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designing structural steel skeletons for the large buildings that were beginning to appear. He became a licensed architect in 1923, beginning with several apartment commissions, including the Davenport (1924), the Devonshire (1925), the Windham (1925) and the Stockbridge (1925). However, he primarily designed larger buildings such as the Terminal Sales Building (1923) and the United Shopping Tower (now the Olympic Tower, 1928-31). He is best known for his sumptuous use of terra cotta ornament, as seen in the Eagles Temple (now ACT Theater, 1925), the Music Box Theater (1928, demolished), and the Embassy Theater/Mann Building (1926). Toward the end of his long career he turned to the Streamlined Moderne and International styles, evidenced by the *Seattle Post-Intelligencer* Building (now Group Health, 1947).⁷⁸

John Creutzer (d. 1929) first practiced architecture in Minneapolis before moving on to Spokane and then to Seattle in 1906. He worked as a designer and construction supervisor for Alexander Pearson, a contractor and for Henderson Ryan, a prominent architect. His major projects include the Swedish Tabernacle (1906) and the Medical-Dental Building (1927, with A. H. Albertson). His apartment designs include Carolina Court (1915), the Lenawee (1918), the Charbern (1925), Park Vista (1928) and the Julie (now the El Rio, 1929).⁷⁹

Edwin E. Dofsen (1902-1976) began his career as a self-taught draftsman who apprenticed with various Seattle architectural offices. In 1927 he joined the Anhalt Company. He did plans for fourteen of Anhalt's apartment buildings, including the

⁷⁸ Ochsner, *Shaping Seattle Architecture*, pp. 192-196.

⁷⁹ Ochsner, *Shaping Seattle Architecture* p. 341.

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best-known ones that best express the highly-detailed Norman style favored by Anhalt. His works include Oak Manor (1929), Twin Gables (1929), 417 Harvard East (1929), Belmont Court (1929), 1014 E. Roy (1930) and 1005 E. Roy (1930). Dofsen later formed his own company with engineer Charles A. Tiffany and designed more than forty residences in the Seattle area, mostly colonial or contemporary in style.⁸⁰

Robert L. Durham (1912-1998) is best known for his church designs, but also had a substantial apartment practice early in his career. A Seattle native, he was educated at the College of Puget Sound and graduated from the University of Washington School of Architecture in 1936. Durham first worked as a draftsman for B. Dudley Stuart, a noted apartment architect, and then with the Federal Housing Administration. He rejoined Stuart in the firm of Stuart and Durham from 1941 to 1951. During this period the firm completed several apartment designs, including the notable Queen Vista (1949) and Aloha Terrace (1947) on Queen Anne and the Laurelon Terrace complex in Laurelhurst. Following Stuart's retirement and a brief period of independent practice, he formed the firm of Durham Anderson and Freed. They designed many churches, including the Fauntleroy Congregational Church, which received a national AIA Honor Award in 1952. Although they were not known specifically for apartment work, they did do at least two high-rise buildings, the award-winning Skyline House on Queen Anne (1956) and Horizon House (1971) on First Hill. The firm was also heavily involved in civic and institutional projects and commercial buildings such as Fire Station No. 5 (1963), the Southwest Branch Seattle Library (1961), the University of Washington Atmospheric

⁸⁰ Kreisman, *Apartments by Anhalt*, pp. 11-12.

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Sciences Building (1970) and the Evergreen State College library and master plan (1971). Durham was very involved in the architectural community, serving as the president of the Seattle AIA chapter, the Washington State chapter (1954) and as national AIA board member and then President (1967-68). He was inducted into the College of Fellows in 1959 and received the AIA Seattle Medal for lifetime achievement in 1985.⁸¹

John Graham, Sr. (1873-1955) is one of Seattle's best known architects. He apprenticed as an architect in his native England and moved to Seattle in 1901. His long career, extending until the 1940s, embraced a wide variety of styles and building types, including many of the city's most important buildings. Several of these were apartments and hotels. His early partnership with David Myers was responsible for the Algonquin Apartments (now the Helen V, 1907). He opened his own practice in 1910 and designed the Rector Hotel (now the St. Charles, 1911), the NP Hotel (1914) and the McKay Apartment Hotel (1914, demolished). His outstanding apartment design is the large Victoria Apartments (1921), prominently sited on Queen Anne. In 1929 he turned to the Art Deco style for the Roosevelt Hotel. Other noted works were the Frederick & Nelson Building (now Nordstrom, 1916-19), the Dexter-Horton Building (1921-24), the Exchange Building (1929-31), the Bon Marché (1928-29), and the U. S. Marine Hospital (1931-34).⁸²

⁸¹ DoCoMoMoWeWa.org; http://aiaseattle.org/archive_honors_medal85_durham.htm

⁸² Ochsner, *Shaping Seattle Architecture* pp. 90-93.

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John Graham, Jr. (1908-1991), the son of John Graham, Sr., is best known today for shopping center and commercial designs, but he designed several apartment complexes early in his career. He was born in Seattle and attended the University of Washington before transferring to Yale University, from which he received a degree in fine arts in 1931. He remained on the East Coast working in merchandising until 1937, when he opened a New York office of his father's firm. The office specialized in department store work, but also designed a number of large federally-financed housing projects. In 1938-40, Graham applied this experience locally, designing Edgewater Park, an 18-building, 305 unit complex on the shores of Lake Washington in Madison Park.

Following World War II, Graham capitalized on his large-scale retail design and planning experience by teaming up with the president of the local Bon Marché department store to develop Northgate Shopping Center (1946-50), the first of its kind in the country. Across the street, Graham designed the Northgate Plaza apartments, a complex of 34 buildings containing 207 apartments. Northgate's success lead to the design of nearly 70 regional shopping centers, including Ala Moana in Honolulu (1960) and Lloyd Center (1960) and Clackamas Town Center (1981) in the Portland area. The firm also designed (and sometimes developed) many large commercial buildings and hospitals including, in Seattle alone, the Bank of California building (1971-74), the Westin Hotel (1979-82), the Sheraton Hotel (1978-82) and 1600 Bell Plaza (1976).

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First Hill, the Lowell and the Emerson (1928). Nearby are the Paul Revere (1924), the John Alden (1924), the John Winthrop (1925), and Faneuil Hall (1928). In Belltown is the twin Lexington-Concord building.⁸⁵ He also designed a house for James A. Gibbs, his brother's development partner in the firm Gibbs and Hudson. The terra cotta-clad house, a Seattle historic landmark located on Queen Anne hill, was reportedly modeled after the Albert Rhodes mansion on Capitol Hill, designed by A. W. Gould.

Daniel Huntington (1871-1962), one of Seattle's most prominent architects, is best known for his city institutions, but he also designed several apartment and hotel buildings. He was originally from New Jersey, but began his architectural career in Denver in 1889. After work in New York and again in Denver, he arrived in Seattle about 1904 and in 1907 formed a partnership with James Schack. Huntington later worked with Carl Gould and Arthur Loveless, designing numerous residences and commercial buildings with each firm. His most important role was as City of Seattle architect from 1912 until 1921, during which period he designed the Lake Union Steam Plant and at least ten fire stations and libraries, many of which are listed in the National Register or are designated local landmarks. He later became known for apartments, schools and institutional buildings. Early in his career he designed the Arctic Club (now the Morrison Hotel) and the De la Mar apartments (1908). Following his city career, he designed the Northcliffe Apartments (1924) and, with Archibald Torbitt, the Piedmont Apartment Hotel (now part of the Tuscany, 1928).⁸⁶

⁸⁵ Building records, Seattle Department of Planning & Development.

⁸⁶ Ochsner, *Shaping Seattle Architecture* pp. 114-119.

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George W. Lawton (1863-1928), born in Wisconsin, came to Seattle about the time of the Great Fire in 1889. He worked as a draftsman for the prominent firm of Saunders & Houghton before entering into partnership with Charles Saunders in 1898. The firm designed a wide range of projects, including the Lincoln Apartment Hotel, one of the city's first apartment blocks, the San Marco (1905) and the Summit (1910). They adeptly used a wide range of revival styles, including Romanesque, Classical, Tudor and Colonial. One of their most noted works was the Forestry Building (1908-09) at the Alaska-Yukon-Pacific Exposition, a classical design executed in raw logs. Few of these early buildings remain, other than Horace Mann and Beacon Hill (now El Centro de la Raza) elementary schools. The partnership dissolved in 1915. As an independent practitioner, Lawton worked with A. W. Gould on the Arctic Building (1913-17), famed for its terra cotta walrus heads. In 1922 Lawton formed a partnership with Herman A. Moldenhour (1864-1976). Moldenhour, also from Wisconsin, had been an office boy for the Saunders & Lawton firm. This partnership specialized in large office and apartment buildings, including the Franklin (1918), the Castle (1918), Olive Crest (1924) and Hawthorne Square (1924), a notable townhouse project. Moldenhour continued with an independent practice after Lawton's death in 1928.⁸⁷

Blaine McCool (1923-2006) was one of Seattle's most prolific apartment designers of the 1950s-60s. McCool was born in Idaho in 1923 and served as a pilot in the Army Air Force during World War II. Following the war he initially studied architecture at the

⁸⁷ Ochsner, *Shaping Seattle Architecture* p. 347.

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University of Washington but later received his certificate in architectural drafting from Edison Technical School in 1950. He worked at Eckert-Tiffany & Associates in Seattle and then formed a partnership with Charles Morgan in 1958.⁸⁸ He later practiced on his own, including extensive work in Alaska. He designed numerous Modernist apartment buildings in the Capitol Hill, Queen Anne and University neighborhoods. McCool died in 2006.

