United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

982

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic   Grand Pacific Hotel

and/or common

2. Location

street & number   1115 – 1117 First Avenue   ____ **not for publication**

city, town   Seattle   ____ **vicinity of**   **congressional district**   1st-Joel Pritchard

state   Washington   **code**   053   **county**   King   **code**   033

3. Classification

Category	Ownership	Status	Present Use	
____ district	____ public	____ occupied	____ agriculture	____ museum
_X_ building(s)	_X_ private	_X_ unoccupied	_X_ 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	_x_ yes: unrestricted	____ industrial	____ transportation
	n/a	____ no	____ military	____ other:

4. Owner of Property

name   Cornerstone Development Corporation

street & number   1500 Western Avenue – Suite 500

city, town   Seattle   ____ **vicinity of**   **state**   Washington

5. Location of Legal Description

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

street & number   Fourth and James

city, town   Seattle   **state**   Washington

6. Representation in Existing Surveys

title Seattle Inventory of Historic Resources   **has this property been determined elegible?** ____ yes _X_ no

date   1979   ____ **federal** ____ **state** ____ **county** _X_ **local**

depository for survey records   Seattle Office of Urban Conservation

city, town   Seattle   **state**   Washington

7. Description

Describe the present and original (if known) physical appearance

The Grand Pacific Hotel is a brick building located on a sloping site near Seattle's waterfront. Its four story primary facade faces First Avenue; because of the steep drop to the west, the rear or Post Avenue facade rises six stories.

The Grand Pacific Hotel exemplifies the Richardsonian Romanesque style in the composition and detailing of its First Avenue facade. Beginning at the ground floor, the facade incorporates a bold central entrance arch flanked by clerestoried storefronts. The arch is constructed of lightly rusticated limestone blocks and voussoirs as are the two stone block piers at the extreme ends of the storefront zone. Both storefronts suffer from uncomplimentary acretions and signage, and the central arch is boarded-up.

Above the storefront area and the archway, the First Avenue facade is dominated by a rythmic two story arcade composed of nine square-based brick piers and eight round, cut stone arches which spring from elegant and compact stone capitals. Deeply recessed between these piers, the second and third story windows are separated by slightly recessed spandrels, faced in small, square, rusticated blocks. The fourth story of the First Avenue facade begins above a stone dentil course and consists of eight rectangular windows framed between short piers aligned with those of the arcade below. A parapet wall rising above the fourth story is detailed with recessed panels and a corbelled cornice.

The Post Avenue elevation is six stories in height and consists of regular series of eight segmentally arched windows at each of the upper four stories, and four larger openings at each of the lower two stories. The north and south walls of the building are of brick construction and abut adjacent structures.

At the time of this writing, rehabilitation work has begun on the Grand Pacific Hotel. This work was in progress at the time of the review of the nomination, and the completed project will alter the interior and may also alter the appearance of the first floor storefronts. Recent photographs and photographs taken before the initiation of the rehabilitation project are included with the nomination.

8. Significance

Period

___ prehistoric
___ 1400–1499
___ 1500–1599
___ 1600–1699
___ 1700–1799
___ 1800–1899
_X_ 1900–

Areas of Significance—Check and justify below

___ archeology-prehistoric
___ archeology-historic
___ agriculture
_x_ architecture
___ art
___ commerce
___ communications

___ community planning
___ conservation
___ economics
___ education
___ engineering
___ exploration/settlement
___ industry
___ invention

___ landscape architecture
___ law
___ literature
___ military
___ music
___ philosophy
___ politics/government

___ religion
___ science
___ sculpture
___ social/
humanitarian
___ theater
___ transportation
___ other (specify)

Specific dates   1898   **Builder/Architect**   Unknown

Statement of Significance (in one paragraph)

The Grand Pacific Hotel is one of Seattle's finest examples of Richardsonian Romanesque architecture, and is one of the last major buildings in Seattle to be designed in the style.

Commercial development along Seattle's First Avenue was restricted largely to the Pioneer Square area until after the fire of 1889. Soon after rebuilding began, the center of the commercial area began to expand northward, and brick commercial buildings steadily replaced the residences formerly located along what were to become the city's major streets. The Holyoke Building (National Register, 1976), started before the fire and completed in 1890, was the first major office building erected on First Avenue north of Madison Street. It was followed in the 1890's by the sporadic development of additional lots and the construction of several other large commercial buildings generally representative of late Victorian architecture.

The pace of development accelerated markedly, however, in 1897 and 1898 when the Klondike gold rush suddenly boosted Seattle's economy and growth, and Seattle became the pre-eminent point of departure for the gold fields. One of the immediate demands created was that for conveniently located and moderately priced hotels and rooming houses to serve transient miners, sailors, and businessmen. Along with others in the First Avenue area, the Grand Pacific Hotel was put up to accommodate that trade.

Opening its doors originally as the "First Avenue Hotel," the name was changed very early in its existence. Outside the tradition of the grand hotel, it catered specifically to men of modest means who favored its inexpensive rooms and easy access to the port. Over the years, the store fronts bracketing the hotel entry were occupied with a variety of businesses, but all reflected the tenor of the hotel's clientele: restaurants, beer parlors, pawnbrokers, and clothiers. The nature of the hotel was thus established from its very beginning, and it is remarkable that the neighborhood changed so little over the years.

Although Richardsonian Romanesque was out of date, it was embraced by Seattle as its architecture of preference in the rapidly paced construction of the 1890's. The powerful arches and rustic stonework that marked the style probably found its most expressive display locally in the Pioneer Building (National Historic Landmark, 1977), and was echoed by many other buildings in the Pioneer Square area. Only a few buildings outside of that commercial core were erected in the fashion, and new construction went on to adopt other interpretations of buildings. The Grand Pacific Hotel is one of the last Richardsonian designs to be put up in the city, and is probably the most isolated example of the style.

9. Major Bibliographical References

Landmark designation, Seattle Office of Urban Conservation, 1981.

10. Geographical Data

Acreage of nominated property __less than one__

Quadrangle name __Seattle South__   Quadrangle scale __1:24,000__

UMT References

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  Zone Easting   Northing   Zone Easting   Northing

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E |_|_| |_|_|_|_|_|_| |_|_|_|_|_|_|_| F |_|_| |_|_|_|_|_|_| |_|_|_|_|_|_|_|

G |_|_| |_|_|_|_|_|_| |_|_|_|_|_|_|_| H |_|_| |_|_|_|_|_|_| |_|_|_|_|_|_|_|

Verbal boundary description and justification

Lot 3, Block D, A.A. Denny's First Addition; Lot 2, Block 184, Seattle Tidelands.

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   Based on information supplied by the Seattle Office of Urban Conservation

organization   date

street & number   400 Yesler Building   telephone   (206) 625-4501

city or town   Seattle   state   Washington

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national   _X_ 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title _Carol E. Thorn_   date 3/24/82

For HCRS use only
I hereby certify that this property is included in the National Register

                                              date 5/13/82
Keeper of the National Register

Attest: _Emma Jane Saxe_   date 5-11-82
Chief of Registration