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NATIONAL REGISTER

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 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

2. Location

street & number Increase area: 500 Block, First Avenue South not for publication
city, town Seattle vicinity
state Washington code WA county King code 033 zip code 98104

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>9</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>9</u>	<u>2</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
[Signature] May 6, 1988
Signature of certifying official Washington State Office of Archaeology and Historic Preservation
Date
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. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
[Signature] National Historic Register 6-16-88
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade - WarehousesCommerce/Trade - BusinessesDomestic - Hotel

Current Functions (enter categories from instructions)

Commerce/Trade - WarehousesCommerce/Trade - BusinessesCommerce - Business & Restaurant**7. Description**

Architectural Classification

(enter categories from instructions)

Other: commercial vernacular

Materials (enter categories from instructions)

foundation N/Awalls brickterra cottaroof N/Aother N/A

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.

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

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	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>0</u> <u>0</u> <u>5</u> <u>0</u>	<u>5</u> <u>2</u> <u>7</u> <u>1</u> <u>6</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>0</u> <u>0</u> <u>9</u> <u>0</u>	<u>5</u> <u>2</u> <u>7</u> <u>1</u> <u>5</u> <u>4</u> <u>0</u>

B	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>0</u> <u>2</u> <u>3</u> <u>0</u>	<u>5</u> <u>2</u> <u>7</u> <u>1</u> <u>6</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>0</u> <u>2</u> <u>3</u> <u>0</u>	<u>5</u> <u>2</u> <u>7</u> <u>1</u> <u>3</u> <u>6</u> <u>0</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Katheryn Hills Krafft

organization Office of Urban Conservation, DCD

date December 15, 1987

street & number 400 Yesler Building

telephone (206) 684-0228

city or town Seattle

state Washington zip code 98104

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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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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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 earlier two decades. The individual properties were typically developed by 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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Continuation Sheet

Section number 9 Page 1

- Architects File, University of Washington, Suzzallo Library, Special Collections.
- Bagley, Clarence B. History of Seattle, Vol. 2-3, The S.J. Clarke Publishing Co., Chicago, 1916.
- 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.
- Miscellaneous building permit records, Department of Construction and Land Use, City of Seattle.
- Miscellaneous property tax records, Secretary of State, King County Archives Division.
- Phelps, Myra L. Public Works in Seattle, Seattle Engineering Department, Kingsport Press, 1978.
- Potter, E.W. Pioneer Square Historic District National Register Form, 1976.
- Reps, John W. Panoramas of Promise, Washington State University Press, Pullman, WA, 1984.
- Sale, Roger, Seattle Past to Present, 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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National Park Service**

**National Register of Historic Places
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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

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 326-2 OAHP No. 17- Date Recorded 9-30-87
Site Name Historic Seattle Security Company Warehouse
Common Norfin Warehouse
Field Recorder KHK
Owner's Name Cas Real Estate
Address 526 First Avenue South
City/State/Zip Code Seattle, WA 98104

LOCATION SECTION

Address 508-534 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp. 24n Range 4E Section 6 % Section NE % % Section SE
Tax No./Parcel No. 766620-6831 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271600
Plat/Block/Lot Seattle Tidelands Blk 326 Lots 2-3-4-5-6-7
Supplemental Map(s) _____

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:19, R1:4-7
(Roll No. & Frame No.)
View of west & east elevations
Date 9-30-87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry
Plan rectangular 150x290
Structural System reinf. conc./masonry
No. of Stories 4

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

Roof Type

- Gable Hip
- Flat Pyramidal
- Monitor Other (specify) _____
- Gambrel _____
- Shed _____

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log
- Post & Pier
- Stone
- Brick
- Not visible
- Concrete
 - Block
 - Poured
 - Other (specify) piles

High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) _____

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government/Law |
| <input checked="" type="checkbox"/> Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements/Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning/Development | <input checked="" type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

1909

Architect/Engineer/Builder Lohman & Place, architects, David Dow, contractor

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local)

Historically and architecturally significant property developed during the decade of Seattle's explosive growth. Described as a "mammoth wholesale block", the structure was built by a company that previously developed property in the district. The building was planned to be three stories taller than built, and was promoted as the largest wholesale building in the city. An important feature was its location immediately adjacent to the freight yards, with a rail spur next to the entire block for shipping and receiving. The building included ten freight elevators and modern steel rolling shutters at the delivery bays. Designed by an obscure architectural firm believed to have designed industrial projects on Lake Union. It is particularly distinctive due to its size and industrial character.

Description of Physical Appearance

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. Rear elevation (delivery bay side) includes similar pivoting windows and cast iron columns.

