

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 23 1985

date entered AUG 20 1985

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Young Hotel and Schillestad Buildings

and/or common Gairy and Schillestad Buildings (preferred)

2. Location

street & number 2101-2111 First Avenue _____ not for publication

city, town Seattle _____ vicinity of

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name M & M Company (Neiso H. Moscatel & Leon B. Mezistrano)

street & number 92 Lenora Street

city, town Seattle _____ vicinity of state Washington

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number 4th and James Streets

city, town Seattle _____ vicinity of state Washington

6. Representation in Existing Surveys

Seattle Inventory of Historic Resources;
title Designated City Landmark has this property been determined eligible? yes no
(Gairy Building)
date 1979 federal state county local

depository for survey records Office of Urban Conservation

city, town Seattle _____ vicinity of state Washington

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Guiry and Schillestad Buildings are two adjacent and interconnected four-story, post and beam frame, masonry structures located in Seattle's Belltown area. The buildings are one block from the Pike Place Market Historic District. The Guiry is located at the northwest corner of First Avenue and Lenora Street; the Schillestad abuts it to the north and shares a common party wall.

In plan and use the two buildings are quite similar. Both have three stories above First Avenue and a daylight basement below along the north-south alley. Historically both buildings contained housekeeping hotel rooms occupying the upper two floors and commercial uses at the ground and basement floors. The Guiry Building is the larger and more prominent of the two. It is located at the end of the block and takes up the entire platted lot, 60 by 112 feet. The Schillestad is less deep and, although it is the same lot width, it takes up less than the full lot depth (60 by 75 feet).

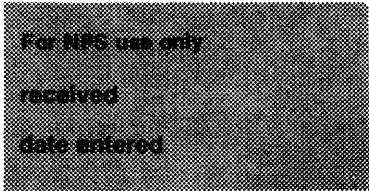
The exteriors of both buildings are in good condition although both feature contemporary storefronts along First Avenue. The elevation of the Schillestad above these storefronts is characterized by an even rhythm of large, double-hung windows with cast stone headers and projecting sills set into dark red brick masonry. The sheet metal cornice features bands and dentils. The cornice was added in the 1930's; it replaced the original cornice which had a raised central parapet and block modillions. An exposed steel beam above the existing storefronts rests on cast stone pilasters. The Guiry Building's primary facades are more expressive and reflect the Romanesque Revival style. Noteworthy features are the corbelled masonry cornice and two-story blind arches that frame the pairs of double-hung arched windows on the upper floors, flanked by flush masonry walls and single windows at the corner bays. The masonry is lighter colored than that of the Schillestad, the bricks are of a heavier texture, and the mortar joints wider. Portions of the south elevation masonry were cleaned and repointed in the early 1970's and a recessed entry was added. The alley elevations of both buildings are much more utilitarian in design and feature double-hung windows and common brick masonry. The Guiry Building's windows have brick and sheet metal sills and a simple sheet metal cap. The Schillestad Building has a poured-concrete basement level wall and a concrete porch at the first floor that replaced the original wood-frame porch in the 1920's. Its original double-hung windows at the basement level have been replaced with new wood-frame fixed windows.

The exterior entry to the Guiry Building from First Avenue contains an original tile floor spelling the word "hotel" in a slight recess. From here a continuous run of stairs reaches a small lobby space on the second floor and a double run leads to one on the third floor. An original skylight remains at the third floor lobby, but the glass is missing. The access to the Schillestad is through a recessed entry on First Avenue with a wood storefront door and window assembly, and intricate, open ironwork arch that features a stylized "s" at its center. The small lobby on the first floor has been altered and its details stripped or covered. The hotel floors in each building are reached by open stairs with wood treads, risers, and railings.

The plan of the upper floors of each building includes housekeeping rooms accessed by double-loaded corridors and lightwells. The Guiry contains a total of 54 rooms and shared bathroom facilities arranged around a ten by 46 foot lightwell. The Schillestad contains a total of 36 rooms around a twelve by 30 foot lightwell. Both buildings originally contained varnished wood trim, casings, chair and picture railings, wood floors, and wood doors with glazed transom windows above. These details have been removed and/or resurfaced for the most part in the Schillestad Building with wallpaper, textured

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plaster, and linoleum. In the Guiry Building, most details remain in fair to good condition. Transom window glazing has been filled in both buildings. The open lightwells in both buildings have suffered considerable weather damage.

