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United States Department of the Interior National Park Service

MAY 1 8 1988

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property historic name Pioneer Square-Skid Road Historic District (Boundary Increase) other names/site number N/A	
other names/site number N/A	
2. Location	
street & number Increase area: 500 Block, First Avenue South not for publi	ation
city, town Seattlevicinity	
state Washington code WA county King code 033 zip c	ode 98104
3. Classification	
Ownership of Property Category of Property Number of Resources within Pro	nerty
x private building(s) Contributing Noncontributing	•
x public-local x district 9 2 build	_
public-State site sites	iiig3
public-Federal structure structure	huron
object	is
· · · · · · · · · · · · · · · · · · ·	
Name of related multiple property listing: Number of contributing resources N/A listed in the National Register	
N/A listed in the National Register	<u> </u>
4. State/Federai Agency Certification	
In my opinion, the property x meets does not meet the National Register criteria. See continuation sheet May 6, Signature of certifying official Washington State Office of Archaeology and Historic Preservation State or Federal agency and bureau	
In my opinion, the property meets does not meet the National Register criteria. See continuation sheet	
Signature of commenting or other official Date	
State or Federal agency and bureau	
5. 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. determined not eligible for the National Register.	-16-88

6. Function or Use	
Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions
Commerce/Trade - Warehouses	Commerce/Trade - Warehouses
Commerce/Trade - Businesses	Commerce/Trade - Businesses
Domestic - Hotel	Commerce - Business & Restaurant
7. Description	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
	•
	Materials (enter categories from instructions) foundation $\frac{N/A}{\text{brick}}$
(enter categories from instructions)	foundation N/A
(enter categories from instructions)	foundation N/A walls brick

Describe present and historic physical appearance.

The Pioneer Square-Skid Road Historic District was initially entered in the National Register of Historic Places in June, 1970. A subsequent boundary expansion, listed in the National Register in 1978, increased the district from 52 acres to approximately 88 acres. The current boundary increase includes an area of approximately 3.3 acres with 11 industrially-related commercial properties located adjacent to the southwest edge of the existing district. The resources located within the area of the proposed increase are functionally, historically, and architecturally related to the city's historic commercial center along First Avenue and to the industrial and transportation facilities located within the Pioneer Square district.

Buildings within the Pioneer Square district date mostly from three successive periods of development that occurred between 1889 and 1916. During the first decade of that era, 1889-1899, the city's commercial center was rebuilt following a devastating fire. The second decade, 1900-1910, was a period of explosive growth, characterized by massive railroad improvements, hillside regrading, filling in the tide flats, park and boulevard development, and general commercial expansion. The majority of the buildings in the boundary increase area date from this second period. Also represented in the district are structures that date from a five year period (1911-1916), which witnessed a final pre-World War I surge of construction.

The district is characterized by a distinctive collection of buildings that exhibit the predominate architectural types and styles of the period, including High Victorian Italianate, Richardsonian Romanesque, Second Renaissance Revival, and Chicago Commercial styles. Building types include brick masonry business blocks, early steel framed skyscrapers, and reinforced concrete warehouses, and such specialized structures as hotels, railroad terminals, a municipal building and a county courthouse. Buildings within the boundary increase area are almost exclusively warehouses with street level storefronts, similar to structures on the south edge of the existing district. The buildings range from modest, one story brick structures to multi-story reinforced concrete and steel warehouses, many designed by locally prominent architectural firms.

Of the eleven properties in the boundary increase area, nine contribute to the historic character of the district. One noncontributing structure post-dates the period of significance and another noncontributing structure is a small modern garage. In addition, there is an asphalt covered surface parking lot on a parcel that has historically remained undeveloped.

8. Statement of Significance Certifying official has considered the significance of this property x nationally	in relation to other properties:	
Applicable National Register Criteria 🗓 A 🔲 B 🗓 C	a	
Criteria Considerations (Exceptions)	D DE F G	
Areas of Significance (enter categories from instructions) Commerce Architecture	Period of Significance 1889-1916	Significant Dates N/A
Transportation		
Industry		
	Cultural Affiliation N/A	
	Name and Advisor Property and Advisor	
Significant Person N/A	Architect/Builder: Alfred Br F.G. Combs, David Dow,	reitung, E.F. Champi
N/A	Josenhans and Allen, Lo	
Saunders and	Lawton, W.P. White, Alber	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. The Pioneer Square-Skid Road Historic District is significant to the nation as the well-preserved historic commercial center of the major railhead port on Puget Sound, on the northern Pacific Coast. It includes a distinctive collection of brick masonry business blocks, early steel frame skyscrapers, reinforced concrete warehouses, and other landmarks dating from the unparalleled development of downtown Seattle between 1889 and 1916. Moreover, the district was among the first on the West Coast to be protected by city ordinances governing alteration, demolition, and new construction within the officially

recognized boundaries.

The core of historic commercial properties is concentrated at First Avenue South and Yesler Way in an area where Seattle's first industry and permanent settlement was established in the early 1850's. The Great Fire of 1889 destroyed a substantial portion of the well-established commercial district and waterfront industries, which included dock facilities along Elliott Bay from Yesler to south of King Street. But by 1891, the business district had been largely reconstructed with "fireproof" masonry and stone buildings, and industrial development had expanded further along the waterfront and into the tideflats at the mouth of Duwamish River. Railroad, shipping, and industrial activities were concentrated to the south of the business district, where raised and planked roadways led to piers on pilings and train trestles were constructed over the tideflats.

By 1893, numerous railways had begun to define the future development of the southern edge of the original townsite. Five sets of tracks crossed Commercial (now First Avenue) at King Street in order to access the coal bunkers at the foot of King Street and other waterfront piers further north. Additional tracks connected the large industries south of King Street—the Moran Brothers Shipyard and the Stetson and Post Mill—with railway access to the east. Newly filled tideflats replaced the planked roadways south of King Street and rows of industrially-related warehouses, businesses, commercial lodgings and restaurants developed.

At the turn of the century, work was resumed on a previously conceived plan to improve Seattle's harbor on Elliott Bay. Many acres of tideflats of the Duwamish River estuary were filled by dredging and by deposition of excavation materials from Beacon Hill, washed down to the waterfront by flumes. The philosophy behind the ambitious and successful

	\mathbf{x} See continuation sheet
Previous documentation on file (NPS):	
preliminary determination of individual listing (36 CFR 67)	Primary location of additional data:
has been requested	State historic preservation office
y previously listed in the National Register	Other State agency
previously determined eligible by the National Register designated a National Historic Landmark	Federal agency Local government
recorded by Historic American Buildings	University
Survey #	Other
recorded by Historic American Engineering	Specify repository:
Record #	Office of Urban Conservation DCD,
	City of Seattle
10. Geographical Data	
Acreage of property 3.3 acres (Boundary Increase)	
Quadrangle Name: Seattle South Quadrangle	Scale: 1:24,000
UTM References for boundary increase A $\begin{bmatrix} 1 & 1 & 0 \end{bmatrix}$ $\begin{bmatrix} 5 & 5 & 1 & 0 & 0 & 1 & 0 & 0 & 1 & 0 & 0 & 1 & 0 & 0$	B $\begin{bmatrix} 1 & 0 \end{bmatrix}$ $\begin{bmatrix} 5 & 5 & 0 & 2 & 3 & 0 \end{bmatrix}$ $\begin{bmatrix} 5 & 2 & 7 & 1 & 1 & 6 & 3 & 0 \end{bmatrix}$
A 1 0 5 5 0 0 5 0 5 0 5 0 5 0 7 1 6 3 0 7 1 1 6 1 3 1 0 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Zone Easting Northing
c[1,0][5 5,0 0,9,0][5,2 7,1 5,4,0]	$D[1_10][5 5_10 2_13_10][5_12 7_11 3_16_10]$
	See continuation sheet
Varial Davidan Dassinia	
Verbal Boundary Description	
	See continuation sheet
Poundant Itraditionalism	
Boundary Justification	
	x See continuation sheet
11. Form Prepared By	
name/title Katheryn Hills Krafft	D 1 15 1007
organization Office of Urban Conservation, DCD	date <u>December 15, 1987</u>
street & number 400 Yesler Building city or town Seattle	telephone (206) 684-0228 state Washington zip code 98104
CITA OL IOMIL	SIGIO HABILLIECUL ZID CUUB JULU4

9. Major Bibliographical References

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The adjustment of the southwestern portion of the district boundary to include the additional resources is based on a comprehensive survey of the area immediately south of the existing Pioneer Square district. The boundary increase area reflects the historic and physical development, as well as the thematic associations and property types, included in the adjacent historic district.

The adjusted boundary is clearly defined by the diagonal encroachment of the Alaskan Way Viaduct on-ramps at First Avenue and Railroad Way to the south and west--a boundary which reflects historic railroad access routes--and to the east by the edge of the undeveloped county stadium property along Occidental Avenue, which is the historic site of relatively open tideflats and, later, rail yards.

Physical features of the boundary increase area:

Please refer to the Pioneer Square Historic District nomination for a full description of the entire district. The generally well maintained and rehabilitated properties in the increase area are within the locally designated Pioneer Square preservation district and, therefore, have been subject to design review and development controls mandated by city ordinance since 1976. In addition, one property within the increase area was previously listed in the National Register and the northernmost buildings on the block are already included within the Pioneer Square National Register district.

All of the properties are located on two city blocks which front each side (east and west) of First Avenue South between South King Street and Railroad Way. All the subject properties were constructed between 1903 and 1910 with the exception of one c. 1920 building and a contemporary garage. Only one historic property in the area (constructed c. 1935) has been demolished and no new buildings have been constructed in the area. No buildings constructed during the historic period 1903-1910 have been demolished.

