

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0666785

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

Boundary review approved 7/7/78

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

AND/OR COMMON

Pioneer Square Historic District

2 LOCATION

STREET & NUMBER

roughly circumscribed by the Viaduct, King St., 5th Ave, former of Columbia
— NOT FOR PUBLICATION

CITY, TOWN

Seattle

— VICINITY OF

1st - Congressman Joel Pritchard
7th - Congressman Brock Adams

STATE

Washington

CODE

53

COUNTY

King

CODE

033 ✓

3 CLASSIFICATION**CATEGORY**☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT**OWNERSHIP**☐ PUBLIC☐ PRIVATE☒ BOTH**PUBLIC ACQUISITION**☐ IN PROCESS☒ BEING CONSIDERED**STATUS**☒ OCCUPIED☒ UNOCCUPIED☒ WORK IN PROGRESS**ACCESSIBLE**☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO**PRESENT USE**☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☒ ENTERTAINMENT☒ GOVERNMENT☒ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☒ TRANSPORTATION☒ OTHER: housing**4 OWNER OF PROPERTY**

NAME

Mixed, public and private (see inventory)

STREET & NUMBER

CITY, TOWN

STATE

— VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

King County Courthouse and Seattle Municipal Building

STREET & NUMBER

CITY, TOWN

Seattle

STATE

Washington 98104

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic District Preservation Ordinance (Seattle City Ordinance No. 98852,
as amended)

DATE

1970

— FEDERAL — STATE — COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Office of Urban Conservation, Seattle Department of Community Development

CITY, TOWN

Seattle

STATE

Washington

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

GENERAL STATEMENT

Pioneer Square Historic District, as expanded by city ordinance in 1974 and further modified by this nomination, encompasses an area of approximately 88 acres. It embraces Seattle's historic business section adjacent to Elliott Bay and certain industrial-warehousing and railroad facilities to the south which are functionally related to the waterfront.

Buildings within the district date from three successive periods of development between 1889 and 1916. During the first decade, 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 of tide flats, park and boulevard development, and general commercial up-building. Most of the buildings in the expansion zone date from the latter period. Represented also are buildings from the five-year period 1911-1916, during which a final surge of construction in the downtown took place.

Predominant architectural styles represented in the district are High Victorian Italianate, Richardsonian Romanesque, Second Renaissance Revival, and Commercial Styles. Building types range from brick-masonry business blocks, early steel-framed skyscrapers and reinforced concrete warehouses; to railroad terminals, hotels, a municipal building, and a county courthouse.

Of fifty-three properties evaluated, twenty-two, or nearly half, are of primary significance on the basis of historical, architectural and environmental factors. Seven properties are of secondary significance. Seven properties are of third-rate significance owing to their degree of alteration. Seven properties are intrusions of varying degree post-dating the historic period. Seven properties are black-topped for parking purposes, and three are improved as public squares or parks. Only those properties included in the 36 acre expansion area are discussed in this nomination.

In most directions, the boundaries of the district are clearly defined. The most obvious barriers are a corridor of railroad trunk lines on the east; King County's newly-completed Domed Stadium development on the south; the Alaskan Way Viaduct paralleling the waterfront on the west; and, on the north, the Columbia Street on-ramp of the elevated freeway.

LEGAL DESCRIPTION

Pioneer Square Historic District is located in NE $\frac{1}{4}$ Sec. 6, T.24N., R.4E., and NW $\frac{1}{4}$ Sec. 5, T.24N., R.4E., of the Willamette Meridian. The area encompasses portions of the following plats: Boren and Denny's Addition, C. D. Boren's Addition, D. S. Maynard's Plat, and the Seattle Tide Lands. Specific blocks and lots are cited in the accompanying inventory.

PHYSICAL FEATURES OF THE DISTRICT

Pioneer Square Historic District is an 88 acre area, essentially rectangular in outline, located at the south end of the city's central business district. It lies between the Interstate Freeway on the east and Elliott Bay on the west. The northeast corner of the area is situated on the toe of First Hill. The district's uppermost feature, the Old Public Safety Building, is at an elevation of about 100 feet. From this point the terrain

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

Boyd
approved
2/1/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

slopes steadily due west to the waterfront but falls off somewhat more precipitously toward the southwest, where sub-grade railroad trunk lines are gathered to terminal facilities from a tunnel under 4th Avenue. The southwest portion of the district, the area south of South Washington Street and west of 2nd Avenue South, is comparatively level terrain at water grade.

The Seattle townsite was developed on land claimed in 1852 by the Denny, Boren and Bell families; David S. Maynard and Henry L. Yesler. The basic plats, filed jointly May 23, 1853, were conventional grids. However, that of Carson D. Boren and Arthur A. Denny was angled southwest to northeast to follow the contour of the waterfront. D. S. Maynard's plat, on the other hand, was both compass-oriented and parallel with the shoreline. It was joined to the other along Mill Avenue (later re-named Yesler Way), where several odd-sized or triangular parcels resulted. After the Great Fire which destroyed most of the business district on June 6, 1889, streets were regraded and widened to a 66 foot minimum standard. Blocks generally measure 240 x 238 feet and are subdivided into eight lots each, with 16 foot-wide area ways or alleys bisecting each block longitudinally.

The principal north-south streets through the district are 1st, 2nd and 4th Avenues, commercial routes paralleling the waterfront. First Avenue, which borders Pioneer Square at the intersection of Yesler Way, was extended as a pileway south of King Street and became the major arterial of the industrial section developed shortly after the turn of the century on filled tidal flats.

The district's important east-west thoroughfare is Yesler Way, the historic skid road used by pioneer sawmill operator Henry Yesler. Yesler Way descends from First Hill into the district at a comparatively steep (15 percent) gradient. The street bridges 4th and 5th Avenues and borders the internal focal points of City Hall Park, Prefontaine Place and Pioneer Square. Yesler Way's concrete 5th Avenue overcrossing (1912), with its Doric column supports, is slated for removal in a current street-widening project. However, the riveted-steel 4th Avenue overcrossing (1909), with its Gothic-arched deck railing, is to remain intact.

All streets and sidewalks within the district are hard-surfaced. Street lighting fixtures along principal routes and surrounding the larger public squares are antique three-globe electroliers. Modern mercury vapor lamps are used elsewhere.

IMPACT OF LATER DEVELOPMENT

After 1916, Seattle's economy slowly rigidified with the result that the downtown was not significantly redeveloped until the advent of modern skyscrapers following the Seattle World's Fair of 1962. Pioneer Square Historic District does not contain any of these modern high-rise buildings, but it was affected by public improvements and private development in the years which have intervened. A phenomenon of the rise of the automobile was the creation in 1927 of 2nd Avenue Extension, a tangential segment which was cut through

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>B. ...</i> 7/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

three blocks from Yesler Way to 4th Avenue South with the idea of facilitating traffic flow between the central business district and the industrial south end. Several buildings, including the stately reinforced concrete Armour Building which stood opposite King Street Station, were sacrificed to this project. Additionally, several facades were truncated by the tangent and remodeled in the then-current Modernistic Style. Small parcels left at the apex of properties truncated by the new arterial were developed as gasoline stations, but the latter have since given way to widespread pressure for parking space.

The Post-War period was perhaps the most deleterious to the district. Four buildings in the expansion area alone were relieved of upper stories following an earthquake in 1949. Many cornices, too, were lost. The Alaskan Way Viaduct was erected in the 1950s and effectively walled the district off from the waterfront. Mounting pressure for automobile parking lots triggered a number of demolitions in the early 1960s. Finally, after considerable promotion on the part of concerned citizens and professionals, the trend of attrition was reversed when the basic Pioneer Square Historic District ordinance was enacted by the City in 1970. In 1974 a ten-year action plan for the historic district was prepared under City auspices. It recommends conservation projects, new construction and street improvements to be implemented in the district by 1986. Moreover, it proposes several long-range civic improvements which would affect the district. These include removal of the Alaskan Way Viaduct, further development of the Domed Stadium site on the district's periphery, removal of a parking structure at the heart of the district, and construction of an auditorium and historical-interpretive center.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Bowling</i> <i>overland</i> <i>approved</i> 7/2/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

1. King County Courthouse (formerly, County-City Building), 3rd Avenue and James Street. C. D. Boren's Addition, Block 33, Lots 1 through 8. King County Assessor's Account Number: Exempt.

Current owner: ~~King County~~
c/o King County Executive John D. Spellman
King County Courthouse
Third Avenue and James Street
Seattle, Washington 98104

Significance: Primary structure. Building dates from the last of the district's three historic periods; 1911-1916. During this five-year period the focus of the business district was returned to lower 2nd Avenue after having been drawn for a time northwestward toward Pike Street. The Hoge Building (1911) and Dexter Horton Building, on the district's perimeter; the 42-story Smith Tower (1914), included within original district boundaries; and the County-City Building (1916) were foremost projects in the last real surge of building which would occur in downtown Seattle for nearly half a century. It was not until 1964 that the modern high-rise office buildings began to proliferate.

The monumental King County Courthouse of 1891, sited on the hillside between 7th and 8th Avenues, Terrace and Alder Streets, was outgrown in due course. However, voters consistently turned down bond issues for construction of a new courthouse. The comprehensive municipal plan prepared under City auspices by Virgil Bogue proposed that a civic center be developed in the regraded Denny Hill area. When it was rejected in the election of 1912, an earlier plan for a building to jointly house offices of the County and City was taken up and approved. The approved plan was, by far, the least costly of a number of ambitious civic center proposals for Seattle which accompanied the advent of municipal planning. The site, which has been acquired by King County as early as 1903, was the entire block bounded by 3rd and 4th Avenues, James and Jefferson Streets. It previously had been occupied by the home of pioneer sawmill operator Henry Yesler. The design proffered by A. Warren Gould in 1910 was a 22-story, H-shaped skyscraper in the tradition of the Second Renaissance Revival. The 13-story legs of the H extended the entire length of the block. In conformance with revised City ordinances restricting building heights, a series of set-backs formed a pyramid-topped tower on the taller central connection. Owing to budgetary limitations, it was planned that, initially, only the first six stories would be erected. An additional five stories conforming to Gould's original design were constructed 1930-1931, but the heightened connection and tower were never carried out. In 1951 the building was vacated by the City upon completion of the new Public Safety Building across the street at 3rd Avenue and James Street. King County has been the exclusive occupant since that time.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

*Boundary
increased
approved
7/7/78*

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

The architect, Augustus Warren Gould (1872-1922), was a native of Nova Scotia who had studied architecture at the Massachusetts Institute of Technology and launched his career in Boston. He arrived in Seattle in 1904, and, for the most part, practiced here independently until his demise. His 12-story American Bank and Empire Building (c. 1906) was among the first high-rise office structures of reinforced concrete erected in the city. Between 1909 and 1912 Gould worked in association with E. Frere Champney, and the firm's output included the YWCA and the Seattle Electric Company Building. Gould was well-known in his day as a Good Roads advocate and a leader of the Municipal Planning Movement in Seattle. At the turn of the century Seattle was undergoing explosive growth - including massive railroad construction, park and boulevard development, regrades and other public improvements. The planning ideal culminated in the creation in 1910 of the Municipal Plans Commission which, although short-lived, was a forerunner of the city's modern-day planning commission.

Construction date: 1916. Architect: A. Warren Gould. General Contractor: Puget Sound Bridge and Dredging Company. Contractor 1930-31: Hans Pederson.

Description: Skyscraper. External treatment in the tradition of the Second Renaissance Revival. H-shaped plan with interior courts fronting City Hall Park (Jefferson Street, vacated) and James Street. Occupies entire block, 238 by 240 feet. Either leg of the H measures 240 by 80 feet. The central connection is 78 feet long. There are 11 stories, a basement and sub-basement. Upper 5 stories added, according to plan, 1930-1931. Steel frame. Reinforced concrete walls. Granite facing, lower three stories; rusticated glazed terra cotta (to simulate granite), intermediate stories. Ground stories are treated as a two-story colonnade in which bays are marked off by engaged Ionic columns and Ionic pilasters. Classical belt cornices atop 3rd and 9th stories. Piers of topmost stories are faced with two-story Tuscan pilasters. Fenestration at this topmost level is arcuated for the most part, but windows with tabernacle frames are used in the corner bays. The existing cast metal classical terminal cornice with modillions was originally decorated with antefixae, now missing. Over-all fenestration is trabeated. Windows of intermediate stories, east/west faces, suitably remodeled. Principal entrances were in the interior courts, the major one of which faced the park to the southeast. Secondary entries on 3rd and 4th Avenues. An unobtrusive single-story superstructure was added to the central connecting wing in recent years. Since 1951 the building has been used exclusively as King County governmental headquarters.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	AUG 16 1978
DATE ENTERED	Bowditch Jensen approved 5/1/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

2. City Hall Park, bounded by Jefferson Street (vacated) and Yesler Way; 3rd and 4th Avenues. C. D. Boren's Addition, all of Block 38. King County Assessor's Account Number: Exempt.