Major Bibliographic References

City of Seattle, DCU, 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.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 326-7 OAHP No. 17- Date Recorded 9-30-87
Site Name Historic Kaufmann Warehouse
Common Sneakers
Field Recorder KHK
Owner's Name R.E. Stewart
Address 16207 21st S.W.
City/State/Zip Code Seattle, WA 98166

LOCATION SECTION

Address 538 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp. 24n Range 4E Section 6 ¼ Section NE ¼ Section SE
Tax No./Parcel No. 766620-6859 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271570
Plat/Block/Lot Seattle Tidelands Blk. 326 Lot 7
Supplemental Map(s) Kroll Map 43E

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:20, R1:8
(Roll No. & Frame No.)
View of west/east elevation
Date 9/30/87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry
Plan Rectangular 17½x150
Structural System reinf. concrete
No. of Stories 1

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

Roof Type

- Gable
- Flat
- Monitor
- Gambrel
- Shed
- Hip
- Pyramidal
- Other (specify) _____

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log
- Post & Pier
- Stone
- Brick
- Not visible
- Concrete
 - Block
 - Poured
 - Other (specify) piles

High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beau Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) _____

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Major Bibliographic References

Very narrow one-part commercial block facade. Original first Avenue elevation included large display windows and door with transoms. Multi-pane mezzanine level windows, terra cotta frame and sign band, and concrete parapet are original. East elevation has been extensively altered. New projecting sign and satellite antenna dish have been installed.

Description of Physical Appearance

An historically significant property developed during Seattle's explosive growth in the early 20th century. The unique 17 foot width of this building appears related to the removal of a pre-1893 Seattle terminal railroad spur, which remained in use for several years. The modest one-story structure was developed by Jacob Kaufmann with the intention of adding an additional three stories. The architect was W.P. White, an active practitioner during the period who designed numerous hotels and apartment houses as the city's population grew dramatically.

- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).
- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

Statement of Significance

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development

1910

Architect/Engineer/Builder

W.P. White, Architect & F.G. Combs, Contractor

- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (specify) _____
- Health/Medicine
- Manufacturing/Industry
- Military

- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (specify) _____
- Study Unit Sub-Theme(s) (specify) _____

Study Unit Themes (check one or more of the following)

NARRATIVE SECTION

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 326-8 OAHF No. 17- Date Recorded 9-30-87
Site Name Historic George W. Hoffman's Carriage Factory
Common Washington Shoe Company Building
Field Recorder KHK
Owner's Name Washington Shoe Company
Address 542 First Avenue South
City/State/Zip Code Seattle, WA 98104

LOCATION SECTION

Address 542 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp. 24N Range 4E Section 6 ¼ Section SE ¼ Section NE
Tax No./Parcel No. 766620-6851 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271540
Plat/Block/Lot Seattle Tidelands Blk. 326 Lots 7-8
Supplemental Map(s) Kroll Map 43E

Status

- Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:21, R1:9-11
(Roll No. & Frame No.)
View of west & east elevations
Date 9-30-87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry
Plan Rectangular 90x150
Structural System brick masonry
No. of Stories 3

Cladding (Exterior Wall Surfaces)

- Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) painted

Roof Type

- Gable Hip
 Flat Pyramidal
 Monitor Other (specify) _____
 Gambrel
 Shed

Roof Material

- Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Foundation

- Log Concrete
 Post & Pier Block
 Stone Poured
 Brick Other (specify) _____
 Not visible

High Styles/Forms (check one or more of the following)

- | | |
|---|---|
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Spanish Colonial Revival/Mediterranean |
| <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Tudor Revival |
| <input type="checkbox"/> Italianate | <input type="checkbox"/> Craftsman/Arts & Crafts |
| <input type="checkbox"/> Second Empire | <input type="checkbox"/> Bungalow |
| <input type="checkbox"/> Romanesque Revival | <input type="checkbox"/> Prairie Style |
| <input type="checkbox"/> Stick Style | <input type="checkbox"/> Art Deco/Art Moderne |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Rustic Style |
| <input type="checkbox"/> Shingle Style | <input type="checkbox"/> International Style |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Northwest Style |
| <input type="checkbox"/> Beaux Arts/Neoclassical | <input checked="" type="checkbox"/> Commercial Vernacular |
| <input type="checkbox"/> Chicago/Commercial Style | <input type="checkbox"/> Residential Vernacular (see below) |
| <input type="checkbox"/> American Foursquare | <input type="checkbox"/> Other (specify) _____ |
| <input type="checkbox"/> Mission Revival | |

Vernacular House Types

- Gable front Cross gable
 Gable front and wing Pyramidal/Hipped
 Side gable Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development
- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (specify) _____
- Health/Medicine
- Manufacturing/Industry
- Military
- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (specify) _____
- Study Unit Sub-Themes (specify) _____