Earl W. Morrison (d. 1955) practiced in Spokane before moving to Seattle in 1926. He specialized in high-rise buildings, especially apartments. His major works include the Olive Tower Apartments (1928), 1223 Spring Street Apartments (1929), the Gainsborough (1930), the Marlborough (1926) and the Nettleton (now 1000 8th Avenue Apartments, 1949).⁸⁹

Earl Roberts practiced architecture in Seattle in the 1920s-30s, and is known primarily for his apartment buildings. He is most noted for his numerous works in the University District, mostly high-rises. These include the Commodore (1925), the Duchess (1925), the Stanford (1924), Washington Manor (now University Manor, 1926) and the Malloy (1928).⁹⁰

Henderson Ryan (b. 1878) arrived in Seattle in 1898 after attending the University of Kentucky. He first worked as a contractor-builder, but opened his own architectural

⁸⁸ Architecture License file, Blaine McCool, Washington Department of Licensing.

⁸⁹ Ochsner, *Shaping Seattle Architecture* p. 349.

⁹⁰ Building records, Seattle Department of Planning & Development

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practice in 1900. His first notable work was Ballard's Carnegie library (1903-04). He then embarked on a series of apartment house designs, including the Waldorf Hotel (1905-06, demolished), the Roycroft (1907), and the Fredonia (1908). His most significant apartment design is the Maryland (1910-11), a designated Seattle historic landmark. Numerous other apartments and other structures have been attributed to Ryan, most of which do not survive: the 11-story Raleigh Hotel, the Antonia Apartments, the Taylor, the Keene Apartments, the Broadway Building and the Moore Building. He also had a large residential practice. His career turned to theater design with the Liberty Theater (1912, demolished) and the Neptune Theater (1921-22). For the Liberty he originated and patented a new ramp design that provided easy balcony access while maximizing auditorium space. This innovation evidently led to commissions for theaters in Butte and Helena, Montana, and elsewhere throughout the country. He moved to California in 1923, perhaps to continue his work in theater design.⁹¹

James H. Schack (1871-1933), a German native, arrived in Seattle in 1901 after receiving architectural training at various Chicago firms. One of his early local works was the Savoy Hotel (1906). He was a partner of Daniel Huntington from 1907-09, primarily designing apartments, commercial buildings and residences as well as the First United Methodist Church (1907-10) in downtown Seattle. He is best known, however, for his later partnership with David Meyers and Arrigo Young, which began in 1920. The firm designed the Seattle Civic Auditorium complex (1925-26), the town of Longview and

⁹¹ Mimi Sheridan, "The Waldorf Hotel: History and Photo Documentation," Washington State Trade and Convention Center, 2000.

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numerous residences and commercial buildings.⁹² After Myers left the firm in 1929, Schack and Young specialized in apartment design, producing some of the city's most notable Art Deco apartment buildings. These include the Margola (1928), the Martha Anne (1928), the Baroness Apartment Hotel (1931), and the Ward (1931).

B. Dudley Stuart (1885-1977) was born in London and practiced in Edmonton and Vancouver before arriving in Seattle in 1918. His partnership with Arthur Wheatley (1925-30) specialized in larger apartment buildings, including the Biltmore (1924), the Highland (1924), the Exeter Hotel (now Exeter House, 1927), the Bergonian (now the Mayflower Park Hotel, 1927) and the smaller Marianne apartments (1930) on Queen Anne. During World War II he practiced with two pioneering Modernist architects, Paul Hayden Kirk and Robert Durham. After the war, he continued developing apartment designs with Durham, until 1977. These projects, showing the influence of Modernism and new materials on post-war apartment design, include Aloha Terrace (1947) and Queen Vista (1949) and two large complexes, Shorewood Apartments on Mercer Island and Laurelon Terrace near Laurelhurst.⁹³

Harlan Thomas (1870-1953) had American roots but is particularly known for his European-influenced designs. He grew up in Iowa and Colorado, and opened an architectural practice in Denver in 1895, after receiving a degree in mathematics and mechanics from Colorado State College. He then spent nearly three years traveling and

⁹² Ochsner, *Shaping Seattle Architecture* pp. 156-158.

⁹³ Ochsner, *Shaping Seattle Architecture* p. 352.

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studying throughout the world, before moving to Seattle in 1906. He immediately embarked on two major projects, the Chelsea Family Hotel (1907) and the Sorrento Hotel (1908) on First Hill. Both designs show the influence of his European travels. He later partnered with Thomas Grainger, producing such well known works as the Queen Anne, Columbia and Douglass-Truth libraries (1912-15), the Corner Market Building at Pike Place Market (1911-12), the 7th Church of Christ, Scientist (1923-25), Harborview Hospital (1929-31) and several fraternity and sorority houses. His son, Donald Thomas, later joined the partnership. Thomas taught architecture at the University of Washington from 1926 until 1940 and retired from practice in 1949.⁹⁴

Victor Voorhees was one of Seattle's most prolific architects, working here from 1904 until at least 1957. He is credited with designing more than 100 local buildings, ranging from cottages and large residences to apartment and office buildings, auto dealerships, industrial buildings, fraternal halls and commercial structures such as Washington Hall and the Vance Building. His apartment/hotel work includes the renovation of an engineering school into the Vance Apartments (now the Marqueen Hotel, 1926), the Adams Apartments (1915), the Washington Arms (1919), the Vance Hotel (now the Hotel Max, 1926) and the Earl Hotel (now the Seattle Hotel, 1928). However, he has become best known for a popular book of house plans, *Western Home Builder*, first published in 1907.⁹⁵

⁹⁴ Ochsner, *Shaping Seattle Architecture*, p. 126-131.

⁹⁵ Ochsner, *Shaping Seattle Architecture*, p. 353.

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William P. White practiced architecture in Seattle from 1902 until 1922, specializing in apartment and hotel buildings. He designed a major early apartment complex, the Manhattan Flats (1905). Other examples of his work include the Kinnear Apartments (1908), the Calhoun Hotel (1909), the Imperial Apartments (now the Paramount Apartments, c. 1910), the Olympian (1913) and the Sagamore (now the Queen View, 1917). Several of his works have been demolished, including the Astoria Family Hotel (1909), the Knickerbocker Apartments, and the Jefferson Apartments. He also designed the well-known Sylvia Hotel (originally the Sylvia Court Apartments, 1912) in Vancouver, B.C., which was designated a heritage building in 1975.

William Whiteley (1892-1974) is best known for his courtyard apartments in variations of the Mediterranean Revival style. Several of these were designed for developer Frederick Anhalt, including La Quinta (1927) on Capitol Hill and Seville Court, Barcelona Court (1927) and Franca Villa (1930) on Queen Anne. Montrose Court (1927) and Rosina Court (1928) show Tudor influences, while Briar Crest (1928), Olympus Manor, the Martha Lee (1930), the Catalina (1930), and the buildings at 411 E. Republican, and 26 and 432 Bellevue E. (1928) are more typical apartment blocks. He also worked with Frederick Anhalt on his early market buildings in neighborhood commercial districts, including the Cora M. Graham Store Building (1926) on Beacon Hill and a bungalow court (1926-27) in West Seattle. Most of these buildings were designed for Jerome Hardcastle or for his partnership with Anhalt, the Western Building and Leasing Company.⁹⁶ In 1935, after apartment development had virtually halted due

⁹⁶ Building records, Seattle Department of Planning & Development.

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to the Depression, Whiteley joined with Anhalt in forming the Architectural Services Inc., which designed and built homes and sold sets of house plans throughout the country.⁹⁷

APARTMENT DEVELOPMENT BY NEIGHBORHOOD

Intensive apartment development is focused in several neighborhoods close to downtown, each of which has its own distinct character. Apartment buildings are also found in other neighborhoods, focused along arterials (generally former streetcar routes) and close to business districts.

Pioneer Square

In the period of reconstruction after the fire of 1889, Pioneer Square saw the construction of both elegant hotels and numerous workers' hotels. Notable hotels included the Hotel Seattle, the Butler, Hotel Seward (now the Morrison Hotel) and the later Frye Hotel (1906-11). Today, the Frye and the Morrison remain, renovated for low-income housing. Many of the district's smaller buildings housed single workers in modest hotels of 2-to-4 stories with small residential units above retail uses on the ground floor. The residents, overwhelmingly male, stayed for weeks or months at a time, and included lumber camp workers, merchant seamen and other laborers. They shared baths on each floor and ate at the restaurants and taverns that proliferated nearby.

⁹⁷ Lawrence Kreisman, *Apartments by Anhalt*, Seattle: City of Seattle Office of Urban Conservation, 1978.

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International District

The area known today as the Chinatown-International Historic District, located just east of Pioneer Square, is particularly rich in early hotels and apartment buildings.

Historically, it was populated primarily with single men who arrived from China, Japan and the Philippines to work in the United States. Legal restrictions prevented them from owning land, living in other parts of the city and, often, from bringing women over so that they could establish families. These facts led to a dense development of workers' hotels and a large number of ethnic restaurants, bathhouses and other services to serve the residents. Because of the immediate proximity to the train stations, larger buildings were also constructed to serve travelers. Most of these buildings remain today, except for those that were razed for construction of the I-5 freeway in the 1960s. Many have now been renovated (or are proposed for renovation) into low-income housing with larger units.

