

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

DT 54

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Historic name Pike Place Public Market Historic District

Other names/site number Pike Place Market Historic District

## 2. Location

street & number Bounded by Western Avenue to the west, Virginia Street to the north, First Avenue to the east, and the south wall of the Economy Market and Outlook Bldg. to the south. not for publication

city or town Seattle vicinity

State Washington code WA county King code 033 zip code 98101

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register criteria. I recommend that this property be considered significant X nationally    statewide    locally. (    See continuation sheet for additional comments.)

  
Signature of certifying official/Title

6/2/11  
Date

Washington State Department of Archaeology & Historic Preservation  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

   entered in the National Register.  
   See continuation sheet

   determined eligible for the  
National Register.  
   See continuation sheet

   determined not eligible for the  
National Register.

   removed from the  
National Register.

   other (explain:) \_\_\_\_\_

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
22	6	buildings
		sites
		structures
		objects
22	6	Total

**Name of related multiple property listing:**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**2 [Alaska Trade Building  
and Butterworth Building]**6. Functions or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling, hotel  
 COMMERCE/TRADE/specialty store,  
 department store, marketplace, restaurant,  
 warehouse

SOCIAL/meeting hall

EDUCATION/library

FUNERARY/mortuary

AGRICULTURE/processing

LANDSCAPE/public common

**Current Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling, hotel  
 COMMERCE/TRADE/specialty store,  
 department store, marketplace, restaurant,  
 warehouse

SOCIAL/meeting hall

EDUCATION/school

HEALTH CARE/clinic

AGRICULTURE/processing

LANDSCAPE/public common

**7. Description****Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revivals:

Beaux Arts, Mediterranean Revival

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

Movements: Commercial Style

Modern Movement: Moderne

Other: Commercial Vernacular

**Materials**

(Enter categories from instructions)

foundation Concrete - poured

walls Wood; Brick; Stucco; Ceramic Tile; Terra  
 cotta; Concrete; Stone; Glass

roof Asphalt / Composition

other Neon Signage

**Narrative Description**

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☒ **G** less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE

POLITICS/GOVERNMENT

**Period of Significance**

1907-1971

**Significant Dates**

1907, 1910, 1912, 1914, 1916, 1922, 1941, 1963, 1971

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Architects: Bartholick, George R.; Dwyer, W.E., Graham, John, Sr.; Goodwin, Frank; Gould, Carl F.; Josenhans & Allan; Haynes, Charles; Huntington, Daniel; Kingsley & Eastman; Milner, Warren H.; Thomas, Harlan; Willatsen, Andrew

Builders: Dow, Alex; Mowatt, A.F.

**Narrative Statement of Significance**

(Explain the significance of the property.)

SEE CONTINUATION SHEET

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing  
(36 CFR 67) has been requested  
☒ previously listed in the National Register  
☐ previously determined eligible by the National  
Register  
☐ designated a National Historic Landmark  
# \_\_\_\_\_  
☐ recorded by Historic American Engineering  
Record# \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☒ University  
☐ Other

**Name of repository:**

University of Washington Special Collections  
City of Seattle, DON, Historic Preservation  
Program  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Geographical Data****Acresage of Property** 7 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

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**Verbal Boundary Description**

(Describe the boundaries of the property.)

See continuation sheet.

**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet.



**11. Form Prepared By**

name/title Katheryn H. Krafft  
organization Krafft & Krafft Architecture/CRM date August 2010  
street & number P.O. Box 99268 telephone (206) 296-8636  
city or town Seattle state WA zip code 99268

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)

name Various - See Attachment A  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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## National Register of Historic Places Continuation Sheet -

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### Narrative Description

The Pike Place Public Market Historic District is an intact and distinctive collection of early twentieth century commercial buildings, residential hotels and public spaces that have evolved and functioned for public market purposes since August 1907. The 7-acre historic district is located within the commercial core of downtown Seattle. A smaller 1.5-acre historic district was initially listed in the National Register of Historic Places in March 1970 during a period of controversy over an urban renewal project that threatened the preservation and future use of the public market area. The current revised registration form is intended to replace a subsequent nomination document that was prepared in 1972 shortly after the passage of a public initiative petition that mandated the preservation of a larger historic district and prior to major rehabilitation and development projects that were undertaken between 1973 and 1984. The boundaries of the historic district shall remain unchanged from the 1972 document. The current revised document is intended to provide additional descriptive information and historical documentation and to clarify and acknowledge subsequent rehabilitation and development projects within the district.