Statement of Significance
 Date of Construction c. 1903
 Architect/Engineer/Builder Megath & Duhamel (builders)

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

Historically significant property that was developed during the early part of the decade of Seattle's explosive growth. One of the earliest masonry structures to be built as this portion of the old planked First Avenue and adjacent tidelands were filled. Many businesses along the east side of First included wharves on the property because the tidelands to the east had not yet been filled and First Avenue only extended to Lander Street. Built by George W. Hoffman, who sold his first blacksmith shop in 1902 and constructed this building on what was leased ground. This was initially a carriage factory and blacksmith shop, which eventually evolved into a larger auto parts and bodies manufacturing company. Although modest in design, the structure is a particularly noteworthy intact and distinctive early manufacturing facility.

Description of Physical Appearance

Exhibits simply detailed two-part commercial block facade composition. Facade divided vertically into four bays which vary slightly in width and window placement. Window bays slightly recessed with continuous stone sills and double-hung sash, segmental arched openings, and drip caps and voussoirs. Corbelled brick cornice. Central indented sign 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, Page 54.

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Field Site No. 326-9 OAHP No. 17- Date Recorded 9-30-87
Site Name Historic Carstens Brothers Cold Storage
Common Nordic Cold Storage
Field Recorder KHK
Owner's Name Nordic Cold Storage
Address 548 First Avenue South
City/State/Zip Code Seattle, WA 98104

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:22, R1:13-15
(Roll No. & Frame No.)
View of west elevation
Date 9-30-87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry
Plan rectangular
Structural System brick masonry
No. of Stories 4

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

Roof Type

- Gable
- Flat
- Monitor
- Gambrel
- Shed
- Hip
- Pyramidal
- Other (specify) _____

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log
- Post & Pier
- Stone
- Brick
- Not visible
- Concrete
 - Block
 - Poured
 - Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

LOCATION SECTION

Address 548 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp. 24n Range 4E Section 6 $\frac{1}{4}$ Section NE $\frac{1}{4}$ Section SE
Tax No./Parcel No. 766620-6855 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271520
Plat/Block/Lot Seattle Tidelands Blk. 326 Lots 8-10
Supplemental Map(s) Kroll Map 43E

High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) _____

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

Major Bibliographic References
City of Seattle DCLU microfilm records
King County Assessor's Records
Sanborn Insurance Map 1904

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 rear.

Historically significant property developed during the decade of Seattle's explosive growth. One of the earliest masonry structures to be built as the old planked First Avenue and the adjacent tidelands were filled to facilitate industrial expansion and new transportation systems. Seattle Security Company had this building built in order to house Carsten's Packing Company and related cold storage. Several other packing companies were located in the district. Beef Dow, also built the large warehouse at 508-534 First Avenue. This building is still in use as a cold storage warehouse.

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).
 In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

Date of Construction 1904 Architect/Engineer/Builder David Dow, Builder

Statement of Significance

- Agriculture
- Architecture/Landscape Architecture
- Arts
- Commerce
- Communications
- Community Planning/Development

- Conservation
- Education
- Entertainment/Recreation
- Ethnic Heritage (specify) _____
- Manufacturing/Industry
- Health/Medicine
- Military

- Politics/Government/Law
- Religion
- Science & Engineering
- Social Movements/Organizations
- Transportation
- Other (specify) _____
- Study Unit Sub-Theme(s) (specify) _____

Study Unit Themes (check one or more of the following)

NARRATIVE SECTION

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 326-10 OAHP No. 17- Date Recorded 9-30-87
Site Name Historic E.N. Forbes Building
Common _____
Field Recorder KHK
Owner's Name F.B.P. Investment %Morris Management
Address P.O. Box C-97030
City/State/Zip Code Bellevue, WA 98009

LOCATION SECTION

Address 558 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp 24n Range 4E Section 6 ¼ Section NE ¼ ¼ Section SE
Tax No./Parcel No. 766620-6865 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271490
Plat/Block/Lot Seattle Tidelands Blk. 326 Lots 10-11
Supplemental Map(s) Kroll Map 43E

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:23, R1:12&16
(Roll No. & Frame No.)
View of west & east elevations
Date 9-30-87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry/Commerce
Plan rectangular 43x150
Structural System reinf. concrete
No. of Stories 5

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) tile

Roof Type

- Gable Hip
- Flat Pyramidal
- Monitor Other (specify) _____
- Gambrel
- Shed

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log
- Post & Pier
- Stone
- Brick
- Not visible
- Concrete
 - Block
 - Poured
 - Other (specify) piles