Downtown

Downtown Seattle between Pioneer Square and Belltown (roughly Cherry Street to Virginia Street) developed historically as a retail and business center with relatively little housing. Some apartments developed along the eastern edge, where downtown merged with First Hill. Most of these buildings were demolished for construction of the I-5 freeway or for large projects such as the Washington State Convention and Trade Center. Around the turn of the 20th century, family hotels such as the Lincoln and the Rainier Grand developed, but these are no longer extant. During the 1920s hotels catering primarily to the upper- and middle classes proliferated throughout downtown.

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Although they focused primarily on travelers, they also had permanent residents. Some special purpose buildings also included hotels or apartments, notably the Moore Theater and Hotel, the Paramount Theater, the Fisher Studio Building and the Eagles building. Workers' hotels were also built along First Avenue, convenient to the waterfront and the Pike Place Market.

Belltown/Denny Regrade/Queen Anne

The vicinity of First Avenue and Bell Street, north of downtown, developed concurrently with Pioneer Square, and its centerpiece, the Austin Bell Building, was constructed as apartments in 1889. However, Denny Hill blocked the city's northward progress and it was not until the hill was regraded, between 1898 and 1911, that it opened up for development. It quickly became a concentrated residential area, with two distinct types of buildings. Workers' hotels, typically without individual bath and cooking facilities, lined First Avenue. By 1906, larger buildings were constructed north of Denny Way to Queen Anne, primarily with efficiency apartments for sales clerks, clerical staff and other downtown workers. Following the 1911 regrade, this type of development spread throughout Belltown, east to Fifth Avenue. Because of its good streetcar service and outstanding city views, many apartments (including luxury buildings) were built on Queen Anne hill from 1906 through the 1920s, and it is today the site of some of the city's best multifamily examples.

In 1917 the area of the first Denny Regrade, roughly between Second and Fifth avenues and from Stewart Street north to Cedar Street, was promoted as "the city's coming

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apartment zone." Approximately thirty apartment buildings were built in this area before 1930, and most of them remain today. These red brick-clad buildings are a major part of the neighborhood streetscape. The numerous turn-of-the -century examples of worker's hotels on First Avenue such as the Guiry (1903) and the Schillestad (1907) are also important, although more of them have been demolished. Their survival is primarily due to their having been purchased and rehabilitated by social service agencies to provide low income housing.

Eastlake/Cascade

The Cascade and Eastlake neighborhoods lie northeast of downtown Seattle, near Lake Union between the Denny Regrade and the University District. Its natural connections to Capitol Hill, just to the east, were cut off by the construction of the I-5 freeway in the early 1960s. Lake Union was one of the city's earliest industrial areas, and Cascade was a community of worker housing, including small apartment buildings. A number of these survive today, including Carolina Court and the Jensen Block. The streetcar line began running along Eastlake Avenue in 1893, opening the area to the north up for residential development. Its convenient access to downtown and the University District led to a proliferation of apartment buildings. Eastlake is particularly noted for the density of bungalow courts along Eastlake Avenue and for the number of smaller buildings that fit into the urban fabric on the side streets much like large single-family homes.

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First Hill

First Hill, just east of downtown, was the city's first intensively developed apartment district. When residential development moved east following the fire of 1889, this became a neighborhood of fine homes. By the early 20th century, however, institutions such as churches, hospitals and schools developed here, seeking larger lots than were available downtown. Apartments appeared in the same period, including the St. Paul (1901) and the San Marco (1905). By 1915, First Hill was probably the city's densest neighborhood, with numerous apartment buildings. This increased during the late 1920s, which saw the development of the high-rise buildings in the Boren Avenue vicinity. This trend intensified in the 1960s-70s and in recent decades.

Capitol Hill

Capitol Hill, adjacent to First Hill on the northeast, developed into a dense apartment district in the first decade of the 20th century, largely because of its excellent streetcar connections to downtown. It remains the city's primary apartment neighborhood, with apartments of all descriptions, from modest buildings with efficiency units to numerous luxury accommodations. Early development was encouraged by the construction of Broadway High School in 1902. Within ten years, a commercial district with several apartment buildings was constructed, and apartment development continued to spread. The district west of Broadway, from Madison to the Roy streets, was largely apartments by the early 1920s. Scattered apartments were also built in residential areas, before zoning prohibited this. In the 1920s, dense apartment construction spread east to 15th Avenue East and beyond. The area called Second Hill, or Renton Hill, at the top of

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Madison Street, also saw significant apartment construction in the pre-World War period, because of its proximity to the cable car line and its outstanding views.

The University District

Not surprisingly, one of the first neighborhoods with dense apartment construction was that surrounding the University of Washington. The area was still rural when the university relocated here from downtown Seattle in 1895. From the beginning, group and multifamily living was a way of life for both students and faculty. However, actual development of apartment buildings was relatively slow until the 1920s, when at least 20 apartment buildings were constructed. The Collegiate Gothic style, used in campus buildings of the era, was favored, to reinforce the identity of the district and its connection to the university. Some of the buildings reach 7- to 8-stories, the largest built during this period in outlying neighborhoods. The larger ones have amenities such as elegant lobbies and ballrooms. The remaining buildings are 3- to 4 story walkup apartments typical of other neighborhoods, along with a small number of distinctive courtyard buildings, some in Tudor or Mediterranean Revival styles.

Other Neighborhoods

Nearly every Seattle neighborhood saw some apartment development during the late teens and 1920s. Most buildings were located in or adjacent to the neighborhood commercial districts and along arterial streets, close to streetcar lines. They were primarily of two types: two- to three-story walk-up apartments or two- to four-story buildings with stores on the first floor and apartments above. Some bungalow courts, or

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apartments with retail uses in front, are also found. The most notable group is the outstanding apartment buildings near Woodland Park, which are more ornate in design than those found in other outlying areas. These include Hawthorne Square, a unique development of 24 townhouses arranged around a landscaped garden.

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F. ASSOCIATED PROPERTY TYPES

This MPD includes two property types and three subtypes associated with Seattle apartment buildings:

- Apartment blocks
 - Low-Rise
 - Mid-Rise
 - High-rise
- Courtyard/townhouse apartments

Exclusions

Some property types that are commonly thought of as apartments are excluded from this MPD.

- Apartment/commercial buildings with one or more stories of commercial use are (buildings with less than 33 percent of the ground floor in commercial use are not excluded; also included are buildings in which the original dining room has been converted to a restaurant);
- Cottage groups, including true bungalow courts with several 1- or 2-unit buildings;
- Small buildings with two, three or four units; and,
- Multifamily buildings converted from other building types, including single family homes.

These exclusions do not imply in any way that these property types are not eligible for National Register listing, but only that they would not meet the registration requirements of this MPD.

DESCRIPTION

The purpose-built apartment buildings of Seattle are buildings that are designed and constructed specifically as multiple dwellings. As defined in this document, they contain at least five living units,

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each with kitchen and bath facilities, and were constructed between 1900 and 1957. They have only incidental commercial use, with less than 25 percent of one floor dedicated to commercial use.

Construction Type: Seattle apartment buildings, other than High-Rise Apartment Blocks, are typically of wood frame construction. Some (predominately pre-World War I) examples of smaller apartment blocks are of brick masonry construction, but by the building boom of the 1920s, balloon frame was generally used in the smaller buildings. Mid-rise buildings (3-6 stories) are often of reinforced concrete, as are virtually all larger buildings.

Plan: The great majority of Seattle's apartment buildings have relatively simple plans (usually a rectangular or U-shape) that reflect cost-effective use of the land and an efficient apartment layout. Narrow light wells on the rear or sides sometimes larger buildings an L-, T-, E- or H-shaped plan. A relatively small number of properties have a triangular or irregular shape reflecting the topography or the shape of the parcel. Many pre-World War I buildings are distinguished by multistory three-sided bay windows, a feature that was not seen on later buildings. Another common early feature was a prominent central entry bay with open balconies on the upper floors.

Materials: The majority of Seattle apartment buildings are faced with brick veneer. Stucco is also seen, especially on Mediterranean Revival buildings. Terra cotta trim is ubiquitous in older buildings, and in an elegant building may extend to terra cotta cladding on the first one or two stories, with brick above. Stone is seen only occasionally, in earlier buildings. Many of these early buildings (pre-World War I) were clad with wood siding or shingles, especially those in the Craftsman style. Wood siding is also

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common in smaller Modernistic buildings of the 1950s, as well as Roman brick and stone (often manufactured stone).

Style and ornamentation: Most Seattle buildings of the pre-World War II period have no intrinsic style, but have applied terra cotta or cast stone ornament that can exhibit a wide variety of stylistic influences. Most common are a variety of Neoclassical, English Tudor or Gothic-inspired elements such as shields, cartouches, medallions, columns, entablatures or lancet or Palladian windows. Ceramic tile, art glass and decorative brickwork, and clinker brick are often found in more ornate examples. Deep cornices with entablatures and brackets or curvilinear parapets are sometimes seen. A decorative frieze is often found around the parapet, and coping, belt courses, water tables and window sills are sometimes of decorative material (usually terra cotta). Older buildings sometimes use terra cotta extensively, cladding the entire first story. Although balconies and porches are not an important part of Seattle apartments as they might be in warmer climates, small recessed or projecting balconies are sometimes found, usually above the main entry. Modernistic apartments of the 1950s saw increasing use of balconies, usually with metal railings.

By the latter years of the 1920s Art Deco and Modernist influences were clearly apparent. The most common manifestation is the use of Art Deco ornament (usually cast stone), applied much as the Tudor elements had been used previously. Modernist buildings are distinguished by their clean lines and lack of ornament, usually retaining the simple block form. Only a small number of these buildings expressed their style through form or massing. The most notable example is the Bel Roy Apartments by Bain and Pries, although they do exist.

