

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 7 1976
DATE ENTERED MAY 4 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

W Stimson-Green House

AND/OR COMMON

Green, Joshua, House

2 LOCATION

STREET & NUMBER

1204 Minor Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Seattle

CONGRESSIONAL DISTRICT

#1 - Honorable Joel Pritchard

__ VICINITY OF

STATE

Washington

CODE

53

COUNTY

King

CODE

033

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

PUBLIC

OCCUPIED

__AGRICULTURE

__MUSEUM

BUILDING(S)

__PRIVATE

__UNOCCUPIED

__COMMERCIAL

__PARK

__STRUCTURE

__BOTH

__WORK IN PROGRESS

__EDUCATIONAL

PRIVATE RESIDENCE

__SITE

PUBLIC ACQUISITION

ACCESSIBLE

__ENTERTAINMENT

__RELIGIOUS

__OBJECT

__IN PROCESS

YES: RESTRICTED

__GOVERNMENT

__SCIENTIFIC

__BEING CONSIDERED

__YES: UNRESTRICTED

__INDUSTRIAL

__TRANSPORTATION

__NO

__MILITARY

__OTHER:

4 OWNER OF PROPERTY

NAME

Historic Seattle Preservation and Development Authority

STREET & NUMBER

Room 714 Smith Tower, 506 Second Avenue

CITY, TOWN

Seattle

STATE

Washington 98104

__ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

King County Administration Building

STREET & NUMBER

Fourth Avenue at James Street

CITY, TOWN

Seattle

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Inventory of Historic Places

DATE

1974

__FEDERAL STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Washington State Parks and Recreation Commission

CITY, TOWN

Olympia

STATE

Washington 98504

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Commenced in 1899 and completed in 1901, the fashionable First Hill home of millionaire lumberman and financier Charles D. Stimson was designed in the "Tudor" style by Kirtland K. Cutter, an architect whose early practice was centered in Spokane. In 1914 the house was acquired by well-known Seattle businessman, Joshua Green, Sr., who occupied the property until his demise early this year. The property was recently acquired by Historic Seattle Preservation and Development Authority, a public corporation chartered by the city, and various proposals for the property's future use are under consideration.

The Stimson-Green House is located in the W $\frac{1}{2}$ Section 32, T.25N., R.4E., of the Willamette Meridian. It occupies a portion of Lot 4 and all of Lots 5 and 8 of Block 124 in A. A. Denny's Broadway Addition to the Plat of Seattle. The site measures 120 by 160 feet, with the major frontage on Minor Avenue. The property line projects slightly at the northeast corner to encompass a detached carriage house/garage. Occupying the remainder of the half block on the north is a small undeveloped park parcel held by the City. The alley bisecting the block at the rear property line is paved with brick. The easterly half of the block is black-topped and used for parking by nearby Seattle General Hospital. A high laurel hedge and other shrubs have been used in the southeast corner to screen the property from heavier traffic on Seneca Street, a major route to the downtown core. The number of large, older homes and shade trees lining sidewalks in the surrounding neighborhood are evidence of First Hill's former character as a fashionable residential district. In recent years, however, the neighborhood has evolved as a hospital-medical office enclave interspersed with high-rise apartment buildings.

The house has what might be termed a modified cross-axial plan formed of two parallel rectangular blocks offset one from the other. The overall mass of the building measures roughly 55 by 75 feet. The house has a full basement and three stories. Its foundation is concrete, and exterior walls are faced with brick on the ground story and are stuccoed on the second and third stories. Features which purposefully recall English half-timbered construction typical of the 16th and 17th Centuries, are steeply-pitched gables and decorated verge boards, overhanging window bays, chimneys with stepped shoulders and stacks simulating clustered flues, and, most of all, planking applied to stuccoed surfaces of the upper stories in imitation of exposed timber framework. This half-timbering is purely decorative and applied in a grid pattern in which cross members embellish quadrants under the window bays and s-curve members are used in gable ends. Consistent with the evocative spirit of this mode are the textural effects of leaded window panes, a variation of Flemish bond brickwork in which contrasting burnt headers are used in every other course, and a somewhat mechanical pattern of adze marks on verge boards and timber uprights of porches. Also in keeping with the style are overhanging third story gable ends and rooflines and eaves broken by an assortment of dormers and small gablets. The roof is presently covered with asphalt shingles.