The buildings are typically full lot depth and width and create a distinctive continuous streetfront along the eastern side of First Avenue South and the western side of Occidental Avenue South. The southernmost lots are distinguished by a break in the grid system, where historic rail lines accessed the waterfront; buildings on these lots vary from the typical rectangular plan. Sidewalks and streets are hard-surfaced, although some portions of historic brick paving are evident at Railroad Way and Occidental Avenue. Older power poles and modern mercury vapor lamps remain in place in contrast to the adjacent southern end of the existing district, which has received sensitive public improvements. Please refer to the attached inventory forms for further physical description of individual properties within the increase area.

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evelopment	was	to	allow	railroad	cars	direct	access	t.o	herthed	cargo	shins	for	mor

development was to allow railroad cars direct access to berthed cargo ships for more efficient loading and unloading. Spurs were run on to the wharves from tracks near the waterfront.

The Great Northern Railroad had been granted the first railroad rights of way into Seattle from the south in 1889-1890, and the Northern Pacific Railroad followed. Real estate developers quickly saw that the same trackage could effectively serve new businesses and industry to be located in the tidelands. Complicated litigation had to be resolved before tracts could be filled, which occurred in concert with extensive other regrading work undertaken by the city. As plats were filled and streets and waterways laid out, property values for both filled and unfilled parcels soared in what became known as the "Tideflats Boom".

First Avenue South, an avenue 100 feet wide, was planned as the main thoroughfare for road traffic through the future business and industrial district. The old southwest portions of the street began as a pileway, but by 1904 it was a paved boulevard completed for a mile and a quarter south of King Street. The tidelands development facilitated the removal of a confusing profusion of trackage which crossed First Avenue at King Street, the establishment of vast freight yards and passenger depots to the east of Occidental Avenue and south of King Street, and provided efficient access to the waterfront (Railroad Avenue, now Alaskan Way) via Railroad Way and points further south.

Between 1900-1910, the decade of Seattle's explosive growth, the commercial district expanded and substantial industrial and transportation facilities were constructed. The two railroad terminals and many extant wholesale and warehouse buildings are a legacy of that real estate boom which transformed the southern edge of the old business district. Simultaneously, commercial and business development expanded northward, and commercial and public buildings typifying this period are already included in the northern edge of the existing Pioneer Square district.

Although the majority of buildings within the boundary increase date from this period of growth, they are clearly related geographically and historically to development trends of The individual properties were typically developed by the earlier two decades. entrepreneurs who had previously established business and commercial enterprises in the district and in the community at large, and who were further contributing to the city's commercial development. In several cases, the buildings were designed by noteworthy architects responsible for the design of a broad range of commercial and residential buildings in Seattle during the period. These intact and well preserved properties collectively convey a cohesive sense of the industrial and transportation activities which were an important historical factor in the development of the district. Relatively recent port, highway, and recreational development has served to lessen the historic and industrial character of the surrounding area. But these properties continue to exhibit the distinctive architectural character and, in many cases, the historic uses associated with developments from the early 20th century, and clearly convey their role within the larger Pioneer Square district during the period. Please refer to the attached inventory forms for further descriptions of the history and significance of buildings within the increase area.

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Architects File, University of Washington, Suzzallo Library, Special Collections.

Bagley, Clarence B. <u>History of Seattle</u>, Vol. 2-3, The S.J. Clarke Publishing Co., Chicago,

Baist's Real Estate Atlas of Surveys of Seattle, 1905 and 1912 editions.

Corley, Margaret A. Pioneer Square-Skid Road District National Register Form, 1969.

Longstreth, Richard. The Buildings of Main Street - A Guide to American Commercial Architecture, The Preservation Press, Washington, D.C., 1987.

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Miscellaneous property tax records, Secretary of State, King County Archives Division.

Phelps, Myra L. <u>Public Works in Seattle</u>, Seattle Engineering Department, Kingsport Press,

1978.

Potter, E.W. Pioneer Square Historic District National Register Form, 1976.

Reps, John W. <u>Panoramas of Promise</u>, Washington State University Press, Pullman, WA, 1984. Sale, Roger, <u>Seattle Past to Present</u>, University of Washington Press, Seattle and London, 1976.

Staten, Peter, "Seattle's Other Downtown", The Weekly, August 19, 1987.

Sanborn Maps of Seattle, WA., 1893, 1904, 1915 editions.

Seattle Post-Intelligencer, per Historic Property Inventory Forms.

"Terminals in Seattle", Railway and Engineer Review, Vol. 51 No. 13. April 1, 1911. pp 289. Woodbridge, S.B., A Guide to Architecture in Washington State, University of Washington Press, Seattle, 1980.

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The following verbal boundary description includes the Pioneer Square-Skid Road Historic District and the proposed boundary increase: Beginning at the intersection of a line 33 feet west of and parallel with the east line of Fifth Avenue South and a line 120 feet south of and parallel with the production west of the south line of South King Street; thence west along the last described parallel line to a line 244 feet east of and parallel with the production south of the east line of Second Avenue South; thence north along the last described parallel line to the south line of South King Street; thence west along said south line to the west line of Occidental Avenue South; thence south along said west line approximately 970 feet to the north line of Railroad Way South; thence northwesterly along said north line of Railroad Way south to the east line of Alaskan Way South; thence north along said east line to the south line of South Washington Street; thence northwesterly along the northeasterly line of Alaskan Way to the southeasterly line of Columbia Street; thence northeasterly along said southeasterly line to a line 116 feet southwesterly of and parallel with the southwesterly line of Second Avenue; thence southeasterly along last described parallel line to the northwesterly line of Cherry Street; thence northeasterly along said northwesterly line to a line 119 feet southwesterly of and parallel with the southwesterly line of Third Avenue; thence southeasterly along last described parallel line to the northwesterly line of James Street; thence northeasterly along said northwesterly line to the northeasterly line of Fourth Avenue; thence southeasterly along said northeasterly line to the northwesterly line of Jefferson Street; thence northeasterly along said northwesterly line to a line 128 feet southwesterly of and parallel with the southwesterly line of Fifth Avenue; thence southeasterly along last described parallel line to the northwesterly line of Terrace Street: thence northeasterly along said northwesterly line to the northeasterly line of Fifth Avenue; thence southeasterly along said northeasterly line to its intersection with the production north of the east line of Fifth Avenue South; thence south along said line to the south line of Yesler Way; thence west along said south line to a line drawn midway between Fourth Avenue South and Fifth Avenue South; thence south along said midway line to the south line of South Washington Street; thence west along said south line to a line 128 feet east of and parallel with the east line of Third Avenue South and the same produced south; thence south along said parallel line to the northeasterly line of Second Avenue South Extension; thence southeasterly along said northeasterly line to the north line of South Jackson Street; thence east along said north line to a line 33 feet west of and parallel with the east line of Fourth Avenue South; thence south along last described parallel line to the production west of the north line of South Jackson Street; thence east along said produced and north line and same produced east to a line 33 feet west of and parallel with the east line of Fifth Avenue South; thence south along last described parallel line to the beginning; all in Seattle, King County, Washington, and embracing 91 acres, more or less.

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The adjustment of the southwestern boundary of the Pioneer Square-Skid Road Historic District to include the subject properties is based on the following rationale: 1) the area includes intact and contiguous resources which are historically and functionally related to the adjacent historic district; 2) the area includes resources which reflect the historic development of industry, railroad transportation, and commerce in Seattle between 1900 and 1910 (as does the adjacent historic district); 3) the south and west boundary is defined by a strong visual barrier (Alaskan Way Viaduct on-ramps) which also serves as the boundary to the entire western edge of the existing historic district; 4) the eastern boundary is clearly defined by a change in character, notably the undeveloped county stadium parking lots, which have historically been open freight yards; and 5) the existing boundary of the district is at mid-block, awkwardly drawn, and excludes adjacent significant resources.