The large, open interior spaces of the first floor and basement have been modified to accommodate the business of the current occupant. But heavy timber posts and beams and some exposed brick work are still evident. The buildings are connected on both the first floor and basement levels. On both levels, a five foot wide masonry arch opening in the party wall links the buildings.

8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400-1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500-1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600-1699	..... architecture	..... education	..... military	..... social/
..... 1700-1799	..... art	..... engineering	..... music	..... humanitarian
..... 1800-1899	<input checked="" type="checkbox"/> commerce	..... exploration/settlement	..... philosophy	..... theater
<input checked="" type="checkbox"/> 1900-	..... communications	..... industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates Guiry: 1903
 Schillestad: 1907 **Builder/Architect** Guiry: Elliott & West, Architect
 Schillestad: Andrew McBean, Architect

Statement of Significance (in one paragraph) period of significance: 1903-1930

The Guiry and Schillestad Buildings are historically significant examples of the hotel-retail structures that served Seattle's Belltown area in the early twentieth century. Located on a slope that once rose from Elliott Bay to the foot of Denny Hill, the buildings provided commercial services and modest housing for working class people of the area. The buildings are connected internally and were conceived together as evidenced by the common party wall agreement between the building owners in 1903. Both buildings preceded the extensive Denny Hill regrade project which began in 1908, and which included lowering grades directly east of the site. Today the Guiry and Schillestad Buildings are two of the remaining twelve masonry SRO hotel-retail buildings that were built in Belltown before 1910. The two buildings' architectural variety--the Guiry's Romanesque Revival style and the Schillestad's simpler, plainer, and more residential character--trace a change in design attitudes at the turn of the century. Together they are an important remnant of what was once a contiguous district of similar buildings and they reflect an early Seattle lifestyle in which commercial activity, workplace, and dwelling coexisted. This lifestyle finally ended with the regrading of nearby Denny Hill and the subsequent construction of larger apartment buildings for middle-class tenants.

The Guiry Building was built in 1903 from a design by architects Elliott and West who practiced in Seattle from 1901 to 1904. The design, prepared for owners John Carney and Charles Cawsey, called for a three story Romanesque Revival building with a north common structural wall which anticipated the construction of the Schillestad Building. The Guiry, originally named the Young Hotel, contained a saloon at street grade until Prohibition and 54 hotel rooms above. An ad in the 1908 Polk's City Directory describes its features: "all hot and cold water in rooms; brick building; steam heat and electric lights; a fine view of the Sound; all outside rooms--finely furnished." Rates were moderate, originally set at 50¢ per night to \$2.50 per week. The hotel was renamed the Denismore, later the Haas, and finally the Guiry Hotel after John J. Guiry, who managed it in the 1920's and 1930's. Beginning in the mid-1920's it contained a number of retail furniture stores at street grade. The English Furniture Company was located in the Guiry from 1926 to 1969. The Continental Furniture store filled the first floor and basement of the Guiry (and that of the Scillestad) from 1972 to the present. The hotel rooms, which had come to be used as SRO dwellings, were closed in 1975 due to maintenance and safety issues.

Architect Andrew McBean designed the adjacent Schillestad Building for its owner Ole Schillestad. It was constructed in 1907, the same year that the nearby Pike Place Market was officially established by the city. Like the Guiry, it contained working class hotel rooms on the upper two floors. And, like the Guiry, it contained a number of furniture stores beginning in the 1920's. The Belltown Furniture Company occupied the space for several decades. Although it is not known when the buildings were internally connected, several stores have used the first and basement levels of the two buildings commonly through the vaulted openings in the masonry party wall--the English Furniture Store beginning in the 1930's, and Continental Furniture since 1969. As with the Guiry, the Schillestad's hotel rooms were closed in the mid-1970's.

9. Major Bibliographical References

King County Assessor's Office, Archival Tax Records.

Polk's City Director, 1903-1930.

Seattle Office of Urban Conservation, Guiry Building Historic Nomination 12/27/76,
Historic Inventory 9/27/79.