The Pike Place Public Market Historic District exhibits and conveys distinctive physical and cultural character as a food marketing and residential district that has been in continuous operation for public market purposes for over 100 years. The district is comprised of one, two and three story wood-frame and brick masonry commercial and residential hotel buildings that were primarily constructed prior to 1922. Interspersed among these historic properties are thoughtfully designed modern market and residential facilities constructed during the urban renewal era. The historic properties are generally vernacular in character and exhibit distinct architectural features as they have evolved to meet changing market functions and ownership requirements. The buildings have been described as "humble and anonymous" since their public use and market functions are their most dominant characteristics. While the component building forms, floor plans and physical scale vary significantly, the historic district exhibits a palette of design features, elements and details that create a distinct and cohesive physical environment.

The historic district is situated along a hillside between the intensely developed downtown retail core to the east and the Elliott Bay waterfront to the west. First Avenue, a major north-south commercial thoroughfare, defines the eastern boundary while the western boundary is defined by Western Avenue, a north-south arterial that functioned historically in relationship to railway lines that served nearby wholesale warehouses along this route. The historic publically and privately built market buildings are clustered along a major pedestrian and vehicular circulation spine - Pike Place and the one-half block westernmost end of Pike Street. Pike Place extends from the foot of Pike Street for two and one-half blocks; it angles slightly downhill and westward where it terminates at the intersection of Virginia Street and Western Avenue. The southernmost lane of Pike Street slopes steeply downhill from First Avenue and is below the principal grade of Pike Street and Pike Place; it extends westward and meets a segment of Post Alley, which runs downhill to the south toward Union Street. Another segment of Post Alley extends northward from Pike Place and runs parallel to First Avenue.

Due to the changes in elevation between First Avenue and Pike Place at the northern portions of the historic district, as well as the steep grades and bluff at the west side of the district, there are numerous vistas through the district and toward Elliott Bay, Puget Sound and the Olympic Range. The unique topography of the market area is further reflected in the design of buildings that include multiple entrance locations at various floor levels and irregular floor plans that serve to form labyrinthine internal and external spatial experiences. As a result of the various building forms in conjunction with the bend in Pike Place, irregular lots, angled streets and steep grades of two internal streets, Pine Street and Stewart Street, Pike Place functions as a unique physical enclave. It is defined by various visual termini that provide a strong sense of entry and passage. The variety of interconnected but open internal spaces and the continuity of market design and display features create a strong sense of both prospect and refuge.

The buildings within the district were traditionally constructed using materials that could be easily obtained as well as inexpensive and easy to install and maintain. Exterior cladding is typically brick, concrete or stone and roofs are typically flat.

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Upper floor and basement levels were typically devoted to storage and refrigeration uses. An assortment of design features and architectural details serve to create a cohesive physical environment and contribute in tangible ways to the distinct historic character of the district. These features and details are categorized and briefly described below:

### *Exterior Features & Details:*

- Metal marquees above sidewalk areas
- Open-front exterior retail shop spaces
- Moveable utilitarian wood display tables and produce boxes placed in sidewalk and corridor areas
- Operable multi-pane industrial window sash
- Closed storefronts with prominent display windows
- Multiple entryways and pedestrian passageways
- Large roll-up security doors or rolling open-mesh metal gates