Current owner: City of Seattle
Department of Parks and Recreation
✓ 610 Municipal Building
Seattle, Washington 98104

Significance: Park area (of primary importance). Site of former King County Courthouse (1883-1890) and City Hall (1891-1909); since 1911 maintained as a landscaped park adjacent to administrative buildings occupied by the City and King County.

Description: Slightly sloping landscaped area of seven tenths of an acre; planted with lawn and deciduous trees; developed with perimeter walks and benches; intersected by Dilling Way. A relatively small but important open space still bordered by landmarks roughly contemporary with its initial development. The landmarks include the Frye Hotel and Hotel Morrison (Arctic Club) of 1908; the Prefontaine Building, Public Safety Building and Hotel Reynolds of 1909; the Smith Tower (1914), and the King County Courthouse (1916).

A wood-frame Italianate courthouse-turned-city hall occupied the site from 1883. With its battlemented parapet, it had come to be called "Katzenjammer Castle" because of the various additions made after the City occupied it in 1891. The building was razed in 1909 after City offices were moved into the new municipal structure on Yesler Way at Terrace Street, nearby. The empty lot was used as a dump until 1911, when Mayor George W. Dilling requested the parcel's improvement and maintenance by the City Park Department.

Initially, Dilling Park, as it was then known, was a trapezoidal area of lawn extending to the base of the Yesler Way embankment. It was bordered by sidewalks and bisected by a central walk and two diagonal paths forming a "Y". Park benches, a flagpole and a few informal shrubbery and flower beds completed the improvements.

The park took its present shape in 1916-1917, when construction of the first six stories of the new County-City Administrative Building was completed across Jefferson Street on the block immediately to the north. Jefferson Street was vacated and, as a substitute, Dilling Way - a curved street segment - was cut through the southernly margin of the park as a connection between 4th and 3rd Avenues. At the same time, a tunnel was constructed from 4th Avenue to the basement garage of the new County-City Building. Concrete railings of the tunnel entrance at the southeast corner of the tract were decorated with geometric bandings of red ceramic tile. The central walk

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Boudary Dennys Assessor</i> 7/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

was retained in the course of this major redevelopment, as were some of the shrubbery beds. The original electroliers were replaced by the existing single-globe street lamps on cast iron columns. In 1916 a local chapter of the DAR dedicated a bronze plaque commemorating the Battle of Seattle, an Indian attack upon Seattle settlers which occurred in the general vicinity in 1856. This and a companion plaque commemorating the U.S.S. Maine, destroyed in Havana Harbor during the Spanish-American War in 1898, were mounted on a boulder in the southwest corner of the park.

Over the years the park was intermittently rehabilitated following temporary use as a ball field, a construction storage area during the time additional stories were added to the County-City Building (1930-1931), and a drill ground during the Second World's Fair, 1962. In the latter development the central walk was removed and perimeter paving was expanded, so that the central lawn area has been reduced and modified into a disc shape.

3. Prefontaine Place, bounded by Jefferson Street, Yesler Way and 3rd Avenue. Boren and Denny's Addition, triangular parcel SE of Block 2. King County Assessor's Account Number: Exempt.

Current owner: City of Seattle
Department of Parks and Recreation
610 Municipal Building
Seattle, Washington 98104

Significance: Park area (of primary importance). The ground is closely associated with the site of the first Catholic church in Seattle, Our Lady of Good Hope. The latter was built 1868-69 at 3rd Avenue South near South Washington Street by Francis Xavier Prefontaine (1838-1909). Since 1926 the parcel has been maintained by the City in conjunction with City Hall Park as a public square and fountain. The latter was the commemorative gift of Father Prefontaine. The parcel is also the site of the "Seattle basic bench mark" recognized by the U. S. Coast and Geodetic Survey.

Construction date: 1926. Fountain designer: Carl F. Gould.

Description: A sloping triangular parcel of 1800 square feet; improved with fountain, lawn and four deciduous trees. On the easterly, or uphill side of the parcel, parallel to 3rd Avenue, is a 40-foot long bowed terrace paved with brick and lined with a concrete railing and benches. Centered in the platform is a circular pool or water basin 25 feet in diameter, the westerly half of which is contained by a railing and the monument at its center which bears the inscription "Presented by Msgr. F. X. Prefontaine to the City of Seattle. Died March 4, 1909." Pedestals at the outer corners of the terrace railing are surmounted by concrete braziers. Jets of water issue from two sculptured tortoises perched on the basin rim. Initially, the fountain provided special nocturnal effects through the use of colored underwater lights.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

Originally known as Yesler Triangle, the parcel had been deeded by Henry Yesler, Seattle's pioneer sawmill operator, to the City for library purposes, but it was never developed along those lines.

In 1876 Father Prefontaine had been instrumental in founding Providence Hospital, where the sick of King County were cared for on a contract basis. A few years later he established the city's earliest Catholic school in the church he had erected at 3rd Avenue South and South Washington Street. Because of these and other public-spirited deeds he was one of Seattle's esteemed pioneers and religious leaders.

In 1905, the City condemned the Catholic church property on Block 17 of D. S. Maynard's Plat near Yesler Triangle in order to build the diagonal street segment officially designated Prefontaine Place South. Four years later, Father Prefontaine died and willed the City \$5,000 to erect a public fountain to further commemorate the historic church property. The Monsignor's estate apparently was not settled for some years, however, and it was not until 1922 that the gift was turned over to the City. Eventually, the Park Board authorized plans for a commemorative fountain, for which there was considerable public support. The plans were drawn and dated in 1925 by leading Seattle architect Carl F. Gould. The selection of Yesler Triangle as the fountain site was agreed to by the Yesler Estate, and the monument was dedicated June 12, 1926. In 1928 a permanent federal bench mark was installed at the triangle which had been renamed Prefontaine Place. After a long period of weathering and neglect, the fountain was reconditioned in 1970. It remains essentially as originally conceived. The concrete has a coral-tinted exposed aggregate surface and scribed joints which simulate stone masonry.

4. Hotel Morrison (formerly Arctic Club and Hotel Seward), 501-517 3rd Avenue. Boren and Denny's Addition, Block 2, Lots 3, 6 and 7. King County Assessor's Account Number: 093900 - 0040.

Current owner: Housing Authority of the City of Seattle
Executive Offices
120 - 6th Avenue North
Seattle, Washington 98109

- ✓ Significance: Primary structure. The building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. The mass and formality of its facades suitably define a corner of the green open space created by City Hall Park and Prefontaine Place. Originally, it was the home of the Arctic Club, successor of the Alaska Club organized by veterans of the Klondike Gold Rush 1897-1898. The club's rooms occupied the full second floor. Plans were drawn by James H. Schack and Daniel R. Huntington, who were partners for a time in this period and later practiced independently. Daniel Riggs Huntington, a member of the Arctic

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	2/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

Club, served for a number of years as City Architect, beginning in 1912. He was a member of the Washington State Chapter of the AIA from 1905 and was president of the chapter 1918-1920 and 1925-1926. In his article on current Seattle building in a 1912 issue of the Architectural Record, critic Herbert Croly commented that while the facade of the Arctic Club was not "precisely pleasing," it was a "strong and virile design."

Construction date: 1908. Architects: Schack and Huntington.

General contractors: Cawsey and Lohse (Charles C. Cawsey and Henry Lohse, Jr. were among Seattle's better-known contractors in this period. Cawsey had been general contractor of the Seattle High School Project (1902), and Lohse was the son of a founder of the Lohse Brick Company, a pioneer Seattle enterprise.)

Description: Simplified Second Renaissance Revival Style. Rectangular plan. 180-foot frontage on 3rd Avenue, 111 feet on Jefferson Street. 7 stories, basement and penthouse. Steel frame; brick masonry wall construction. Brick facing and trim (rusticated 2nd story); sheet metal belt cornice, 3rd story; 3-foot wide iron cat walk, 7th story. Arcuated and trabeated fenestration. Multiple shop fronts on 3rd Avenue. Remodeled internally 1932, when the Arctic Club vacated premises; refurbished in 1976. Small pedimental crests at outer corners of parapet.

5. Hotel Drexel, 519-525 3rd Avenue. Boren and Denny's Addition, Block 2, Lot 2. King County Assessor's Account Number: 093900 - 0035

Current owner: Samis Land Company
c/o Sam Israel
408 Occidental Avenue South
Seattle, Washington 98104

Significance: Tertiary structure. The building has unique status within the old downtown core in that it is believed to pre-date the Great Fire which destroyed Seattle's business section in 1889. The construction date assigned by the County Assessor, however, is 1890. In any event, when the site was regraded after the fire, the two-story frame building was raised upon a basement and ground story of solid brick masonry. The latter project was carried out under the supervision of Timotheus Josenhans and Norris B. Allan, well-known local architects of the day. The old hotel was remodeled during the Post War period, and as a consequence its most historic upper stories are now disguised by false stone facing. Josenhans had been trained in civil engineering at the University of Michigan and had studied architecture with William Le Baron Jenney, the pioneer of metal-frame building in Chicago. He worked

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>[Signature]</i> 5/12/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

his way to the West Coast via a series of railroad construction projects and ended in Portland, Oregon, where he worked in the offices of architects Joseph Sherwin and Warren H. Williams. He came to Seattle in 1888 and pursued the practice of architecture first as a draftsman and an independent, and later in successive partnerships with James Stephen and Norris B. Allan. Josenhans was active in the organization of the Washington State Chapter of the AIA in 1894 and 1895. He was appointed Superintendent of Buildings in 1914 and headed the City Building Department for a number of years thereafter.

Construction date: c. 1880, or c. 1890. Architects: Josenhans and Allan (ground story and basement).

Description: Originally, simplified High Victorian Italianate Style. Rectangular plan. 60-foot frontage on 3rd Avenue; 110 feet on James Street. 3 stories and basement. Ground story and basement of solid brick masonry construction; upper 2 stories of double frame construction. Original siding of upper stories; clapboards (?). Original trim: Italianate cornice and central pedimental crests, either elevation. Loggias, or recessed porches, either elevation. Trabeated fenestration (double-hung window sash). Three shop fronts on 3rd Avenue; one on James Street. Remodeled during Post War period. Shops fronts altered; cornice removed; upper stories covered with false stone facing.

6. Name of the Game Restaurant, 418-422 4th Avenue. C. D. Boren's Addition, Block 37, westerly 80 feet of Lot 1. King County Assessor's Account Number: 094200-1095.

Current owner: Spra and G Investment Corporation
407 Jefferson Street
Seattle, Washington 98104

Significance: Intrusion. Building post-dates the district's sequence of three historic periods, but it provides compatible, suitably-articulated two-story facades at a street corner fronting City Hall Park.

Construction date: 1924. Architect: unknown

Description: Store and loft. Rectangular plan. 60-foot frontage on 4th Avenue; 70 feet on Jefferson Street. Masonry construction. Pressed brick facing (yellow) with terra cotta trim. Trabeated fenestration. 3 shops fronts on 4th Avenue.

7. Former Milburn Hotel, 411 Jefferson Street. C. D. Boren's Addition, Block 37, easterly 40 feet of Lot 1. King County Assessor's Account Number: 094200-1090.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Bowling</i> <i>approved</i> 2/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 11

Current owner: { Spru and G Investment Corporation
407 Jefferson Street
Seattle, Washington 98104

Significance: Tertiary structure. Wood-frame hotel building dating from the district's second historic period: 1900-1910, the decade of Seattle's explosive growth. Remodeled in 1916 and more comprehensively remodeled for apartment use in 1944, at which time upper stories were clad with imitation brick facing.

Construction date: 1902. Architect: unknown.

Description: Originally, plain Italianate Style. Rectangular plan. 35-foot frontage on Jefferson Street; 58 feet on alley, or area-way. 3 stories and basement. Wood-frame construction. Originally, clapboard siding; simple bracketed cornice. Trabeated fenestration (double-hung window sash). Remodeled 1916 and 1944. Brick veneer added to ground story; cornice removed; upper stories clad with imitation brick.

8. C. D. Boren's Addition, Block 37, Lot 4. King County Assessor's Account Number: 094200-1115.

Current owner: Professional Commons, Inc.
c/o Pallis Realty
4739 Rainier Avenue South
Seattle, Washington 98118

Significance: Black-topped parking area. Formerly site of four-story brick and double-frame Italianate apartment building or rooming house erected in 1897.

9. Hotel Reynolds, 406-410 4th Avenue. C. D. Boren's Addition, Block 37, Lot 5. King County Assessor's Account Number: 094200-1120.

Current owner: Mary Imayanagita
410 Fourth Avenue
Seattle, Washington 98104

Significance: Primary structure. The building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Sophisticated street architecture providing crucial definition of the northeasterly border of City Hall Park. The hotel is essentially contemporary with the park's initial development, and its six-story facade is unaltered except for minor changes in the ground-story shop fronts. Important also as visual and historic link to Old Public Safety Building,

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
APR 12 1978	
RECEIVED	<i>Bowling</i>
DATE ENTERED	<i>approved 2/7/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 12

which would otherwise project from NE corner of district in isolated fashion.