High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) _____

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government/Law |
| <input checked="" type="checkbox"/> Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements/Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning/Development | <input checked="" type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance
 1908 (addition 1910) Architect/Engineer/Builder A. Warren Gould/Gould & Champney (1910)
 Date of Construction

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

growth. Built as a "substantial wholesale building", this structure was designed for the Fobes Electrical Supply Company, headed by E.M. Fobes and established about 1895. Typical of the relatively speculative real estate ventures of the period, it was planned to be seven stories tall. Apparently, the first three stories were originally built and only two additional stories were added. This distinctive warehouse was designed by A. Warren Gould, a principal architect of this period, responsible for the design of the County-City Building (King County Courthouse) and the American Savings Bank and Trust Building, for which Fobes supplied electrical equipment. Gould also designed numerous residences and commercial structures. The warehouse includes particularly distinctive architectural features and is unique in its ornamental detail.

Description of Physical Appearance

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 in the triangular medallions at each side of the storefront. Tiles inscribed with "FOBES" and "1909" are also at the base.

Major Bibliographic References

City of Seattle, DCU, 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.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 326-11 OAHN No. 17- Date Recorded 9-30-87
Site Name Historic Bornstein & Sons, Inc. Warehouse
Common _____
Field Recorder KHK
Owner's Name F.B. & P. Investment %Morris Management
Address P.O. Box C-97030
City/State/Zip Code Bellevue, WA 98009

LOCATION SECTION

Address 562 First Avenue South
City/Town/County/Zip Code Seattle/King/98104
Twp. 24n Range 4E Section 6 1/4 Section NE 1/4 Section SE
Tax No./Parcel No. 766620-6870 Acreage less than one
Quadrangle or map name Seattle South
UTM References Zone 10 Easting 550190 Northing 5271470
Plat/Block/Lot Seattle Tidelands Blk. 326 Lot 11
Supplemental Map(s) Kroll Map 43E

Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

PHOTOGRAPHY

Photography Neg. No. R2:23, R1:17
(Roll No. & Frame No.)
View of west & east elevations
Date 10-01-87

Classification District Site Building Structure Object

District Status NR SR LR INV

Contributing Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Industry/Commerce
Plan rectangular 30x150
Structural System reinf. concrete/steel
No. of Stories 7

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
 - Rustic/Drop
 - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) _____
- Other (specify) _____

Roof Type

- Gable Hip
- Flat Pyramidal
- Monitor Other (specify) _____
- Gambrel
- Shed

Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log Concrete
- Post & Pier Block
- Stone Poured
- Brick Other (specify) piles
- Not visible

High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) _____

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

Integrity (include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government/Law |
| <input checked="" type="checkbox"/> Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements/Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning/Development | <input checked="" type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction 1909 Architect/Engineer/Builder Josenhans & Allen (?), architects

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located 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.

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION
 Field Site No. 326-12 OAHF No. 17- Date Recorded 10-02-87

Site Name Historic Provident Building
 Common _____

Field Recorder KHK
 Owner's Name John & Patricia Loop

Address 568 First Avenue South
 City/State/Zip Code Seattle, WA 98104

Status _____
 Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

PHOTOGRAPHY
 Photograph Neg. No. R2:23, R1:18
 (Roll No. & Frame No.)
 View of West Elevation _____
 Date 10-02-87

Classification District Site Building Structure Object
 District Status Contributing Non-Contributing
 District/Thematic Nomination Name _____
 Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION
 Materials & Features/Structural Types
 Building Type Industry/Commerce
 Plan Irregular 72x150
 Structural System reinf. concrete
 No. of Stories 6

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Integrity (include detailed description in Description of Physical Appearance)
 Intact
 Slight
 Moderate
 Extensive
 Other (specify) _____

Root Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____

Foundation
 Log
 Post & Pier
 Stone
 Brick
 Not visible
 Concrete
 Block
 Poured
 Other (specify) _____
 Piles

Root Type
 Gable
 Hip
 Flat
 Monitor
 Other (specify) _____
 Shed

Veracular House Types
 Side gable
 Gable front and wing
 Gable front
 Mission Revival
 American Four-square
 Chicago/Commercial Style
 Beaux Arts/Neoclassical
 Colonial Revival
 Shingle Style
 Queen Anne
 Stick Style
 Romanesque Revival
 Second Empire
 Italianate
 Gothic Revival
 Greek Revival

High Styles/Forms (check one or more of the following)
 Spanish Colonial Revival/Mediterranean
 Tudor Revival
 Craftsman/Arts & Crafts
 Bungalow
 Prairie Style
 Art Deco/Art Moderne
 Rustic Style
 International Style
 Northwest Style
 Commercial Vernacular
 Residential Vernacular (see below)
 Other (specify) _____

Supplemental Map(s) Kroll Map 43E
 Plat/Block/Lot Seattle Tidelands Bk. 326 Lots 11-12
 UTM References Zone 10 Easting 550190 Northing 5271445
 Quadrangle or map name Seattle South
 Tax No./Parcel No. 766620-6871
 Twp. 24n Range 4E Section 6 % Section NE % Section SE
 City/Town/County/Zip Code Seattle/King/98104
 Address 568 First Avenue South

LOCATION SECTION
 Office of Archaeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government/Law |
| <input checked="" type="checkbox"/> Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements/Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning/Development | <input checked="" type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction 1910 Architect/Engineer/Builder Saunders & Lawton, architects

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located 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, an 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.