HISTORIC PROPERTY INVENTORY FORM Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 **IDENTIFICATION SECTION** Olympia, WA 98504 (206) 753-4011 Field Site No. 326-2 OAHP No. 17- Date Recorded 9-30-87 **LOCATION SECTION** Site Name Historic Seattle Security Company Warehouse Address 508-534 First Avenue South City/Town/County/Zip Code Seattle/King/98104 Common Norfin Warehouse Twp. 24n Range 4E Section 6 % Section NE % % Section SE Field Recorder KHK Tax No./Parcel No. 766620-6831 less than one Owner's Name Cas Real Estate Address 526 First Avenue South Quadrangle or map name Seattle South City/State/Zip Code Seattle, WA 5271600 98104 UTM References Zone 10 Easting 550190 Northing. Plat/Block/Lot Seattle Tidelands Blk 326 Lots 2-3-4-5-6-7 Status Supplemental Map(s) _ Survey/Inventory **PHOTOGRAPHY** Photography Neg. No. R2:19, R1:4-7**National Register** State Register (Roll No. & Frame No.) **Determined Eligible** View of west & east elevations **Determined Not Eligible** Date __ 9-30-87 Other (HABS, HAER, NHL) ø **Local Designation** ■ Building Structure Object Classification District Site MLR District Status NR □SR TINV Contributing Non-Contributing Pioneer Square Historic District Boundary Increase District/Thematic Nomination Name___ **DESCRIPTION SECTION Roof Type** Materiais & Features/Structural Types ☐ Hip ☐ Gable ☐ Pyramidal Building Type Industry M Flat ☐ Monitor ☐ Other (specify) Plan rectangular 150x290 Gambrel Structural System reinf. conc./masonry ☐ Shed No. of Stories ____4 **Roof Material** Cladding (Exterior Wall Surfaces) ☐ Wood Shingle ☐ Wood Shake Log Horizontal Wood Siding ☐ Composition ☐ Slate ☐ Rustic/Drop ☐ Clapboard ☐ Tar/Built-Up Wood Shingle ☐ Tile ☐ Board and Batten ☐ Metal (specify) High Styles / Forms (check one or more of the following) ☐ Vertical Board Other (specify)_ ☐ Asbestos / Asphalt Greek Revival Spanish Colonial Revival / Mediterranean Not visible **■** Brick ☐ Tudor Revival **Gothic Revival** ☐ Stone ☐ Italianate Craftsman/Arts & Crafts Foundation Stucco ☐ Second Empire Bungalow Log ☐ Terra Cotta Concrete Romanesque Revival ☐ Prairie Style Post & Pier Block Concrete/Concrete Block ☐ Stick Style Art Deco/Art Moderne ☐ Vinyl/Aluminum Siding ☐ Stone Poured ☐ Rustic Style Queen Anne ☐ Metal (specify). ☐ Brick Other_(specify) Shinale Style ☐ International Style ☐ Other (specify) Not visible ☐ Colonial Revival ☐ Northwest Style Commercial Vernacular Beaux Arts/Neoclassical (Include detailed description in Residential Vernacular (see below) Integrity Chicago/Commercial Style Description of Physical Appearance) Slight Moderate Extensive American Foursquare Other (specify) Mission Revival Vernacular House Types Gable front Cross gable Other (specify) Pyramidal/Hipped ☐ Gable front and wing Other (specify) DCD 10/86 -1209- 3 Side gable

State of Washington, Department of Community Development

and measures 150 feet (width) by 290 feet	eved hospoom if a dar to train to a	Description of Physical Appearance
	ALLY SIGNATIONATE WAS DUILT by a company block", the structure was block", the three stories taller than built, by a company of the three three its location immediately adjace pring and receiving. The building include pring and reclived and solvent architectural ticularity distinctive due to its size and include the stories of the transmission of the stories of the sto	projects on Lake Union. It is par
instrial character.	bays. Designed by an obscure arentecturat	rolling shutters at the delivery nor sin
ten freight elevators and modern before the first states	poing and receiving. The building include	Duilding in the city. An important
and to the freight yards, with a rail spur	ned to be three stories taller than bully adiag	district. The building was plant
that previously developed property the case	ally significant property developed during block", the structure was built by a compan;	HISCOFICALLY and archivesof
the decade of Seattle's explosive growth.	ad in a potential historic district (Mational and/or Jocal). 3.1.1.y significant property developed during a compani	In the opinion of the surveyor, this property is located to the opinion of the surveyor, this property is located.
	s to meet the criteria of the National Register of Historic Places	In the opinion of the surveyor, this property appears
David Dow, contractor	Architect/Engineer/Builder Lohman & Place, architects,	
		Statement of Significance
Study Unit Sub-Theme(s) (specify)	Viilitary 🗌	
Other (specify)	Manufacturing/Industry	Community Planning / Development
noitstrogensiT	Health/Medicine	enoiteations .
Science & Engineering Social Movements/Organizations	Ethnic Heritage (specify)	Соштегсе
☐ Science & Engineering	☐ Education ☐ Entertainment/Recreation	
☐ Politics/Government/Law	Conservation	Agriculture
		
		Study Unit Themes (check one or more of the following)

Exhibits a two-part commercial block facade divided into 14 recessed bays, and measures 150 feet (width) by 290 feet (length). Uniform fenestration of central pivoting sash flanked by two-over-two double-hung sash. Flemish bond brick pattern. Storefronts generally intact, including prism glass at mezzanine windows and cast iron columns with simple caps at each bay division. No cornice was ever installed because the building was designed to include a three story addition. Agent each bay division. No cornice was ever installed because the building was designed to include a three story addition. Rear elevation (delivery bay side) includes similar pivoting windows and cast iron columns.

City of Seattle, DCLU, microfilm records King County Assessor's Records Records on file City of Seattle, OUC. Seattle P.I., Dec. 20, 1908

Sanborn Insurance Map 1916 edition.

Major Bibliographic References

HISTORIC PROPERTY INVENTORY FORM Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 **IDENTIFICATION SECTION** Olympia, WA 98504 (206) 753-4011 9-30-87 Field Site No. 326-7 OAHP No. 17- Date Recorded_ LOCATION SECTION Kaufmann Warehouse Site Name Historic Address 538 First Avenue South City/Town/County/Zip Code Seattle/King/98104 Sneakers Common. KHK Twp. 24n Range 4E Section 6 % Section NE %% Section SE Field Recorder Acreage less than one R.E. Stewart Tax No./Parcel No. 766620-6859 Owner's Name Address 16207 21st S.W. Quadrangle or map name Seattle South City/State/Zip Code Seattle, WA 98166 5271570 UTM References Zone 10 Easting 550190 Northing . Plat/Block/Lot Seattle Tidelands Blk. 326 Lot 7 Status Supplemental Map(s) Kroll Map 43E Survey / Inventory **PHOTOGRAPHY** Photography Neg. No. R2:20, R1:8 **National Register** State Register (Roll No. & Frame No.) **Determined Eligible** View of west/east elevation **Determined Not Eligible** Date 9/30/87 Other (HABS, HAER, NHL) Local Designation ☑ Building ☐ Structure ☐ Object Classification District Site **District Status □NR** ☐ SR **₽**LR □INV Contributing Mon-Contributing Pioneer Square Historic District Boundary Increase District/Thematic Nomination Name. **DESCRIPTION SECTION Roof Type** Materials & Features/Structural Types ☐ Gable ☐ Hip Building Type Industry ☐ Pyramidal Flat Plan Rectangular 17½x150 Other (specify) ☐ Gambrel Structural System reinf. concrete ☐ Shed No. of Stories -1**Roof Material** ☐ Wood Shingle Cladding (Exterior Wall Surfaces) ☐ Wood Shake Log ☐ Composition ☐ Horizontal Wood Siding ☐ Rustic/Drop ☐ Slate ☐ Clapboard ☐ Tar/Built-Up ☐ Wood Shingle ☐ Tile ☐ Board and Batten ☐ Metal (specify) High Styles/Forms (check one or more of the following) ☐ Vertical Board Other (specify) ☐ Spanish Colonial Revival/Mediterranean Asbestos / Asphalt Greek Revival Not visible ☐ Brick ☐ Gothic Revival Tudor Revival ☐ Stone ☐ Italianate Craftsman/Arts & Crafts Foundation ☐ Stucco ☐ Second Empire ☐ Bungalow Log Terra Cotta Concrete ☐ Romanesque Revival Prairie Style Post & Pier Block ☐ Concrete / Concrete Block ☐ Stick Style Art Deco/Art Moderne ☐ Stone Poured ☐ Vinyl/Aluminum Siding Queen Anne Rustic Style ☐ Metal (specify) Brick Other (specify) International Style Shinale Style Other (specify) Not visible **Colonial Revival** ☐ Northwest Style Commercial Vernacular Beaux Arts/Neoclassical (Include detailed description in Residential Vernacular (see below) Chicago/Commercial Style Integrity Description of Physical Appearance) Intact Slight Moderate Extensive American Foursquare Other (specify) Changes to plan..... ☐ Mission Revival ĕ ø Vernacular House Types Changes to interior ☐ Gable front Cross gable Other (specify). Pyramidal/Hipped ☐ Gable front and wing Other (specify) DCD 10/86 -1209- 3 Side gable

State of Washington, Department of Community Development

NORTHYE SECTION

on included large display windows and sign band, and concrete parapet are and satellite antenna dish have been	vel windows, terra cotta frame and	Very narrow one-part commercial block factions with transoms. Multi-pane mezzanine leoriginal. East elevation has been extensive
		Description of Physical Appearance
Seattle terminal ralifoad spur, which	eloped during Seattle's explosive gree-1895 related to the removal of a pre-1895 one-story structure was developed to cettine pract	An historically significant property deviantally appears unique 17 foot width of this building appears remained in use for several years. The modest
		In the opinion of the surveyor, this property appears to meet the criteria of
ombs, Contractor	M.P. White, Architect & F.G.	Statement of Significance Date of Construction 1910 Architect/Engineer/Bu
Other (specify)	Manufacturing√Industry Military	
Social Movements/Organizations	Ethnic Heritage (apecify)	
Science & Engineering Social Movements/Organizations	Entertainment/Recreation	Commerce
noigiləR	Education	Architecture / Landscape Architecture
Politics/Government/Law	Conservation	☐ Agriculture
		Study Unit Themes (check one or more of the following)

Major Bibliographic References

City of Seattle DCLU microfilm records King county Assessor's Records Sandborn Insurance map, 1916 edition Seattle P.I., May 29, 1910.