Construction date: 1909-1910. Architect: unknown.

Description: Second Renaissance Revival Style. Rectangular plan, 52 x 111 feet (52-foot frontage on 4th Avenue). 6 stories and partial basement. Solid brick masonry construction. Red brick facing; ivory terra cotta, cast stone and concrete trim. Arcuated and trabeated fenestration. Two shop fronts and hotel entrance on 4th Avenue. Cornice ornament appears to have been influenced by Beaux-Arts School.

10. MacRae Garage, 400 4th Avenue. C. D. Boren's Addition, Block 37, Lot 8. King County Assessor's Account Number: 094200-1140.

Current owner: Frank Y. Kinomoto
605 South Jackson Street
Seattle, Washington 98104

Significance: Intrusion. Parking garage post-dates the district's sequence of three historic periods.

Construction date: 1927.

Description: Two-story ramp parking structure. 60 x 111 feet (60-foot frontage on 4th Avenue). Reinforced concrete construction. Stucco exterior finish. Two open ground-story bays. Trabeated fenestration, 2nd story. Low, stepped central pedimental crest.

11. Old Public Safety Building, bounded by Terrace Street and Yesler Way, 4th and 5th Avenues (entered separately into the National Register of Historic Places 6-19-73). C. D. Boren's Addition, Block 39, Lots 1, 2 and 3. King County Assessor's Account Number: 094200-1150.

Current owner: Charles M. Sprincin
✓ 155 Montgomery Street
San Francisco, California 94104

Significance: Primary structure. The building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Built to house sorely-needed space for various city government departments and completed in 1909. The majority of city offices moved into the County-City Administrative Building when the latter was completed in 1916, but the Health and Police Departments and Municipal Courts remained in the building until 1951, at which time the present

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Boundary Survey approved 7/7/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

Public Safety Building was completed. The first plans for the city building were prepared "in house," but because the local chapter of the AIA protested, new plans by Clayton D. Wilson were selected on a competitive basis. The project was some time in preparation. Reports on bidding for various construction jobs based on Wilson's plans were carried in the Pacific Builder and Engineer as early as 1906. After it was vacated by the City in 1951, the building was partially converted for use as a parking garage. It is currently vacant, and compatible adaptive uses are under consideration by the City. Based upon information in local directories, Clayton Wilson appears to have started his architectural practice in Seattle in 1904, at the height of the controversy raised by the AIA about the City's plans for its new office building. Throughout most of Seattle's downtown building boom Wilson worked independently, but he was associated in partnership with Arthur L. Loveless for a time between 1909 and 1911. While it was not a dramatic departure from the scheme produced by the City's Assistant Building Inspector, Wilson's design was a more professional rendering of the general plan accepted by the City Council.

Construction date: 1909. Architect: Clayton D. Wilson.

Description: Simplified Beaux-Arts Classical Style. Freestanding trapezium conforming to site. 186-foot frontage on Yesler Way; 182 feet on Terrace Street; about 60 feet on either of two elevations on 5th Avenue; bowed apex. 6 stories, penthouse, basement, and partial sub-basement. Reinforced concrete post and beam frame; solid brick masonry and concrete wall construction. Cast stone and concrete facing and trim (rusticated projecting piers). Metal cornice at 5th story; copper sheathing on hipped roof of attic story. Trabeated fenestration. Lower stories converted for use as a parking garage after 1951. Presently vacant and dilapidated. Compatible adaptive uses under consideration by the City.

12. Roberts/Grand Union Hotel, 401-405 Yesler Way; 100-108 4th Avenue South. D. S. Maynard's Plat, Block 30, Lots 1 and 2. King County Assessor's Account Number: 524780-1465.

Current owner: ☒ Donald J. Lofquist
P. O. Box 1997
Tacoma, Washington 98401

Significance: Primary structure. The building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Currently vacant and somewhat dilapidated, but exterior is essentially intact. A late and grossly simplified imitation of the Chateausque Style widely used for grand railroad hotels before the turn of the century. Together with the nearby Prefontaine Building, it provides crucial definition of the southerly border of the open space created by City Hall Park. Provides an important visual and historic link between the Old Public

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Boundary</i> <i>7/7/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 14

Safety Building and the bulk of the district lying to the southwest.

Construction date: 1902. Architect: unknown.

Description: Highly simplified Chateausque Style. Rectangular plan; occupies west half of lots. 58-foot frontage on Yesler Way; 118 feet on 4th Avenue South. 5 stories and basement. Ordinary masonry construction. Pressed brick facing (dark red); brick and cast stone trim. Hipped roof with overhanging eaves on outriggers. Oriel windows 2 bays wide are centered in either facade. Rounded corner bay with tile-covered conical-roofed turret. Remodeled 1910. East half of either lot was black-topped for parking purposes in 1963. Building is currently vacant; somewhat dilapidated.

13. D. S. Maynard's Plat, Block 30, Lots 3 and 4. King County Assessor's Account Number: 524780-1505.

Current owner: Winlock W. Miller
1700 Washington Building
Seattle, Washington 98101

Significance: Parking area black-topped in 1969. Formerly site of two-story brick masonry hotel and store.

14. Prefontaine Building, 100-118 Prefontaine Place South

D. S. Maynard's Plat, Block 17, portion of Lot 6 lying east of Prefontaine Place South, Lots 7 and 8. King County Assessor's Account Number: 524780-1045.

Current owner: E. M. Greenwood
217 Pine Street
Room 400
Seattle, Washington 98101

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Together with the nearby Grand Union Hotel, its 6-story north facade provides crucial definition of the southerly border of the open space created by City Hall Park. Triangular or trapezoidal free-standing structures are not unusual in Pioneer Square Historic District, owing to peculiarities of the plats, but this one is unique in that its southwesterly

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Brown</i> <i>2/11/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 15

frontage is contoured in response to the curved street segment which was cut through Block 17 after 1905. The street and the building were named in honor of Father Francis Xavier Prefontaine (1838-1909), whose pioneer Roman Catholic church occupied Block 17 for 37 years. General contractor was Hans Pederson, who, according to advertisements in the local directory later in this period, specialized in "fireproof buildings," reinforced concrete and cement work, which included sidewalks and paving. Pederson's brand is imprinted in the sidewalk adjacent to the building.

Construction date: 1909. Contractor: Hans Pederson.

Description: Commercial Style. Freestanding; polygonal plan (essentially quadrilateral). 119-foot frontage on Yesler Way; 145 feet on 4th Avenue South; frontage on Prefontaine Place South totals c. 160 feet; either apex is truncated, and the larger of the two, on the west, is 25 feet wide. 6 stories and basement. Reinforced concrete post and beam construction. Pressed brick facing (dark red). Gray terra cotta trim (rusticated corners), lower two stories. Trabeated fenestration.

15. Tashiro Hardware, 101-113 Prefontaine Place South. D. S. Maynard's Plat, Block 17, portion of Lot 1 lying west of Prefontaine Place South, and Lot 2. King County Assessor's Account Number: 524780-1015.

Current owner: Juro Yoshioka
109 Prefontaine Place South
Seattle, Washington 98104

Significance: Secondary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. It is contemporary with the more dominant Prefontaine Building nearby, and while it is four stories shorter than the latter, it is compatible in terms of construction material and the straightforward articulation of the exterior.

Construction date: 1908. Architect: unknown.

Description: Store and loft with basement. Trapezoidal plan. 134-foot frontage on Prefontaine Place South; 71 feet on 3rd Avenue South; 17 feet on Yesler Way; south wall measures c. 120 feet. Reinforced concrete construction. Concrete trim and stucco finish. Trabeated fenestration. Rehabilitated 1976.

16. Kaplan Warehouse, 300-314 South Washington Street; 127 Prefontaine Place South. King County Assessor's Account Number: 524780 - 1025. D. S. Maynard's Plat, Block 17, Lots 3 and 4 and portions of Lots 5 and 6 lying westerly of Prefontaine Place South.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

J. J. [unclear]
2/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 16

Current owner: Jacob and Philip Kaplan
300 South Washington Street
Seattle, Washington 98104

Significance: Secondary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Contemporary with neighboring Tashiro Hardware building and the more dominate Prefontaine Building nearby and is compatible with both in terms of construction material and the straightforward articulation of its exterior.

Construction date: 1908. Architect: unknown

Description: Store and loft with basement and sub-basement. Trapezoidal plan. 200-foot frontage on South Washington Street; 130 feet on Prefontaine Place South; 120 feet on 3rd Avenue South; north wall measures 125 feet. Reinforced concrete construction. Metal cornice. A two-story pedimented Neo-Classical entrance-bay surround on the principal (South Washington Street) facade appears to be original. A small wood surround in similar style was added to the Prefontaine Place South facade at a later date. Several ground story bays have been altered.

17. Frye Hotel, 215-225 Yesler Way. D. S. Maynard's Plat, Block 16, Lots 7 and 8. King County Assessor's Account Number: 524780-1000.

Current owner: Washington Mortgage Company, Inc.
Frye Apartments
720 Central Building
Seattle, Washington 98104

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. A first class 11-story hotel which was among the tallest buildings in downtown Seattle at the time of its completion. Fourteen stories was about the ultimate height of office buildings on the local scene at this time. With its sophisticated facade decoration in the tradition of the later Italian Renaissance (includes some Baroque details), it is a prime landmark providing the final boundary element at the southwest corner of the open space created by City Hall Park and Prefontaine Place. The project was financed by Charles Frye, who had made a fortune locally in the meat packing industry. Frye is remembered today for amassing examples of Western European and American art which became the nucleus of a noted Seattle museum collection. For the hotel project Frye retained the leading architectural firm formed by Charles Herbert Bebb (1856-1942), a native of England trained at Kings College, London, and the University of Lausanne, Switzerland, where he studied engineering, was the first Washington architect to be elected a Fellow of the American Institute of Architects. He helped organize

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>J. J. J. J.</i> 7/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 17

the local chapter of the AIA in 1894 and served several terms as its president. Bebb and Mendel received gold and silver medals for their Washington State, Good Roads, and King County buildings at the Alaska-Yukon-Pacific Exposition in 1909, and another Seattle building produced by the firm which was considered to be of exceptional merit was the First Church of Christ Scientist. From 1911 to his death in 1942 Bebb served as Supervising Architect of the State Capitol Group in Olympia. In 1915, after he had commenced a long and fruitful partnership with Carl F. Gould, Bebb and his partner were appointed architects of the University of Washington Campus Plan. Bebb had emigrated to the United States in 1880 and was first employed as a construction engineer by the Illinois Terra Cotta Company of Chicago. From 1885 to 1890 he served as supervisor of construction for the eminent architectural firm of Adler and Sullivan. Louis Sullivan designed his prototypal skyscraper, St. Louis' Wainwright Building, in 1890. Nevertheless, Bebb's later skyscraper designs in Seattle would not be particularly Sullivanesque. Instead of taking inspiration from Sullivan's utilitarianism, Bebb and Mendel's solution in designing the Frye Hotel was to mimic the 11-story Italian Renaissance skyscraper in Kansas City designed for the New York Life Insurance Company in 1890 by another nationally-known firm, McKim, Mead and White. A later, more widely-known hotel commission of Bebb's in downtown Seattle is the Olympic Hotel (1925), which he and Gould designed in association with the George B. Post Company of New York. Of the two, the Frye Hotel is perhaps more original, its obvious dependence upon conventional skyscraper design of the turn of the century notwithstanding.

Construction date: 1908. Architects: Bebb and Mendel.

Description: Skyscraper. External treatment in the tradition of the Second Renaissance Revival. H-shaped plan with narrow interior court fronting 3rd Avenue South. Approximately 120-foot frontage on Yesler Way and 3rd Avenue South, respectively. 11 Stories, basement and sub-basement. Steel frame. Reinforced concrete wall construction. Brick veneer (pale brown) and terra cotta trim, principal facades. Rusticated concrete 1st and 2nd stories; staggered quoins, corners and piers. Terra cotta belt cornice atop 9th story. Terminal cornice is a bracketed slab with antefixae. Tra-beated fenestration. Originally, the principal entrance gave access to the court on 3rd Avenue South. That entrance, however, has been altered and no longer permits access from the street. Several of the shop fronts have been altered. Otherwise, externally intact. Current use is senior citizens' housing.

18. Frye Car Park, 115 3rd Avenue South. D. S. Maynard's Plat, Block 16, Lot 6. King County Assessor's Account Number: 524780-1000.

Current owner: Washington Mortgage Company, Inc.
Frye Apartments
720 Central Building
Seattle, Washington 98104

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>[Signature]</i> 2/2/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 18

Significance: Intrusion. 3-story parking structure post-dates the district's sequence of three historic periods. However, its stuccoed concrete face is decorated with modest allusions to classical composition and ornament and reveals a conscious effort to complement the adjoining hotel. Its height roughly corresponds to the rusticated concrete ground stories of the hotel. The front has a classical tripartite organization.

Construction date: 1926. Architect: J. H. Randall (?)