10. Geographical Data

Acree of nominated property less than one

Quadrangle name Seattle South

Quadrangle scale 1:24,000

UTM References

A

1	0	5	4	9	3	8	0	5	2	7	3	1	8	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification The property of the Guiry and Schillestad Buildings is platted and recorded as Lots 10 and 11, Block 39 of A.A. Denny's 6th Addition to the City of Seattle. The property is bounded by Lenora Street to the south, 1st Avenue to the east, and Lot 8 to the north.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code

state	n/a	code	county	code

11. Form Prepared By

name/title Susan Boyle, Consultant

organization Olson/Walker Architects, P.S. date April 22, 1985

street & number 1507 Western Ave., Pike Hillclimb telephone (206) 624-5670

city or town Seattle state Washington

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature *John E. Skon*

title State Historic Preservation Officer date June 19, 1985

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I hereby certify that this property is included in the National Register

William B. Bushong date 8/28/85
for Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Historically the Guiry and Schillestad Buildings were part of a large collection or neighborhood of hotel-retail buildings. Four other hotels, for example, were located on this block alone in the 1920's. And furniture stores dominated commercial activity in this part of the city. But the Guiry and Schillestad Buildings are among the few surviving examples in Belltown that still reflect this earlier pattern of Seattle's commercial history. Today, the buildings are commonly owned and used jointly as one store on their lower two floors. Proposed rehabilitation will return their upper floors to residential use--moderate and low-income rental housing with shared exit stairs, corridors, and a single elevator core.

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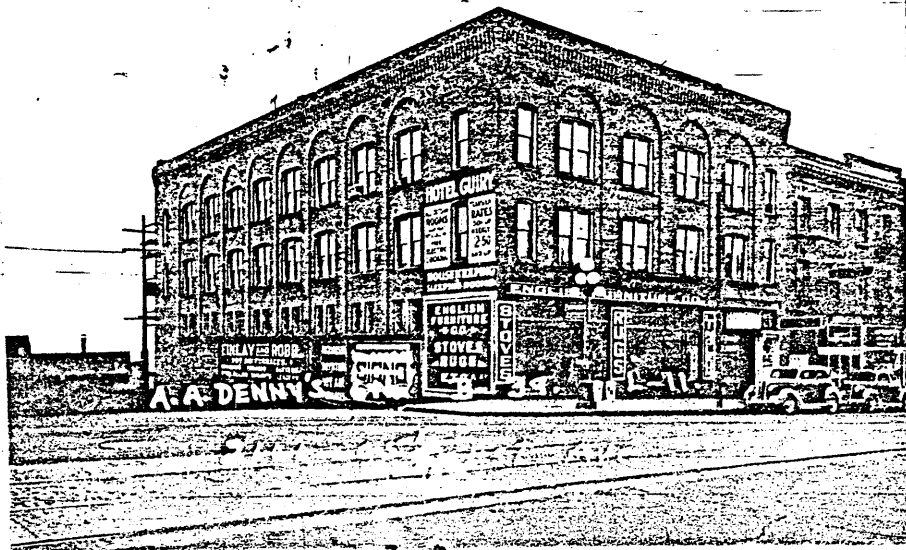
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Bibliography (continued):

Anglin, Rob. "Unrealized Dreams: A Story of the Denny Regrade," Arcade, Vol. II, no. 3 (August/September, 1982), pp. 3-9.

Stuart, B. Dudley. "Seattle's Coming Retail and Apartment House District." Seattle: 1917. Available at the University of Washington Library Special Collections.