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
 Office of Archeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION
 Field Site No. 326-13 OAHF No. 17- Date Recorded 10-02-87
 Site Name Historic Seattle Plumbing Co. Building
 Common Old Johnson's Plumbing Building
 Field Recorder KHK
 Owner's Name King County
 Address 500 Administration Building
 City/State/Zip Code Seattle, WA 98104
 Status Survey/Inventory National Register State Register Determined Eligible Determined Not Eligible Other (HABS, HAER, NHL) Local Designation

PHOTOGRAPHY
 R4:16, R2:24, R1:19-20
 Photography Neg. No. R1:19-20
 (Roll No. & Frame No.)
 View of SW elev./detail
 Date 10-02-87

CLASSIFICATION
 District Site Building Structure Object
 District Status NR SR LTR INV Non-Contributing Contributing District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION
 Materials & Features/Structural Types Industry
 Building Type Triangular
 Structural System brick masonry
 No. of Stories 2
 Cladding (Exterior Wall Surfaces)
 Log Horizontal Wood Siding Rustic/Drop Clapboard Wood Shingle Board and Batten Vertical Board Asbestos/Asphalt Brick Stone Stucco Terra Cotta Concrete/Concrete Block Vinyl/Aluminum Siding Metal (specify) Other (specify)

DESCRIPTION SECTION
 Materials & Features/Structural Types
 Gable Hip Flat Pyramidal Monitor Other (specify)
 Gambrel Shed
 Root Material
 Wood Shingle Wood Shake Composition Slate Tar/Built-Up Tile Metal (specify) Other (specify) Not visible
 Log Post & Pier Block Concrete Poured Other (specify)
 Foundation
 Not visible Brick Stone Brick Not visible
 Cladding (Exterior Wall Surfaces)
 Log Horizontal Wood Siding Rustic/Drop Clapboard Wood Shingle Board and Batten Vertical Board Asbestos/Asphalt Brick Stone Stucco Terra Cotta Concrete/Concrete Block Vinyl/Aluminum Siding Metal (specify) Other (specify)

DESCRIPTION SECTION
 Integrity (include detailed description in Intact) Intact Slight Moderate Extensive
 Changes to plan Changes to windows Changes to original cladding Changes to interior Other (specify)

High Styles / Forms (check one or more of the following)
 Spanish Colonial Revival/Mediterranean Tudor Revival Craftsman / Arts & Crafts Bungalow Second Empire Romanesque Revival Stick Style Queen Anne Shingle Style Colonial Revival Beaux Arts/Neoclassical Chicago/Commercial Style American Foursquare Mission Revival Other (specify)

Vernacular House Types
 Gable front Gable front and wing Side gable Cross gable Pyramidal/Hipped Other (specify)

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|--|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics / Government / Law |
| <input type="checkbox"/> Architecture / Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment / Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements / Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health / Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning / Development | <input checked="" type="checkbox"/> Manufacturing / Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction c. 1903 Architect / Engineer / Builder not identified

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

An historically significant property built during the early part of the decade of Seattle's explosive growth, and one of the earliest masonry structures to be built as this portion of the old planked First Avenue and adjacent tidelands were filled. Many of the businesses on the east side of the street included wharves because the tideflats to the east were not yet filled and First Avenue only extended to Lander Street. Original permit records are not available although a 1904 fire insurance map shows Duncan, Carrigan, and Hayden Company (hardware) and George Tay (plumbers' supplies) as tenants. By 1916, Seattle Plumbing Company occupied the entire building. The irregular shape of the building was determined by the adjacent Railroad Way and spur trackage intended for the future 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

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION
 Field Site No. 327-7 OAH No. 17- Date Recorded 10-07-87
 Site Name Historic West Transfer Company Building
 Common KHK Duncan & Sons, Inc.
 Field Recorder KHK
 Owner's Name Ian Hoggan
 Address 18116 197th Place N.E.
 City/State/Zip Code Woodinville, WA 98072

STATUS
 Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

CLASSIFICATION
 District
 Site Building Structure Object
 Contributing Non-Contributing