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In the 1950s, the basic form changed considerably, with apartment units often opening directly off of exterior corridors, with a prominent entry bay or stair tower. These modern buildings typically had little or no ornamentation, relying on more complex forms, large expanses of glass and newer materials such as Roman brick, manufactured stone, Marblecrete or decorative concrete for visual interest.

An important sub-set of apartment buildings exhibit Spanish Eclectic, Mission or other Mediterranean-influenced styles. Although these are relatively few in number, their distinctive style and detailing make them stand out, and many examples have become important neighborhood landmarks because of their contrast with surrounding buildings. They typically have white stucco cladding (sometimes brick), red barrel tile roofs and arched windows and doors, with varied ornament including twisted columns, brightly-colored ceramic tiles, art glass and wrought iron. Some notable examples are L'Amourita and El Cerrito in Eastlake; El Monterey in the University District; La Quinta and La Flor on Capitol Hill; and the Alexander Hamilton, Villa Costella and Barcelona Court on Queen Anne.

Entries and Common Areas: Apartment blocks typically have a single primary entry with a sheltered vestibule and a lobby. The lobby was often small, accommodating only the mailboxes and the main staircase or, in larger buildings, an elevator. In both modest and elegant buildings the materials and detailing of the entry and lobby were important. Before World War II, most buildings had an ornate entry, often with a surround of terra cotta or cast stone, oak doors, a transom and sidelights (sometimes of leaded glass) and a vestibule and stairs clad with marble, terrazzo or tile.

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Even a simple building would usually have wainscoting or wood trim in the lobby. Columned porticoes are sometimes featured. Larger buildings, especially those surrounding a courtyard, often have more than one entry. The large U-shaped Victoria, for example, has a small, elegant elevator lobby in each of the three wings. More elaborate buildings have a larger lobby, or a series of rooms containing the mailboxes, main staircase or elevator doors, and a lounge area. Larger buildings often had additional common spaces that were originally used as ballrooms, tearooms or dining rooms; most of these have now been converted to living units. The most common alteration of entry areas is the replacement of the original wood door and sidelights with modern steel-frame doors and windows. In general, however, entries and lobby areas seem to be largely intact.

The typical apartment block has most of its units arranged along both sides of a central corridor on each floor. Wood floors were probably common in the corridors, but many are now carpeted. Common decorative elements include wainscoting, wall paper, crown molding and other wood trim. Wood doors are most common, sometimes with attractive knockers or peepholes.

Dwelling Units: Historically, most Seattle apartment buildings have had predominantly small apartments, either studio or one-bedroom units. Sometimes the layout included some two-bedroom units as well; often the resident owner or manager would have a larger unit. A typical configuration for a 1920s building is a living room, a dining area or alcove, a separate compact kitchen, a bathroom and either a bedroom or a large alcove to be used either for a bed or as a dressing room with clothes storage. Those with only an alcove/ dressing room are sometimes referred to as "efficiency" apartments, and often had a Murphy bed that folded into the wall.

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Larger units are more likely to be found outside of the downtown/Belltown area. Not surprisingly, buildings catering to higher income residents were more spacious and elaborate, as they were competing with single-family homes. These usually had two bedrooms, sometimes supplemented by additional rooms such as separate dining rooms, sunrooms, dens, and a sleeping room for a maid (often on the basement level). They also featured fireplaces and more elegant woodwork and tilework, as well as technical advances such as central refrigeration and radios. The buildings themselves sometimes had children's playrooms, entertaining rooms, gardens or recreational facilities. In the early years, building management sometimes provided services, such as meal preparation, but these decreased as wages increased.

Advertisements reveal that even simple apartment buildings with small units often had elegant details, such as leaded glass doors, oak floors and tile baths and kitchens. Amenities such as central refrigeration, radios and telephones were also advertised, especially for larger buildings. Regardless of the size of the units, features and finishes were important selling points to attract renters.

Windows: Windows are a major character-defining feature, and are the feature that is most often altered, for maintenance and energy efficiency reasons. Fenestration patterns typically reflect the interior arrangement of living areas, kitchens, stairwells and public spaces. Older Seattle apartment houses typically have one-over-one wood sash, sometimes in a three-part arrangement flanking a fixed picture window. Six- or eight-over-one configurations are also often found, sometimes with leaded muntins. Tudor, French or Mediterranean-inspired designs often have casement windows, and sometimes accent windows with diamond-paned or bottle glass. Beginning in the late 1920s, the small number of buildings

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(mostly Modernistic in style) had steel sash, often casements. By the 1950s, larger windows (including picture windows), often in aluminum frames, became common. In recent years, wood sash have often been replaced with aluminum or vinyl sash (sometimes with false muntins) that varies greatly in the degree of compatibility with the original design.

Garages: By the early 1920s many apartment buildings incorporated garages for tenants' automobiles, in spite of the fact that virtually all such buildings were close to streetcar lines. The presence of garages depended on the size and luxury of the intended market and on the building's location. Garages are seldom found in downtown buildings of this era, but even in the high density areas of Capitol Hill and First Hill, garages were common. At first they were in separate structures at the rear or, by the mid-1920s, typically incorporated into the basement. Although no systematic study has been made of the number of garage spaces, the typical building fell far short one space per unit. After World War II, garages became a larger and more prominent, even before code changes required parking. Garage doors or open car ports beneath the building are often a primary feature.

Landscaping: The typical apartment block has only foundation plantings, if that, and the landscape is of minor importance. However, in most courtyard apartments (including U-shaped apartment blocks) the landscape was originally a major feature that was carefully designed and maintained. Developer Frederick Anhalt placed great emphasis on landscaped courtyards as a refuge, a pleasant view from the interiors, and a separation between the public street and individual units. Other quality developers of the era followed his example. The degree to which these landscapes have been maintained varies. The best

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examples include features such as ponds or fountains, specimen trees and a variety of shrubs, flowers and groundcovers.

SIGNIFICANCE

The purpose-built apartment building is significant to the history of Seattle both for the expanded residential choices it brought to Seattleites and for its impact on the urban fabric and form of the city. The availability of apartment dwellings in the early 20th century made it possible for people of many income levels to move to the city and live comfortably and independently from their families. They provided an affordable and socially-acceptable housing alternative for teachers, store clerks, office workers and others who either could not afford to purchase a house, or were not ready to do so. More elegant buildings provided extensive amenities to wealthier people who preferred not to maintain a household, primarily single men, widows or childless couples.

The buildings themselves changed urban form significantly. They initially developed in proximity to streetcar lines, and the increased density, in turn, made the continuation of public transportation viable. Apartment buildings of this era also make significant aesthetic contributions to the streetscape, with landscaping and ornamentation that can be enjoyed by everyone.

Apartment buildings are significant primarily in the area of ARCHITECTURE. However, specific buildings may also be significant under other areas. For example, a building with elaborate and intact gardens could also be significant in LANDSCAPE ARCHITECTURE. An apartment complex that transformed a neighborhood and engendered further development could be significant under

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COMMUNITY PLANNING AND DEVELOPMENT. Other buildings could potentially be important for their association with the history of a specific ethnic group (ETHNIC HERITAGE) or social movement or event (SOCIAL HISTORY).

Apartment buildings would typically be listed under National Register Criterion C: *Buildings that embody the distinctive characteristics of an architectural type, period or method of construction, or representing the work of a master or possessing high artistic value.* This criterion would be used most often, as many apartment buildings are good examples of their type or are the work of a master architect or builder. Outstanding detailing or use of terra cotta and other materials are often seen as well.

However, other National Register criteria could potentially apply to specific buildings. For example, a building significantly associated with an important event such as the Alaska-Yukon-Pacific Exposition could be eligible under Criterion A. A building associated with an important individual who was significant to our history could be eligible under Criterion B. This criterion would be used infrequently for apartment buildings, because apartments are typically transitory residences, and this criterion relies on a lengthy connection. However, a building may have been, for example, the home and workplace of an important person at the time that he or she created a significant work of art or literature.

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REGISTRATION REQUIREMENTS

Applicable to all Building Types

To be eligible for listing in the National Register, the criteria described below must be sufficiently expressed to support the building's specific contribution to the historic context. In addition, the building must have sufficient integrity that it retains its architectural character. Aspects of integrity to be considered include location, design, setting, workmanship, materials, association, and feeling. However, not all of these aspects are necessary. For example, a building in a transitional area where the setting is no longer residential would not necessarily lose its integrity.

Integrity of design and of materials is the most important consideration in apartment buildings. This typically means that a building retains its original character, including its architectural composition and plan, its original materials and the architectural detail on the primary elevation. Each building must be evaluated individually to insure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register. In doing this, consideration would be given to the defining characteristics of the building.

Easily reversible alterations, such as the addition of an awning at the entry or replacement of doors or windows are common and do not necessarily diminish a building's contribution to the historic context. However, such alterations should be evaluated in terms of the extent to which the building's original design and character are affected. For example, on a large building with extensive terra cotta ornamentation, a modern front entry or newer one-over-one vinyl window sash may have little effect on

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the building's character and style. In contrast, steel sash in a Modernist building would be an important defining characteristic and its inappropriate replacement may significantly affect the building's style and character. Integrity of interior characteristics is also a consideration. An eligible building would have its original interior configuration of primary public spaces (such as lobbies and corridors) with few changes. Although changes within units may occur, the original appearance of corridors and lobbies should be largely original, with original or compatible materials.

The following requirements must be met by any building qualifying under this MPD:

- Constructed between 1900 and 1957;
- Located within the city of Seattle corporate limits as of October 1, 2008 (as described in Section G below).
- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities.