Description: 3-story ramp parking structure. 60 x 120 feet (60-foot frontage on 3rd Avenue South). Reinforced concrete construction. Stucco exterior finish. Piers, spandrels, frieze and parapet are decorated with ceramic tile in geometric patterns. Wide central ground story entrance bay is open. Trabeated fenestration.

19. Hotel Union, 200-204 3rd Avenue South. D. S. Maynard's Plat, Block 18, Lot 1. King County Assessor's Account Number: 524780-1060.

Current owner: Union Hotel, Inc.
223 Yesler Way
✓ Seattle, Washington 98104

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent, if plain, street architecture; the strong corner element in an intact series of buildings erected on this half block in 1904 and 1905. Continues cornice line of neighbors to the south. The architects, Charles N. Elliot and Thomas L. West, were listed in the classified section of the Seattle directory from 1901 to 1905. They provided a design in the Jacobethan Revival Style for the Carnegie Library in Fairhaven, Bellingham, Washington, c. 1903. Other works to their credit have not yet been compiled.

Construction date: 1905. Architects: Elliot and West.

Description: Simple Italianate Style. Rectangular plan. About 58-foot frontage on 3rd Avenue South; 120 feet on South Washington Street. 4 stories and basement. Ordinary masonry construction. Brick (red) facing and trim. Galvanized iron cornice. Trabeated fenestration. Two of three shop fronts on 3rd Avenue South are somewhat altered.

20. Norton Building, 206 3rd Avenue South. D. S. Maynard's Plat, Block 18, south 2 feet of Lot 1 and north half (30 feet) of Lot 2. King County Assessor's Account Number: 524780-1065.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Inventory approved 7/15/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 19

Current owner: Gideon Kramer
2401 S. W. 172nd Street
Seattle, Washington 98166

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture conforming in story lines, function and style to the neighboring warehouse to the south. The architects, Charles W. Saunders and George W. Lawton, were among the well-known architectural firms practicing in Seattle from the time of the Great Fire in 1889 to the First World War. In 1902 Saunders and Lawton joined with Bebb and Mendel and DeNeuf and Heide in publishing an illustrated promotional piece entitled Seattle Architecturally. The firm designed the Forestry Building for Seattle's Alaska-Yukon-Pacific Exposition of 1909. Also to their credit were the National Bank of Commerce, the Manufacturers Exchange Building, and a great many stores and warehouses, apartment buildings residences. Charles Saunders (1858-1935) was a charter member of the Washington State Chapter of the AIA and served as the first chapter secretary. His design for Denny Hall, the original building on the University of Washington campus, was carried out in 1895. After 1914, Saunders practiced independently.

Construction date: 1904. Architects: Saunders and Lawton.

Description: Commercial Style. Rectangular plan with 30-foot frontage on 3rd Avenue South; north and south walls measure 120 feet. 4-story wholesale building with basement and sub-basement. Ordinary brick masonry construction. Pressed brick facing (yellow). Corbeled cornice. "Norton," for H. F. Norton Company, is carried in bas-relief frieze panel. Trabeated fenestration. Store front (ground story) sympathetically remodeled in recent years.

21. Westcoast Wholesale Drug, 208-214 3rd Avenue South, D. S. Maynard's Plat, Block 18, south half (30 feet) of Lot 2, north half Lot 3. King County Assessor's Account Number: 524780-1075.

Current owner: Stanley D. Fleischmann
American Office Equipment
2nd Avenue and Pine Street
Seattle, Washington 98101

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture conforming in story lines, function and style to the neighboring building to the north.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>approved</i> 5/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 20

Construction date: 1904. Architect: unknown.

Description: Commercial Style. Rectangular plan. 60-foot frontage on 3rd Avenue South; north and south walls measure 120 feet. 5-story warehouse, or wholesale structure with basement. Ordinary masonry construction. Pressed brick facing (yellow). Cast stone cornice with dentils. Trabeated fenestration. 2 ground-story shop fronts with cast iron (?) frames.

22. C. T. Takahashi and Company, 216-222 3rd Avenue South. D. S. Maynard's Plat, Block 18, south half (30 feet) Lot 3 and all of Lot 4. King County Assessor's Account Number: 524780-1085.

Current owner: Third and Main Building Corporation
P. O. Box 4187
✓ Pioneer Square
Seattle, Washington 98104

Significance: Secondary structure. Building dates from district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. The store-and-loft is contemporary with other buildings on this half block, but it is nonconforming in terms of height. Ground story corner bays wholly remodeled with new wrap-around front.

Construction date: 1905. Architect: unknown.

Description: Store and loft with basement. Rectangular plan. 90-foot frontage on 3rd Avenue South' 120 feet on South Main Street. Steel frame (?). Reinforced concrete ground story. Ordinary masonry construction, loft, with brick facing. Metal-sheathed wood cornice. Trabeated fenestration. Loft windows over-painted. Several shop fronts altered. Ground story corner bays wholly remodeled with new wrap-around front.

23. Northwest Hotel Supply, 313 2nd Avenue Extension South. D. S. Maynard's Plat, Block 15, Lot 2 and north 31 feet of Lot 3. King County Assessor's Account Number: 524780-0890.

Current owner: Benjamin Masin
220 - 2nd Avenue South
Seattle, Washington 98104

Significance: Tertiary structure. Building dates from district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. East face of the 4-story building was remodeled in the Modernistic vein, presumably about the same time the 2-story Gothic-parapeted Apex Building, its contemporary neighbor to the north, was

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	December 26/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 21

modernized. The latter, included within original district boundaries, was altered in 1928. Alterations followed creation of 2nd Avenue Extension South in 1927.

Construction date: 1905. Architect: unknown.

Description: Commercial Style. Trapezoidal plan. 106-foot frontage on 2nd Avenue Extension South; 90 feet on 2nd Avenue South; north wall measures 48 feet; south wall measures 103 feet. 4 stories and basement. Brick masonry wall construction. Pressed face brick. Trabeated fenestration. West face intact. East facade remodeled with patterned brick frieze and terra cotta trim in the Art Deco Style 1928 or 1930, after creation of 2nd Avenue Extension South in 1927. 4 plateglass shop fronts this facade have wood and and copper-trimmed window sash, wood and marble bulkheads.

24. Masin's Furniture, 220 2nd Avenue South; 202 South Main Street. D. S. Maynard's Plat, Block 15, south 29 feet of Lot 3 and west 60 feet of Lot 4. King County Assessor's Account Number: 524780-0900.

Current owner: Masin Realty Company
220 2nd Avenue South
Seattle, Washington 98104

Significance: Tertiary structure. Building dates from the early part of the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. It was originally 5 stories in height, with rock-cut stone-faced facades in the Richardsonian Romanesque tradition. The upper two stories were removed by about 1956.

Construction date: 1900. Architect: unknown.

Description: Richardsonian Romanesque Style. L-shaped plan. 89-foot frontage on 2nd Avenue South; 50 feet on South Main Street; north wall measures 108 feet; about 29 feet on 2nd Avenue Extension South. Originally 5 stories and basement. Brick masonry wall construction with cut-stone facing, principal facades. Originally, medallions in spandrels of arched window openings of the 4th story; classical cornice. Upper two stories removed by about 1956. Suitably refurbished 1976. Trabeated fenestration; projecting piers.

25. John Corgiat Building, 210 South Main Street. D. S. Maynard's Plat, Block 15, easterly 59 feet of Lot 4. King County Assessor's Account Number: 524780-0910.

Current owner: Masin Realty Company
220 2nd Avenue South
Seattle, Washington 98104

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED <i>2/5/78</i>	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 22

Significance: Primary structure. Building dates from the early part of district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture in a conventional Italian Renaissance vein. Contemporary with neighboring structure to the west. Based on information in the local directories for this period, the architect, Robert L. Robertson, was a member of Seattle's architectural community from 1900 to the First World War, at least. For the most part, he worked independently, but for short periods of time (1904-1905) he worked in association with James E. Blackwell and J. J. Donnellan.

Construction date: 1900. Architect: R. L. Robertson. Contractor: D. Delaney.

Description: Italianate. Rectangular plan. 59 x 58 feet (59-foot frontage on South Main Street). 3 stories and basement. Solid brick masonry construction. Brick facing. Trabeated fenestration. Strip pilasters on piers, recessed spandrel panels. The brick corbel table originally supported a metal-sheathed wood cornice, now missing. Centered in the cornice were building name and date: "J. Corgiat, 1900." Two shop fronts, central entrance to upper stories.

26. Lunchroom, 301 2nd Avenue Extension South. D. D. Maynard's Plat, Block 15, portion of Lot 5 lying west of 2nd Avenue Extension South. King County Assessor's Account Number: 524780-0915.

Current owner: L. F. Harthorn and Max Maondschein
211 2nd Avenue South
Seattle, Washington 98104

Significance: Intrusion. The structure post-dates the district's sequence of three historic periods. Moreover, although it is an unexpectedly colorful structure within the district, its style (Mission Revival) and diminutive size are non-conforming. Relocated on this site from Lot 6, on the opposite side of 2nd Avenue Extension South, about 1953 (?).

Construction date: 1934. Architect: unknown.

Description: Mission Revival Style. Square plan, 22 x 22 feet. Single-story lunchroom. Solid medium construction on concrete foundation. Exterior finish: stucco on metal lath. Originally occupied service station site (Lot 6) on the opposite side of 2nd Avenue Extension South. Relocated and remodeled c. 1953 (?).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

*Reviewed
approved
7/7/78*

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 23

27. D. S. Maynard's Plat, Block 15, portion of Lot 5 lying east of 2nd Avenue Extension South and Lot 6. King County Assessor's Account Number: 524780-0920.

Current owner: Robert A. Masin
220 2nd Avenue South
Seattle, Washington 98104

Significance: Site cleared 1953. Formerly service station and site of single-story building which was relocated across the street for lunchroom purposes.

28. Union Gospel Mission (formerly Ace Hotel), 312-318 2nd Avenue Extension South. D. S. Maynard's Plat, Block 15, Lot 7. King County Assessor's Account Number: 524780-0930.

Current owner: Union Gospel Mission
P. O. Box 202
Seattle, Washington 98111

Significance: Secondary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Principal facade remodeled in Modernistic Style 1930. However, the east face, on 3rd Avenue South, appears to be unaltered, which is fortunate, because, with its Commercial Style treatment and simple bracketed metal cornice, it is compatible with the wholesale buildings opposite it and the neighboring High Victorian Italianate building to the north. The latter was included in original district boundaries.

Construction date: 1904. Architect: unknown.

Description: Commercial Style, with principal facade remodeled in the Modernistic Style 1930. Trapezoidal plan. 70-foot frontage on 2nd Avenue Extension South; 60 feet on 3rd Avenue South; north wall measures 90 feet; south wall measures 52 feet. 6 stories and basement. Brick masonry construction. Trabeated fenestration. Projecting piers. Remodeled principal facade: cut stone trim, patterned brick parapet, 3 ground story shop fronts. Remodeled facade presumably a consequence of creation of 2nd Avenue Extension South, 1927.

29. D. S. Maynard's Plat, Block 14, Lots 1 and 2. King County Assessor's Account Numbers: 524780-0845, 524780-0850.

Current owner: Clayton T., or Sherleen D. Noonan
13545 8th Avenue N.W.
Seattle, Washington 98177

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

*Increased
approved
2/7/78*

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 24

Significance: Site cleared of historic structures 1965. Black-topped for parking purposes 1967. Former site of two 4-story brick masonry High Victorian Italianate buildings erected in 1895.

30. Gallery Restaurant, 312-316 2nd Avenue South. D. S. Maynard's Plat, Block 14, Lot 3. King County Assessor's Account Number: 524780-0855.

Current owner: Benjamin and Carolyn S. Masin
220 2nd Avenue South
Seattle, Washington 98104

Significance: Tertiary structure. Building dates from the early part of the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Originally, a 5-story building in the High Victorian Italianate Style. Upper two stories were removed as a result of earthquake damage sometime between 1949 and 1951. Recently refurbished.

Construction date: 1901. Architect: Unknown.

Description: High Victorian Italianate Style. Rectangular plan. 60-foot frontage on 2nd Avenue South; north and south walls 108 feet. Originally, 5 stories and basement. Brick masonry construction. Trabeated and arcuated fenestration. Brick facing, stone trim. Ground story piers and three bold Romanesque arches framing window openings of the 2nd story are faced with rock-cut stone with leaf-carved capitals and keystones. Central pedimental crest of the original Italianate cornice carried building name and date (1901). 3 shop bays, ground story. Upper two stories removed c. 1949-1951.

31. Former Fulton Hotel, 320-322 2nd Avenue South; 208 South Jackson Street. D. S. Maynard's Plat, Block 14, Lot 4. King County Assessor's Account Number: 524780-0860.

Current owner: Lydia G. Stratton
6300 Stratford Road
Chevy Chase, Maryland 20015

Significance: Tertiary structure. Building dates from the district's primary historic period: 1889-1899, the decade of dramatic growth following the Great Fire. However, as a result of earthquake damage, its 2nd and 3rd stories were removed in 1949. 4 cast-iron shop fronts with slender classical columns framing central entrances are intact.