### *Interior Features & Details:*

- Open shopping arcades (Economy Arcade, Main Arcade, Flower Row and the North Arcade) with varied ceiling heights between arcades and adjacent retail spaces
- Permanent day-stall tables (a.k.a. low tables) that are simple wood construction and include galvanized sheet metal tops and wooden gutters (for hygienic purposes) and wooden bag benches (intended for customers to place their shopping bags while transacting purchases)
- Decorative plaster columns – three design types distinguished by pressed metal or plaster ceiling trim typically painted either white and/or green [Some are fitted with bare light bulbs]
- Wooden ramps and stairs with utilitarian handrails (typically painted pipe rail)
- Open-front interior retail shop spaces
- Irregular-shaped interior spaces
- Interior spaces extended by views beyond through corridors, windows and doorways
- Small partition-less retail shop areas
- Rolling open-mesh metal gates
- Durable, cleanable floor surfaces – tile, concrete and wood
- Smooth paintable interior partitions and wall surfaces
- Exposed mechanical pipes, electrical conduit and structure members/connections

### *Lighting:*

- A variety of utilitarian lighting fixtures – typically dropped fixtures with enamel painted (typical dark-green hoods) that are used to illuminate produce/products on day tables, within specialty shops and to illuminate painted signage
- Ceiling mounted or dropped pendant fixtures with opaque white glass shades

### *Signage:*

- Flat painted signage
- Traditional neon signage
- Painted wall signage
- Painted window signage
- Produce pricing signs – hand lettered on small paper sacks

The Pike Place Public Market was initially established on Pike Place in August 1907 as a public farmer's street market where shoppers could purchase produce directly from farm wagons parked on the street. Due to the popularity and success of the street market, real estate developers and business entrepreneurs began to rapidly expand nearby buildings and develop new market buildings adjacent to the public street market. Streetcar lines provided convenient access to the market area from Seattle's

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burgeoning neighborhoods as the market attracted an ever-increasing number of shoppers. By 1912, a significant concentration of privately-owned market buildings housing food-related stalls and providing covered areas and amenities for shoppers had been constructed along Pike Place. By early 1920s the market complex was a primary regional food center; by then it had expanded incrementally to the essential form and configuration that exists today. By 1922, all farm product sales had been moved indoors to covered and lighted sidewalk arcades and over 175 commercial tenants sold every kind of food product and specialty. The mix of farmers and retail merchants reflected the waves of Asian and European immigration to the Pacific Northwest during the prior two decades and the customers and shoppers were from every economic and social level. By 1926, over 600 permitted farmers were selling locally grown seasonal products from "wet" and "dry" farm stalls and the Pike Place Market reportedly drew some 25,000 shoppers on a typical weekday. However, controversy between private market managers, the City, tenants and farmers over spatial allocations and rental rates had become a constant factor in the operation of the complex.

During the depression era the Market was overflowing with farmers, shoppers, low-cost foods and goods, and social amenities. However, World War II brought drastic changes to the Market. With the forced evacuation of Japanese-Americans from the Pacific Coast, the public market lost many of its farmers and farm sales never recovered after the war. As market revenues declined, the maintenance of market buildings declined. By the late 1950s, the market complex was underutilized and in a deteriorated condition due to a variety of factors including the reduction in post-war era farming, the gradual change of farm land use to housing and industrial development and the emergence of suburban living and supermarket shopping. Despite these changes, a downtown-based population of elderly and low-income residents continued to frequent the Pike Place Public Market and its wide variety of food products and businesses continued to attract tourists, as well as local and national notoriety.

In 1963, planning began for an urban renewal project that anticipated the demolition of the entire Market area in order to construct a large modern hotel, high-rise apartment and parking complex. Concerned citizens began to organize what proved to be an arduous seven-year long battle to delay the urban renewal project and prevent the Pike Place Public Market from being destroyed or drastically changed. Ultimately, the Friends of the Market mounted an unprecedented grassroots effort and successfully collected 16,000 signatures in order to place public Initiative Petition No. 270105 before the Seattle voters that proposed establishing a protected local historic district with an appointed commission responsible for preserving the "established character" of the Market as well as the historic buildings. The campaign to "Keep the Market" took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the public initiative. On November 2, 1971, the initiative petition was approved by a substantial margin and a strict local historic preservation ordinance was subsequently adopted. The City completed the purchase of 14 buildings located within the core of the district while the remainder stayed in private ownership. In 1973, the Pike Place Market Preservation and Development Authority (Pike Place PDA) was created as a non-profit corporation chartered by the City to serve as property manager and steward of the publically-owned buildings within the district.