Apartment Block

The apartment block is by far the most common apartment form in Seattle. They are divided into three subtypes, based primarily on height:

- **Low-Rise**

Two-to-four story "walk-up" buildings are the most common apartment buildings in the city, found in high densities in the First Hill, Capitol Hill and University neighborhoods and primarily along arterials in other pre-World War II neighborhoods.

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- **Mid-Rise**

Five-to-seven story mid-rise apartments are concentrated in denser areas such as First Hill, Capitol Hill and the University District.

- **High-Rise**

Buildings with eight or more stories are typically found close to downtown in First Hill and Capitol Hill, as well as the University District. Zoning changes in 1957 encouraged such development in Queen Anne and Madison Park as well.

Apartment blocks are typically rectangular in plan, but light wells on the rear or side often give a building an E- or H-shaped plan that is not apparent from the front. Other examples are triangular or L-shaped to accommodate specific site conditions. U-shaped blocks with landscaped courtyards are a common variation. The courtyard may be as narrow as a light well or as large as a city block.

Apartment blocks usually have one primary building entry, although larger buildings sometimes have a separate entry to each wing. Entries to individual units are off of interior hallways. The main entry is typically the most ornate part of the building, often with an elaborate surround of terra cotta or cast stone. Stairs and vestibules of marble, tile or terrazzo and wood doors with leaded or art glass are often seen. The lobby may only be large enough for the mailboxes and stair landing, or may be a large multi-roomed space with lounge areas and other amenities. Rich materials such as marble, terrazzo and plasterwork are often used, even in modest buildings.

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SUB-TYPES

1. LOW-RISE APARTMENT BLOCK

Description

The Low-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- Is one to four stories in height;
- May or may not have an elevator;
- Has a single main public entry;
- Has a typical floor plan with corridors leading to most of the individual units;

In order to be listed under this property type, a building must meet the requirements of geography and construction date. The building's integrity and the degree to which it expresses its style and design, especially materials and ornamentation, are the critical factors.

Characteristics found in the best examples include:

- Retention of the building's plan and original materials, including window sash;
- Ornamentation appropriate to its period and overall character and style, typically including terra cotta or cast stone ornamentation;
- A distinctive primary entry and lobby with a high degree of integrity.

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Significance

This sub-type is the most numerous and is found in all neighborhoods of the city. Accordingly, it has had the greatest significance both in terms of providing affordable housing and in its effect on the streetscape and neighborhood character.

Registration requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on the primary façade, and substantial retention of original materials on minor facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

2. MID-RISE APARTMENT BLOCK

Description

The Mid-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

- Is five to seven stories in height;
- Has one or more elevators;

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- Has a single main public entry door and an elevator lobby; and,
- Has a typical floor plan with corridors leading to most of the individual units.

Significance

This sub-type is less common than the low-rise apartment block and is concentrated in a few neighborhoods. Because of its larger size, it has had a significant effect on the character of these neighborhoods, and has been a major contributor to the city's housing supply.

Registration Requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

3. HIGH-RISE APARTMENT BLOCK

Description

The High-Rise Apartment Block was designed and built specifically as a multi-family residence. The typical example:

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- Has at least eight self-sufficient dwelling units, each with private kitchen and bath facilities;
- Is more than eight stories in height;
- Has one or more elevators and an elevator lobby;
- Has a single main public entry door and lobby; and,
- Has a typical floor plan with corridors leading to most of the individual units.

Significance

This sub-type is the least common of the apartment blocks and is concentrated primarily in the First Hill and Capitol Hill neighborhoods and the University District. Because of their size, these buildings are a very important component of neighborhood character and comprise a significant portion of the housing stock. They are more likely to feature luxury units and a wider range of amenities than are the smaller buildings.

Registration Requirements

These buildings are generally highly intact, and minor changes such as newer window sash do not affect their overall character significantly. To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the building's plan (a small shed or similar addition on the rear or a small roof addition would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;

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- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

IV. COURTYARD/TOWNHOUSE APARTMENTS

Courtyard/townhouse apartments are Seattle's second most common apartment building form. They consist of one or more buildings arranged around a useable courtyard. The key feature differentiating these from the U-shaped apartment block is the presence of an individual entry to each dwelling unit (or small vestibules each accessing 2-4 units); most units are not accessed through interior corridors. Each entrance is marked in some way, usually with a stoop and hood, which emphasizes the individuality of the units.

Courtyard apartment buildings are typically U-shaped in plan with the courtyard in front. However, they may have other configurations (such as L-, E- or H-shape, or irregular), and the courtyard may be in the rear or to the side. The most common configuration has only one building. However, common variations include two or three buildings arranged around a courtyard, linear buildings (the double bar form) with a courtyard in between, or individual cottages around a courtyard. Townhouse units may also have a linear arrangement, without an enclosed courtyard. If there is a garage, it may be separate or integrated into the building(s). A minor commercial use is sometimes found, such as the conversion of one unit to an office.

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In Seattle, examples are commonly found in the Craftsman style and in the Tudor, French and Mediterranean Revival styles. They may be clad with brick, stucco, wood siding or wood shingles, as appropriate. Decorative features appropriate to each style are generally found, including balconies, turrets, art glass, tile or decorative brickwork.

Description

The Courtyard/Townhouse Apartment Building was designed and built specifically as a multi-family dwelling. Characteristics found in the best examples include:

- At least five self-sufficient dwelling units, each with private kitchen and bath facilities;
- One to three stories in height; and
- A distinct individual entrance for each unit or for small groups of units.
- Detailing appropriate to its period and overall character and style;
- Distinctive landscaping in the courtyard; and,
- Original window sash, although appropriate replacements are allowable if the building's overall character is not significantly altered.

Since this type includes townhouse, it is not necessary that there actually be a courtyard. Some examples have a linear plan without an enclosed courtyard.

Significance

This is the most distinctive apartment sub-type. The largest number is found in Capitol Hill, but good examples are also seen in Eastlake, Queen Anne, and the University District, with a scattering of examples in the other older neighborhoods. The typical small scale allows these buildings to be compatible with

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either residential or small commercial neighborhood contexts, while adding variety to the streetscape. Their style, detailing and landscaping are significant aesthetic features of many neighborhoods. These buildings are also significant for their history of providing features similar to a single-family home, with individual front and rear entrances, at a more affordable price. The best examples of courtyard apartments are among the largest, most luxurious and highly-detailed apartment units in the city.

Registration Requirements

To be eligible for listing in the National Register, the characteristics and qualities described above must be sufficiently expressed to support the building's specific contribution to the historic context. In addition to the requirements listed above as applicable to all building types, the registration requirements are:

- Retention of the overall plan of the complex (a small shed or similar addition at the rear would be allowable);
- Retention of original materials on primary facades;
- Substantially intact ornamentation; and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

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G. GEOGRAPHICAL DATA

The Multiple Property group included in this listing is limited to apartment buildings located within the legal limits of the City of Seattle, King County, Washington, as of January 1, 2007. This area is bounded by 145th Street on the north, Puget Sound and Elliott Bay on the west, Lake Washington on the east and a southern boundary generally defined as Seola Beach Drive SW/30th Avenue SW, SW Roxbury Street, S. Barton Street, S. Juniper Street, 59th Avenue S. and S. 112th Street.

H. SUMMARY OF IDENTIFICATION METHODS

This context statement is based on a combination of field data, archival data and literature review. In 2005-2006 four Seattle neighborhoods with the richest apartment heritage were comprehensively surveyed: Capitol Hill (including Pike/Pine), First Hill, Eastlake, and portions of the Central Area and Phinney Ridge communities. This information was combined with that from inventories of the University District, Queen Anne, Cascade, Wallingford and North Beacon Hill/Rainier Valley neighborhoods, all conducted between 2000 and 2005.

Archival resources used to identify apartment buildings included historical address directories and maps, supplemented by historic real estate materials and newspaper and magazine articles. King County Tax Assessor records from 1937 provided photos of both existing and demolished buildings. City of Seattle building permit files, which often include original architectural plans, were used to identify architects, owners and building details.

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APPENDIX

A SAMPLE OF SEATTLE APARTMENT HOUSES, 1900-1957

This is a *partial* list that gives an indication of the apartment buildings that could be considered under this MPD. Inclusion on the list does not indicate whether the building is or is not eligible for either National Register listing or local landmark designation. Buildings that are currently listed in the National Register or are located in historic districts are excluded.