Construction date: 1890. Architect: unknown.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED <i>2/7/78</i>	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 25

Description: Italianate Style. Rectangular plan. 60-foot frontage on 2nd Avenue South; 108 feet on South Jackson Street. Originally, 3 stories with basement. Brick masonry construction. Trabeated fenestration. Corbeled cornice. Brick facing, stone or cast stone trim. Upper 2 stories removed 1949. Cast iron fronts of four shop bays on the two facades are intact, including slender classical columns which frame the central entries. A fifth shop front on South Jackson Street appears to be a replica (wood?). Ground story piers are rusticated with stone courses, 2nd Avenue South facade. Facing severely sand-blasted.

32. Stadium Furniture Warehouse (formerly Seattle Paint Company), 214-224 South Jackson Street, 313-323 3rd Avenue South. D. S. Maynard's Plat, Block 14, Lots 5 and 6. King County Assessor's Account Number: 524780-0865.

Current owner: Samis Land Company
408 Occidental Avenue South
Seattle, Washington 98104

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture. Compatible with neighboring Norris Safe Building, to the north, in terms of height and facade treatment. However, the cornice and some facing material have been lost in the intervening years. A well-known early occupant was the Seattle Paint Company, which opened for business in this building the first of January, 1913. The company was established in 1899 and expanded its facilities several times. By 1908, in a move that represented a trend in Seattle business, the company put into operation a large new factory in the tidelands development, and in time this building was acquired to become the new downtown outlet. The architects, William E. Boone and James M. Corner, were among the professionals practicing in Seattle since the time of the Great Fire (1889). Boone, who had been a successful California builder, arrived in Seattle in the 1880's and is credited with having designed a great many of the business blocks destroyed in the fire. Boone was president of the local chapter of the AIA 1896-1897. His partner during the 1890's was William H. Willcox, with whom he designed for the Dexter Horton Company the New York Block, a spirited example of the Richardsonian Romanesque Style erected at the corner of 2nd Avenue and Cherry Street c. 1891 and replaced 25 years later. James M. Corner appeared on the scene as the partner of Warren P. Skillings, designer of the Washington State Building for the 1893 World's Columbian Exposition in Chicago. The pair were listed in the directories from 1890 through 1899. Boone and Corner joined forces for the five-year period 1900-1905 and thereafter worked independently. Perhaps the best-known work of the firm of Boone and Corner is the Seattle High School (1902), a landmark entered in the National Register of Historic Places and partially razed in 1974.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Quinn</i> <i>approx</i> <i>7/2/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 26

Construction date: 1902. Architects: Boone and Corner

Description: Commercial Style. Square plan (120 x 120 ft.). 4 stories, basement. Solid brick masonry construction. Trabeated fenestration. Brick facing and cast stone trim. Simple capitals, or cushion blocks atop piers. Classical entablature with discs as decorative elements in frieze above each pier. Some loss of facing material and entablature details. All of original cornice with its modillions, or brackets, is missing.

33. Norris Safe Building, 307-311 3rd Avenue South. D. S. Maynard's Plat, Block 14, Lot 7. King County Assessor's Account Number: 524780-0875.

Current owner: Samis Land Company
408 Occidental Avenue South
Seattle, Washington 98104

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture. Compatible in terms of height and facade treatment with the neighboring store and loft, or warehouse, to the south. The architects, Charles W. Saunders and George W. Lawton, were among the well-known architectural firms practicing in Seattle from the time of the Great Fire (1889) to the First World War. In 1902 Saunders and Lawton joined with Bebb and Mendel and DeNeuf and Heide in publishing an illustrated promotional piece entitled Seattle Architecturally. The firm designed the Forestry Building for Seattle's Alaska-Yukon-Pacific Exposition of 1909. Also to their credit were the National Bank of Commerce, the Manufacturers Exchange Building, a great many stores and warehouses, apartment buildings and residences. Charles Saunders (1858-1935) was a charter member of the Washington of the Washington State Chapter of the AIA and served as the first chapter secretary. His design for Denny Hall, the original building on the University of Washington campus, was carried out in 1895. After 1914, Saunders practiced independently.

Construction date: 1906. Architects: Saunders and Lawton. Contractor: Alex Pearson.

Description: Commercial Style. Rectangular plan with single truncated, or faceted bay, north end of facade. 60-foot frontage on 3rd Avenue South; north and south walls measure 180 feet. 5 stories and basement. Brick masonry construction. Trabeated fenestration. Pressed brick facing. Strip pilasters on projecting piers have "Tonic" capitals of terra cotta. Italianate metal cornice with its paired console brackets, dentils and modillions is intact. Originally, the central frieze panel carried the title "Norris Safe Building." Shop fronts altered.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED <i>7/2/66</i>	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 27

34. Longshore Union Hall, 213 South Main Street; 215-221 2nd Avenue Extension South. D. S. Maynard's Plat, Block 14, Lot 8. King County Assessor's Account Number: 524780-0880.

Current owner: *E* International Longshoremen's Warehouse Union Local 37
213 South Main Street
Seattle, Washington 98104

Significance: Tertiary structure. Building dates from early part of the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Originally, a 3-story office and manufacturing building. Facade appears to have been remodeled in a near-Modernistic vein at the time 2nd Avenue Extension South was created (1927). Upper two stories were removed c. 1949-1951, probably, as in the case of other buildings in this block, owing to earthquake damage. The architect, Edwin W. Houghton, was among the professionals practicing in Seattle since the time of the Great Fire (1889). Active in affairs of the local chapter council in 1896. Houghton practiced independently to 1912 or 1913, at which time he was joined by his son under the firm name "Houghton and Son". The Arcade Building was one of Houghton's well-known works of the period.

Construction date: 1900. Architect: E. W. Houghton. Contractors: Spurr and Silber.

Description: Office and manufacturing building. Trapezoidal plan. 70-foot frontage on 2nd Avenue Extension South; 77 feet on South Main Street; rear wall measures 60 feet; south wall 120 feet. Originally, 3 stories and basement. Brick masonry construction. Trabeated and arcuated fenestration (a large segmental arch spans the central bay of the east face, which appears to have been remodeled in a near-Modernistic vein after the creation of 2nd Avenue Extension South in 1927). Cast stone and terra cotta trim. Terra cotta panels with bas relief shield and scroll motifs decorate ground story windows, 2nd Avenue Extension facade. Pressed brick facing latter face. Projecting piers. Upper two stories removed c. 1949-1951.

35. Seattle Lighting Fixture Company, 222 2nd Avenue Extension South. D. S. Maynard's Plat, Block 19, Lot 1. King County Assessor's Account Number: 524780-1115.

Current owner: *U* Union Investors
3942 West Barrett Street
Seattle, Washington 98199

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Store and loft-type building which is a late example of the Italianate Style. It nonetheless is compatible in height and treatment with the Commercial Style structures

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>5/2/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 28

in the immediate vicinity, most of which have classical details at the cornice lines. It is intact except that its bracketed metal terminal cornice is missing. The west face may have been set back several feet on a tangent when 2nd Avenue Extension South was cut through this block in 1927, but it was not otherwise altered.

Construction date: 1906. Architect: unknown.

Description: Italianate Style. Trapezoidal plan, truncated apex at street corner. 65-foot frontage on 2nd Avenue Extension South; 120 feet on South Main Street; rear wall measures 60 feet; south wall 85 feet. 4 stories and basement. Timber frame. Ordinary masonry (brick) walls. Brick facing, cast stone trim (belt cornice). Trabeated and arcuated fenestration. Continuous projecting piers, 2nd and 3rd stories. Bracketed Italianate terminal cornice of galvanized iron is missing. Ground story shops remodeled.

36. Seattle Lighting Fixture Company (Annex), 210-222 2nd Avenue Extension South. D. S. Maynard's Plat, Block 19, Lot 2 and north 5 feet of Lot 3. King County Assessor's Account Number: 524780 - 1120

Current owner: TwoTen 2nd Building
3942 West Barrett Street
Seattle, Washington 98199

Significance: Intrusion. The building post-dates the district's sequence of three historic periods. Nonconforming height.

Construction date: 1946. Architect: unknown.

Description: Store and loft (2 stories) with basement. Trapezoidal plan. 70-foot frontage on 2nd Avenue Extension South; rear wall measures 64 feet; north wall 85 feet; and south wall 45 feet. Wood frame (?). Concrete tile exterior walls, stucco finish. Flat, tar and gravel roof. Trabeated fenestration. 3 shop fronts.

37. D. S. Maynard's Plat, Block 19, south 55 feet of Lot 3, and portion of Lot 4 lying east of 2nd Avenue Extension South. King County Assessor's Account Number: 524780-1130.

Current owner: Seattle Lighting Fixture Company
222 2nd Avenue South
Seattle, Washington 98104

Significance: Site cleared and black-topped for parking purposes 1954. Formerly

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1975
DATE ENTERED	APR 12 1975

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 29

developed as a Shell gasoline station (1932). Prior to 1927, at which time 2nd Avenue Extension South was cut through Block 19 on a tangent, Lots 3 and 4 were occupied by the Armour Building (1910), a massive, nine-story Commercial Style block with steel frame and reinforced concrete walls on a foundation of timber piles.

38. Union Station Square, bounded by South Jackson Street, 3rd Avenue South and 2nd Avenue Extension South. D. S. Maynard's Plat, Block 19, portion of Lot 4 lying west of 2nd Avenue Extension South. King County Assessor's Account Number: Exempt.

Current owner: City of Seattle
Department of Parks and Recreation
610 Municipal Building
Seattle, Washington 98104

Significance: Park area. The triangle was created when the nine-story Armour Building was razed and 2nd Avenue Extension South was cut through Block 19 on a tangent in 1927. First improved for parkway purposes 1929. Enlarges open space in front of King Street Railroad Station and allows an unobstructed view of the station's campanile from the head of 3rd Avenue South.

Description: 1600 square feet. Triangle bordered by sidewalks. Other developments: lawn, evergreen tree, bus-stop shelter erected by Seattle Transit Authority in the late 1960's.

39. Union Pacific Railroad Station, 4th Avenue South and South Jackson Street (entered separately into the National Register 8-30-74). D. S. Maynard's Plat, Block 27, Lots 1 through 4, westerly fractions of Lots 5 through 8, and portion of South King Street, vacated. King County Assessor's Account Number: 524780-1250.

Current owner: Oregon and Washington Railway and Navigation Company
1416 Dodge Street
Omaha, Nebraska

Significance: Primary structure. Commenced January 1910; completed and opened for use May, 1911. Building dates from the last of the district's three historic periods: 1911-1916. During this five-year period occurred the last real surge of building in downtown Seattle for nearly half a century.

This was the second of two major railroad terminals built in a strategic location on the lower edge of the central business core and adjacent to a new warehouse and industrial district being developed on acres of tideflats filled by dredging and deposition of excavation materials from Seattle's hillside regrading projects. The philosophy behind the ambitious and successful Seattle Tidelands development was to

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 30

allow railroad cars direct access to cargo ships berthed in the harbor for more efficient loading and unloading procedures. Spur trackage was run to the wharves from trunk lines paralleling the waterfront.

The Great Northern and Northern Pacific transcontinental lines completed a terminal on South King Street in 1906. Shortly thereafter, the Oregon-Washington Railway and Navigation Company built north from Portland a branch of the Union Pacific Railroad. In 1909 Seattle's supremacy as the major railhead port on Puget Sound was guaranteed with completion of the Chicago, Milwaukee and St. Paul line, which entered Seattle via Snoqualmie Pass and terminated at the projected site of the Union Pacific's terminal immediately east of the King Street Station.

Union Pacific Station's peak passenger year was 1945, which brought the demobilization of troops stationed on the Pacific during the Second World War. Rail passenger service declined with the advent of commercial air travel, and the terminal was closed in 1971. In 1976 it was renovated for use as an antiques storehouse and retail outlet.

Construction date: 1911. Architect: D. J. Patterson, San Francisco.

Description: Neo-Classical Revival Style. Rectangular plan; gross dimensions 150 by 220 feet. Entrance lobby on north end, fronting South Jackson Street. 4-story longitudinal core with gable roof flanked by 3-story hip-roofed office wings. Single-story passenger concourse, south end. Steel frame. Reinforced concrete walls. Red brick veneer. Rusticated piers and corner. Stone-faced ground course. Terra cotta and cast stone trim (Doric entablatures). Barrel-vaulted waiting room, 60 by 160 feet. Trabeated fenestration. Roman-arched clerestory window, south end of central block.

40. King Street Station, 3rd Avenue South and South King Street (entered separately into the National Register 4-13-74). D. S. Maynard's Plat, Block 20, Lots 1 through 4 and portion of South King Street, vacated. King County Assessor's Account Number: 524780-1160.

