscaped.

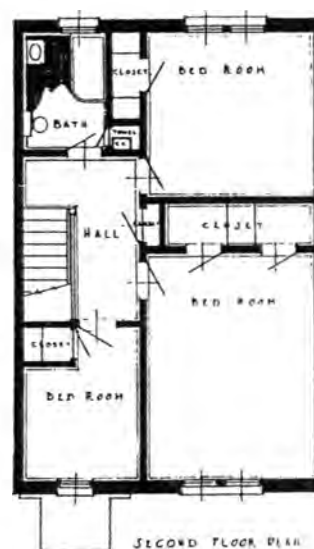
Large heated garages.

The dignity and character of Hawthorne Square insures the most substantial neighbors.

Yearly leases only. Rental, \$125.00 to \$135.00, including heat, water, light, cooking electricity and garage.

Investigate other offerings for comparison — then personally inspect Hawthorne Square and become one of our permanent tenants.

Service that will meet every requirement and make your tenancy comfortable and enjoyable.



Typical
2nd Floor Plan

GOODWIN REAL ESTATE CO., Inc.

312 LEARY BLDG.

MAIN 4357

Town Crier Dec 15, 1923

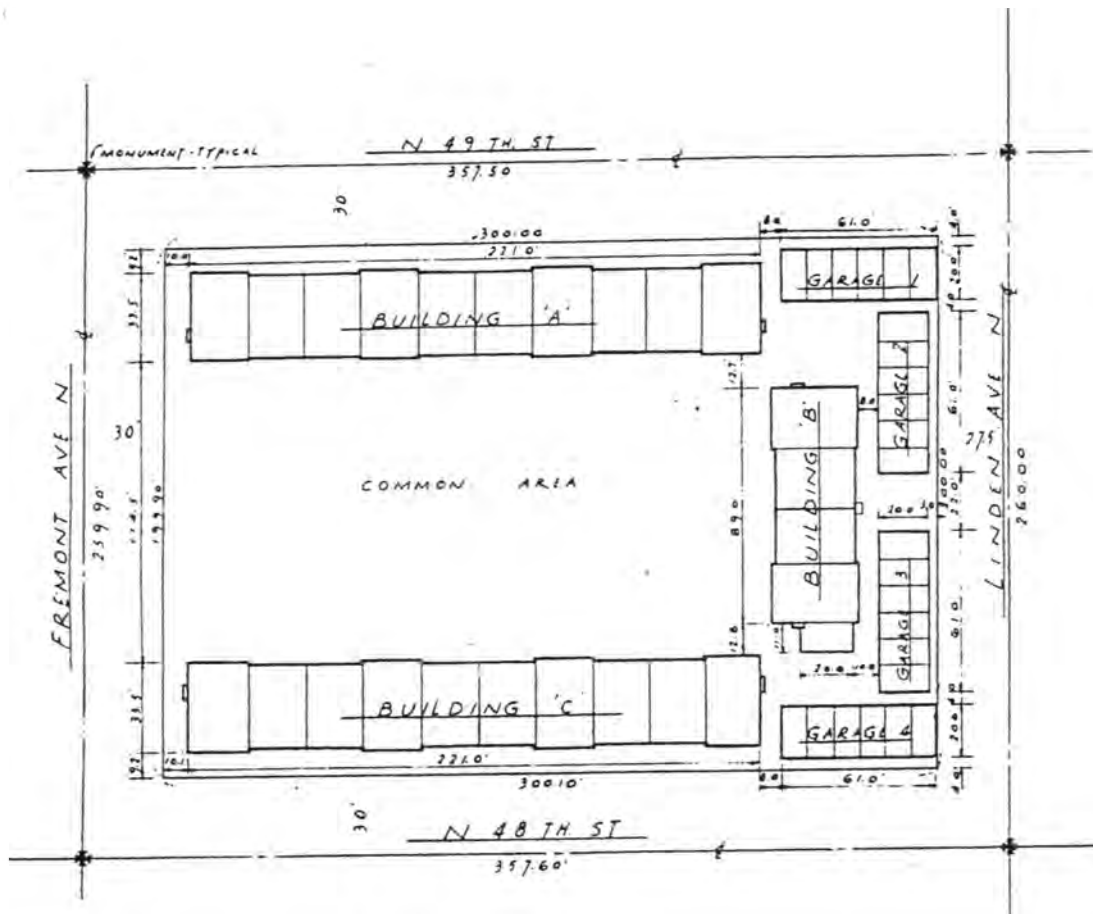
HAWTHORNE SQUARE

A CONDOMINIUM

Section 7, Township 25 North, Range 4 East, W.M.
City of Seattle - King County, Washington.

12-79
GWS

Prepared By - William S. Tapp & Co. P.S.



SITE PLAN
SCALE 1" = 30'

NOTES

1. ELEVATION - CITY OF SEATTLE DATUM
2. DIMENSIONS SHOWN ON SITE PLAN ARE TO EXTERIOR OF STRUCTURES
3. BUILDING EXTERIOR WALLS ARE 9" THICK EXCEPT BASEMENT EXTERIOR WALLS ARE 12" THICK
4. GARAGE EXTERIOR WALLS ARE 4" THICK
5. BUILDING UNIT DIVISION WALLS ARE 6" THICK, EXCEPT BASEMENT UNIT DIVISION WALLS ARE 7 1/2" THICK
6. GARAGE UNIT DIVISION WALLS ARE 2" THICK

Sheet 2 of 6 Sheets

7708

HAWTHORNE SQUARE APARTMENTS PLANNED ON UNIQUE LINES

BRYANT LUMBER COMPANY

LUMBER, LATH, CROSS ARMS
"K. D." FRAMES
INTERIOR FINISH, SASH
DOORS AND MILL WORK

Call and George Thompson

PICTURESQUE APARTMENT HAS DETACHED HOME ATMOSPHERE



EXPRESSION OF CONFIDENCE
IS
REAL BOOSTING
HAWTHORNE SQUARE
THE LAST WORD IN APARTMENT
HOUSE CONSTRUCTION

As designed to combine of modern 1923