The main entrance on Minor Avenue is marked by a small, projecting porch with brick railings and concrete steps. It is sheltered by a timber framed gable

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roof, the north slope of which is a continuation of the incline of the main frontal gable. The northwest corner of the plan is taken up by a veranda which originally had a deck. Deck posts and railings were removed in later years when use of the deck was abandoned. Second story bathroom facilities were enlarged by a lean-to addition over the veranda on the north end of the front block. A porte-cochere was also added some years after the building was completed. This feature projects from the north end of the veranda to shelter a driveway which sweeps in a semi-circle past the carriage house. The carriage house is set back from the street and the house at the northeast corner of the property where access to it may be gained from the alley as well. It is a one-and-a-half story rectangular structure oriented lengthwise on the site. Initially it was equipped with sleeping rooms in the loft. It matches the house in construction materials and style.

Among plant materials deployed in the yard are various evergreens, birch, mountain ash, laurel, boxwood, assorted ivies; and holly, which has been used for a singular example of topiary work. There are also flowering shrubs, such as azalea and rhododendron; and five imposing maples which line the strip of lawn between the sidewalk and Minor Avenue. This mature landscape plan is developed in a relatively compact space. Along with the house, the plantings have received a very high level of maintenance over the years, and they are indispensable in preserving the property's considerable aura. The towering maples, for example, not only define and shade the street front, but effectively minimize the impact of a modern high-rise apartment building across the street.

The fact that the Stimson-Green House is nearly identical in plan, elevation and interior detail to another house which Cutter designed, and which was completed in Spokane for A. B. Campbell in 1898, in no way diminishes the significance of the house as an example of high style residential architecture of the period. The Campbell House was built with a fortune amassed in the Idaho gold mines. It is now owned and operated as a historic house museum by the Eastern Washington State Historical Society. One assumes that Cutter's Seattle client must have admired the plans as executed in Spokane and, therefore, selected them for his own use. The major difference in the treatment of the Seattle and Spokane houses is that the floor plan of the Stimson House was reversed and a veranda added in the front corner recess. Moreover, the Stimson carriage house was oriented lengthwise instead of longitudinally on the site. Although stone is used for lintels of basement openings of the Stimson House, ground story quoining, which was a feature of the Campbell House, was dropped. Internally, the decorative schemes of various rooms vary somewhat in the two houses, but much of the finish work, including the consistent use of over-door friezes decorated with a repeated design of incised quatrefoils, is identical.

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The Stimson-Green House is noteworthy for its unaltered state. This pertains to the interior to such a degree that many of the original furnishings are intact, having been retained in place by the Greens. Cutter is known to have lavished considerable attention on the interior decoration and furnishing of his homes for wealthy clients, and it is typical of his approach that the interior within a given house were both sumptuous and eclectic, including from room to room a variety of period styles. Chimney pieces were used as focal points for decorative schemes. In correspondence to Stimson dated January 29, 1900, Cutter reported: "The Lions for the library mantle are being executed by an expert carver, under my personal supervision, and I expect them to be works of art." The use of smoothly finish hard woods for floors, paneled wainscoting, sliding paneled doors, and ceiling beams is another feature which the Stimson-Green House shares in common with other Cutter-designed residences.

The basement contains the heating plant, laundry, miscellaneous utility and storage area, winecellar, billiard room, and "Turkish" Den in which Moorish motifs pre-dominated in the original furnishing scheme. In the main story, a small, Adamesque reception room, a commodious library, and a dining room open onto a central entry and stairhall. The remainder of the story is taken up by a breakfast room and the kitchen with its separate pastry and serving pantry areas. The second story is devoted to family bedrooms, and the third story, smaller in area, contains the servants' quarters, trunk room, linen and other storage spaces.

The largest room in the house, the library, is carried out in a Late Gothic theme with a beamed ceiling and built-in bookcases and peneling in the pointed, or Gothic style. Its focal point is a stone-faced fireplace surround with a wooden chimney breast supported by the pair of oak carved lions with shields. The frieze of the chimneypiece has a pierced parapet and is decorated with the same repeated quatrefoil pattern used over door frames. An extraordinarily elaborate set of steel and brass gryphon andirons is identical to a pair made for the Cutter-designed home of Patrick F. Clark (1897-1898) in Spokane. At the east end of the library is a raised dais or gallery separated by a column screen which is a recurring and pleasing device in Cutter interiors. The fact that, in this home, the space contained the piano suggests a harking back to the minstrels' gallery of medieval great halls. The wide doorways of rooms along the central hall were typically equipped with both sliding doors and rods for portiere draperies.