By 1974, the final preservation plan - part of a broader revised urban renewal plan - had been adopted by the Seattle City Council and several major rehabilitation projects were beginning to take shape. Between 1975 and 1984 major rehabilitation projects, many - but not all - using Urban Renewal or HUD funding, were completed involving 24 historic properties within the district. Pike Place was repaved with traditional brick and side streets were repaved with historic cobblestone and traditional granite curbs. A variety of public amenities were also restored or constructed in the public areas including an information kiosk and canopy at the Pike Street entrance. During this era five (5) entirely new buildings were constructed within the boundaries of the historic district; one of these buildings was built on a previously vacant parcel and four of the new buildings replaced historic buildings that had been deemed to be too altered or deteriorated to rehabilitate or adapt to modern use. One (1) new building was also constructed on a long-vacant parcel in 2005. All of the rehabilitation projects and new construction work underwent a rigorous design review and approval process before the Pike Place Market Historical Commission according to carefully developed use and design review guidelines that were mandated by the local historic preservation ordinance [Ord. No.100475].



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The current general condition of all of the buildings in the Pike Place Public Market Historic District is very good. The historic district is heavily used year-round by day-stall tenants (farmers and craftspeople), merchants, residents, shoppers and tourists; thus, many of the buildings are subject to severe wear and require on-going maintenance and repair. A tile floor was installed in the Main Market complex in 1985 due to on-going damage to replacement wood flooring installed during the rehabilitation era. While numerous minor tenant improvements and signage changes have occurred, no major or comprehensive renovation work has been undertaken in the Market since the Federal Urban Renewal work was completed in the mid-1980s.

In November 2008, Seattle voters approved funding for a major rehabilitation project that will occur over the next three to four years. The focus of work is centered on replacing the aging core infrastructure of the PDA-owned buildings including all mechanical, electrical and plumbing systems, which have reached the end of their useful lives. The structural systems of the original Main Market (PDA-owned) buildings will also be upgraded for seismic stability. The project will also enhance accessibility to and within the market buildings through the addition of three new elevators and the existing bathroom facilities will be upgraded. Per City ordinance, all of the work shall be reviewed and approved by the Pike Place Market Historical Commission according to well-established local design guidelines and the *SOI Standards for Rehabilitation* as adopted by the Commission. Thus, the physical appearance and character of the Pike Place Public Market Historic District will not be changed. The work is being done to ensure that the basic operating systems are sufficient to sustain the public market through a second century of use.

The Pike Place Public Market Historic District includes a total of 30 properties. Of this total, 24 (80%) are classified as historic contributing resources; there are no historic non-contributing resources and 6 properties (20%) are classified as non-historic non-contributing. None of the district buildings are vacant or unused.

<b>Total Number of Contributing and Non-Contributing Resources:</b>	<b>30</b>
Historic Contributing Resources	24
Historic Non-Contributing Resources	0
Non-Historic / Non-Contributing Resources	6



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## List of Contributing and Non-Contributing Properties:

