

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F

Page 1 of 19

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,

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number

F

Page 2 of 19

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

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number

F

Page 3 of 19

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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 4 of 19

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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 5 of 19

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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 6 of 19

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 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

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 7 of 19

(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

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F

Page 8 of 19

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

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 9 of 19

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.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F

Page 10 of 19

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

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number

F

Page 11 of 19

the building's character and style. In contrast, steel sash in a Modernist building would be an important defining characteristic and its in appropriate 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 in 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.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F

Page 12 of 19

- **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.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F

Page 13 of 19

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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 14 of 19

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;

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 15 of 19

-
- 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:

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number F Page 16 of 19

- 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;

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number

F

Page 17 of 19

-
- 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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number F

Page 18 of 19

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

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number

F

Page 19 of 19

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.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

Continuation Sheet -

**SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON**

Section number G, H

Page 1 of 1

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.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number

I

Page 1 of 6

I. MAJOR BIBLIOGRAPHICAL REFERENCES

Alpern, Andrew. *Luxury Apartment Houses of Manhattan: An Illustrated History*. Mineola, N.Y.: Dover Publications, Inc., 1992.

Andrews, Mildred Tanner (ed.). *Pioneer Square: Seattle's Oldest Neighborhood*. Seattle: University of Washington Press, 2005.

"Apartment Boom," *Architectural Forum*, January 1950, pp. 95-100.

Bagley, Clarence Bagley. *History of Seattle*. Seattle: Pioneer Publishing Company, 1916.

_____. *History of King County*, Vol. II. Seattle: Pioneer Publishing Company, 1924.

Baist's Real Estate Atlas: Surveys of Seattle, Washington. Philadelphia: G. W. Baist, 1905, 1908.

Berner, Richard C. *Seattle 1900 - 1920: From Boomtown to Restoration*. Seattle: Charles Press, 1991.

_____. *Seattle 1921-1940: From Boom to Bust*. Seattle: Charles Press, 1992.

_____. *Seattle Transformed: World War II to Cold War*. Seattle: Charles Press, 1999.

Blanchard, Leslie. *The Street Railway Era in Seattle*. Forty Fort, PA: Harold E. Cox, 1968.

BOLA Architecture + Planning:

Landmark Nomination for the Northcliffe Apartment Building, Seattle, December 2003.

Landmark Nomination for the L'Amourita Apartment Building, Seattle, 2004.

Broderick, Henry. *"The 'HB' Story: Henry Broderick Relates Seattle's Yesterdays*. Seattle: Frank McCaffrey Publishers, 1969.

Clark, Clifford Edward, Jr., *The American Family Home, 1800-1960*, Chapel Hill: University of North Carolina Press, 1986.

Courtois, Shirley. "Victorian Row Apartments National Register Landmark Nomination Form," August 1990.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number I Page 2 of 6

Cromley, Elizabeth Collins. *Alone Together: A History of New York's Early Apartments*. Ithaca: Cornell University Press, 1990.

Crowley, Walt, and The HistoryLink Staff. *Seattle & King County Timeline*. Seattle: History Ink and University of Washington Press, 2001.

Curtis, James R. and Larry Ford. "Bungalow Courts in San Diego: Monitoring a Sense of Place" *Journal of San Diego History*, Spring 1988.

Dorpat, Paul and Genevieve McCoy. *Building Washington: A History of Washington State Public Works*. Seattle: Tartu Publications, 1998.

Dose, West & Reinoehl. *Architecture of Dose, West & Reinoehl*. Seattle: 1908.

Goode, James M. *Best Addresses: A Century of Washington's Distinguished Apartment Houses*. Washington, D.C.: Smithsonian Institution Press, 1988.

Groth, Paul. *Living Downtown: The History of Residential Hotels in the United States*. Berkeley: University of California Press, 1994.

Gardner J. Gwinn, Inc. *The Real Estate Investment of Today*, c. 1929.

Hancock, John, "The Apartment House in Urban America," in *Buildings and Society*, ed., Anthony D. King, London: Routledge and Kegan Paul, 1984.