DESCRIPTION SECTION
 District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase
 Contributing Non-Contributing

Materials & Features/Structural Types
 Building Type Commerce/Transportation
 Plan Trapezoid
 Structural System brick masonry
 No. of Stories 1

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) _____

Integrity (Include detailed description in _____)
 Changes to plan
 Changes to original cladding
 Changes to interior
 Other (specify) _____

Foundation
 Log
 Post & Pier
 Stone
 Brick
 Not visible
 Concrete
 Block
 Poured
 Other (specify) _____

Roof Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Roof Type
 Gable
 Hip
 Flat
 Pyramidical
 Monitor
 Gambrel
 Shed

PHOTOGRAPHY
 Photograph Neg. No. R3:9-10, R2:4
 (Roll No. & Frame No.)
 View of west & east elevations
 Date 10-07-87

LOCATION SECTION
 Address 539-547 First Avenue South
 City/Town/County/Zip Code Seattle/King/98104
 Twp. 24n Range 4E Section 6 % Section NE % Section SE
 Tax No./Parcel No. 766620-6930 Acreage less than one
 Quadrangle or map name Seattle South
 UTM References Zone 10 Easting 550120 Northing 5271520
 Plat/Block/Lot Seattle Tidelands Bk. 327 Lots 7-8
 Supplemental Map(s) Kroll Map 43E
 State of Washington, Department of Community Development
 Office of Archeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

High Styles/Forms (check one or more of the following)
 Greek Revival
 Gothic Revival
 Italianate
 Second Empire
 Romanesque Revival
 Stick Style
 Queen Anne
 Shingle Style
 Colonial Revival
 Beaux Arts/Neoclassical
 Chicago/Commercial Style
 American Four-square
 Mission Revival
 Vernacular House Types

Vernacular House Types
 Side gable
 Gable front and wing
 Gable front
 Cross gable
 Pyramidal/Hipped
 Other (specify) _____

High Styles/Forms (check one or more of the following)
 Spanish Colonial Revival/Mediterranean
 Tudor Revival
 Craftsman/Arts & Crafts
 Bungalow
 Prairie Style
 Art Deco/Art Moderne
 Rustic Style
 International Style
 Northwest Style
 Commercial Vernacular
 Residential Vernacular (see below)
 Other (specify) _____

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|--|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics / Government / Law |
| <input type="checkbox"/> Architecture / Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment / Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements / Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health / Medicine | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning / Development | <input type="checkbox"/> Manufacturing / Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance

Date of Construction c. 1919 Architect/Engineer/Builder not identified

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

This property post-dates the last significant period of development in the district. Constructed on the site of earlier wood frame commercial buildings, this building appears to have functioned in relation to the rail lines along Railroad Way as a truck transfer station similar to several enterprises which historically and currently operated in the area. It currently houses Duncan and Sons, Inc., a saddlery and harness shop which was established in Pioneer Square about 1898 and relocated to this building about 1977.

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

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
 Office of Archeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

LOCATION SECTION
 Address 551 First Avenue South
 City/Town/County/Zip Code Seattle/King/98104
 Twp. 24n Range 4E Section 6 NE % Section SE
 Tax No./Parcel No. 766620-6935 Acreage Less than one
 Quadrangle or map name Seattle South
 UTM References Zone 10 Easting 550160 Northing 5271505
 Plat/Block/Lot Seattle Tidelands Bk. 327 Lot 8
 Supplemental Map(s) Kroll Map 43E

IDENTIFICATION SECTION
 Field Site No. 327-8 OAHF No. 17-
 Date Recorded 10-02-87

Site Name Historic Triangle Hotel & Bar
 Common Platoon Building
 Field Recorder KHK
 Owner's Name Greissenger & Tonkin
 Address 204 First Avenue South
 City/State/Zip Code Seattle, WA 98104

STATUS
 Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

CLASSIFICATION
 District
 Site
 Building
 Structure
 Object

DISTRICT STATUS
 NR
 SR
 LR
 INV

CONTRIBUTING
 Contributing
 Non-Contributing

District/Thematic Nomination Name Pioneer Square Historic District Boundary Increase

DESCRIPTION SECTION

Materials & Features/Structural Types
 Building Type Commerce
 Plan Triangle
 Structural System brick masonry/steel
 No. of Stories 3

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) sheet metal
 Other (specify)

Foundation
 Log
 Post & Pier
 Stone
 Brick
 Not visible

Root Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify)
 Other (specify)
 Not visible

Changes to plan
 Changes to original cladding
 Changes to interior
 Other (specify)