State of Washington, Department of Community Development HISTORIC PROPERTY INVENTORY FORM Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 **IDENTIFICATION SECTION** (206) 753-4011 Olympia, WA 98504 Field Site No. 326-8 OAHP No. 17-Date Recorded LOCATION SECTION Site Name Historic George W. Hoffman's Carriage Factory Address 542 First Avenue South Common Washington Shoe Company Building City/Town/County/Zip Code Seattle/King/98104 Twp. 24n Range 4E Section 6 % Section SE % % Section NE KHK Field Recorder. Acresce less than one Washington Shoe Company Tax No./Parcel No. 766620-6851 Owner's Name Address 542 First Avenue South Quadrangle or map name Seattle South Seattle, WA 98104 5271540 UTM References Zone 10 Easting 550190 City/State/Zip Code___ **Northing** Plat/Block/Lot Seattle Tidelands Blk. 326 Lots 7-8 Status Supplemental Map(s) Kroll Map 43E Survey/Inventory **PHOTOGRAPHY** Photography Neg. No. R2:21, R1:9-11**National Register** State Register (Roll No. & Frame No.) **Determined Eligible** View of west & east elevations **Determined Not Eligible** Date 9-30-87 Other (HABS, HAER, NHL) Local Designation ☐ Site ☑ Building ☐ Structure ☐ Object Classification District **□NR** PLA SR INV **District Status** Contributing Non-Contributing Pioneer Square Historic District Boundary Increase District/Thematic Nomination Name_ **DESCRIPTION SECTION Roof Type** Materials & Features/Structural Types Gable ☐ Hip Industry ☐ Pyramidal **▼**Flat Building Type... Rectangular 90x150 ■ Monitor Other (specify) ☐ Gambrel brick masonry Structural System ☐ Shed No. of Stories **Roof Material** Cladding (Exterior Wall Surfaces) ☐ Wood Shingle ☐ Wood Shake Log ☐ Composition ☐ Horizontal Wood Siding ☐ Rustic/Drop ☐ Slate ☐ Clapboard ☐ Tar/Built-Up ☐ Wood Shingle Tile Board and Batten ☐ Metal (specify) High Styles/Forms (check one or more of the following) Vertical Board Other (specify) ☐ Greek Revival Spanish Colonial Revival / Mediterranean Asbestos / Asphalt Mot visible Brick **Gothic Revival** ☐ Tudor Revival Stone ☐ Craftsman / Arts & Crafts Italianate Foundation ☐ Stucco Second Empire ☐ Bungalow ☐ Log Concrete Terra Cotta Romanesque Revival ☐ Prairie Style ☐ Block Post & Pier ☐ Concrete / Concrete Block ☐ Art Deco/Art Moderne Stick Style ☐ Stone Poured ☐ Vinyl/Aluminum Siding Queen Anne ☐ Rustic Style Metal (specify) ☐ Brick Other (specify) ☐ International Style Shingle Style Other (specify) __painted Mot visible Colonial Revival ☐ Northwest Style Beaux Arts/Neoclassical Commercial Vernacular (Include detailed description in Chicago/Commercial Style Residential Vernacular (see below) Integrity Description of Physical Appearance) Slight Moderate Extensive Other (specify) American Foursquare ☐ Mission Revival Vernacular House Types Gable front Cross gable Other (specify) Pyramidal/Hipped Gable front and wing

Side gable

DCD 10/86 -1209- 3

Other (specify)

harves on the property because the	totic Places (1918). Ting the early part of the carly part of the carly part of the carly part of the carly extended to tructed this building cally evolved into a l	ic district (National and vo voluged du sande de built as bis the east and go bis tarif bus be and consultion of the consultion of the consultion of the consultion event	Reppears to meet the criteria of the criteria	nds were iilled. Man; ats to the east had no n, who sold his first l lly a carriage factory	o eled o eled in H H H H H H H H H H H H H
Study Unit Sub-Theme(s) (specify)	П	Military	П	-	
Other (specify)		Manufacturing / Industry		framqoleved\painnslq vfinummo	၁ 🗆
Transportation		Health \ Medicine		anoitacinummo	o 🗌
Social Movements / Organizations		Ethnic Heritage (specify)		ээлишо	o 🔼
Science & Engineering		Entertainment/Recreation		eh.	V
noigileA		Education		rchitecture / Landscape Architecture	V
Politics/Government/Law		Conservation		griculture	V
			/Sww.ougu	AUT TO BIOTH TO BUO MOBILET BRITANIA THE	. (nno

Description of Physical Appearance

Exhibits simply detailed two-part commercial block facade composition. Facade divided vertically into four bays which vary slightly in width continuous stone sills and double-hung sash, segmental arched openings, and drip caps and voussoirs. Corbelled with mezzanine level windows covered. Rear panel. Brick pilasters at storefront bays. Generally intact storefront with mezzanine level windows covered. Rear elevation has masonry changes on third floor and includes two-over-two sash in segmental arched openings.

Major Bibliographic References

City of Seattle DCLU microfilm records King County Assessor's Records Sandborn Insurance map 1904 Bagley, C., History of Seattle, Vol. 3, Pate 54.

State of Washington, Department of Community Development HISTORIC PROPERTY INVENTORY FORM Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 **IDENTIFICATION SECTION** Olympia, WA 98504 (206) 753-4011 Field Site No. 326-9 OAHP No. 17- Date Recorded 9-30-87 LOCATION SECTION Site Name Historic Carstens Brothers Cold Storage Address 548 First Avenue South Common Nordic Cold Storage City/Town/County/Zip Code Seattle/King/98104 Twp. 24n Range 4E Section 6 % Section NE % % Section SE KHK Field Recorder_ Owner's Name Nordic Cold Storage Tax No. / Parcel No. 766620-6855 less than one Address 548 First Avenue South Quadrangle or map name Seattle South City/State/Zip Code Seattle. WA 98104 5271520 UTM References Zone 10 Easting 550190 Northing. Plat/Block/Lot Seatttle Tidelands Blk. 326 Lots 8-10 Status Supplemental Map(s) Kroll Map 43E Survey/Inventory **PHOTOGRAPHY** Photography Neg. No. R2:22, R1:13-15National Register State Register (Roll No. & Frame No.) **Determined Eligible** View of west elevation **Determined Not Eligible** Date 9-30-87 Other (HABS, HAER, NHL) Local Designation Building Structure Classification SR **TLR** TINV **District Status □NR** Contributing Non-Contributing Pioneer Square Historic District Boundary Increase District/Thematic Nomination Name_ **DESCRIPTION SECTION Roof Type** Materials & Features/Structural Types Hip Gable ☐ Pyramidal Building Type Industry Flat Plan rectangular ☐ Monitor ☐ Other (specify) Gambrel Structural System brick masonry ☐ Shed No. of Stories **Roof Material** Cladding (Exterior Wall Surfaces) ☐ Wood Shingle ☐ Wood Shake Log ☐ Composition ☐ Horizontal Wood Siding ☐ Slate ☐ Rustic/Drop ☐ Clapboard ☐ Tar/Built-Up Wood Shinale Tile Board and Batten Metal (specify) High Styles/Forms (check one or more of the following) Vertical Board Other (specify). Asbestos / Asphalt Greek Revival ☐ Spanish Colonial Revival / Mediterranean Not visible **Brick** ☐ Gothic Revival Tudor Revival ☐ Italianate Stone Craftsman / Arts & Crafts **Foundation** ☐ Stucco ☐ Second Empire ☐ Bungalow Log ☐ Terra Cotta Concrete ☐ Romanesque Revival Prairie Style Block Concrete/Concrete Block Post & Pier Stick Style ☐ Art Deco/Art Moderne ☐ Stone ☐ Vinyl/Aluminum Siding Poured Queen Anne Rustic Style Metal (specify) ☐ Brick Other (specify) ☐ International Style Shingle Style Other (specify) Mot visible ☐ Colonial Revival ☐ Northwest Style Commercial Vernacular Beaux Arts / Neoclassical (include detailed description in Chicago/Commercial Style Residential Vernacular (see below) Integrity Description of Physical Appearance) Slight Moderate Extensive American Foursquare Other (specify) ☐ Mission Revival

Vernacular House Types

☐ Gable front and wing

Cross gable

Pyramidal/Hipped

Other (specify)

☐ Gable front

☐ Side gable

ñ

it tidelands were filled to facilitate to toder to house d this building built in order to house ies were located in the district. Beef I for cold storage. The builder, David	cdistrict (National and/or local). ed during the decade of Seattle's cartems. Seattle Security Company has rage. Several other packing compand the upper three stories were used	In the opinion of the surveyor, this property appears to meet the criteria of In the opinion of the surveyor, this property is located in a potential historicanty at the old plant of the old plant at the old at the packing took place in the basement and pork packing took place in the basement and pork packing the large warehouse at 508-534 plants.	e Se Jue
	uilder David Dow, Builder	Date of Construction 1904 Architect/Engineer/B	
	rebling wod bined	Statement of Significance	
Zfnqà Nuit Sub-Theme(s) (specify)	Wilifery		
Other (specify)	Manufacturing/Industry		
noitstroqenarT	Health / Medicine		
Social Movements/Organizations	Ethnic Heritage (specify)	Соттегсе	
Science & Engineering	Entertainment/Recreation	shA 🗌	
Religion	Education	Architecture / Landscape Architecture	
Politics/Government/Law	Conservation	□ Agriculture	
		SINGA DUIS 1 DEMOS (CHECK OUG OL MOLE OL SUE LOHOWING)	

Description of Physical Appearance

Exhibits two-part vertical block facade composition, with distinctive masonry detailing. Flush facade is divided vertically into four equal bays with double-hung windows grouped in sets of four at each level. Raised brick surrounds frame each window and accentuate the mezzanine level and upper zone. Diamond patterned brick and corbelled cornice ornament the parapet cap. Similar details at the east elevation. Delivery bay alterations and some windows enclosed on ornament the parapet cap.