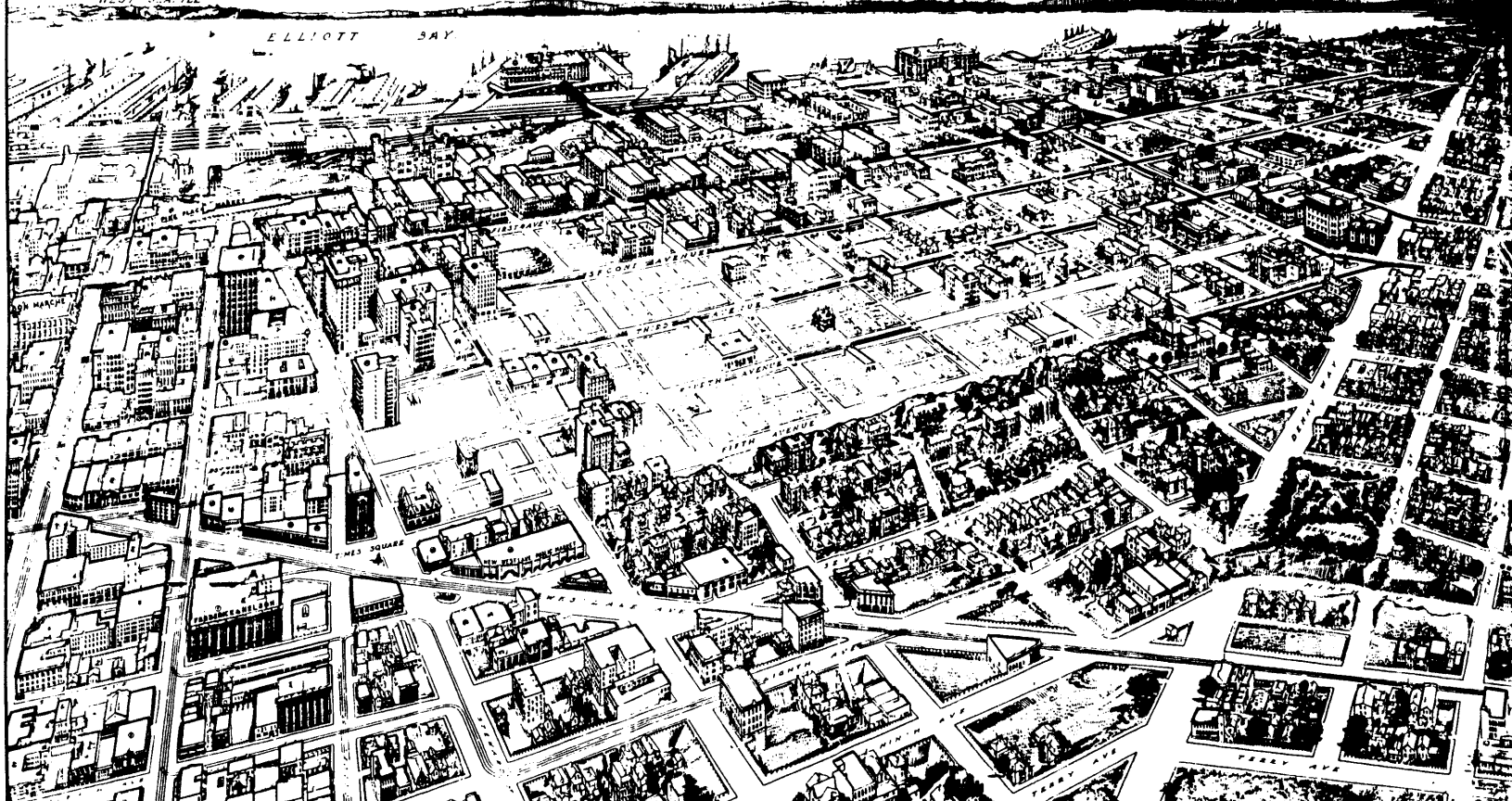
Woodbridge, Sally and Roger Montgomery. A Guide to Architecture in Washington State. Seattle: University of Washington Press, 1980.



Historic photo (copied) from the King County Tax Assessor's Office, ca. 1930, showing the building operating as a transient hotel and retail space for the "English Furniture Co." store. Subsequent photos show that the building signage painted directly over the masonry was covered with another layer of paint, and later removed in the early 1970s. Storefronts at the street level along First Avenue were also replaced.

SEATTLE'S COMING RETAIL AND APARTMENT-HOUSE DISTRICT

COPYRIGHTED BY
D. DODGE & COMPANY
PUBLISHED BY
EDMUNDSON BANK BUILDING
1000 BROADWAY
SEATTLE, W.