Perhaps the most distinctive feature of the interior is the strong longitudinal axis created by the hallway and dining room. The hall is actually two spaces made subtly distinct by a change in level. Proceeding from the porch and the pointed arched doorway, the entry hall is vaulted in a simplified suggestion of timber framing. Separated from the entryway by a short flight of steps set off by

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clustered columns, the stairhall gives access to the dining room. Terminating this long and calculated progression is the dining room fireplace with its expansive surround of orange-flecked Bristol blue ceramic tile trimmed with studded brass. As far as is known, painted wall coverings of the entry hall and dining room are among features unique to the Stimson-Green House. These decorations also are among several aspects of the house inspired by the English Arts and Crafts Movement which, in its purest form, sought to recapture the integrity of medieval craftsmanship. Between oak framing members of the entry hall ceiling, coarsely-woven cloth is painted in gilt, red and green in a combination of diaper, stylized foliate and rampant lion motifs. A shallow frieze in the dining room is painted with story-book medieval scenes: the side walls depicting a garden court, and the focal panel over the fireplace surround representing a festive castle dining hall. A suite of William and Mary revival furniture, including massive sideboard, dining table and chairs -- all with characteristic spiral turnings, completes the decor.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Decorative Arts
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1899-1901 BUILDER/ARCHITECT Kirtland K. Cutter, Architect

STATEMENT OF SIGNIFICANCE

The Stimson-Green House is significant to the city of Seattle as an intact example of fashionable turn-of-the-century period revival architecture. Designed in the "Tudor" style by noted Washington architect Kirtland K. Cutter, the house was occupied, successively, by two of Seattle's most distinguished business leaders: Charles D. Stimson, for whom the house was constructed 1899-1901; and Joshua Green, the state's well-known and much-honored centenarian.

Charles D. Stimson (1857-1929) arrived in Washington the year statehood was achieved, in 1889. A native of Michigan, he and his father and brothers had settled on Puget Sound as a consequence of an extensive survey of prospects in timber throughout the country. The Stimson Land Company was organized for purposes of buying timber, and in 1890 Stimson and his brothers formed the Stimson Mill Company, of which Stimson became president in 1892 and which he headed throughout his career. Located in Ballard, the prosperous mill contributed to that community's prominence as a competitive industrial center in the years before it was annexed to Seattle. Contemporary sources indicate that Stimson was recognized as an authority on the lumber industry and was often consulted on state and federal matters relating to timberlands or lumbering. He was also widely acknowledged for his role in the up-building and development of Seattle as a center of commerce. He was president of the South Seattle Land Company 1904-1929; headed the C. D. Stimson Company from 1908, and the C. D. and F. S. Stimson Company from 1917. He was a director of the Metropolitan Building Company and the Metropolitan Bank, and was an organizer and director of the General Insurance Company of America. Stimson's many activities in the public interest included serving as a director of the Alaska-Yukon-Pacific Exposition of 1909 and being active in the Seattle Chamber of Commerce. During the First World War he devoted all of his time to managing the Northwestern Division of the American Red Cross, which had jurisdiction over Washington, Oregon, Idaho and Alaska. The Stimson family left their "Tudor" house on Minor Avenue upon completion of a new home in The Highlands, an exclusive residential area on Lake Washington, for which Stimson served as president from 1908 to 1919.

Joshua Green (1869-1975), a native of Mississippi, arrived in Seattle with his parents and brother in 1886. In 1888 Green became purser on the sternwheel steamer, Henry Bailey, which plied between Tacoma and Skagit River ports via Seattle. In due course Green and fellow officers purchased their own steamer and founded the LaConner Trading and Transportation Company, which Green headed as president. By 1898 the company boasted the largest fleet of any inland steamboat operation on the Sound, with eight vessels. In 1901 the company expanded and reformed as the Puget Sound Navigation Company, with Green still at the helm. In 1906 the scope of the enterprise was further

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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Hatley, Jane. "Growing Up in an Early Mansion", Seattle Times Magazine (September 21, 1975), pp. 6-7. Includes view of house shortly after construction

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

UTM REFERENCES

55 73

A	[1 0]	[5 5, 0 8, 2, 0]	[5, 7 7, 3 1, 8, 0]	B	[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []				
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING			
C	[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []	D	[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME/TITLE

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

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

Arthur M. Skolich

TITLE

State Historic Preservation Officer

DATE

December 19, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting *W. M. ...*

DATE

5/4/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles ...