style in Seattle and to demand the standard com-
modities in living, 1923 in style and appearance.

Designed to stand a close inspection on the
part of the real estate, the architect and
contractor and designer, a personal inspection is
absolutely necessary. It is not to be taken for
granted. The architect has been particularly
designed to show the beauty of the apartment
house, also the character of the apartment.

Apartment will be ready for occupancy before
October 1st and the standard of the apartment will be
very high. Please be satisfied with it.

HAWTHORNE IMPROVEMENT COMPANY
Main 4357 312 Leary Bldg.

Another Installation
By



City Electric & Fixture Co.
ENGINEERS AND CONTRACTORS
2121 Elliott Ave.
2121 Leary Bldg.
H. T. Evans G. C. Roche

MURDOCK & BECKMAN
General Contractors
1001 1st Ave.
2nd Floor
2nd Floor
2nd Floor

CRAS W. ROGERS
TILE CO.
The Ceramic Division

PLASTERING
The Art of
C. M. Nelson & Son
Plastering Division
424 Avenue 21st
Main 4357

7%  7%

CONSTRUCTION LOANS
OUR SPECIALTY

We are and other West Mortgage Lending
and Loans secured by the Hawthorne
Square Apartments.

Seattle Title Trust Company

Capital, Surplus and Undivided Profits
\$1,000,000.00

Corporation of Washington and California, State
Main 4357

LAWTON & MOLDENHOUR
ARCHITECTS
1001 1st Ave.
Main 4357

Design and Construction Division
of Every Type Office Building
Commercial, etc.

We are architects for the new
Hawthorne Square Apartments

Seattle Daily Times - September 30, 1923

HAWTHORNE SQUARE

South Boulevard Entrance to Woodland Park
Front Ave. at North 48th and 49th St.

One of the finest and most completely equipped
Apartment Houses in the city.