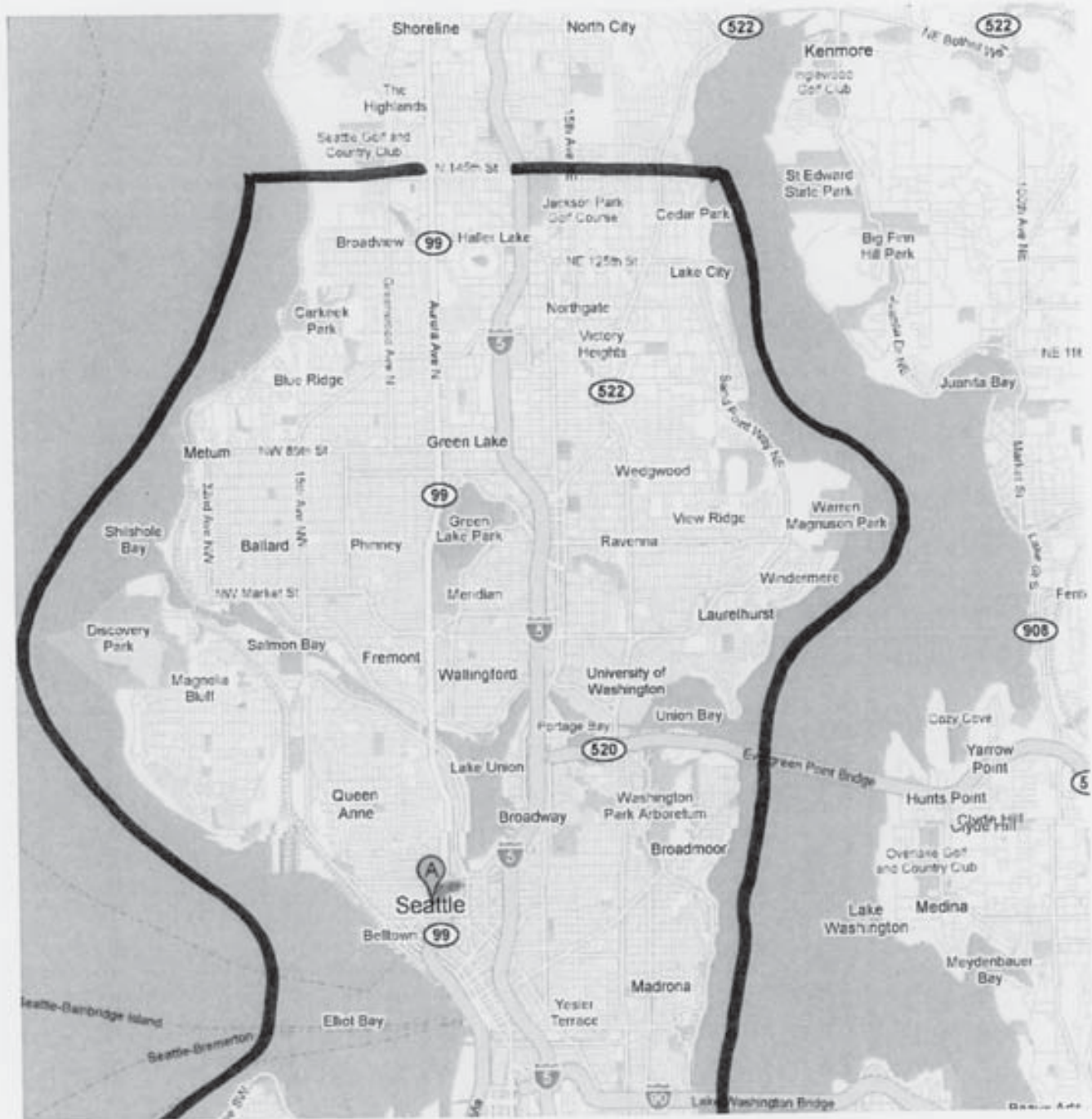
CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
1000 8 th Avenue (Nettleton)	1000 8 th Ave.	1949	Earl Morrison (Nettleton, Baldwin & Anderson)
1005 E. Roy	1005 E. Roy St.	1930	Edwin Dofsen (Anhalt Co.)
1014 E. Roy	1014 E. Roy St.	1930	Edwin Dofsen (Anhalt Co.)
1201 John	1201 E. John St.	1929	Edwin Dofsen (Borchert Co.)
1320 Queen Anne Ave.	1320 Queen Anne Ave. N.	1927	(Western Bldg & Leasing)
2003 Boylston Ave. E.	2003 Boylston Ave. E.	1925	
2345 Franklin Ave. E.	2345 Franklin Ave. E.	1925	Everett J. Beardsley
405 Prospect (Prospect Terrace)	405 Prospect St.	1929	N. Torbitt (A.P. Merrill)
417 Harvard East	417 Harvard Ave. E.	1929	Edwin Dofsen (Borchert Co.)
5 th Avenue Court	2132 5 th Ave.	1922	Lawton & Moldenhour (W. Carroll)
Adams	304-308 Bell St.	1915	Victor Voorhees (E.V. Adams)
Admiral	2203 California Ave. SW	1927	Harry H. James
Aladdin	1906 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Alexander Hamilton	1127 Olympic Way W.	1929	William Whiteley (Victor Sandberg)
Aloha (Stoddard Terrace)	902 E. Aloha St.	1944	G. W. Stoddard
Aloha Terrace	212 Aloha St.	1947	Stuart & Durham
Alta Casa	1645 10 th Ave. E.	1923	Frank Fowler (J. C. Buie)
Ambassador	505 E. Denny Way	1923	Earl Roberts
Amherst	1902 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Anhalt Arms (Berkeley Court)	1405 E. John St.	1928	Edwin Dofsen (Western Bldg & Leasing)
Arcadia	1222 Summit Ave.	1916	Isham Johnson
Arkona (Pauleze)	107 1 st Ave. N.	1908	
Astor Court	1450 E. Republican St.	1926	(Gardner Gwinn)
Auditorium	605 5 th Ave. N.	1926	
Avalon Cooperative	22 John St.	1908	
Bamberg	416 E. Roy St.	1910	John Corrigan (C. Bamberg)
Barbara Frietchie	1102 17 th Ave.	1929	Samuel Anderson
Barcelona Court	2205 Bigelow Ave. N.	1928	William Whiteley (Western Bldg. & Leasing)
Baroness	1005 Spring St.	1931	Schack & Young
Bel Roy	703 Bellevue Ave. E.	1931	Bain & Pries
Ben Lomond	1027 Bellevue Ct. E.	1910	Elmer E. Green
Bering	233 14 th Ave. E.	1930	Max Van House (Ideal Investment Co.)
Betsy Ross	1120 17 th Ave.	1928	Samuel Anderson
Beverly Rae	303 Harvard Ave. N.	1949	Stuart & Durham (Beverly Rae Corp.)
Biltmore	418 E. Loretta Pl.	1924	Stuart & Wheatley (Stephen Berg)
Briar Crest	1103 E. Republican St.	1928	William Whiteley
Broadway Court	425-432 10 th Ave. E.	1925	
Buckley	201 17 th Ave. E.	1928	Edward L. Merritt
Cambridge (Cambridge Apt. Hotel)	903 Union St.	1922	Sherwood Ford (Real Estate Improvements)
Camellia Manor	322-334 Summit Ave. E.	1952	William Whiteley