ID #	Address	Street	Common Building Name (Historic)	Status	Built
1	1505	First Ave	Corner Market	Cont	1912
2	1423	First Ave	Economy Market (Bartell's Bldg/Pythian Building)	Cont	c.1900, 1916, 1936
3	83	Pike Street	LaSalle-Outlook Bldg (Outlook Hotel/LaSalle Hotel)	Cont	1908-1909
4	1440	Western Ave	Cliff House (Cliff Hotel)	Cont	1908
5	1430	Western Ave	LaSalle-Outlook Bldg (Outlook Bldg)	Cont	1922
6	1416	Western Ave	PPM Senior Center (Creamery site)	Non-Cont	2005
7		Pike Place	Flower Row, Hillclimb Corridor (Comfort Station, Outlook Plaza)	Cont	1908, 1912, 1922, 1977
8	1501	Pike Place	Leland Building (Leland Hotel/Leland-Bakery Building)	Cont	1902, 1911, 1914, 1922
9	1509-1525	Pike Place	Fairley Building (Main Market Bldg)	Cont	1907, 1911, 1914, 1922
10	1901	Pike Place	North Arcade (Market House)	Cont	1911, 1922
11		Pike Place	Desimone Bridge (Stewart Street Bridge)	Cont	1922, 1961
12	87	Virginia St	Pike & Virginia Building	Non-Cont	1978
13	1926	Pike Place	Champion Building (Rex Land Co. Garage)	Cont	1928
14	1918	Pike Place	Soames Building (Bain Block)	Cont	1922
15	1912	Pike Place	Dunn Building (Dunn Seed Co. Bldg)	Cont	1918
16	86	Stewart Street	Stewart House	Non-Cont	1982
17	82	Stewart Street	Stewart House (Stewart Hotel)	Cont	1902
18	1606	Pike Place	Beecher's/Old Seattle Garden Center (Kalem Block)	Cont	1908, 1980
19	87	Pine Street	87 Pine (Silver Oakum/Market Hotel)	Cont	1910
20	1528	Pike Street	Triangle Building	Cont	1910
21	1513	First Avenue	Sanitary Public Market	Cont	1910, 1942, 1981
22	1531	First Avenue	Post Alley Market (First & Pine Bldg)	Non-Cont	1983
23	1601	First Avenue	Inn at the Market	Non-Cont	1985
24	1907	First Avenue	Fairmount Bldg (Fairmount Hotel)	Cont	1914
25	90	Stewart Street	J.P. Jones Bldg (Fairmount Garage)	Cont	1925
26	1917	First Avenue	Alaska Trade Bldg (Union Record Bldg)	Cont *	1910
27	1921	First Avenue	Butterworth Bldg (Butterworth Mortuary)	Cont *	1903
28	1923	First Avenue	Smith Block	Cont	1906
29	1925	First Avenue	Baker Building	Non-Cont	1977
30	1931	First Avenue	Livingston Building (Rosenberg Block /Landes Block)	Cont	1901

\* Previously listed in NRHP prior to 1972 NRHP district designation

Cont [Contributing]

Non-C [Non-Contributing]

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### Individual Property Descriptions

**Common Name:** Corner Market  
**Historic Name:** Corner Market  
**Address:** 1505 First Avenue

**Site ID# 1**  
**Built:** 1912  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 4<sup>th</sup>/Block G/Lots 10-11*  
**Original Owner:** Corner Market Company (Cyrus Francis Clapp)  
**Architect:** Harlan Thomas [1912, w/ Clyde Grainger]  
Karlis Rekevics [1975]  
**Builder:** Alex Dow  
**Style:** Mediterranean Revival

**Description:** This is a very prominently located two-three story enclosed market building located at the NW corner of First Avenue and Pike Street with façades oriented toward First Avenue, Pike Street and Pike Place. Due to the diagonal alignment of Pike Place (running from Pike Street to Virginia Street) it has a 75' x 94' x 103' trapezoidal footprint and building form. The north elevation abuts the Sanitary Market. The Corner Market is one of two traditional purpose-built market and store buildings in the historic district. The structure is mill construction with heavy timber framing and concrete and steel-reinforced structural members. The foundation and full basement level are reinforced concrete and exhibit remnants of the foundation of the York Hotel, demolished 1905. The basement level includes areaways under the adjacent sidewalk.

It exhibits a two-part commercial block façade composition. The exterior is distinguished by ornate brick masonry veneer cladding, trim and cornice work. Due to the change in street level between First Avenue and Pike Place, the First Avenue façade is two stories in height, the Pike Street facade is graduated and the Pike Place façade is a full three stories. All of the facades exhibit Flemish bond brickwork, ornate spandrels and graceful concrete arched structural bays. The First Avenue and Pike Street facades are each capped by a central raised parapet wall accentuated by a clock. Windows at the arched openings in the uppermost level are wooden, multi-pane, tri-partite sash members that pivot. The second floor level at Pike Place and Pike Street exhibits rectangular openings with wooden, multi-pane, tri-partite windows that pivot. The ground floor level at Pike Place and Pike Street includes long narrow open front shops. The shop at the corner of First Avenue and Pike Street is also an open front shop. Originally all of the shop fronts at First Avenue were open front shops; however most of them have been enclosed by traditional wooden storefronts (with large display windows) as has one shop space that is oriented toward Pike Street.