DATE

5-3-76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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enlarged through the purchase of two, two-funnel steamships of over a thousand tons and over two hundred feet long. Green was also involved in a shipbuilding program which culminated in construction of the fastest American-built steamer traveling on Puget Sound.

Joshua Green's fortune had been made in nearly 40 years of steamboat navigation, and in 1926 he made plans to retire. Instead, during a golf match he was offered some stock in a small, failing bank. He initially refused, but several months later, after some serious "horse trading", he wrote a personal check for \$200,000 and became the owner of People's Savings Bank. Later in the year the name was changed to People's Bank and Trust Company, its capital having increased from \$100,000 to a half million dollars. In 1937 the company became a national bank titled People's National Bank of Washington. It is now one of the largest in the state. Green was chairman of the bank's board of directors to 1962, and was honorary board chairman until his recent demise at age of 105. His other business affiliations and charitable activities were numerous. He was president of the Joshua Green Corporation and the Dan Creek Placer Mines; vice chairman of the board of directors of the General America Group of Insurance Companies; a director of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, Northern Life Insurance Company, Puget Sound Power and Light Company, and Bellingham Securities Syndicate. An ardent sportsman, Green hunted game all over the world. A mountain and river in Alaska are named for him; and the Joshua Green Cup at Longacres Racetrack was established to honor Green, a pioneer stockholder in the Seattle racetrack. He was honored as Seattle's man of the century and was awarded an honorary doctor of humanities degree by Whitworth College in 1968. Upon reaching his centenary mark the following year, Green was honored by the State with an officially-declared Joshua Green Day. Green and his wife acquired the house from Stimson in 1914 and occupied the property for the rest of their lives.

Kirtland K. Cutter (1860-1939) was a native of Cleveland, Ohio. He studied at the Art Students League in New York City, and pursued architectural training in London, Paris and Rome before returning to the United States to commence his practice. Cutter was supported in his student years by well-to-do parents. One of the works to his credit is Kirtland Hall, Sheffield Scientific School, which Cutter's parents donated to Yale University. Cutter had arrived in Spokane, Washington by 1889. A metropolis of the inland empire built up by activity in the nearby Coeur d'Alene gold mines of Idaho, Spokane had in that year suffered a disastrous fire which destroyed 32 developed blocks. During the re-building phase the young architect made his reputation designing lavishly-appointed residences in assorted period styles for Spokane's wealthier citizens. The commission which established Cutter's reputation beyond regional bounds was his Idaho State Building for the World's Columbian Exposition in Chicago in 1893. For the same exposition Warren P. Skillings

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had designed a picturesque half-timbered structure with log base wall to serve as the Washington State Building. Cutter's somewhat more original design, a large, rustic chalet of cedar logs and a stone base, was admired for its "indigenous" quality and was awarded a gold medal for its use of building materials native to the region.

The house for Charles Stimson, which Cutter based upon his plans for the A. B. Campbell House in Spokane, appears to have been among the earliest of the architect's works west of the Cascades. Among the well-known commissions which followed in the Puget Sound area were those for the Rainier Club (1904) in Seattle, an organization with which Stimson was affiliated; and "Thornewood" (1911), the country home of Chester Thorne at American Lake near Tacoma. Among Cutter's important non-residential works in Spokane were the Spokane Country Club, the Washington Power Building, Spokane Club (1910), the Davenport Hotel (1913), the Chronicle Building, and the Western Life Insurance Building. Also to his credit are St. Paul's Episcopal Church in Walla Walla, Washington; the Lewis-Clark Hotel in Lewiston, Idaho; the Glacier National Park Hotel at Lake McDonalds, Montana; and the Silver Bow Club in Butte, Montana.

Early in his career Cutter worked in association with John C. Poetz, co-designer with Cutter of the Idaho State Building for the World's Columbian Exposition. Subsequently, Cutter formed a partnership with E. C. Malmgren, former draftsman in the Cutter and Poetz office. The building activity generated in Seattle as a result of the Tidelands real estate boom between 1904 and 1907 proved an irresistible attraction. The June 30, 1906 issue of Pacific Building and Engineering Record announced that Cutter and Malmgren had decided to move their headquarters to Seattle for the purpose of specializing in office building construction. The partners maintained an office in the Arcade Building in 1907 and 1908, but thereafter returned to Spokane. In 1923 Cutter removed to Long Beach, California and devoted his practice to residential work, which included many fine homes in the Palos Verdes district, San Marino, and other parts of southern California.

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