Especially designed for High-Class Tenants desiring
"The exclusiveness and comfort of a home, plus the
convenience and service of a high-class apartment."

HAWTHORNE SQUARE offers:

An individual 2-room apartment, private entrances, and beauti-
fully finished.
Exceptional basement facility, with private laundry, store and
fruit room, toilet, etc.
Private service connection to service corridor.
Hardwood floors throughout.
Especially handsome electric fixtures, toggle switches, floor
plugs in abundance.
Large fireplace.
Tile bathroom with the best of fixtures.
Beautiful kitchens equipped with full enamel sinks and drains,
automatic electric ranges, large refrigerators.
Large bed chambers, dressing mirrors, large closets.

LARGE HEATED GARAGES

Special feature will be the ground effect of lawn, shrubs, gar-
dens, water pool, private driveways, etc., providing a land-
scape effect that will make HAWTHORNE SQUARE one of
the beauty spots of Seattle.

Heat, light, cooking electricity, garage, all included in rent,
which is the most reasonable in the city considering space,
service and conveniences.

Completed Apartments are now being delivered to tenants; re-
maining Apartments ready for occupancy November 1st.
Apartments shown by appointment. Representative at the build-
ing all day Sunday.

HAWTHORNE IMPROVEMENT COMPANY

Main 4357 312 Leary Bldg.

Seattle Daily Times - October 26, 1923

Hawthorne Square Apartments

South Boulevard Entrance Woodland Park

The finest and most complete Apartment House in the
Northwest, now nearing completion.

Six rooms with every modern convenience, arranged
in detail with all the "Comforts of a real home, plus all
the conveniences of a High-Class Apartment."

Especially appealing to families having more than two
adult members.

Beautiful grounds, private driveways, large, individual
garages.

Must be seen to be appreciated.

Reservations can now be made. Inspection by appoint-
ment Sunday by calling Melrose 9999 or Melrose 4169.

**HAWTHORNE IMPROVEMENT
COMPANY**

Main 4357 312 Leary Bldg.

Seattle Daily Times - September 23, 1923

Photograph Log

Name of Property: Hawthorne Square
City: 4800 Fremont Avenue North, Seattle
County: King County
State: WA
Name of Photographer: Mimi Sheridan
Location of Original Digital Files: 3630 37th Avenue West, Seattle WA 98199

Photo #1
6/14/2012
Building A (north building)
Viewing southwest along the rear (north) façade

Photo #2
4/30/2012
Building A (north building)
Viewing northwest along the primary (south) façade

Photo #3
4/30/2012
Building B (east building)
Viewing southeast toward the primary (west) façade

Photo #4
6/14/2012
Building B (east building) and Garage 3
Viewing west toward the rear (east) façade

Photo #5
4/30/2012
Building C (south building)
Viewing east along the primary (north) façade

Photo #6
4/30/2012
Building C (south building)
Viewing northeast along the rear (south) façade

Photo #7
4/30/2012
Garage 2 (northeast); Building B on the left
Viewing northwest

Photo #8
4/30/2012
Garage 1 (north) with Buildings A (right) and B
Viewing southwest

Photo #9
4/30/2012
Garages 4 (left) and 3 with Buildings C (left) and B
Viewing northwest

Photo #10
2/15/2012
Garage 4 (south)
Viewing northeast

Photo #11
4/30/2012
Northwest corner of complex
Viewing southeast

Photo #12
2/15/2012
Southwest corner of complex
Viewing northeast

Photo #13
6/14/2012
Northwest entry gate
Viewing southeast

Photo #14
4/30/2012
Courtyard with Building A (left)
Viewing northeast

Photo #15
4/30/2012
Typical windows

Photo #16
4/30/2012
Typical entries

Photo #17
2/15/2012
Courtyard with Buildings C (right) and B
Viewing southeast

Photo #18
4/30/2012
Rear service corridor between garages 2 and 3 and Building B
Viewing south