The exterior is further distinguished by suspended metal marquees at each of the facades; these marquees step down gradually at each of the elevations in order to accommodate the gradually sloping elevation of the sidewalks. Painted "CORNER MARKET" signage is located above the marquees at the spandrel level at all of the elevations. Steel rolling doors are used to enclose the open front shops when the shops are not in operation. Traditional vertical canvas awnings are hung from the marquee at Pike Place to control sunlight. Original wall mounted light fixtures with white glass lenses remain in place at the parapet level of all elevations.

The upper floor levels were originally accessible by ramping systems using the same principal as the Main Market (Leland and Fairley Buildings), which provided mobility for shoppers and carts for goods. A modern entryway and stairwell at the Pike Street elevation was constructed during the 1975 rehabilitation. One altered arched window bay at the corner of First Avenue and Pike Street was restored to its original design as part of the 1975 rehabilitation. Prior to the 1975 rehabilitation the upper floor level

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and First Avenue retail level had been extensively altered. The basement level continues to house cold storage rooms and the upper floor level houses commercial space, offices and restaurants.

**Cultural Data:** The site was acquired by local entrepreneur and real estate developer A.L. Palmer in 1889. By 1893, a 1-1/2 story dwelling and The Ripley, a five-story hotel and commercial building stood on the site. The hotel building was a prominent, ornate brick masonry structure that included a corner drug store, a restaurant and furnished rooms. By 1897, it was known as the York Hotel. In early January 1904 the York Hotel was vacated due to settlement that was occurring at an alarming rate. The settlement had been caused by the construction of the Great Northern Railway tunnel located sixty feet under the hotel building, which included a basement and sub-basement level. In mid-January, City Engineer R. H. Thomson examined the building and made a report to the Board of Public Works that recommended its removal. The 1904 *Sanborn Insurance Maps* show that the dwelling was vacate, the York Hotel had "cracked walls" and further noted that the old hotel was "vacant & dilapidated - to be removed." The vacant site with a fence barricade around it is visible in one of the earliest photographs of the public street market taken in August 1907. By 1910, the City appears to have constructed awning-covered arcades adjacent the barricade walls at Pike Street and Pike Place in order to offer shelter to customers. Remnants of the original building foundations were uncovered during the 1975 rehabilitation project.

Seattle architect Harlan Thomas (with partner Clyde Grainger) is credited with the design of the highly distinctive Corner Market, which was constructed in 1912. Harlan Thomas was one of Seattle's most prominent and skilled architects during this era (Refer to Section 8; Biographical Information) and was an enthusiastic world traveler and proponent of Italian-inspired design modes. The building was designed and purpose-built for the Corner Market Company. It was constructed at a cost of over \$50,000 with Cyrus F. Clapp, a well-known Puget Sound real estate investor being a major shareholder. William Thaanum served as vice-president and treasurer of the development company; he was also affiliated with Washington Savings and Loan Association (1912) and president of the Queen Anne City Investment Company (1915).

In early January 1912, Harlan Thomas solicited bids for construction and by mid-March the exterior walls and form work were in place. The *Seattle Post-Intelligencer* described it as the "most substantial market building yet erected in Seattle." Of particular note were the five modern cold storage rooms included in its design and construction. Reportedly, the stepped marquees around the building were not included in original design plans and were added toward the end of construction at a cost of \$2,300. Flower boxes located at the edge of the marquees and second floor window sills had been added by 1914. Five two-story high billboards were also installed in early 1914 and appear to have remained in place into the 1930s. In 1914, two windows openings on the upper floor level at the corner of First Avenue and Pike Street were enlarged by the removal of the spandrel.