Major Bibliographic References

City of Seattle DCLU mircofilm records King County Assessor's Records Sanborn Insurance Map 1904

HISTORIC PROPERTY INVENDED INV		1	State of Washington, Department of Community Development Office of Archaeology and Historic Preservation 111 West 21st Avenue, KL-11 Dlympla, WA 98504 (206) 753-4011
Site Name Historic E.N. Forbes Building		Address 558 First Ave	nue South
Common		City/Town/County/Zip CodeS	eattle/King/98104
Field Recorder KHK		Twp24n Range4E Section	6 % Section_NE %% Section_SE
Owner's Name F.B.P. Investment %Morr	is Management	Tax No. / Parcel No. 766620-	
Address P.O. Box C-97030		Quadrangle or map nameSea	ttle South
City/State/Zip Code Bellevue, WA 98009		UTM References Zone 10	
Only / Grater Zip Gode			idelands Blk. 326 Lots 10-11
Status		Supplemental Map(s)Krol1	
☐ Survey/Inventory	PHOTOGRAPHY	Supplemental map(s)	HOP TOD
National Register	Photography Neg. No. $R2:23$, $R1:12\&16$		
State Register Determined Eligible	(Roll No. & Frame No.)		
☐ Determined Eligible ☐ Determined Not Eligible	View of west & east elevations		
Other (HABS, HAER, NHL)	Date <u>9-30-87</u>		
Local Designation		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
	Structure		·
District Status		_	·
District/Thematic Nomination Name Pioneer Sq	<u>uare Historic District Bound</u> ary	Increase	
DECODINTION SECTION	Doof Tomo		
DESCRIPTION SECTION	Roof Type		
Materials & Features/Structural Types Building Type Industry/Commerce	☐ Gable ☐ Hip ☑ Flat ☐ Pyramidal		
Plan rectangular 43x150	_		
	Gambrel		
Structural System reinf. concrete	─ □ Shed		
No. of Stories	Roof Material		
Cladding (Exterior Wall Surfaces)	☐ Wood Shingle		
	☐ Wood Shingle		
☐ Horizontal Wood Siding	☐ Composition		
□ Rustic/Drop	☐ Slate		
☐ Clapboard	Tar/Built-Up		
☐ Wood Shingle ☐ Board and Batten	Tile		
☐ Vertical Board	Metal (specify)	High Styles/Forms (check one or	more of the following)
Asbestos / Asphalt	Other (specify)	Greek Revival	Spanish Colonial Revival / Mediterranean
☐ Brick	☐ MOI AIRIDIA	Gothic Revival	Tudor Revival
☐ Stone ☑ Stucco	Foundation	Italianate	Craftsman / Arts & Crafts
☐ Terra Cotta	☐ Log Concrete	Second Empire Romanesque Revival	☐ Bungalow
☐ Concrete / Concrete Block	Post & Pier Block	☐ Romanesque Revival ☐ Stick Style	☐ Prairie Style ☐ Art Deco / Art Moderne
☐ Vinyl/Aluminum Siding	☐ Stone ☐ Poured	Queen Anne	☐ Rustic Style
Metal (specify) tile	☐ Brick ☐ Other (specify)	Shingle Style	☐ International Style
Other (specify)	Not visible <u>piles</u>	Colonial Revival	☐ Northwest Style
(Include detailed description in		Beaux Arts/Neoclassical	Commercial Vernacular
Integrity Description of Physical Appearance)	Clinta Madanta Futor-Iv-	Chicago/Commercial Style	Residential Vernacular (see below)
Intact	Slight Moderate Extensive	American Foursquare	Other (specify)
Changes to plan		Mission Revival	
Changes to original cladding		Vernacular House Types	
Changes to interior		Gable front	☐ Cross gable
Other (specify)		☐ Gable front and wing	☐ Cross gable ☐ Pyramidal/Hipped
DCD 10/86 -1209- 3		Side gable	Other (specify)

NOITOBS SYLTARAN

		Description of Physical Appearance
•		
igned for the Fobes Electrical Supply vely speculative real estate ventures of e stories were originally built and only . Warren Gould, a principal architect of ty Courthouse) and the American Savings ty Courthouse) and the sidences and also designed numerous residences and	ic district (Wational and/or local). Sant warehouse structure developed of building", this structure was destabut 1895. Typical of the relatifus tall. Apperently, the first three inctive warehouse was designed by A incounty-City Building (King County-City Building (King County-County-City Building (King County-County-County-County-County-County-City Building (King County-C	Bank and Trust building, for which Fobes sur
(1910)	Builder A. Warren Gould/Gould & Champne	Statement of Significance Date of Construction 1908 (addition 1910) Architect/Engineer/E
Study Unit Sub-Theme(s) (specify)	VisitiM	
Other (specify)	Manufacturing / Industry	
noitstrogens1T	Health / Medicine	
Social Movements/Organizations	Ethnic Heritage (specify)	Сошиется
Science & Engineering	Entertainment/Recreation	ethA
noigileA 🗌		Architecture / Landscape Architecture
Politics/Government/Law	Conservation	□ Agriculture
		Study Unit Themes (check one or more of the following)

Exhibits a particularly distinctive two-part vertical block facade which includes Moravian tile ornament throughout the facade. Notable features include an intact storefront with side entries and ornate prism glass transoms; mosaic floor tile sign for "Fobes Electric Supply" at the south entry; two sets of four windows at floor level which include prism transoms above horizontal pivoting sash; and a sheet metal cornice at the raised parapet. Moravian tile is located prism transoms above horizontal pivoting sash; and a sheet metal cornice at the raised parapet. Moravian tile is located in the triangular medallions at each side of the storefront. Tiles inscribed with "FOBES" and "1909" are also at the

Major Bibliographic References

City of Seattle, DCLU, microfilm records
King County Assessor's Records
Sanborn Insurance map 1916
City of Seattle, misc.. files on record at OUC
Woodbridge, S.R., A Guide to Architecture in Washington State, 1980.

DCD 10\98 -1509-

HISTORIC PROPERTY INVENIDENTIFICATION SECTION Field Site No. 326-11 OAHP No. 17- Date Reco	TORY FORM	0	tate of Washington, Department of Community Development office of Archaeology and Historic Preservation 11 West 21st Avenue, KL-11 Diympia, WA 98504 (206) 753-4011
Site Name Historic Bornstein & Sons, Inc.		Address 562 First Ave	nue South
		City/Town/County/Zip CodeS	
CommonField Recorder KHK		tun 240 Bana 4E Sastian	6 % Section_NE % % Section_SE
	orris Management	Tax No./Parcel No. 766620-	6870 % Section 1 less than one
Address P.O. Box C-97030	JIIIS Management	Quadrangle or map name Sea	ttle South
		Quadrangle or map name	Section 550190 Northing 5271470
City/State/Zip Code Bellevue, WA 98009		UTM References Zone 10 E	idelands Blk. 326 Lot 11
Status		Plat/Block/Lot_Seattle 1	Man 42F
☐ Survey / Inventory	PHOTOGRAPHY	Supplemental Map(s) <u>Kro11</u>	map 43E
National Register	Photography Neg. No. R2:23, R1:17		
State Register	(Roll No. & Frame No.)		
Determined Eligible	View of west & east elevations		
Determined Not Eligible	Date		•
Other (HABS, HAER, NHL)	Date		
Local Designation			
District Status NR SR LR INV	Structure	y Increase	
DESCRIPTION SECTION	Post Type		
DESCRIPTION SECTION	Roof Type		
Materials & Features/Structural Types Building Type Industry/Commerce	☐ Gable ☐ Hip ☑ Flat ☐ Pyramidal		
Building Type Industry / Commerce	_ ☐ Monitor ☐ Other (specify)		
Plan rectangular 30x150			
Structural System reinf. concrete/stee	Shed		
No. of Stories	Roof Material		
Oladdia (Potada Mell Coda es)			
Cladding (Exterior Wall Surfaces)	☐ Wood Shingle ☐ Wood Shake		
Log	☐ Composition		
☐ Horizontal Wood Siding ☐ Rustic / Drop	☐ Slate		
☐ Clapboard	☐ Tar/Built-Up		
☐ Wood Shingle	☐ Tile		
Board and Batten	☐ Metal (specify)	High Styles / Forms (check one or	more of the following)
☐ Vertical Board	Other (specify)		
☐ Asbestos / Asphalt ☑ Brick	☑ Not visible	Greek Revival Gothic Revival	☐ Spanish Colonial Revival / Mediterranean ☐ Tudor Revival
☐ Stone		Italianate	☐ Tudor Hevival ☐ Craftsman/Arts & Crafts
Stucco	Foundation	Second Empire	☐ Bungalow
☐ Terra Cotta	Log Concrete	☐ Romanesque Revival	☐ Prairie Style
Concrete / Concrete Block	Post & Pier Block	Stick Style	☐ Art Deco/Art Moderne
☐ Vinyl / Aluminum Siding	☐ Stone ☐ Poured	Queen Anne	Rustic Style
☐ Metal (specify)	☐ Brick ☐ Other (specify) ☐ Not visible piles	☐ Shingle Style	☐ International Style
□ Other (specify)	V Not visible <u>piles</u>	☐ Colonial Revival	☐ Northwest Style
Markinda dakalladi da asalaktar ta		Beaux Arts/Neoclassical	Commercial Vernacular
(Include detailed description in Description of Physical Appearance)	_	Chicago/Commercial Style	Residential Vernacular (see below)
Intact	Slight Moderate Extensive	☐ American Foursquare	Other (specify)
Changes to plan		☐ Mission Revival	
Changes to windows			
Changes to original cladding		Vernacular House Types	
Changes to interior		Gable front	☐ Cross gable
• •		Gable front and wing	☐ Pyramidal/Hipped ☐ Other (specify)
DCD 10/86 -1209- 3		Side gable	1 Caron Cabasany

Study Unit Themas (sheek one or more of the following)

Study Office Themas (check one of more of the following	<i>"</i>	
	Conservation	☐ Politics/Government/Law
Architecture/Landscape Architecture	☐ Education	☐ Religion
Arts	☐ Entertainment / Recreation	Science & Engineering
☐ Commerce	Ethnic Heritage (specify)	Social Movements/Organizations
☐ Communications	☐ Health/Medicine	☐ Transportation
☐ Community Planning / Development	✓ Manufacturing / Industry	Other (specify)
•	☐ Military	Study Unit Sub-Theme(s) (specify)
Statement of Significance		
Date of Construction1909	Architect/Engineer/Builder Josenhans & Allen (?	?), architects
In the opinion of the surveyor, this property appea	rs to meet the criteria of the National Register of Historic Places	
In the opinion of the surveyor, this property is loca	ited in a potential historic district (National and/or local).	