Current owner: Burlington Northern Railway, Inc.
176 East 5th Street
St. Paul, Minnesota

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. This was the first of two major railroad terminals built in a strategic location on the lower edge of the central business core and adjacent to a new warehouse and industrial district being developed on acres of tidelands filled by dredging and deposition of excavation materials from Seattle's hillside regrading projects. The philosophy behind the ambitious and successful Seattle Tidelands development was to allow railroad cars

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

APR 12 1978

DATE ENTERED

James [unclear]
2/7/78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 31

direct access to cargo ships berthed in the harbor for more efficient loading and unloading procedures. Spur trackage was run to the wharves from truck lines paralleling the water front.

The Northern Pacific transcontinental route was completed through the Cascade Range to Tacoma by 1887, and in 1893 the Great Northern Railroad completed its line through the Cascades and approached Seattle from the north. Between 1893 and 1897 Tacoma and Seattle were more or less equal competitors as railhead ports on Puget Sound. After the Klondike Gold Rush 1897-1898, however, the Northern Pacific Railroad expanded, its Seattle operations to capture some of the trade. Both companies bought up rights-of-way along the waterfront, and competition dragged on for years. The Great Northern completed a mile-long tunnel under the business district to its projected terminal site in 1905. Having over a period of years methodically acquired a controlling share of Northern Pacific stock, Great Northern head James Jerome Hill dictated the placement of a terminal for both lines, and the King Street Station was opened in 1906. The architects, Charles A. Reed and Allen H. Stem, were based in St. Paul, Minnesota and became widely known for their designs for main line railroad stations and terminals throughout the country. The firm's outstanding achievement was the Grand Central Station (1913) in New York City, a project in which they were associated with the New York architectural firm of Warren and Wetmore. Reed and Stem are generally credited with engineering features of the conjoint masterwork.

Construction date: 1906. Architects: Reed and Stem, St. Paul. General Contractor: G. A. Johnson and Son, Chicago.

Description: Neo-Classical Revival Style with Italian Renaissance clock tower imitating the campanile of the Piazza San Marco in Venice. This latter-day campanile remains one of the prominent vertical elements in the Seattle skyline. L-shaped plan, 135 by 230 feet, with 120-foot high clock tower, or campanile inside the southwest corner. Station proper is 3 stories in height with a tile-covered hipped roof. Concrete foundation on pilings. Ground story of reinforced concrete with granite facing. Solid brick masonry upper walls. Projecting piers. Pressed brick facing. Terra cotta and cast stone trim. Classical entablature. Trabeated fenestration. Interior remodeled 1950 and 1964. Still in use for original purpose.

4. [unclear]
5. [unclear]
Goldsmith and Brothers Building, 419-423 2nd Avenue South. D. S. Maynard's Plat, Block 12, Lots 5 and 6. King County Assessor's Account Number: 524780-0755

Current owner: Norman Volotin
1309 114th Avenue S.E., No. 108
Bellevue, Washington 98004

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	DEC 12 1978
DATE ENTERED	<i>2/7/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 32

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent, intact street architecture conforming in function, height and mass to the neighboring building of the North Coast Electric Company on the north. The latter is included in original district boundaries. Together, these two warehouses solidly describe the westernmost edge of the large open space created by the King Street Station parking lot.

Construction date: 1907. Architect: unknown.

Description: Plain Italianate surface treatment. Nearly square in plan, 108 x 111 feet. 6 stories and basement. Steel frame. Reinforced concrete walls. Fire-flashed pressed brick facing. Rusticated ground story. Cast stone (?) belt courses and lintels. Patterned brick topmost story. "Corbeled" terminal cornice. Trabeated fenestration. Renovated internally for adaptive use 1976.

43. Pacific Northwest Bell Telephone Company, 416-422 Occidental Avenue South. D. S. Maynard's Plat, Block 12, Lots 7 and 8. King County Assessor's Account Number: 524780-0780.

Current owner: Mr. C. F. Clise
First National Bank and Trust
P. O. Box 3586
Seattle, Washington 98124

Significance: Intrusion. Storage and office building post-dates the district's sequence of three historic periods. Compatible use, but nonconforming height, facade treatment and color.

Construction date: 1930. Architect: unknown.

Description: Modernistic Style. Nearly square in plan, 110 x 111 feet. 2 stories and basement. Steel frame. Reinforced concrete walls. Projecting piers extend above plain parapet. Yellow brick facing. Trabeated fenestration (plate glass windows with steel sash).

44. McKesson and Robbins, Inc., (formerly, Manufacturers Exchange), 419 Occidental Avenue South. D. S. Maynard's Plat, Block 5, Lots 5 and 6. King County Assessor's Account Number: 524780-0280.

Current owner: McKesson and Robbins, Inc.
419 Occidental Avenue South
Seattle, Washington 98104

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>James [unclear] 7/17/78</i>

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 33

Significance: Primary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Competent street architecture conforming in function, height, mass and facade treatment with wholesale houses of the immediate neighborhood. The architects, Charles W. Saunders and George W. Lawton, were among the well known firms practicing in Seattle from the time of the Great Fire in 1889 to the First World War. In 1902 Saunders and Lawton joined with Bebb and Mendel and DeNeuf and Heide in publishing an illustrated promotional piece entitled Seattle Architecturally. The firm designed the Forestry Building for Seattle's Alaska-Yukon-Pacific Exposition of 1909. Also to their credit were the National Bank of Commerce and a great many stores and warehouses, apartment buildings and residences. Charles Saunders (1858-1935) was a charter member of the Washington State Chapter of the AIA and served as the first chapter secretary. His design for Denny Hall, the original building on the University of Washington campus, was carried out in 1895. After 1914, Saunders practiced independently.

Construction date: 1907. Architects: Saunders and Lawton. Contractor: James Black Masonry and Contracting Company, Seattle and St. Louis. This project was regarded the company's third substantial contract in Seattle, the first having been for the Alaska Building, the city's first steel-framed 14-story skyscraper. The latter is included within original district boundaries.

Description: Commercial Style. Nearly square in plan, 110 x 111 feet. 6 stories and basement. Concrete foundation walls on piles-caissons. Cast iron and timber frame. Solid brick masonry walls. Red brick facing. Continuous projecting piers are linked at the uppermost story by segmental-arched openings. Balance of fenestration is trabeated. Corbel table originally supported a cornice, now missing.

45. Warehouse, 500-502 1st Avenue South. Seattle Tidelands Addition, Block 326, Lot 1 and north 20 feet of Lot 2. King County Assessor's Account Number: 766620-6830 (permanent record card missing).

Current owner: Franchise Development Corporation
Benihana of Tokyo
1200 Fifth Avenue
Seattle, Washington 98101

Significance: Secondary structure. Building dates from the district's secondary historic period: 1900-1910, the decade of Seattle's explosive growth. Conforms in function, mass and general facade treatment with wholesale houses of the immediate neighborhood. Although lower in height than the other buildings on the southwesternmost intersection of the district, with its 4 stories, it nevertheless is part of the strong axis of multi-storied warehouses along South King Street.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 34

Description: Second Renaissance Revival Style. Rectangular plan. 80-foot frontage on 1st Avenue South; c. 150 feet on South King Street. 4 stories and concrete basement. Solid masonry construction. Pressed brick facing (grey-buff). Cast stone and terra cotta (?) trim. Trabeated fenestration. Strip pilasters. Classical belt cornice atop ground story. Classical terminal cornice and parapet.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1889-1916 BUILDER/ARCHITECT (buildings within expansion zone)

STATEMENT OF SIGNIFICANCE	Bebb and Mendel	Houghton, Edwin W.
	Boone and Corner	Josenhans and Allan
	Elliot and West	Patterson, D.J.
	Gould, Carl F.	Reed and Stem
	Gould, A. Warren	Robertson, Robert L.
	Wilson, Clayton D.	Saunders and Lawton

Pioneer Square Historic District in Seattle is significant to the nation as the well-preserved historic business center of the major railhead port on Puget Sound, on the Northern Pacific Coast. It embraces many outstanding brick-masonry business blocks, early steel-frame skyscrapers, reinforced concrete warehouses, and other landmarks dating from the unparalleled development of the downtown between 1889 and 1916. Moreover, this district was among the first on the West Coast to be protected by city ordinances governing alteration, demolition and new construction within officially-recognized boundaries.

A 52-acre Pioneer Square Historic District was created by City Ordinance No. 98852, effective May 30, 1970. This original ordinance was subsequently amended several times to establish 1) procedures for issuing certificates of approval, 2) seismic design requirements, 3) an adjunct special review district, and 4) minimal maintenance standards. On June 22, 1970 the historic district, with boundaries nearly identical to those recognized by the City of Seattle, was entered into the National Register of Historic Places.

The purpose of this nomination is to expand the boundaries of Pioneer Square Historic District in conformance with a 1974 City Ordinance (No. 103655) which enlarged the original district by some thirty acres. For legitimate planning purposes (chiefly, to control street improvements), the City's latest amendment added a significant intrusion to the district. It also excluded two historic and visually-important properties bordering the focal space created by City Hall Park. Therefore, the boundaries proposed by this nomination differ slightly from those adopted by the City. This nomination omits the elevated freeway paralleling the waterfront as well as the Columbia Street on-ramp to the viaduct; it adds the King County Courthouse and the Hotel Reynolds and several neighboring properties which define the northeast border of City Hall Park.

Pioneer Square Historic District takes its name from a small, triangular public square - the largest of several freestanding parcels in the district. The latter were created by the joining of an angled plat to D. S. Maynard's compass-oriented grid along Yesler Way, and by the latter extension of 2nd Avenue on a tangent across the southerly grid. Pioneer Square is surrounded by an important group of multi-storied business blocks. Together, the tree-lined open space and nearby buildings were the focus of early preservation efforts within the district. The greater historic area radiating from this point and the name "Pioneer Square" have become synonymous. Despite gradations of land use within the

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Layman, Earl, and Snyder, John, City of Seattle Office of Urban Conservation.
Preliminary form and exhibits nominating an expanded Pioneer Square Historic
District to the National Register of Historic Places, October 10, 1976.

continued on attached page

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 88 acres

UTM REFERENCES

D 1,0 549900 5272280
ZONE EASTING NORTHING

B 1,0 550630 5271540
ZONE EASTING NORTHING

A 1,0 550650 5272230
ZONE EASTING NORTHING

C 1,0 550060 5271560
ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

(see attached sheet)

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

Elisabeth Walton Potter, Historic Preservation Specialist

ORGANIZATION

Office of Archaeology and Historic Preservation

DATE

December 1976

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-4117

CITY OR TOWN

Olympia

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

Joanne M. Welch, Deputy

TITLE

DATE

4/3/78

FOR NPS USE ONLY

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

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	APR 12 1978
DATE ENTERED	<i>Increase approved 7/7/78</i>

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

expanded district (it includes a municipal building, courthouse, hotels, railroad terminals, office structures, and warehouses), the Pioneer Square area is cohesive in historical and physical terms. No modification of the district title is considered necessary.

The expanded district encompasses a total of 88 acres. Its core is the business district built up rapidly to replace that which was destroyed by the Great Fire of June 6, 1889. After the conflagration, streets close to the waterfront were providently raised to grade and widened to a general 66-foot standard. Although buildings of later vintage are interspersed throughout, the core area is occupied predominantly by High Victorian Italianate and Richardsonian Romanesque buildings dating from the decade between 1889 and 1899.

The expansion area is a concentric zone of later development on all sides of the core excepting those sides with fixed barriers related to the waterfront freeway. Buildings from the decade of Seattle's explosive growth, 1900-1910, predominate in the expansion zone. The railroad terminals and the many Commercial Style wholesale buildings and warehouses are the legacy of a real estate boom which transformed the area south of the old business district. At the turn of the century, work was resumed on a plan conceived years earlier for the improvement of Seattle's harbor on Elliott Bay. Many acres of tideflats of the Duwamish estuary were filled by dredging and deposition of excavation materials from Beacon Hill washed down to the waterfront by flumes. The philosophy behind the ambitious and successful development was to allow railroad cars direct access to berthed cargo ships for more efficient loading and unloading procedures. Spur trackage was laid to the wharves from trunk lines paralleling the waterfront. Real estate developers were quick to see that the same trackage would serve business and industry which they sought to attract to level sites close to the city's heart. As litigation was resolved and the tracts were filled, streets and waterways laid out, and property values for both filled and unfilled parcels soared in what came to be known as the Tidelands Boom.

Seattle's strong economy during the historic period was based upon diversified industry and the city's status as the preeminent railhead port on Puget Sound. It produced a final surge of building within the district between 1911 and 1916. In this five-year period the seat of local government was fixed in a substantial new structure at a historic location near the intersection of 3rd Avenue and Yesler Way. The County-City Building and the 42-story Smith Tower (by far, the tallest of Seattle's historic high-rise office structures) were among the important projects which returned the focus of Seattle's business district to lower 2nd Avenue after it had been drawn for a time northwestward toward Pike Street.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

APR 12 1978

DATE ENTERED

*Received
approved
2/5/78*

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

Steinbrueck, Victor, "An Architectural and Historical Survey and Study of the Pioneer Square-Skid Road Historical District". Prepared for the Seattle Planning Commission, 1969.