The uppermost floor level was originally occupied by Pacific Poultry Company and the corner storefront at First Avenue and Pike Street originally housed the Three Girls Bakery. C.A. Swanson operated an early grocery outlet in the building. In 1915, Vina G. Felger and Caroline Clapp (daughters of Cyrus Clapp) appear to have inherited the property. By 1917, the building housed a wide range of food specialty businesses including: two butter, eggs and cheese outlets; a coffee, tea and spice business; two confectioners; three delicatessens; a fish and oyster dealer; a florist; three fruit sellers; two grocers; four meat markets, and three produce stands. In 1929, it came to house Seattle's first homegrown grocery store chain.

Herman Ebe opened a small food specialties stall in the Main Arcade in 1910; it then expanded to a wholesale and retail grocery outlet located in various parts of the market. After Ebe died in 1920, his son Earl and widow Minnie Ebe opened Ebe's All American Fruit Stand in the Main Arcade. The firm opened an Ebe's grocery outlet in the Corner Market Building in 1927. This business subsequently expanded into a retail grocery and delicatessen operation with 23 outlets in neighborhood locations around the city. In 1935, the name was changed to Tradewell Grocery; it continued to operate at the Corner Market location until 1938. Tradewell subsequently became one of the Northwest's most prominent supermarket chains until the mid-1980s.



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The uppermost floor level in the Corner Market was primary used for storage. After WWII some of the large upper floor level spaces were subdivided into smaller office and commercial spaces. Up until the late-1950s the open front retail spaces along First Avenue and Pike Place continued to house a variety of meat markets, fish markets, poultry markets, creameries, fruit purveyors, bakery outlets, and delicatessens. The Modern Barber College became a major commercial tenant in the 1950s. The property remained in private ownership and was acquired by the City after passage of the public initiative from Jane Sylvester. By 1974, only 20% of the total building space was in active use. The Corner Market was the first major rehabilitation project undertaken as part of the Pike Place Project. The project was completed in December 1975; Karlis Rekevics (working for Bassetti/Norton) was the project architect. The project was undertaken by the City, as a catalyst to set a model for the entire urban renewal project. Ownership was transferred to the Pike Place PDA after completion of the project.

<b>Common Name:</b>	<u>Economy Market</u>	<b>Site ID# 2</b>
<b>Historic Names:</b>	Pythian Building, Bartell's Building	<b>Built:</b> 1901, 1916, 1936
<b>Address:</b>	1423-31 First Avenue	<b>Status:</b> Contributing
<b>Legal Description:</b>	A.A. Denny's 4 <sup>th</sup> /Block F/Lots 2-3 (por. Alley)	
<b>Original Owner:</b>	Not identified	
<b>Architect:</b>	Frank Goodwin (remodel 1916), Andrew Willatsen (remodel 1936, 1963), George Bartholick (1978)	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Style/Commercial Vernacular	

**Description:** This is a prominently located two-story commercial building located at the SW corner of First Avenue and Pike Street with its principal façades oriented toward First Avenue and Pike Street. There is a basement commercial level of the building, which is below the Pike Street entrance to the Market. This lower portion of the north elevation is immediately adjacent to the portion of Pike Street that slopes steeply downhill from First Avenue where it meets Post Alley, which then runs downhill to the south toward Union Street. The west elevation of the building is oriented toward Post Alley and includes commercial space that is accessed from Post Alley. The south elevation is common with a modern building immediately outside the district boundaries.

The building measures 111' x 120' and exhibits a two-part commercial block façade. It was originally designed and built as a commercial store and office building and included a Knights of Pythias meeting hall. It was initially adapted for public market purposes in 1916. It is a brick masonry and concrete structure with a concrete foundation and concrete and brick basement and sub-basement levels. There are five structural bays oriented toward First Avenue and eight bays oriented toward Pike Street. The façades are capped by a broad denticulated sheet metal cornice. The second floor level fenestration varies between the two façades: windows at the three southernmost bays along First Avenue are wooden double-hung set in groups of four while the rest of the windows are large fixed plate glass windows. Traditional wooden storefronts (with large display windows) and traditional metal canopies are located on the First Avenue façade. The storefront level that is oriented toward Pike Street is part of a semi-public corridor and retail space known as the Economy Arcade.