Historically and architecturally significant property developed during the decade of Seattle's explosive growth. This warehouse was built for Julius Bornstein, one of Seattle's earliest merchants. Bornstein established one of Seattle's first department store, the Golden Rule Bazaar, c. 1885. The business was rebuilt after being destroyed in the great fire of 1889. In 1909, the company branched out into wholesale business and constructed this building which provided department store supplies through the Northwest and Alaska. The warehouse may have been designed by Josenhans, who later served as superintendent of public works and is credited with the design of several warehouses in Seattle. The warehouse is architecturally distinctive and its features indicate the Chicago Commercial style.

Description of Physical Appearance

Exhibits two part vertical block facade composition and the modest features indicate the Chicago Commercial style. Original wood frame storefront with cast iron pilasters is essentially intact. Sheet metal cornice and masonry parapet pier extensions have been removed. Exhibits minimal ornamentation and the functional expression of internal structure. Includes large pivoting windows with transom lights. Rear elevation includes intact multiple-light sash and delivery bays.

Major Bibliographic References

City of Seattle, DCLU, microfilm records King County Assessor's Records Seattle P.I., November 10, 1914, page 2.

Pyramidal/Hipped gniw bns front and wing Other (specify) Cross gable Inont eldsD to interior Vernacular House Types Changes to original cladding Æ Changes to windows IsviveA noissiM ŏ Changes to plan...... ☐ Other (specify) ensuperuo 7 nacitem A L Moderate Extensive Slight Intact ☑ Chicago\Commercial Style Description of Physical Appearance) (woled ees) ratusantel (see below) Integrity (Include detailed description in Commercial Vernacular Beaux Arts/Neoclassical Johnwest Style LavivaR Isinolo eldisiv toN Other (specify) Other (specify) elyt2 Isnoitsmetnl 🗌 Shingle Style Brick 🔲 Metal (specify) Blyte Style □ ennA neeu D benuoq gnibi2 munimulA\lyniV 🗌 enot2 🗌 emeboM hA\osed hA L ☐ Stick Style Block Concrete/Concrete Block neig & faoq 🗌 laviveR eupsenamoR 🗀 Prairie Style ettoO sneT Concrete 507 ☐ Second Empire wolsgnug | Ocurs L **Foundation** Craftsman/Arts & Crafts etansilati 🗌 Stone IsvivaR robuT IsviveR oinfoD M Brick eldisiv toN flangeA\aoteedaA 🛄 □ Spanish Colonial Revival \Mediterranean Greek Revival Other (specify)_ ☐ Vertical Board High Styles / Forms (check one or more of the following) — Metal (specify). **Board and Batten** eliT 🗌 elgning boow [QU-HiuB\asT □ □ Clapboard etal2 🗌 qond\oiteuA 🗌 Composition enibiS booW latnosinoH □ **607** ∏ ■ Wood Shake elgnid2 booW | Cladding (Exterior Wall Surfaces) Roof Material No. of Stories peus 🗌 Structural System. reinf, concrete lendmsD [Plan irregular 05IX77 Other (specify) notinoM 🔲 Building Type Industry/Commerce V Flat Isbims1y9 🗌 elds5 🔲 Materials & Features/Structural Types qiH 🗌 **AdyT tooH** DESCRIPTION SECTION District / Thematic Nomination Name_ Pioneer Square Historic District Boundary Increase Contributing Mon-Contributing ALR. **ଧ**S □ RN□ District Status Structure 🔲 Structure Classification District Site ✓ Local Designation Ohber (HABS, HAER, WHL) 10-02-87 Determined Not Eligible View of West elevation Determined Eligible (Roll No. & Frame No.) State Register \Box Photography Neg. No. R2:23, R1:18 National Register **YHQARDOTOHQ** Survey / Inventory Supplemental Map(s) Kroll Map 43E sutate Plat/Block/Lot Seattle Tidelands Blk. 376 Lots 11-12 Northing UTM References Zone 10 Easting 550190 City/State/Zip Code Seattle, WA 98104 2271445 Quadrangle or map name Seattle South Address 568 First Avenue South Tax No. / Parcel No. 766620-6871 Owner's Name John & Patricia Loop Acreage_ Tess than one Twp. 24n Range 4E Section 6 % Section NE %% Section SE Field Recorder___ City/Town/County/Zip Code_ Common. Seattle/King/98104 Site Name Historic Provident Building Address 568 First Avenue South Date Recorded 10-02-87 Field Site No. 326-12 OAHP No. 17-LOCATION SECTION 1104-687 (802) Mosse AW , sigmylo IDENTIFICATION SECTION 111 West 21st Avenue, KL-11 Office of Archaeology and Historic Preservation MROJ YAOTNEWNI YTREGORY FORM State of Washington, Department of Community Development

DCD 10/88 -1509-

eldag ebi2 🗀

Other (specify)

Study Unit Themes (check one or more of the following	19)	
☐ Agriculture	☐ Conservation	☐ Politics/Government/Law
Architecture/Landscape Architecture	☐ Education	Religion
☐ Arts	☐ Entertainment / Recreation	☐ Science & Engineering
☑ Commerce	Ethnic Heritage (specify)	☐ Social Movements/Organizations
☐ Communications	Health/Medicine	☐ Transportation
☐ Community Planning / Development	Manufacturing / Industry	Other (specify)
	☐ Military	Study Unit Sub-Theme(s) (specify)
Statement of Significance Date of Construction 1910	Architect/Engineer/Builder Saunders & Lawton, architects	-
	ars to meet the criteria of the National Register of Historic Places	
In the opinion of the surveyor, this property is local	ated in a potential historic district (National and / or local).	

Historically and architecturally significant property developed during the decade of Seattle's explosive growth. This building was built for the Provident Building Company as a wholesale warehouse. It was designed by the noteworthy firm of Charles Saunders, as architect credited with several commercial, industrial, and civic structures in Seattle, including the Hambach Building in the district, Horace Mann School on First Hill, and Denny Hall, the first building at the University of Washington's present campus.

Description of Physical Appearance

Exhibits two-part vertical block facade composition and modest features of the Chicago Commercial style. The primary elevation is divided vertically into six bays, five of which front on First Avenue South and the sixth which faces Railroad Way at an acute angle. The facade is modestly ornamented and the structural framework dominates, with the spandrel panels framed by brickwork and diamond pattern tiles. Simple rectangular window openings include large vertical pivot type sash in sets of two. A simple brick cornice has been removed. Mezzanine level windows have been covered and some glazing has been replaced with mirror glass. Intact original entrance at center bay with inscribed "Provident Building" sign above. Minor alterations to rear elevation.

Major Bibliographic References

City of Seattle, DCLU, microfilm records
King County Assessor's Records
Sanborn Insurance map 1916
Woodbridge, S.G., A Guide to Architecture in Washington State, 1980.

Cross gable Gable front Changes to interior Vernacular House Types Changes to windows IsviveR noiseiM Changes to plan..... Other (specify) American Foursquare Slight Intact Moderate Extensive Description of Physical Appearance) Residential Vernacular (see below) Chicago / Commercial Style Integrity (include detailed description in Commercial Vernacular Beaux Arts/Neoclassical ●lytS tsewnthot □ Colonial Revival eldisiv toN ☐ Other (specify) elyt2 Isnoitsmetnl L ☐ Shingle Style Other (specify) | Brick Metal (specify). Austic Style ennA neeu D benuo 4 4 enot2 | enibis munimula\lyniv 🛄 Art Deco Art Moderne Stick Style Bjock neig & teog ☐ Concrete \Concrete Block Prairie Style IsviveR eupsensmoR Efferta Cotta Concrete 507 [wolsgnu8 🗆 □ Second Empire Ocurs | **Foundation** Craftsman/Arts & Crafts etanailati 🗌 enote 🗌 **B**uick Gothic Revival IsviveR robuT eldisiv toN ☐ Spanish Colonial Revival \ Mediterranean ## Asbestos \ Asphalt Greek Revival Other (specify)_ Disog IsoineV High Styles/Forms (check one or more of the following) Metal (specify). netta8 bns b1so8 əliT 🗀 elgnid2 booW 🛄 qU-HiuB\18T | ☐ Clapboard etsi2 ☐ Rustic / Drop gnibi2 booW IstnositoH 🗌 □ Composition 607 🗀 ☐ Wood Shake elgnid2 booW Cladding (Exterior Wall Surfaces) Roof Material No. of Stories Ped2 Structural System. prick masonry lendmaD 🔲 Plen Triangular ☐ Other (specify) Nonitor Building Type Industry Isbimany9 🗌 1817 elds5 🗌 Materials & Features/Structural Types qiH 🗌 Roof Type DESCRIPTION SECTION District / Thematic Momination Mame_ Pioneer Square Historic District Boundary Increase Mon-Contributing Contributing 87 VNI 🗌 ଅଛ 🗌 RM 🗌 District Status Structure 🔲 Structure toeidO 🗌 District Site Classification Local Designation Other (HABS, HAER, MHL) 10-02-87 Determined Not Eligible View of SW elev. /detail Determined Eligible П (Roll No. & Frame No.) State Register Photography Neg. No. R1:19-20 National Register **YHQARDOTOHQ** Survey / Inventory R4:16, R2:24, Supplemental Map 43E Status Plat/Block/Lot Seattle Tidelands Blk, 326 Lots 13-14-15 UTM References Zone 10 Easting City/State/Zip Code Seattle, WA 70186 Quadrangle or map name Seattle South Address 500 Administration Building Acresge less than one Tax No./Parcel No. 766620-6880 Owner's Name King County Twp. 24n Range 4E Section 6 % Section NE % % Section SE Field Recorder KHK City/Town/County/Zip Code Seattle/King/98104 Common Old Johnson's Plumbing Building Site Name Historic Seattle Plumbing Co. Building Address 590 First Avenue South Field Site No. 326-13 OAHP No. 17-LOCATION SECTION Date Recorded __ 10-02-87 1104-687 (802) POSBE AW , sigmylO IDENTIFICATION SECTION 111 West 21st Avenue, KL-11 Office of Archaeology and Historic Preservation MISTORIC PROPERTY INVENTORY FORM State of Washington, Department of Community Development