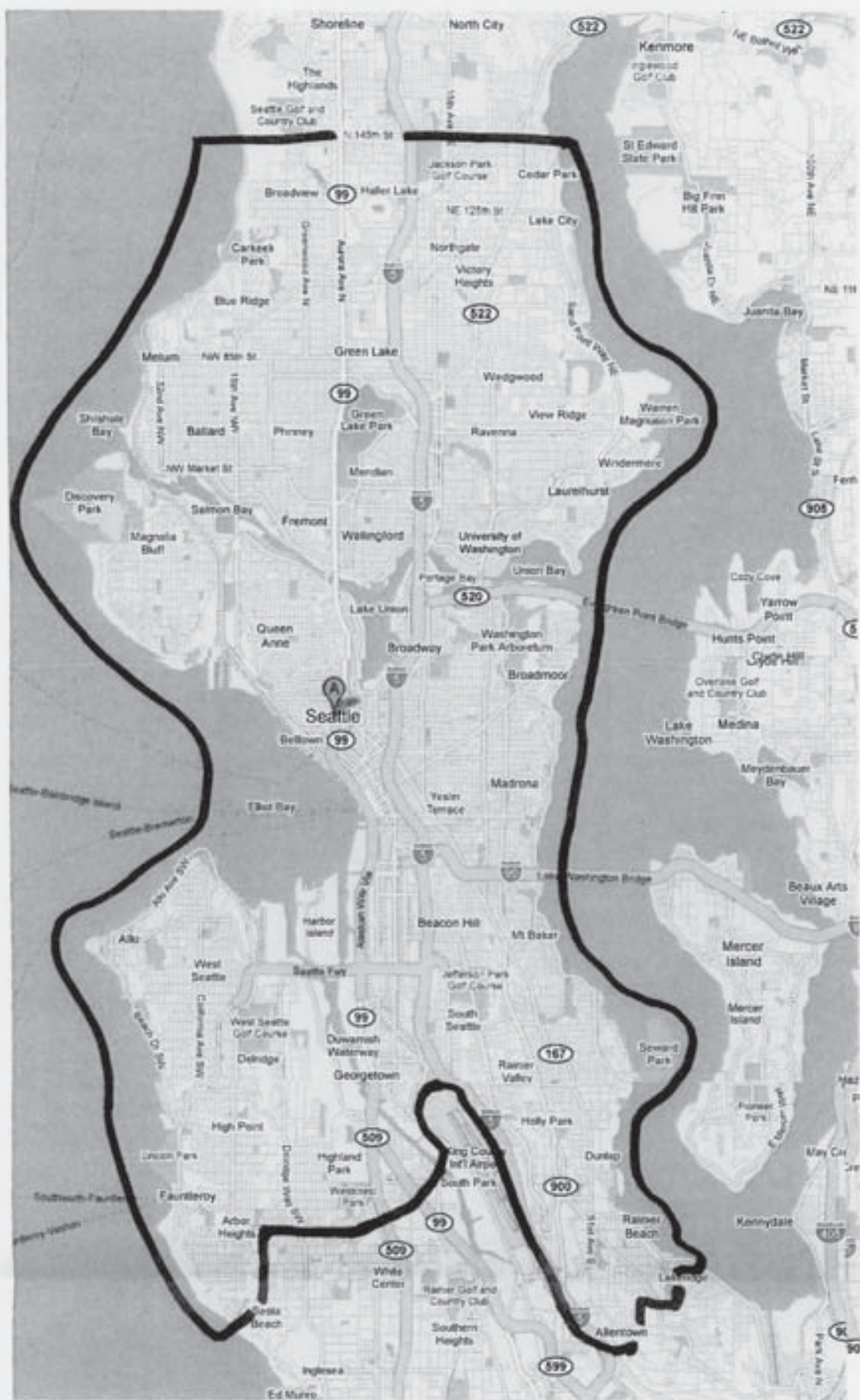
CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Camelot	515 N. 50 th St.	1928	Earl Morrison (Andrew Smith)
Campus	4210 Brooklyn NE	1923	John Creutzer
Canterbury Court	4225 Brooklyn Ave. NE	1929	Henry H. Hodgson
Carmona	1121 17 th Ave.	1929	Samuel Anderson
Carol	1119 NE 43 rd St.	1929	Eric C. Rising
Carolina Court	521 Eastlake Ave. E.	1916	John Creutzer (Claude Ramsay)
Carroll	305 Bellevue Ave. E.	1913	A. W. Gould (T. A. Loake)
Cassel Crag	1218 Terry Ave.	1925	H. G. Hammond (A. W. Cassels)
Castle	2132 2 nd Ave.	1918	Lawton & Moldenhour (E. E. Uden)
Castlewood	2717 Franklin Ave. E.	1929	Paul Thiry (Wood & Milner)
Catalina	509 Bellevue Ave. E.	1930	William Whiteley (H. B. Pettijohn)
Chandler Hall (Westport)	119 W. Roy St.	1924	
Charbern	1705 Belmont Ave.	1925	John Creutzer (C. F. Tregoning)
Chardonnay (Bellevue)	203 Bellevue Ave. E.	1906	F. H. Perkins
Charlesgate	2230 4 th Ave.	1922	E.T. Osborn (Investors Corporation)
Charmaine	627 4 th Ave. W.	1929	
Chasselton	1017 Boren Ave.	1928	(John Hudson)
Chateau Margaux (Leeds)	1052 E. Thomas St.	1909	
Chelan	616 4 th Ave. W.	1930	
Commodore-Duchess	4009 15 th Ave. NE	1925	Earl Roberts
Conrad	1631 Belmont Ave.	1928	Howard Riley (Conrad Johnson)
Consulate	1619 Belmont Ave.	????	
Cornelius	306 Blanchard St.	1926	Frank Fowler (Carroll Cornelius)
Cornell	531 Malden Ave. E.	1928	Frank Fowler
Coryell Court	1820 E. Thomas St.	1928	
Creswick	1305 E. Republican St.	1928	(Western Bldg & Leasing)
Davenport	420 Vine St.	1925	Henry Bittman
David II	741 Federal Ave. E.	1927	(Gardner J. Gwinn)
Del Masse	26 W. Harrison St.	1950	
Del Roy	25 E. Roy St.	1925	
DeLorges	325 Harvard Ave. E.	1928	
Devonshire	420 Blanchard St.	1925	Henry Bittman
Donaphilita	1707 Taylor Ave. N.	1927	Oscar F. Nelson (Loleta Smith)
Dover (Highland/Layeta)	901 6 th Ave.	1903/ 1912	Thompson & Thompson; Blackwell & Baker
Edgar Court	2704 Eastlake Ave. E.	1925	Albert A. Geiser (C. O. Montague)
Edgewater	2411 42 nd Ave. E.	1938	John Graham Jr.
El Capitan (North)	1617 Yale Ave.	1925	Emil Guenther (Josephine North)
El Cerrito	608 E. Lynn St.	1930	Everett J. Beardsley
El Monterey	4200 11 th Ave. NE	1928	Everett J. Beardsley
Elektra (Town House)	1400 Hubbell Pl.	1957	
Ellenbert	915 E. Harrison St.	1928	Max Van House
Embassy	1420 Boren Ave.	1925	William Bain, Sr.
Emerald Arms (Dunlap)	1741 Belmont Ave.	1926	(Mrs. A. C. Dunlap)
Envoy	821 9 th Ave.	1929	William Bain, Sr.
Exeter House	720 Seneca St.	1927	Stuart & Wheatley
Fairmont	941 11 th Ave. E.	1920	J. G. Scott (Charles Young)
Faneuil Hall	1562 E. Olive Way	1928	Harry Hudson (John Hudson)
Fionia	109 John St.	1922	
Fleming	2321 4 th Ave.	1916	Warren Milner (Meade & Forrestal)
Fleur de Lis	1114 17 th Ave.	1928	Samuel Anderson
Four Hundred Blaine	400 Blaine St.	1909	Unknown
Franca Villa	1108 9 th Ave. W.	1930	William Whiteley (Sandberg/Anhalt Co.)
Franconia	401 W. Mercer St.	1930	

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Franklin	2302 4 th Ave.	1918	George W. Lawton (F. M. Jordan)
Frederick	4737 Brooklyn Ave. NE	1924	Charles White (Mrs. E. M. Wood)
Gainsborough	1017 Minor Ave.	1930	Earl Morrison
Garden Court	1631 16 th Ave.	1929	
Gaylord	331 Bellevue Ave. E.	1923	(Gardner Gwinn)
Gellesley	4207 Brooklyn Ave. NE	1925	H. W. Rogers (G & D Investment Co.)
Glen Arms	512 Boylston Ave. E.	1928	
Glen Eden	921 1 st Ave. W.	1929	(Gardner Gwinn)
Glencoe	1511 Boylston Ave.	1907	
Granada	1736 Belmont Ave.	1923	John Creutzer (L. C. Troughton)
Grandview (Grand View)	409 Eastlake Ave. E.	1907	Henderson Ryan (K. Kalseth & Co.)
Greenwich	1305 Queen Anne Ave. N.	1928	(Gardner Gwinn)
Haines	1415 E. Olive Way	1905	
Hallmark	705 2 nd Ave. W.	1946	
Hamrick	702 2 nd Ave. W.	1947	
Harrison	800-810 E. Harrison St.	1911	F. H. Perkins (United Cities Trust Co.)
Harvard Crest	135 Harvard Ave. E.	1927	William Aitken (Emil Pohl)
Hawthorne Square	4800 Fremont Ave. N.	1924	Lawton & Moldenhour (Goodwin Real Estate Co.)
Heather Court	114 12 th Ave. E.	1953	William Whiteley (S & S Investors)
Heights Court	768 Bellevue Ave. E.	1909	Lewis Palmer (H.A. Conn)
Helen V (Algonquin)	1319 E. Union St.	1907	Graham & Myers
Highland	925-931 11 th Ave. E.	1924	Stuart & Wheatley (W. C. Malaney)
Highland Arms	1206 Queen Anne Ave. N.	1948	
Highland Crest	1205 Queen Ann Ave. N.	1948	
Hudson Arms	1111 Boren Ave.	1923	D. W. Dwyer (John Hudson)
Inn at Queen Anne (Wedgewood Inn/Grex)	505 1 st Ave. N.	1930	George Rasque (British-American Realty)
Ireland	100 W. Olympic Pl.	1927	
Iris	415 W. Roy St.	1931	
Jefferson Park	1756 S. Spokane St.	1925	J. M. Bard (West Coast Construction Co.)
John Alden	1019 Terry Ave.	1924	Harry Hudson (John Hudson)
John Wallace	417 E. Union St.	1930	Earl Morrison
John Winthrop	1020 Seneca St.	1925	Harry Hudson (John Hudson)
Kenneth	307 Queen Anne Ave. N.	1925	
Kingsbury	1914 Bigelow Ave. N.	1928	Albert Geiser (H. A. Bakenhus)
Kinnear	905 Olympic Way	1908	W. P. White (Foutz & Williams)
L'Amourita	2901 Franklin Ave. E.	1909	(Adolph & Edith Jarmuth)
La Charme	637 3 rd Ave. W.	1930	
La Crosse	302 Malden Ave. E.	1907	Frank H. Perkins (W. & G. Bergman)
La Flor	323 16 th Ave. E.	1929	Samuel Anderson
La Quinta	1710 E. Denny	1927	William Whiteley (Western Bldg & Leasing)
Lake Court Apts. (Lakecrest/Shoremont)	2020 43 rd Ave. E.	1922; 1926; 1929; 1953	William Bain; Bain & Pries; Taylor & Thiry; Frederick Anhalt (Harold Heathman)
Lake View (C & K Apartments)	1555 Lakeview Blvd. E.	1949	Chiarelli & Kirk
Lanai	3240 Fuhrman Ave. E.	1955	Ted LaCourt (Orville Cohen)
Laurabell	1112 N. Broadway	1922	
Laurel Crest	Terrace Dr. NE	1950	Stuart & Durham
Laurelton	1820 16 th Ave.	1927	Baker, Vogel & Roush (Denny Way Holding Co.)
Lauren Renee (El Dora)	312 E. Olive Pl.	1914	John Creutzer (August Johnson)
Lenawee	1629 Harvard Ave.	1918	John Creutzer (Bradner Co.)