Handlin, David P., *The American Home: Architecture and Society, 1815-1915*, Boston: Little, Brown and Company, 1979.

Hanford, C. H., editor. *Seattle and Environs, 1852-1924*. Chicago and Seattle: Pioneer Historical Publishing Company, 1924.

Hawes, Elizabeth. *New York, New York: How the Apartment House Transformed the Life of the City (1869-1930)*. New York: Alfred A. Knopf, 1993.

Hayden, Dolores. *Redesigning the American Dream*. New York: W. W. Norton & Co., 1984.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number 1 Page 3 of 6

Henry Broderick, Inc. *Realty and Rental Register*, Seattle, August 1937.

Hines, Neal. *Denny's Knoll: A History of the Metropolitan Tract of the University of Washington*. Seattle: University of Washington Press, 1980.

Hunter, Christine. *Ranches, Rowhouses and Railroad Flats—American Homes: How They Shape Our Landscapes and Neighborhoods*. New York: Norton, 1999.

Jones, Nard. *Seattle*. Garden City, NY: Doubleday & Company, Inc., 1972.

King County Assessor Property Tax Records

<http://www5.metrokc.gov/parcelviewer/viewer/kingcounty/viewer.asp>.

Kreisman, Lawrence. *Apartments by Anhalt*. Seattle: City of Seattle Office of Urban Conservation, 1978.
_____. *Made to Last: Historic Preservation in Seattle and King County*. Seattle: University of Washington Press, 1999.

Kroll Map Company Inc, Seattle, "Kroll Map of Seattle," 1912 - 1920, 1940 - 1964, and ca. 2000.

Lambert, Steve. *Built by Anhalt*. Seattle: Harstine House, 1982.

Lawson, Jacqueline E. A. "Let's Take a Walk: A Tour of Seattle's Central Area, As It Was When (1920s, 1930s and 1940s)." Third Edition, July 2005.

Lewkowicz, Amanda. "Capitol Hill's Modern Apartment Buildings: An Investigation in the Dingbat Typology," Unpublished paper, Urbdp 585, University of Washington, June 2008.

Lynes, Russell. *The Domesticated Americans*. New York: Harper & Row, 1963.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984.

McLean, Robert Craik. "The Apartment Hotel in Plan and Purpose." *The Western Architect*, February 1923.

Mighetto, Lisa, and Marcia Montgomery. *Hard Drive to the Klondike: Promoting Seattle During the Gold Rush*. Seattle: University of Washington Press, 2002.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number 1 Page 4 of 6

Moudon, Anne Vernez, *Built for Change: Neighborhood Architecture in San Francisco*, Cambridge: The MIT Press, 1986.

Museum of History and Industry, Digital Photo Collection, <http://www.seattlehistory.org/mohai>.

National Register of Historic Places. Multiple Property Documentation Forms for apartment buildings in Spokane, East Portland (OR), Pasadena (CA), Downtown Indianapolis, Birmingham (AL) and Washington, D. C.

Nyberg, Folke and Victor Steinbrueck. *An Inventory of Buildings and Urban Design Resources*. Seattle: Historic Seattle, 1975.

Ochsner, Jeffrey, editor. *Shaping Seattle Architecture: A Guide to the Architects*. Seattle: University of Washington Press, 1998.

Ochsner, Jeffrey Karl and Dennis Alan Andersen. *Distant Corner: Seattle Architects and the Legacy of H. H. Richardson*. Seattle: University of Washington Press, 2003.

Olsen, Donald L. *The City as a Work of Art: London, Paris, Vienna*. New Haven: Yale University Press, 1986.

Perin, Constance. *Everything in Its Place: Social Order and Land Use in America*. Princeton: Princeton University Press, 1977.

Phelps, Myra. *Public Works in Seattle: A Narrative History of the Engineering Department 1875-1975*. Seattle: Kingsport Press, 1978.

Plunz, Richard. *A History of Housing in New York City*. New York: Columbia University Press, 1990.

Polk, R. L., Company. *Seattle Directory*. 1889-1965.

Polyzoides, Stefanos, Roger Sherwood, and James Tice. *Courtyard Housing in Los Angeles: A Typological Analysis*. Berkeley: University of California Press, 1982.