DCD 10186 -1209-

Other (specify)

Side gable

Gable front and wing

Other (specify)

Pyramidal/Hipped

Study Unit Themes (check one or more of the following)		
☐ Agriculture	☐ Conservation	Politics/Government/Law
Architecture/Landscape Architecture	☐ Education	Religion
☐ Arts	☐ Entertainment / Recreation	Science & Engineering
© Commerce	Ethnic Heritage (specify)	☐ Social Movements / Organizations
☐ Communications	☐ Health/Medicine	☐ Transportation
☐ Community Planning / Development	Manufacturing/Industry	Other (specify)
•	☐ Military	Study Unit Sub-Theme(s) (specify)
Statement of Significance		
Date of Construction c. 1903 Architect/Eng	neer/Builder not identified	_
\square in the opinion of the surveyor, this property appears to meet the c		
In the opinion of the surveyor, this property is located in a potentia	I historic district (National and/or local).	ecade of Seattle's explosive growth, and
one of the earliest masonry structures to	be built as this portion of the old pla	anked First Avenue and adjacent tidelands
were filled. Many of the businesses on	the east side of the street included w	harves because the tideflats to the east
were not yet filled and First Avenue only	extended to Lander Street. Original p	permit records are not available although
a 1904 fire insurance map shows Duncan, tenants. By 1916, Seattle Plumbing Com	carrigan, and mayden company (nardware	he irregular shape of the huilding was
determined by the adjacent Railroad Way ar	d spur trackage intended for the future	e rail linkage to the waterfront.

Description of Physical Appearance

One-part commercial block facade composition. Intact double hung sash at second floor on both elevations. Sheet metal cornice has been removed. Several original openings at the first floor delivery level have been infilled on both elevations. Formal entrance on s.w. elevation is intact with staggered stone surrounds. Building appears to have been originally divided into two separate warehouses in the east and west side of the structure. Continuous stone watertable at base.

Major Bibliographic References

King County Assessor's Records Sanborn Insurance Map 1904

IsviveR noissiM 🔲 Changes to plan...... U Other (specify) American Foursquare Slight Intact Anderate Extensive Residential Vernacular (see below) Chicago Commercial Style Describition of Physical Appearance) Integrity (Include detailed description in Vernacular Vernacular Beaux Arts/Neoclassical ☐ Northwest Style La Colonial Revival eldisiv tol Other (specify) elyt2 lanoitemetnl U elyte elyle □ Brick Metal (specify) Other (specify) ennA neeuQ ☐ Rustic Style gnibi8 munimulA\lyniV Poured enot2 🗌 Stick Style emeboM hA\oosd hA L ☐ Concrete Concrete Block ☐ Block neig & teog L IsviveR eupsensmoR Prairie Style attoO sneT Concrete BO7 | ☐ Second Empire wolsenu8 October 7 Foundation Craftsman/Arts & Crafts etanailati 🗌 enot2 🗌 LaviveR robuT Brick IsviveR ointo □ eldisiv toN HarlqaA\aotaeda& ___ ☐ Spanish Colonial Revival / Mediterranean ☐ Greek Revival ☐ Other (specify)
☐ ☐ Vertical Board High Styles/Forms (check one or more of the following) Metal (specify) netts8 bns biso8 🛄 eliT 🗀 elgning boow __ qU-fliu8\18T □ Clapboard etal2 ☐ Rustic / Drop pnibiS booW latnosinoH □ Composition 507 T ■ Wood Shake Cladding (Exterior Wall Surfaces) elgnid2 booW L IsineteM fooR No. of Stories. peus 🗌 Structural System. brick masonry Gambrel [Plan Trapozoid Other (specify) TotinoM [Building Type Commerce/Transportation 1817 Pyramidal 🗌 qiH 🗌 eldað 🗌 Materials & Features/Structural Types Roof Type DESCRIPTION SECTION Pioneer Square Historic District Boundary Increase District / Thematic Nomination Name_ Mon-Contributing 🔽 Contributing 87/ **ANI** as □ AN[District Status gnibliu8 Structure eji2 🗌 District Classification Local Designation Other (HABS, HAER, WHL) 10-07-87 Determined Not Eligible View of West & east elevations Determined Eligible (Roll No. & Frame No.) State Register Photography Neg. No. R3:9-10, R2:4 National Register **YHQARDOTOHQ** Survey / Inventory Supplemental Map(s) Kroll Map 43E Status Plat/Block/Lot Seattle Tidelands Blk. 327 Lots 7-8 Northing UTM References Zone 10 Easting 550120 City/State/Zip Code. 2271520 27086 Woodinville, WA Quadrangle or map name Seattle South Address 18116 197th Place N.E. Acresse less than one Owner's Name Ian Hoggin Tax No. / Parcel No. 766620-6930 Field Recorder KHK Twp. 24n Hange 4E Section 6 % Section NE % % Section SE City/Town/County/Zip Code Seattle/King/98104 Common_ Duncan & Sons, Inc. Address 539-547 First Avenue South Site Name Historic West Transfer Company Building Date Recorded IO-07-87 Field Site No. 327-7 OAHP No. 17-LOCATION SECTION 1104-687 (805) AW, sigmylO IDENTIFICATION SECTION 111 West 21st Avenue, KL-11 Office of Archaeology and Historic Preservation HISTORIC PROPERTY INVENTORY FORM State of Washington, Department of Community Development

Side gable

Inont elded [

gniw bns front elds []

Vernacular House Types

Other (specify)

Orosa gable

Pyramidal/Hipped

DCD 10\98 -1509-

Other (specify)

..... to interior

Changes to original cladding

Study Unit Inemes (check one or more of the following	,,			
☐ Agriculture	□ c	onservation		Politics/Government/Law
Architecture/Landscape Architecture	□ E	ducation		Religion
☐ Arts		tertainment/Recreation		Science & Engineering
☑ Commerce		hnic Heritage (specify)		Social Movements/Organizations
☐ Communications	□н	ealth/Medicine		Transportation
☐ Community Planning / Development	□ M	anufacturing / Industry		Other (specify)
	□ M	ilitary		Study Unit Sub-Theme(s) (specify)
Statement of Significance				
Date of Construction c. 1919	Architect/Engineer/Build	er not identified	-	
In the opinion of the surveyor, this property appea	rs to meet the criteria of th	e National Register of Historic Places		
The the opinion of the surveyor this property is long	ted in a potential historic	istrict (National and/or local).	. 44	strict. Constructed on the site of
arlier wood frame commercial bu	ildings, this l	ouilding appears to have function	ed	in relation to the rail lines along
rea. It currently houses Dunca	n and Sons. Inc	e a saddlerv and harness shop w	stor whic	ically and currently operated in the
bout 1898 and relocated to this l	uilding about	1977.		The same of the sa

Description of Physical Appearance

One part commercial facade divided by five unequal bays. Exhibits original storefronts at the three northernmost bays and an intact and stepped parapet wall. Rear elevation is painted brick with some altered steel sash and miscellaneous delivery doors. The three dimensional horse sign was relocated in 1977 when Duncan and Sons moved from their historic location at Second and Jackson Streets.