1917

DENNY HILL REGRADE

THE MAP IS SHOWN ON THIS MAP
LOCATED AT THE ST. STEWART & DEAR
STREETS CORNER EAST OF FIRST AVENUE
SHOWING THE DENNY HILL REGRADE
SECTION OF THE CITY OF SEATTLE
THE CITY OF SEATTLE HAS
THE RIGHT OF WAY OF THE REGRADE
THE REGRADE IS TO BE 100 FEET
WIDE AND 10 FEET HIGH
THE REGRADE IS TO BE 100 FEET
WIDE AND 10 FEET HIGH
THE REGRADE IS TO BE 100 FEET
WIDE AND 10 FEET HIGH

LIST OF PROMINENT BUILDINGS

1. FREUND & F.	1917	100,000
2. HERRICK BLDG.	1916	100,000
3. GUYTON BLDG.	1916	100,000
4. GUYTON BLDG.	1916	100,000
5. GUYTON BLDG.	1916	100,000
6. GUYTON BLDG.	1916	100,000
7. GUYTON BLDG.	1916	100,000
8. GUYTON BLDG.	1916	100,000
9. GUYTON BLDG.	1916	100,000
10. GUYTON BLDG.	1916	100,000
11. GUYTON BLDG.	1916	100,000
12. GUYTON BLDG.	1916	100,000
13. GUYTON BLDG.	1916	100,000
14. GUYTON BLDG.	1916	100,000
15. GUYTON BLDG.	1916	100,000
16. GUYTON BLDG.	1916	100,000
17. GUYTON BLDG.	1916	100,000
18. GUYTON BLDG.	1916	100,000
19. GUYTON BLDG.	1916	100,000
20. GUYTON BLDG.	1916	100,000

J.M. ARBUSTO ROOFING J.M. HEAT INSULATION J.M. ACoustical TREATMENT J.M. KEYSTONE INSULATION J.M. REFRIGERATION J.M. MASTIC FLOORING J.M. WATERPROOFING J.M. CORE TILE	P.T. CROWE & CO. BUILDING MATERIALS PAINTS LUMBER SHEETS ROOFING SHEETS SHEETS SHEETS	PACIFIC STEEL AND DOLLER CO. STEEL SHEETS ROOFING SHEETS SHEETS SHEETS	MELAY'S ROSS SHEETS ROOFING SHEETS SHEETS SHEETS	D. E. FRYER & CO. BUILDING MATERIALS CORK INSULATION CORK PIPE COVERING LINOLITE FLOORS	AMERICAN ENGINEERING ELECTRICAL MECHANICAL PLUMBING HEATING VENTILATING REFRIGERATING	DAVID DOW SHEETS ROOFING SHEETS SHEETS SHEETS	EMERY HARDWARES FINISHING CO. SHEETS ROOFING SHEETS SHEETS SHEETS	PORT SOUND SHEET METAL WORKS SHEETS ROOFING SHEETS SHEETS SHEETS	ELECTRIC FIXTURE & CONSTRUCTION CO. INC. ELECTRICAL MECHANICAL PLUMBING HEATING VENTILATING REFRIGERATING	SEATTLE LAMINATED TRUSS CO. TRUSSES SHEETS ROOFING SHEETS SHEETS	SAM HUNTER COMPANY, INC. SHEETS ROOFING SHEETS SHEETS SHEETS	LAKE UNION BRICK & FIREPROOFING CO. BRICKS SHEETS ROOFING SHEETS SHEETS
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Above: This ariel view of Seattle's belltown and northern downtown areas shows the area of Denny Hill that was regraded and leveled by 1917. The Guiry Hotel Building is shown top center left, on the upper right corner of First Avenue and Lenora Street. The text of the map describes the working class residential neighborhood that began with early, mixed-use buildings such as the Guiry Hotel and the adjoining Schillestad Building, which both contained retail shops and housekeeping hotel rooms.

Photo source: The Photography Collection, University of Washington

THE GUIRY BUILDING
2101-2105 1/2 First Avenue, Seattle



Above: A view looking north on First Avenue, ca. 1905. The Guiry Hotel Building is shown on the left, a block from where this photo was taken. The building's masonry facade and Romanesque Revival styling appear to be more substantial and permanent than the earlier wood-clad frame structures on the street. To the right, the edge of Denny Hill which was regraded and leveled from 1910 to 1920 to make way for increased residential and commercial development.

Photo source: The Photography Collection, University of Washington