Integrity
 Intact
 Slight
 Moderate
 Extensive

- High Styles/Forms (check one or more of the following)**
- Greek Revival
 - Gothic Revival
 - Italianate
 - Second Empire
 - Bungalow
 - Prairie Style
 - Art Deco/Art Moderne
 - Rustic Style
 - International Style
 - Commercial Vernacular
 - Residential Vernacular (see below)
 - Other (specify)
- Vernacular House Types**
- Greek Revival
 - Gothic Revival
 - Italianate
 - Second Empire
 - Romanesque Revival
 - Stick Style
 - Queen Anne
 - Shingle Style
 - Colonial Revival
 - Beaux Arts/Neoclassical
 - Chicago/Commercial Style
 - American Four-square
 - Mission Revival
 - Gable front
 - Gable front and wing
 - Side gable
- Cross gable**
- Cross gable
 - Pyramidal/Hipped
 - Other (specify)

NARRATIVE SECTION

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics / Government / Law |
| <input checked="" type="checkbox"/> Architecture / Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment / Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements / Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health / Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning / Development | <input type="checkbox"/> Manufacturing / Industry | <input type="checkbox"/> Other (specify) _____ |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

Statement of Significance altered 1955, restored 1980

Date of Construction 1909-10 Architect/Engineer/Builder C.A. Breitung, architect

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located 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

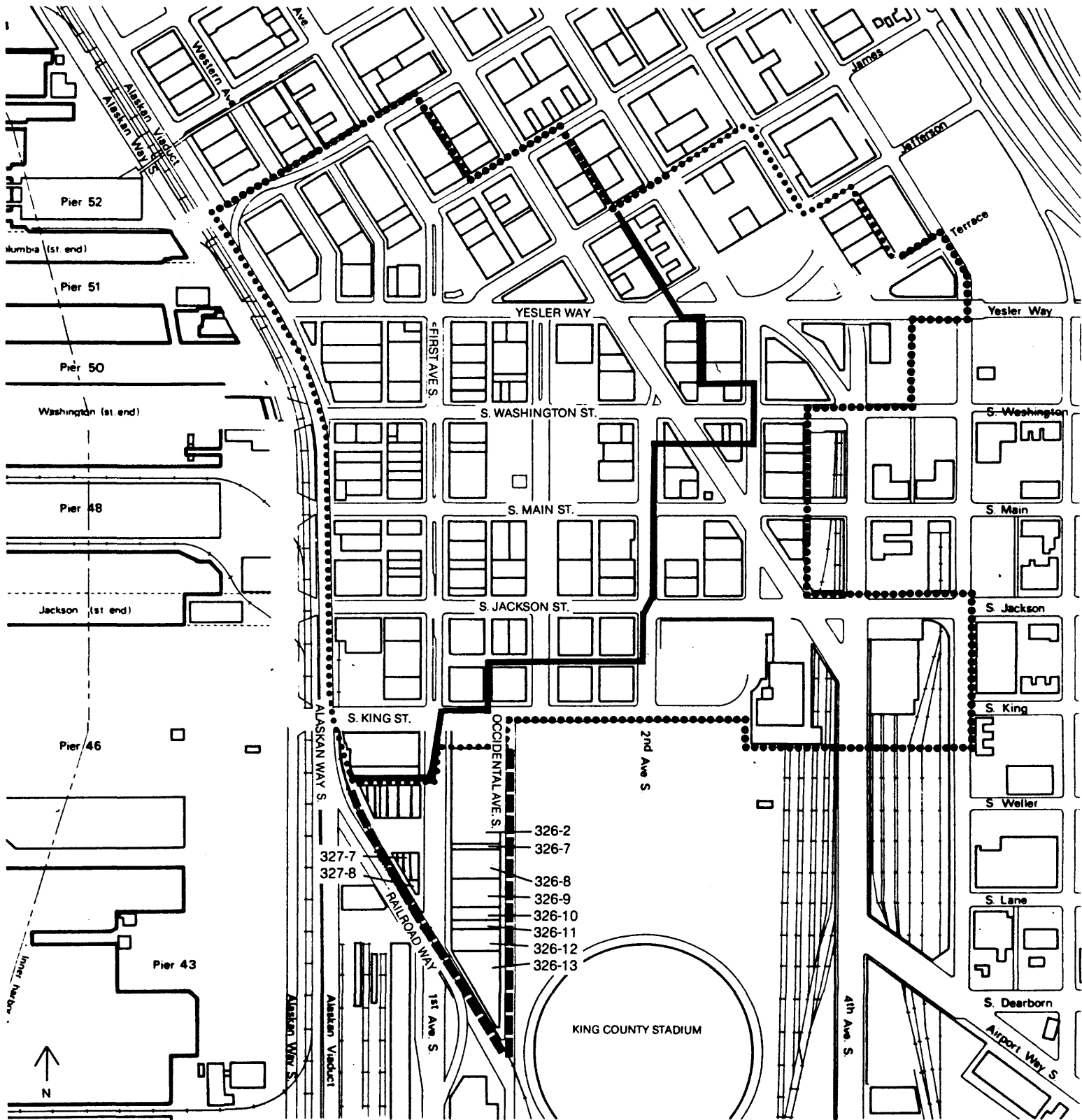
The building is distinctive due to its triangular plan and rich surface treatment. Rusticated Flemish bond brickwork, late medieval pointed arches, and projecting bays combine to create a "Tudor" commercial style. The exterior is also distinguished by a floriated stone cornice, narrow arched windows, inlaid 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)