Major Bibliographic References

City of Seattle, DCLU, microfilm records King County Assessor's Records

Side gable DCD 10\88 -1508-Other (specify) Pyramidal/Hipped gniw bns front elds [__ Other (specify) Cross gable Inont eldab to interior Vernacular House Types Changes to windows IsviveR noissiM 🔲 ☐ Other (specify) American Foursquare Moderate Extensive Slight Intact (include detailed description in Description of Physical Appearance) Residential Vernacular (see below) ☐ Chicago Commercial Style Integrity ✓ Commercial Vernacular la Beaux Arts/Neoclassical □ Morthwest Style LaviveR Isinolo Diles (specify) eldisiv toN 🔼 Other (specify) lnternational Style □ ☐ Shingle Style Metal (specify) Brick | Bustic Style □ ennA neeuQ 🗌 sheet metal Block gnibiS munimulA\lyni\ 🛄 enot2 🗌 emeboM hA\oped hA _ Stick Style Concrete Slock neig & teog [IsviveR supsensmoR ... Prairie Style Effoo ane T [Concrete 201 L wolsprud | Second Empire Stucco **Foundation** Craftsman/Arts & Crafts etanailati 🗌 enot& 🛄 laviveR robuT IsviveR DidtoD M Brick eldisiv toN 🛂 Spanish Colonial Revival/Mediterranean hariqaA\aoteedaA, U Greek Revival ☐ Other (specify). Dracel Board High Styles / Forms (check one or more of the following) Metal (specify). netta8 bns brso8 🛄 əliT 🗌 elgnid2 booW 🔲 qU-fliu8\st □ Clapboard □ Rustic / Drop etal2 enibi8 booW lstnosinoH -Composition 607 T Wood Shake elgnid2 booW [Cladding (Exterior Wall Surfaces) Roof Material No. of Stories. peus 🗌 Structural System brick masonry/steel ☐ Gambrel Plan Triangle Other (specify) notinoM 🗌 Building Type Commerce Isbimany9 [PFIB! qiH 🗀 eldsD 🔲 Materials & Features/Structural Types Roof Type DESCRIPTION SECTION District/Thematic Momination Mame_ Pioneer Square Historic District Boundary Increase Contributing Mon-Contributing 87/ **₩**S 🗀 AN[District Status Structure Tructure District Site Classification Local Designation Other (HABS, HAER, MHL) 10-07-87 Determined Not Eligible SW corner/east elevation Determined Eligible (Roll No. & Frame No.) State Register Photography Neg. No. R3:8, R2:1-2 National Register D ☐ Survey / Inventory **YHGARDOTOHG** Supplemental Map(s) Kroll Map 43E Status Plat/Block/Lot Seattle Tidelands Blk. 327 Lot 8 UTM References Zone 10 Easting 550160 City/State/Zip Code_ - DuidhoM 2271505 Seattle, WA Quadrangle or map name Seattle South Address 204 First Avenue South Acresge Less than one Tax No. / Parcel No. 766620-6935 Owner's Name Greissenger & Tonkin Twp. Z4n Range 4E Section 6 & Section NE & & Section SE Field Recorder KHK City/Town/County/Zip Code Seattle/King/98104 Common Flatiron Building Address 551 First Avenue South Site Name Historic Triangle Hotel & Bar Field Site No 327-8 OAHP No. 17-LOCATION SECTION 10-05-87 Date Recorded __ POS89 AW , sigmylO 1104-527 (802) IDENTIFICATION SECTION 111 West 21st Avenue, KL-11

MROT YAOTNEWNI YTREGORY FORM

Office of Archaeology and Historic Preservation

State of Washington, Department of Community Development

Study Unit Themes (check one or more of the following)	,	
Agriculture	☐ Conservation	☐ Politics/Government/Law
Architecture/Landscape Architecture	☐ Education	Religion
☐ Arts	☐ Entertainment / Recreation	☐ Science & Engineering
	Ethnic Heritage (specify)	Social Movements / Organizations
☐ Communications	☐ Health/Medicine	☐ Transportation
☐ Community Planning / Development	☐ Manufacturing / Industry	Other (specify)
•	☐ Military	Study Unit Sub-Theme(s) (specify)
Statement of Significance altered 1955, res	stored 1980	
Date of Construction 1909-10	Architect/Engineer/Builder C.A. Breitung, a	architect
\square In the opinion of the surveyor, this property appears	s to meet the criteria of the National Register of Historic Place	ces
In the opinion of the surveyor, this property is locate	ed in a potential historic district (National and/or local).	

The former Triangle Hotel is significant as a picturesque example of early 20th century commercial building in the tidelands development area. Its triangular shape was dictated by its site at the intersection of a main thoroughfare and railroad trackage leading to the wharves of Seattle's harbor. The building is also believed to be the smallest developed commercial property in the central business district. The hotel and bar served a social function and, therefore, the building was built with appropriate surface refinement and the features of a recognizable style. The building was constructed for Victor Hugo Smith, who figured prominently in real estate development between 1889 and the early 20th century. Z.A. Breitung designed several other noteworthy buildings in Seattle including Holy Names Academy and the Home of the Good Shepherd. The Triangle Hotel was listed on the National Register in 1976.

Description of Physical Appearance

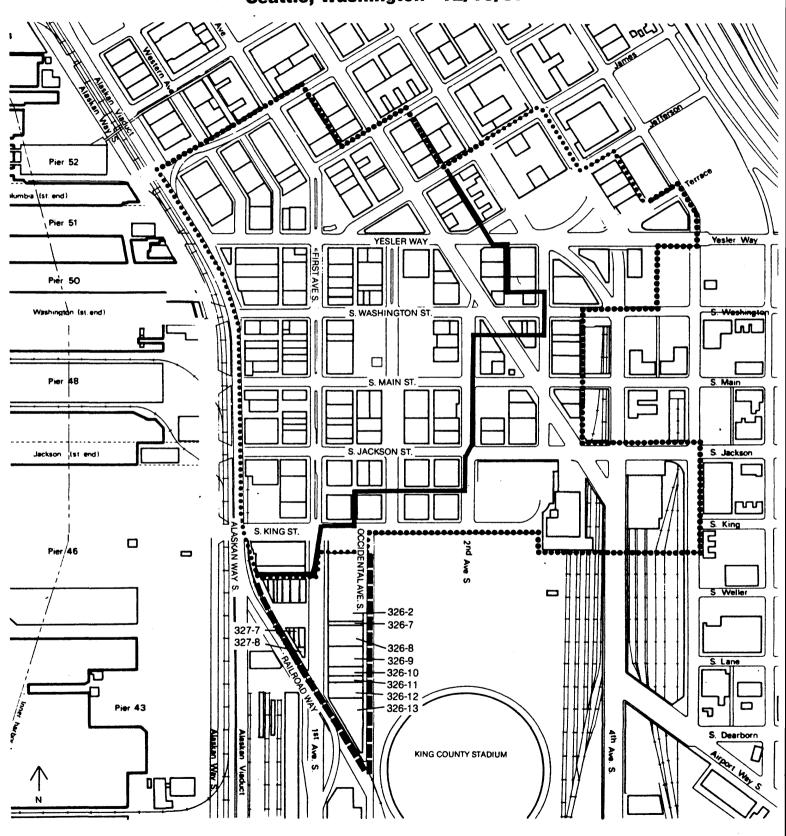
The building is distinctive due to its triangular plan and rich surface treatment. Rusticated Flemish bond brickwork, late medieval pointed arches, and projecting bays combine to create a "Tudor" commercial style. The exterior is also distinguished by a floriated stone cornice, narrow arched windows, inlayed diamond pattern tiles at the mezzanine level and ornate cast iron columns. The building has been structurally reinforced by the placement of steel columns within the interior spaces and has undergone extensive rehabilitation and selective restoration.

Major Bibliographic References

National Register of Historic Places Inventory-Nomination form, prepared by Elizabeth Walton Potter, October 1975 King County Assessor's Records Records on file, OUC, City of Seattle

Pioneer Square Historic District Boundary Increase

Seattle, Washington 12/15/87



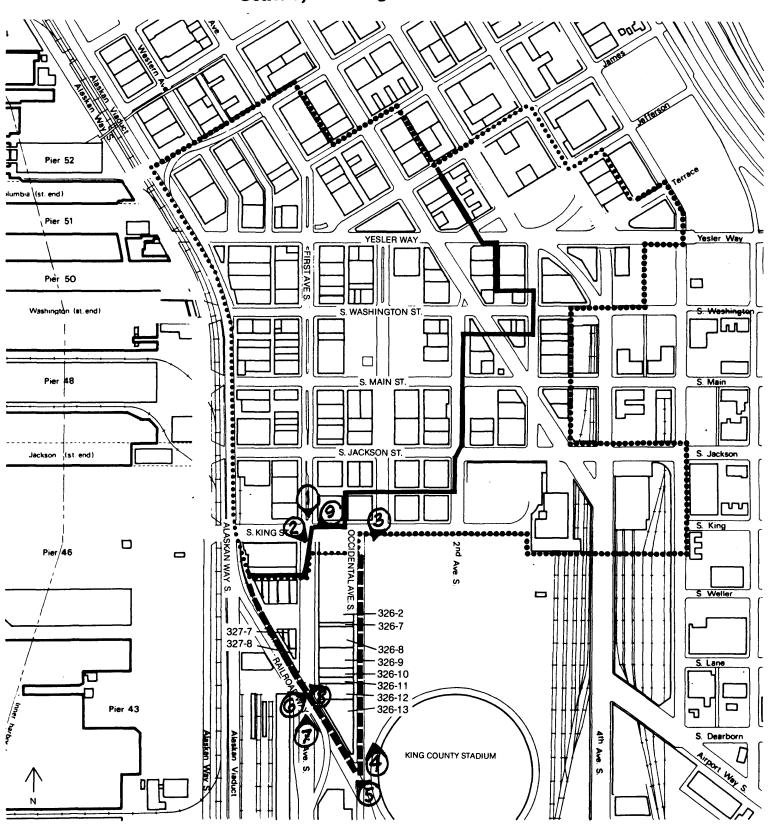
Pioneer Square Historic District Boundary Increase (1987) Pioneer Square Historic District (1978) Pioneer Square – Skid Road District (1970)

Contributing
Building
Non-contributing
Building



Pioneer Square Historic District Boundary Increase

Seattle, Washington 12/15/87



Pioneer Square Historic District Boundary Increase (1987) Pioneer Square Historic District (1978) Pioneer Square – Skid Road District (1970) Contributing
Building
Non-contributing
Building

PHOTO KEY MAP