Pioneer Square Historic District Plan: A Public Improvements Study. Prepared for the City of Seattle by "Makers", Architecture and Urban Design, August 1, 1974.

Bagley, Clarence B., History of Seattle... (Chicago: The S. J. Clarke Publishing Co., 1916), Vol. 2, pgs. 636-640. Chapter entitled "Buildings".

Sale, Roger, Seattle Past to Present (Seattle and London: University of Washington 1976).

Sherwood, Don, Seattle Department of Parks and Recreation. Historical data sheets on City Hall Park and Prefontaine Place. Undated.

Croly, Herbert, "The Building of Seattle: A City of Great Architectural Promise", The Architectural Record, Vol. 32, No. 1 (July 1912), 1-21. Photographs of the Hotel Morrison (Arctic Club), Union Station, pages 10 and 11.

"The Arctic Club", Pacific Builder and Engineer, Vol. 14, No. 11 (September 14, 1912), 228. Also: plates of clubhouse interiors, pages 229, 231.

"Proposed Court House", Pacific Builder and Engineer, Vol. 14, No. 16 (October 19, 1912), 319. Illustrated with architect's original perspective sketch for a 22-story skyscraper with a central tower.

"Description of King County Court House", Pacific Builder and Engineer, Vol. 21, No. 5 (May 1916), 256-260. Illustrated with architect's perspective sketch of the first six stories of the courthouse project and as-built photos of the interior.

Seattle Post-Intelligencer (July 9, 1904, 7; (July 11, 1904), 1. Regarding plans for the Municipal Building (Old Public Safety Building).

"Union Passenger Depot, Seattle", Pacific Building and Engineering Record, Vol. 4, No. 32 (August 11, 1906), 3. Detailed note on King Street Station.

"Manufacturers Exchange, Seattle", Pacific Builder and Engineer, Vol. 5, No. 38 (September 21, 1907), 13.

"Paint Company's New Home", Pacific Builder and Engineer, Vol. 15, No. 1 (January 4, 1913), 8. Illustrated note on Seattle Paint Company (presently Stadium Furniture Warehouse).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED

Green
approved
7/7/78

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

VERBAL BOUNDARY DESCRIPTION - EXPANDED PIONEER SQUARE HISTORIC DISTRICT

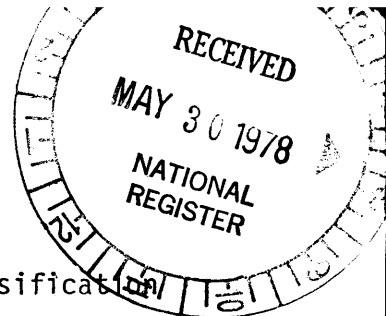
Beginning at the intersection of a line 33 feet west of and parallel with the east line of Fifth Avenue South and a line 120 feet south of and parallel with the production west of the south line of South King Street; thence west along last described parallel line to a line 244 feet east of and parallel with the production south of the east line of Second Avenue South; thence north along 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 to a line approximately 80 feet south of and parallel with the south line of South King Street; thence west along last described parallel line to the center line of 1st Avenue South; thence south along said center line to a line approximately 120 feet south of and parallel with the south line of South King Street; thence west along last described parallel line to the east line of Railroad Way South; thence north along said east line to the south line of South King Street; thence west along said south line 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 northwesterly 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 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 produced 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 northwesterly line of Second Avenue South Extension, thence southeasterly along said northwesterly 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 88 acres, more or less.

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 2



Survey Number	Building	Classification
1	Polson Building 69 - 71 Columbia	Secondary
2	611 - 619 Western Ave.	Secondary
3	Journal Building 630 - 622 Western Ave 85 Columbia	Primary
4	Seattle Steam Co.-Post St. Plant 621 Post	Secondary
5	Vacant Lot	
6	Traveler's Hotel 76 - 84 Yesler	Secondary
7	Pacific Banking # 1 Yesler	Secondary
8	Hotel Yesler 71 - 87 Yesler	Primary
9	Vacant Lot	
10	114 Alaskan Way Fred Cole Factory	Secondary
11	L & H Printing 68 - 74 Washington	Secondary
12	Harbor Entrance Pergola	Primary
13	77 South Washington	Secondary
14	St. Charles Hotel 81 - 85 South Washington	Primary
15	210 Alaskan Way People's Supply Company	Intrusion
16	O.K. Hotel 212 - 216 Alaskan Way	Intrusion
17	Puget Sound Hotel 218 Alaskan Way	Intrusion
18	Built c. 1950	Intrusion
19	Our Home Hotel 75 - 85 South Main	Primary

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 3

20	Otto Sturham & Sons 304 South Alaskan Way	Secondary
21	84 Jackson Street	Intrusion
22	401 First South	Secondary
23	410 South Alaskan Way	Intrusion
24	Pioneer Drug Company Between Post & First	Secondary
25	625 First Avenue	Secondary
26	Post Hotel 88 - 89 Yesler Way	Primary
27	Mutual Life Building First Avenue	Primary
28	Yesler Building 95 Yesler Way 101 First South	Primary
29	Schwabacher Building 103 - 107 First South 93 Yesler Way	Primary
30	Northern Hotel 109 - 115 First South	Primary
31	Maynard Building 117 First South	Primary
32	89 South Washington Street	Intrusion
33	J & M Hotel & Cafe 201 - 205 First South	Secondary
34	Skagit Hotel 207 First South	Secondary
35	209 First South	Secondary
36	211 First South	Secondary
37	215 First South	Secondary
38	New England Hotel 217 - 219 First South	Secondary
39	Bread of Life Mission 301 First South	Primary
40	Maud Building 309 First South	Primary

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 4

41	Hotel Crown 313 First South	Secondary
42	Squire Building 317 First South	Secondary
43	Smith Building 321 First South	Secondary
44	Schwabacher Hardware 401 First South	Primary
45	M. Seller Building 409 - 417 First South	Secondary
46	Hambach Building 419 First South	Secondary
47	Seattle Hardware 501 First South	Primary
48	Bank of California Parking Garage	Intrusion
49	700 - 706 First Avenue	Primary
50	Lowman Building 103 - 107 Cherry	Primary
51	616 First Ave	Primary
52	Howard Building 612 - 614 First Avenue	Primary
53	Pioneer Building 602 - 610 First Avenue	Primary
54	Pioneer Place Pergola Pioneer Square	Primary
55	Pioneer Place Park	Primary
56	Totem, Pioneer Place	Primary
57	Fountain, Pioneer Place	Primary
58	Cascade Hotel 105 - 107 Yesler	Razed
59	Kind Building 106 - 108 First South	Primary
60	City Club 110 - 112 First South	Primary

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 5

61	K & M Building 114 - 120 First South	Secondary
62	204 First South	Secondary
63	206 First South City Loan Building	Secondary
64	Grand Central Hotel 208 - 220 First South	Secondary
65	Globe Building	Primary
66	Globe Hotel 300 First South	Primary
67	Nord Hotel 312 - 314 First South	Secondary
68	Walker Building 316 First South	<u>Intrusion</u>
69	Capitol Brewing Company 322 - 324 First South	Primary
70	101 South Jackson Street	Secondary
71	Hambach Building 414 First South	Intrusion
72	Parking Garage - "Sinking Ship"	Intrusion
73	Merchant's Cafe 109 Yesler	Secondary
74	Eagle Cafe	Secondary
75	Korn Building 101 South Occidental	Secondary
76	Saveway Market 107 Occidental Avenue South	Secondary
77	115 Occidental Avenue South	Intrusion
78	116 - 118 South Washington Street	Secondary
79	Interurban Hotel 116 - 118 South Washington Street	Intrusion
80	Vacant Lot 117 - 119 South Washington Street	Razed 10/65

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 6

81		Razed
82 - 83	Union Trust Building 115 - 117 South Main	Primary
84	Waltham Building 311 - 313 Occidental South	Primary
85	122 Occidental South	Secondary
86	119 South Jackson	Secondary
87	123 South Jackson	Secondary
88	Second and Cherry Building 615 - 619 Second Avenue	Primary
89	613 Second Avenue	Razed
90	Butler Block 601 - 611 Second Avenue	Secondary
91	Pacific Block 102 - 108 Occidental South	Primary
92	118 - 112 Occidental South	Intrusion
93	State Building 300 - 310 Occidental South	Secondary
94	314 - 322 Occidental South	Secondary
95	Washington Shoe Mfg. 400 - 410 Occidental South	Secondary
96	618 Second Avenue	Primary
97	Corona Hotel 606 - 610 Second Avenue	Secondary
98	600 Second Avenue	Secondary
99	Collins Building 520 - 524 Second Avenue	Primary
100	512 Second Avenue	Primary
101	Smith Tower 502 - 508 Second Avenue	Primary
102	Fortson Square Intersection Second and Yesler Way	N/A
103	Metropole Building 421 Second Avenue	Secondary

Pioneer Square Skid Road Historic District

Continuation Sheet

Item Number 10

Page 7

104	313 Second South	Primary
105	411 Second Avenue	Intrusion
106	401 - 409 Second Avenue South	Secondary
107	413 Second Avenue	Intrusion
108	167 - 169 Washington	Intrusion
109	Second Avenue South & South Washington	Secondary
110	207 - 211 Second Avenue South	Intrusion
111	213 - 217 Second Avenue South	
112	Second Avenue South at Main	Secondary
113	Duncan & Sons (former) 313 - 317 Second South	Primary
114	Cadillac Hotel 319 - 323 Second South	Secondary
115	North Coast Electric 165 - 173 South Jackson	Intrusion <i>Secondary</i> <i>eg. says 1-28-82</i>
116	Don's Oyster House 201 - 209 Yesler Way	Secondary
117	Harbor Light Mission 408 - 414 Second Avenue	Intrusion
118	Monteroy Hotel 404 - 412 Second Avenue South	Secondary
119	404 - 412 Second Avenue	Primary
120	404 - 412 Second Avenue	Primary
121	212 - 216 Washington	Razed
122	Union Gospel Mission Cafe 201 Third South	Primary
123	Union Gospel Mission Hotel 219 South Washington	Secondary
126	The Underground	Intrusion

Pioneer Square - Expansion District



<u>Survey Number</u>	<u>Building</u>	<u>Classification</u>
1 - x	King County Courthouse 3rd Avenue and James Street	Primary
2 - x	City Hall Park Yesler Way between 3rd & 4th Aves.	Primary
3 - x	Prefontaine Place between Jefferson Street, Yesler Way & 3rd Avenue	Primary
4 - x	Hotel Morrison 501 - 517 3rd Avenue	Primary
5 - x	Hotel Drexel 519 - 525 3rd Avenue	Tertiary
6 - x	Name of the Game Restraunt 418 - 422 4th Avenue	Intrusion
7 - x	Milburn Hotel 411 Jefferson Street	Tertiary
8 - x	Vacant Lot C.D. Boren's Addition, Block 37, Lot 4	N/A
9 - x	Hotel Reynolds 406 - 410 4th Avenue	Primary
10 - x	McRae Garage 400 4th Avenue	Intrusion
11 - x	Old Public Safety Building Between Terrace Street, Yesler Way, 4th and 5th Avenues	Primary
12 - x	Roberts/Grand Union Hotel 401 - 405 Yesler Way	Primary
13 - x	Parking Lot D.S. Maynard's Plat, Block 30, Lot 3 & 4	N/A
14 - x	Prefontaine Building 100 - 118 Prefontaine Place South	Primary
15 - x	Tashiro Harware 101 - 113 Prefontaine Place South	Secondary
16 - x	Kaplan Warehouse 300 - 314 South Washington Street	Secondary

17 - x	Frye Hotel 215 - 225 Yesler Way	Primary
18 - x	Frye Car Park 115 3rd Avenue South	Intrusion
19 - x	Hotel Union 200 - 204 3rd Avenue South	Primary
20 - x	Norton Building 206 3rd Avenue South	Primary
21 - x	Westcoast Wholesale Drug 208 - 214 3rd Avenue south	Primary
22 - x	C.T. Takahashi and Company 216 - 222 3rd Avenue South	Secondary
23 - x	Northwest Hotel Supply 313 2nd Avenue Extension South	Tertiary
24 - x	Masin's Furniture 220 2nd Avenue South, 202 South Main Street	Tertiary
25 - x	John Corgiat Building 210 South Main Street	Primary
26 - x	Lunchroom 301 2nd Avenue Extension South	Intrusion
27 - x	Vacant Lot D.S. Maynard's Plat, Block 15, Lots 5 & 6	N/A
28 - x	Union Gospel Mission 312 - 318 2nd Avenue Extension South	Secondary
29 - x	Vacant Lot D.S. Maynard's Plat, Block 14, Lots 1 & 2	N/A
30 - x	Gallery Restruant 312 - 316 2nd Avenue South	Tertiary
31 - x	Fulton Hotel 320 - 322 2nd Avenue South	Tertiary
32 - x	Stadium Furniture/Seattle Paint 214 - 224 South Jackson Street 313 - 323 3rd Avenue South	Primary