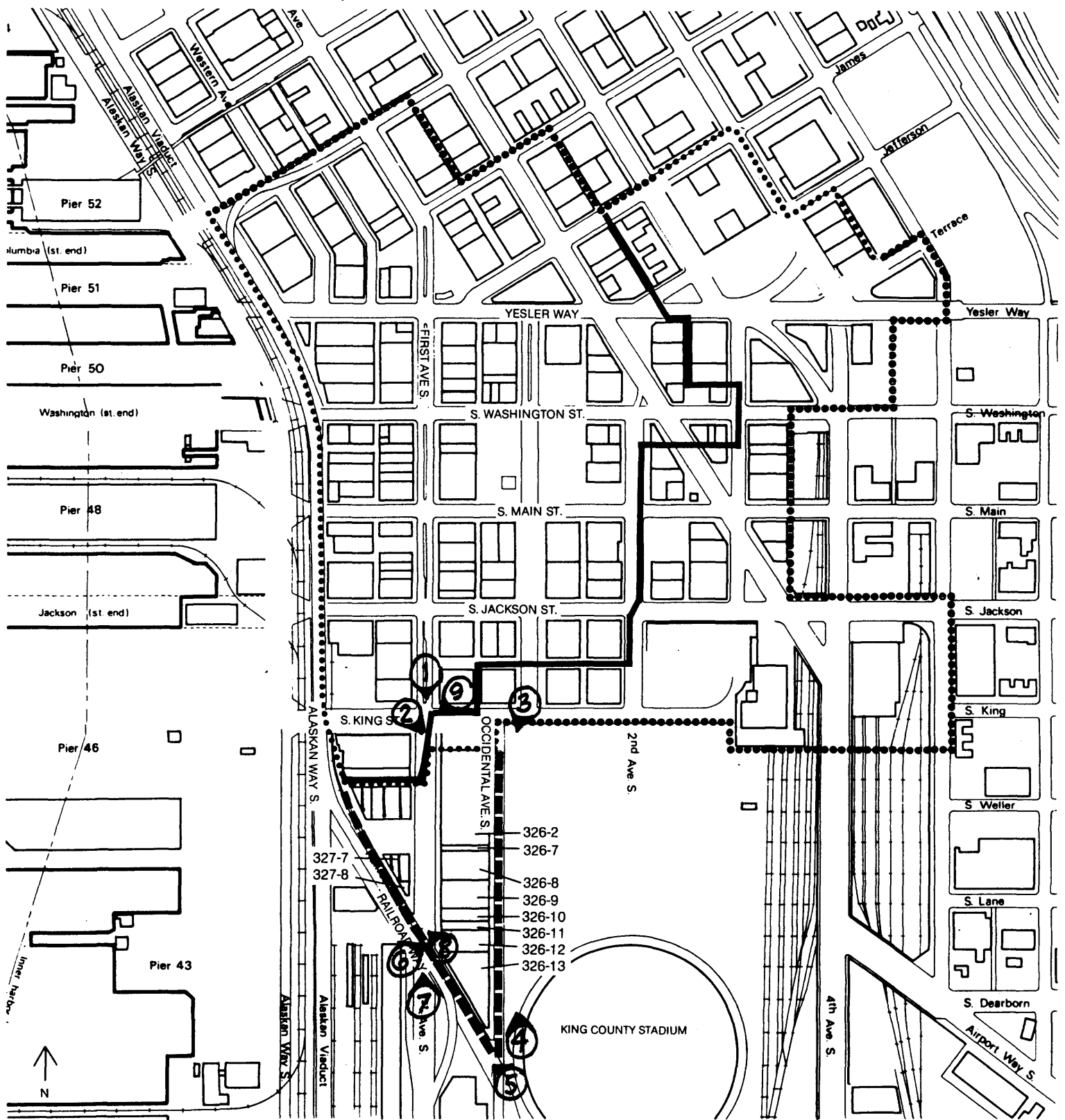
Contributing
Building

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