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
Leonard	715 1 st Ave. W.	1930	(Horace Leonard)
Levere	4105 Brooklyn Ave. NE	1927	
Lexington-Concord	2402 2 nd Ave.	1923	Harry Hudson (John Lorentz)
Lincoln Court	1020 E. Denny Way	1907	(John H. Starbird)
Linda Vista	92 E. Lynn St.	1930	
Lisa Carol	4405 Corliss Ave. N.	1926	William Whiteley (Frank & Jean Davidson)
Lock Vista (Ballard)	NW Market St./ 30-32 nd Ave. NW	1949	Thomas, Grainger & Thomas
Lola	326 W. Mercer St.	1929	
Lomita Vista (Rosita Villa)	1208 10 th Ave. W.	1913	
Los Angeles	214 Summit Ave. E.	1917	
Lowell -Emerson	1100 8 th Ave.	1928	Harry Hudson (Gibbs & Hudson)
Madison Court	1635 42 nd E.	1930	
Malloy	4337 15 th NE	1928	Earl Roberts (Angus P. Malloy)
Margola	1109 17 th Ave.	1928	Schack & Young
Marianne	633 4 th Ave. W.	1929	Stuart & Wheatley (C. Sandland)
Marine	203 W. Republican St.	1947	
Marlborough	1220 Boren Ave.	1926	Earl Morrison
Martha Anne	1115 17 th Ave.	1928	Schack & Young (Mackintosh & Owsley)
Martha Lee	427 Bellevue Pl. E.	1930	William Whiteley (H. B. Pettijohn)
Maxmillian	1414 Seneca St.	1918	Victor Voorhees
Mayfair Manor	1101 17 th Ave.	1928	E. A. Gabryel Co.
McKean	1404 Olympic Way W.	1929	
Melrose	1520 Melrose Ave.	1916	W.W. Noyes (Sutherland McLean)
Mercedes	613 3 rd Ave. W.	1030	
Mission Inn	1743 Boylston Ave.	1926	Max Van House (Marion Investment Co.)
Montrachet	956 18 th Ave. E.	1922	
Montrose Court	205 W. Lee St.	1927	William Whiteley (Jerome Hardcastle)
Morris	1743 Summit Ave.	1916	E. J. Beardsley
Naoma	1733 Boylston Ave.	c. 1904	Charles Bliss (Porter & Bert Ehle)
Naomi	625 4 th Ave. W.	1930	
Narada	25 W. Highland Dr.	1926	Charles Haynes (Western Lime Co.)
New McDermott (McDermott)	1514 Bellevue Ave.	1926	Gerald C. Field (J. F. & R. J. McDermott)
Northgate Plaza	NE Northgate Way/ 1 st -3 rd Ave. NE	1951	John Graham, Jr.
Old Colony	615 Boren Ave.	1909	
Olive Tower	1624 Boren Ave.	1928	Earl Morrison (Paul D. Ford)
Olympian	1605 E. Madison St.	1913	William P. White
Olympus Manor	220 W. Olympic Pl.	1930	William Whiteley (Horace Leonard)
Oxford Crest	1400 Boren Ave.	1924	
Park Court	921 11 th Ave. E.	1922	G. W. Stoddard
Park Lane	400 Boylston Ave. E.	1931	Albert A. Geiser (Emil Pohl)
Park Vista	5810 Cowen Pl. NE	1928	John Creutzer
Parkhurst	505 14 th Ave. E.	1928	(Gardner J. Gwinn)
Parkridge (Leona)	916 Queen Anne Ave. N.	1909	V. P. von Erlich (St. Louis-Seattle Investment Co.)
Paul Revere	1018 9 th Ave.	1924	Harry Hudson (John Hudson)
Pittsburgh (#1)	125 Warren Ave. N.	1907	
Pittsburgh (#2)	117-123 John St.	1907	
Portage Bay Plaza	3261 Fuhrman Ave. E.	1952	S. G. Morrison (Archie Iverson)
Qualman	1421 15 th Ave.	1907	
Queen Anne	900 Queen Anne Ave. N.	1929	
Queen View	621 W. Galer St.	1917	William P. White

CURRENT NAME (Historic Name)	ADDRESS	DATE	ARCHITECT (Owner/Developer)
(Sagamore)			
Queen Vista	1321 Queen Anne Ave. N.	1949	Stuart & Durham
Queen's Court	124 Warren Ave. N.	1930	
Queensborough	101 W. Olympic Pl.	1950	
Randolph	1833 13 th Ave.	1928	Stuart & Wheatley
Ranice (Minerva)	4217 Brooklyn Ave. NE	1908	
Rhodes Arms	315-19 12 th E.	1928	(John Hudson)
Ridgeview	315 N. 50 th St.	1931	W. G. Brust
Roberta	1119 NE 43 rd St.	1929	Eric C. Rising
Rosina Court	1101-1107 18 th Ave.	1928	William Whiteley
Roundcliffe	845 Bellevue Pl. E.	1925	Stuart & Wheatley (E. J. Rounds)
Roxbury	1511 E. Mercer St.	1908	
Roy Vue	615 Bellevue Ave. E.	1924	Charles A. Haynes (W. & G. Bergman)
Roycroft	317 Harvard Ave. E.	1906	Henderson Ryan (E. B. Roy)
Russell	909 9 th Ave.	1906	Saunders & Lawton (Emmett Russell)
Ruth Court	133 18 th Ave. E.	1927	(John Hudson)
San Marco	1205-09 Spring St.	1905	Saunders & Lawton (Bert Farrar)
San Remo	606 E. Thomas St.	1907	W. D. Van Sicien
Seaview	519 W. Roy	1932	Michael Leder (Lewis Realty/ Cooper Mortgage)
Sergeant	1908 5 th Ave. N.	1928	William Whiteley (Horace Leonard)
Seville Court	906 1 st Ave. N.	1927	William Whiteley (Western Bldg. & Leasing)
Shannon (Buckingham)	1220 Boylston Ave	1905	
Sheffield	200 17 th Ave. E.	1929	
Sheridan (Perkins)	2011 5 th Ave.	1914	David Dow (W. D. Perkins)
Sherwood	1633 Melrose Ave.	1916	George Lawton (Goodwin Real Estate Co.)
Sir Galahad	903 Bellevue Pl. E.	1926	
Skyline House	600 W. Olympic Pl.	1956	Durham, Anderson, Freed (Ellsworth Lovell)
Sovereign	1317 Boren Ave.	1925	J. Lister Holmes
Spring	1223 Spring St.	1929	Earl Morrison
St. Florence	504 E. Denny Way	1914	Frank Fowler (Daniel O. Boyd)
St. Ingbert	309 E. Harrison St.	1928	(Ludwig Hellenthal)
St. Paul	1206 Summit Ave.	1902	(E. C. Burke)
Stanford	404 E. Harrison St.	1927	Earl Morrison (Paul Ford)
Stanford (Smart)	1304 NE 42 nd St.	1924	Earl Roberts (Mrs. J. E. Smart)
Sterling Court	1722 Belmont Ave.	1926	Stuart & Wheatley (H. M. Smith)
Stockbridge	1330 Boren Ave.	1925	Henry Bittman
Stonecliff (Tramontin)	2602 4 th Ave.	1923	S. E. Sonnichsen (P. A. Tramontin)
Stratford (Nesika)	2021 4 th Ave.	1915	Blackwell & Baker (Gardner & Lessey)
Strathmore	7 Harrison St.	1908	
Summit Arms	1512 Summit Ave.	1908	
Summit Terrace	406 Summit Ave. E.	1924	
Sunset Heights	455 N. 44 th St.	1929	W. G. Brust (J. Knutsen)
Terrace View	1821 11 th Ave. W.	1907	
Thomas	510 E. Thomas St.	1956	Blaine McCool (Kay Corp.)
Thomas Park (Althea)	419 E. Thomas St.	1921	
Thomas Park View (Thomas)	411 E. Thomas St.	1909	
Tudor Court	1719 2 nd Ave. N.	1929	
Tudor Manor	111 14 th Ave. E.	1929	
Tulane	408 Bellevue Ave. E.	1929	
Tuscany (Piedmont Apt. Hotel)	1215 Seneca St.	1928	Huntington & Torbitt
Twin Gables	1516 E. Republican St.	1929	Edwin Dofsen (Borchert Co.)





SEATTLE APARTMENT BUILDINGS, 1900-1957 MPD

Approx. GEOGRAPHICAL AREA

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER

PROPERTY
NAME:

MULTIPLE Seattle Apartment Buildings. 1900--1957 MPS
NAME:

STATE & COUNTY: King County. WASHINGTON

DATE RECEIVED: 11/28/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 01/11/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: COVER

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT___DATE

ABSTRACT/SUMMARY COMMENTS:

The documentation presented for this Multiple Property Submission represents a considerable amount of detailed research and provides a solid outline and methodology for evaluating a significant local property type. The National Park Service approves this context document as the basis for evaluating related properties.

The Registration Requirements could have been strengthened by discussing the potential for the identification of apartment house historic "districts," where such buildings exist in sufficient concentrations to merit evaluation beyond a simple individual listing. Similarly, the Registration Requirements could have better directed the evaluation of individual eligibility to account for the comparative context of similar resources, particularly when addressing issues of integrity and architectural character. Not all buildings by virtue of their meeting the basic property type characteristics will be individually eligible. Modest, common or altered examples will have to be carefully scrutinized within the context of other local/nearby examples.

RECOMMENDATION Accept Cover

REVIEWER Paul R. Lusignea

DISCIPLINE Historian

TELEPHONE _____

DATE 1/9/09

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

November 24, 2008

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new National Register Nominations forms for the

- **Hawthorn Square, King County, WA**
- **Redmond City Park, King County, WA**

Hawthorne Square is part of a newly proposed MPD (enclosed)

- **Seattle Apartment Buildings, 1900-1957**

Finally, attached is a revised National Register form for the previously listed

- **Mukilteo Light Station, Snohomish County, WA**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
E-Mail: michael.houser@dahp.wa.gov