Reinartz, Kay. *Queen Anne: Community on the Hill*. Seattle: Queen Anne Historical Society, 1993.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number 1 Page 5 of 6

Ruttenbaum, Steven. *Mansions in the Clouds: The Skyscraper Palazzi of Emery Roth*. New York: Balsam Press, Inc., 1986.

Sale, Roger. *Seattle Past to Present*. Seattle: University of Washington Press, 1976.

Schmid, Calvin F. *Social Trends in Seattle*. Seattle: University of Washington Press, 1944.

Seattle Department of Neighborhoods Historic Preservation Program. Landmark Nomination forms for Harvard/Belmont Landmark District, International Special Review District,, Pike Place Market Historic District, Pioneer Square Preservation District and individual apartment buildings: Reid Court, the Waldorf Hotel, Victorian Row, Maryland, Hillcrest, New Pacific, Jensen, Guiry, Barnes, Leamington/Pacific, Chelsea, Delamar, El Rio, Wintonia, San Remo, 1005 and 1014 East Roy Street.

_____. Historic Preservation Program: "Seattle Inventory Field Form, Survey of Historic Properties," by Mark Peckham, July 23 1979.

Seattle Department of Planning and Development: Microfilm Permit and Drawing Files.

Seattle Office of Policy Planning. Background Report on Multifamily Land Use Policies, 1978.

Sexton, R. W. *American Apartment Houses, Hotels and Apartment Hotels of Today*. New York: Architectural Book Publishing Co. Inc., 1929.

Sheridan, Frances Amelia. "Apartment House Development on Seattle's Queen Anne Hill Prior to World War II," Unpublished Masters Thesis. University of Washington, 1994.

Sheridan, Mimi, "Bungalow Courts in Seattle: A Brief Review," in *Preservation of the Vernacular Environment I*, Dubrow, Gail and Neile Graham (ed.), Seattle: University of Washington, 1995.

Smith, Ruple Dix, "Western Flat Dwellers," *Seattle Mail & Herald*, September 30, 1905.

Sutermeister, Miriam, "Chelsea Family Hotel National Register Nomination Form," May 14, 1978.

Taylor, Quintard. *The Forging of a Black Community: Seattle's Central District from 1870 through the Civil Rights Era*. Seattle: University of Washington Press, 1994.

National Register of Historic Places

Continuation Sheet -

SEATTLE APARTMENT BUILDINGS, 1900-1957
KING COUNTY, WASHINGTON

Section number 1 Page 6 of 6

Tobin, Caroline and Sarah Sadt, "University District Survey Report," Seattle Department of Neighborhoods Historic Preservation Program, 2002.

University of Washington Manuscripts, Archives and Special Collections, Digital Photo Collections:
<http://content.lib.washington.edu/>

Vergobbi, David J. *Seattle Master Builders Association: An 80 Year Journey Through History*. Bellevue WA: SMBA, 1989.

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

Washington Writers' Project. *Washington: A Guide to the Evergreen State*. Portland: Binford & Mort, 1941.

Whiffen, Marcus. *American Architecture Since 1790: A Guide to the Styles*. Cambridge, Mass: 1993.

Woodbridge, Sally B. and Roger Montgomery. *Guide to Architecture in Washington State: An Environmental Perspective*. Seattle: University of Washington Press, 1972.

Williams, Jacqueline B. *The Hill With a Future: Seattle's Capitol Hill 1900-1946*. Seattle: CPL Ink, 2001.

Worley, William S. J. C. *Nichols and The Shaping of Kansas City: Innovation in Planned Residential Communities*. Columbia: University of Missouri Press, 1990.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: the MIT Press, 1981.

Articles:

"The Manhattan Flats," *Seattle Mail & Herald*, 12/30/1905

"First Apartment in Seattle," *Seattle Times*, April 24, 1938.

Seattle Post-Intelligencer, January 3, 10, 17, 1926

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 Sclen
Seaview	519 W. Roy	1932	Michael Leder (Lewis Realty/ Cooper Mortgage)
Sergent	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.)