Photo #19
10/26/2007
Typical interior stairway

Photo #20
10/26/2007
Typical entry interior

Photo #21
10/26/2007
Typical intact dining room

Photo #22
10/26/2007
Typical original living room fireplace

HISTORICAL PHOTOGRAPH

Town Crier, 12/15/1923
Viewing northeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Hawthorne Square
NAME:

MULTIPLE Seattle Apartment Buildings, 1900-1957
NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 7/13/12
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 8/29/12

REFERENCE NUMBER: 08001301

DETAILED EVALUATION:

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

Hawthorne Square meets National Register Criterion C at the local level in the area of Architecture. The work of a prominent local architectural firm (Lawton & Moldenhour), the fashionable, 1923 apartment/townhouse complex marked one of the largest residential development projects undertaken in Seattle during the immediate post-World War I period, as the city began to restructure itself after the wartime-induced recession. The complex is a sizable and well-preserved local example of Tudor Revival-inspired apartment/townhouse design. The property meets the Registration Requirements set forth in the Seattle Apartment Building MPS.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignea DISCIPLINE Historian

TELEPHONE _____ DATE 8/14/2012

DOCUMENTATION see attached comments Y/N see attached SLR Y



Hawthorne Square

4800 Fremont Avenue N.

Seattle, King County, WA

Mini Sheridan

6/14/2012

Building A, viewing southwest along the north facade

1 of 22

4/30/2012

Building A, viewing northwest along south facade

2 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA
Mimi Sheridan

4/30/2012

Building B, viewing southeast to west facade

3 of 22

6/14/2012

Building B and Garage 3, viewing west along
north facade

4 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA
Mimi Sheridan

4/30/2012

Building C, Viewing east along north facade
5 of 22

4/30/2012

Building C, Viewing northeast along south facade
6 of 22



Hawthorne Square
4800 Fremont Avenue W.
Seattle, King County, WA
Mini Sheridan

4/30/2012

Garage 2, viewing northwest
7 of 22

4/30/2012

Garage 1, viewing southwest
8 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA

Mimi Sheridan

4/30/2012

Garages 4 (left) + 3 with Buildings C (left) + B
viewing northwest

9 of 22

2/15/2012

Garage 4, viewing northeast

10 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA

Mimi Sheridan

4/30/2012

Northwest corner of complex
viewing southeast

11 of 22

2/15/2012

Southwest corner of complex
viewing northeast

12 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA
Mini Sheridan

6/14/2012

Northwest gate, viewing southeast
13 of 22

4/30/2012

Courtyard, viewing northeast
14 of 22



Hawthorne Square

4800 Fremont Avenue N.

Seattle, King County, WA

Mini Sheridan

4/30/2012

Typical windows

15 of 22

4/30/2012

Typical entries

16 of 22



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA

Mimi Sheridan

Courtyard with Bldgs C + B

Viewing southeast

2/15/2012

17 of 22

4/30/2012

Rear service corridor between garages 2 + 3 and Bldg B

Viewing south

18 of 22



Hawthorne Square
4800 Fremont Avenue W.
Seattle, King County, Wa

Mimi Sheridan

10/26/2007

Typical interior stairway

19 of 22

10/26/2007

Typical entry interior

20 of 21



Hawthorne Square
4800 Fremont Avenue N.
Seattle, King County, WA
Mimi Sheridan

10/26/2007

Typical intact dining room

21 of 22

10/26/2007

Typical original living room fireplace

22 of 22



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation

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



November 24, 2008

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

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new National Register Nominations forms for the

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

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

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

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

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

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

Sincerely,

Michael Houser

State Architectural Historian, DAHP
E-Mail: michael.houser@dahp.wa.gov



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation

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

July 9, 2012

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

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed new National Register Nomination forms for the:

- **Hawthorne Square – King County, WA**

This nomination is part of the Seattle Apartment Buildings MPS which was previously submitted and preliminarily approved by NPS. However, lacking an individual nomination to test the MPS, the document was not formally listed. The enclosed nomination was returned to us for technical reasons relating to the images. The enclosed nomination is an adjustment based on your comments from January 9, 2009.

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