33 - x	Norris Safe Building 307 - 311 3rd Avenue South	Primary
34 - x	Longshore Union Hall 213 South Main Street	Tertiary
35 - x	Seattle Lighting Fixture Co. 222 2nd Avenue Extension South	Primary
36 - x	Seattle Lighting (Annex) 210 - 222 2nd Avenue Extension South	Intrusion
37 - x	Vacant Lot D.S. Maynard's Plat, Block 19, Lot 3 & 4	N/A
38 - x	Union Station Square Between South Jackson, 3rd Avenue South, 2nd Avenue Ext. South	N/A
39 - x	Union Pacific Railroad Station 4th Avenue South and South Jackson Street	Primary
40 - x	King Street Station 3rd Avenue South & South King Street	Primary
41 - x	Goldsmith and Bros., Building 419 - 423 2nd Avenue South	Primary
42 - x	Northwest Corner, 2nd Avenue South and South King Street	Primary
43 - x	PNWB Telephone Company Building	Intrusion
44 - x	McKesson and Robbins, Inc. 419 Occidental Avenue South	Primary
45 - x	500 - 502 1st Avenue South	Secondary

RECEIVED
APR 12 1978
NATIONAL
REGISTER

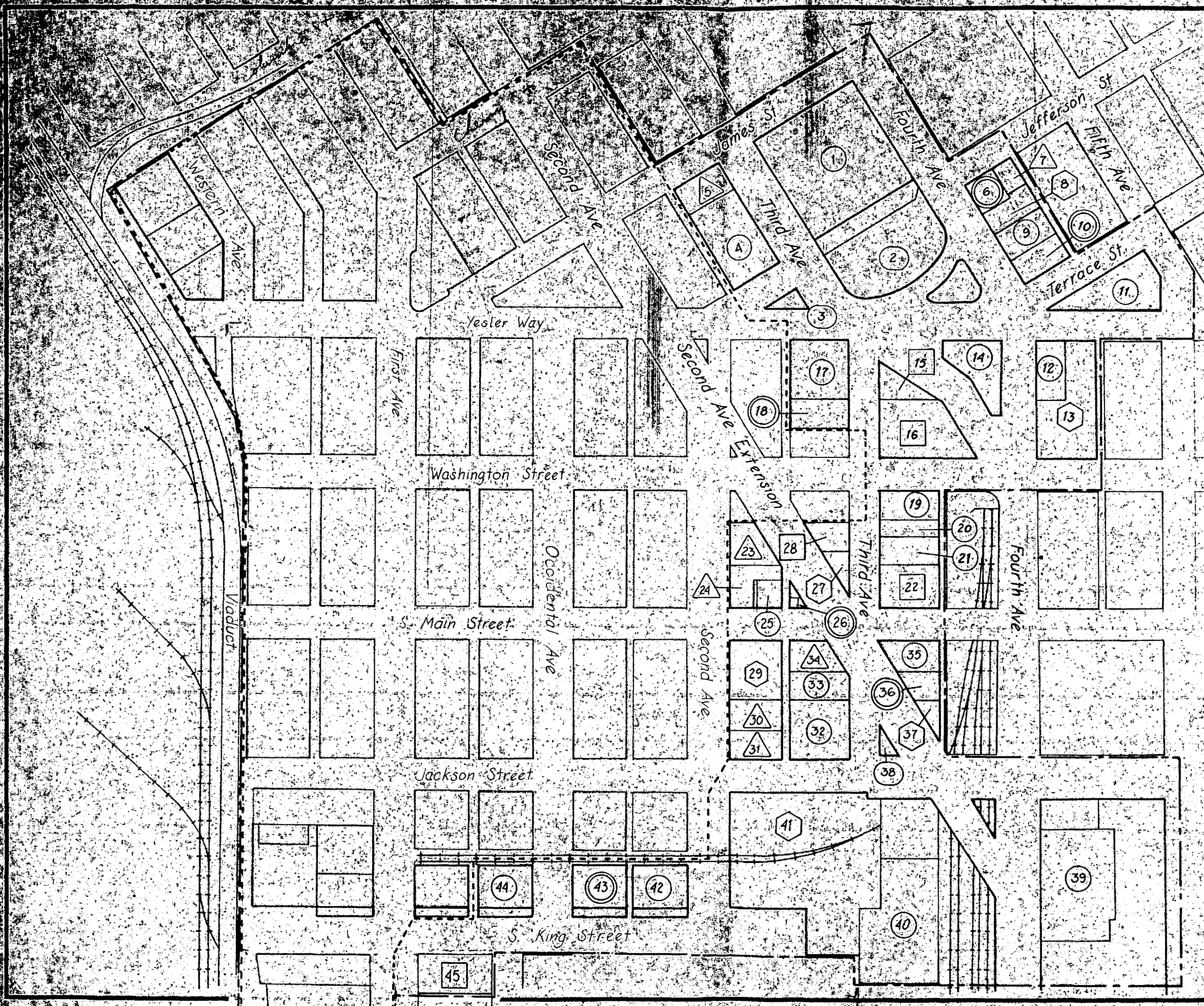
SEE SAME MAP
SUBMITTED OCT
31 1977 FOR
PHOTO VIEWS

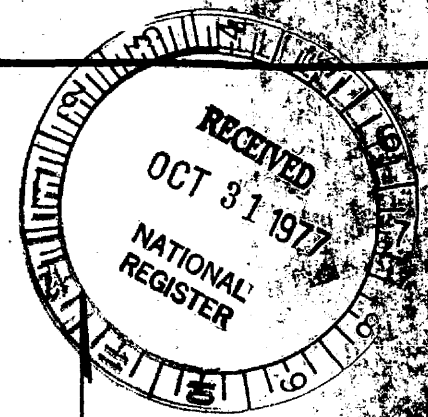
- ⊙ Primary Structure
- Secondary
- △ Tertiary
- ⊙ Intrusion
- ⬡ Parking Lot
- Park Area
- Original Boundary
- - - Revised Boundary

Numbers refer to property
descriptions in text

**PIONEER SQUARE HISTORIC
DISTRICT EXPANSION**
Seattle, Washington

**WASHINGTON STATE
PARKS AND RECREATION COMMISSION**
DRAWN BY _____ SCALE 1" = 200'
DATE 1.77. _____ DRAWING NO. _____





○ Primary Structure

□ Secondary "

△ Tertiary

⊙ Intrusion

⬡ Parking Lot

◯ Park Area

--- Original Boundary

--- Revised Boundary

Numbers refer to property descriptions in text

PIONEER SQUARE HISTORIC DISTRICT EXPANSION

Seattle, Washington

WASHINGTON STATE PARKS AND RECREATION COMMISSION

DRAWN BY

DATE 1.77

SCALE 1" = 200'

DRAWING NO.

HOTEL

I know
my taste.



Winston

LYNOLDS HOTEL

PLACE 1 SOUND
CHRISTIAN INDIAN MISSION

A WITNESS CENTER
CHRIST IS LORD

PARKING

PARK

P
A
R
K

ALL SPACES
RESERVED
By the People
of the People
400 47th AVE. GARAGE



Pioneer Square Historic District Expansion

Seattle, Washington

Elisabeth Potter

December, 1976

Washington State Parks and Recreation Comm.

Hotel Reynolds, 406-408 4th Avenue. West
face, from City Hall Park.

4 of 10

9 of 25

APR 12 1978

King County



Pioneer Square Historic District Expansion

Seattle, Washington
Elisabeth Potter
December, 1976

APR 12 1978

King County

Washington State Parks and Recreation Comm.
Looking south on 3rd Avenue South from
Yesler Way. Frye Hotel and Car Park,
Union Gospel Mission and other store and
loft buildings.

10 429



Pioneer Square Historic District Expansion

Seattle, Washington

Looking northeast from Yesler Way toward
structures 9 and 10; Terrace Street Bridge to
right of parking garage

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977

OCT 31 1977 11g29

7 of 11 supplemental

King County



Pioneer Square Historic District Expansion

Seattle, Washington

Looking east across City Hall Park toward properties 6 and 8; large structure in rear is not included in district.

David M. Hansen

Office of Archaeology and Historic Preservation

Olympia, Washington

October, 1977

OCT 31 1977

King County 12929

4 of 11 supplemental



Pioneer Square Historic District Expansion

Seattle, Washington

Looking east across City Hall Park toward properties 9 and 10; Old Public Safety Building (National Register) visible to rear

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977

OCT 31 1977

13929

5 of 11 supplemental

King County



Pioneer Square Historic District Expansion

Seattle, Washington

Looking east from City Hall Park roadway toward Hotel Reynolds (9) and parking garage (10); Old Public Safety Building (National Register) to right rear. Large modern structure in rear of Hotel Reynolds is not included in district

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977

OCT 31 1977
King County

6 of 11 supplemental

14 of 29



Pioneer Square Historic District Expansion

Seattle, Washington

Looking north up Fourth Avenue from Washington Street; Hotel Reynolds and parking garage visible beyond Yesler Way - Terrace Street Bridge. Roberts Hotel on left. Modern structure to the rear not included in district.

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977

OCT 31 1977

9 of 11

King County
15 of 29



Pioneer Square Historic District Expansion

Seattle, Washington

Looking southeast down Fourth Avenue showing
western facades of buildings between Jefferson
and Terrace Streets.

*King County
16 of 29*

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977
OCT 31 1977

3 of 11 supplemental



Pioneer Square Historic District Expansion

Seattle, Washington

King County

Looking northwest into City Hall Park from top of structure 10; structure 4 (left) and 1 (right) visible to rear of park.

David M. Hansen

Office of Archaeology and Historic Preservation
Olympia, Washington

October, 1977

OCT 31 1977

17 g 29



Pioneer Square Historic District Expansion

Seattle, Washington

Looking northeast at structures 43 (left) and 42 (right).

David M. Hansen

Office of Archaeology and Historic Preservation

Olympia, Washington

October, 1977

1 of 11 supplemental

King County

OCT 31 1977

18 of 29



Pioneer Square Historic District Expansion

Seattle, Washington

Looking northwest at structure 42; structure 43 partially visible to the rear.

King County

David M. Hansen

Office of Archaeology and Historic Preservation

Olympia, Washington

October, 1977

OCT 31 1977

19 7 29

2 of 11 supplemental



Pioneer Square Historic District Expansion
Seattle, Washington

Looking north up Fourth Avenue showing western
facades of properties between Jefferson and
Terrace Streets. Large modern structure visible
to rear not included in district.

David M. Hansen
Office of Archaeology and Historic Preservation
Olympia, Washington

King County

October, 1977

OCT 31 1977

of 11 supplemental

20 & 29



Pioneer Square Historic District Expansion

Seattle, Washington

King County

Looking southwest from district boundary between Jefferson and Terrace Streets, across property B. Frye Hotel (structure 17) visible to left in distance with Smith Tower (a component of the existing Pioneer Square-Skid Road Historic District) to the right behind structure 4.

David M. Hansen

Office of Archaeology and Historic Preservation

Olympia, Washington

October, 1977

OCT 31 1977

21 of 29

11 of 11 supplementa



Pioneer Square Historic District Expansion

Seattle, Washington

Elisabeth Potter

December, 1976

Washington State Parks and Recreation Comm.

Looking east up Yesler Way. Old Public

Safety Building. NE corner of the dist.

7 of 10

APR 12 1978

King County

22 of 29



Pioneer Square Historic District Expansion

Seattle, Washington

APR 12 1978

Elisabeth Potter

December, 1976

King County

Washington State Parks and Recreation Comm.

Looking SE on 3rd Ave. South from South

Washington St. Typical store and loft
buildings of the period 1900-1910.

Easterly boundary of district. 23 of 29



Pioneer Square Historic District Expansion

Seattle, Washington

APR 12 1978

Elisabeth Potter

December, 1976

Washington State Parks and Recreation Comm.

Looking NW on 4th Avenue from Yesler Way.

King County Courthouse and City Hall Park.

The latter is an internal focal point of
district

24 of 29



Pioneer Square Historic District Expansion

King County

APR 12 1978

Seattle, Washington

Elisabeth Potter

December, 1976

25 of 29

Washington State Parks and Recreation Comm.

Looking west on Yesler Way from Terrace St.
intersection. Prefontaine Building, Frye
Hotel, Smith Tower. Note Gothic deck
railing of steel bridge crossing 4th Ave.



Pioneer Square Historic District Expansion

Seattle, Washington
Elisabeth Potter
December, 1976.

APR 12 1978

King County 26929

Washington State Parks and Recreation Comm.
Looking south on 4th Ave. South from Yesler
Way. Roberts-Grand Union Hotel, Prefon-
taine Building, the campanile of King St.
Station and King County Dome Stadium.



PROPERTY OF THE NATIONAL REGISTER

Pioneer Square Historic District Expansion

Seattle, Washington
Elisabeth Potter
December, 1976

King County
APR 12 1978

29429

Washington State Parks and Recreation Comm.
Looking NW on 3rd Ave. from City Hall Park.
Hotel Morrison and Hotel Drexel. Northerly
boundary of the district.