The Economy Arcade extends westward from First Avenue along the entire length of the south side of the Economy Market. The arcade is approximately 17-feet wide. Three small retail shops with open fronts are located along the south side and the north side is lined with a series of open retail stalls that were added in ca.1990, replacing traditional day-tables that were added in the 1930s. The exterior wall at the north side behind these stalls is a simple unfinished frame partition the upper half of which is composed of multi-pane steel sash. The Economy Arcade exhibits a highly distinctive ceiling and column capitals that were

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designed by Seattle architect Andrew Willatsen; the ceiling is coved, decorated with floral ornament and accentuated by incandescent light bulbs at the border edge, central panel edge and groups of lights set in diamond patterns decorate the entire length of the central section. This ceiling and the lighting design is particularly distinctive given the more utilitarian character of the ceilings elsewhere in this building and the Market as a whole. A series of three formal arched openings with fluted pilasters and marble bases, also designed by Willatsen, are located midway along the south wall. This opening leads into the Economy Atrium located at the center of the south side of the building; this skylight/atrium appears to have been an original part of the building design. A long stairwell leading to the second floor level is located at the south side and west end of the arcade. The former office space of Arthur Goodwin, now known as the Goodwin Library, is located at the north side of the second floor level. The entry vestibule and main room are paneled with mahogany and include a tile fireplace surround with a mahogany over-mantle, mahogany book shelves and ornate light fixtures. The large plate glass windows provide a dramatic view northward along the entire length of Pike Place.

The basement level facade at the lower portion of Pike Street below the Economy Arcade is recessed in line with the original sidewalk edge above. Modern reconstructed storefronts are in place from the urban renewal and later eras. The west elevation at Post Alley is a utilitarian brick masonry wall with segmental arched window openings.

**Cultural Data:** *Sanborn Insurance Maps* indicate that by 1893 there were six small one-story dwellings clustered on this site along the east side of Post Alley and at the foot of Pike Street, as well as others along the west side of Post Alley. A three-story lodging house, the Palmer House and a group of one-story shops were located along First Avenue with a 'bake house' at the corner of First Avenue and Pike Street. In 1901, the Pythian Building, a two-story masonry and wood-frame building with a concrete basement and sub-basement was constructed on the site. It was a conventional commercial building with five retail storefronts oriented toward First Avenue and offices with a large atrium on the second floor level. A drug store was located in the northernmost storefront and a drug warehouse room was located at the basement level below it. This space continued to be used as a drugstore and eventually housed Bartell's Drugs, a well-known local drugstore chain. Thus, by 1916 the building was known as the Bartell's Building.

Other early uses in the building included a large storefront level furniture store, an electric printing shop and taxidermist at the basement level. The "Society Hall" (Knights of Pythias) appears to have been located off Post Alley, possibly where the Market Theater space is now located. Several tailors, dentists and a photographer appear to have been established tenants. The 1904 *Sanborn Insurance Map* indicates that a framed iron skylight atrium area was located at the center of the south side of the building. The original north elevation was a simple common wall and included only a few small window openings. A narrow alley appears to have run along the north side of the building providing access to basement level businesses and Post Alley.

In 1915, Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co. as the Goodwin Real Estate Company continued to acquire nearby real estate. In late 1916, they began to lease the Pythian Building [a.k.a. Bartell's Drug Store Building]. The building was remodeled based on a design developed by Frank Goodwin, reopened and renamed the Economy Market. The ground floor and basement were extensively remodeled in order to add sixty additional public market stalls and 5 retail stores. The lower level included a wholesale sugar market, another Goodwin family business. The atrium area was converted to a "dime-a-dance ballroom" and the second floor level office spaces were retained and remodeled; the large plate glass windows along a portion of First Avenue and above Pike Street were installed. The \$25,000 conversion of the Pythian Building for public market use appears to have included the construction of a series of small retail shops with open fronts along the Pike Street elevation. Traditional stepped marquees were installed at the First Avenue and Pike Street elevations and the storefront level at Pike Street remained open to the sidewalk with a guardrail separating it from the adjacent and inclined lower portion of at Pike Street. The ornate marquees appear to have included ceiling-mounted lighting and slender column supports at the Pike Street side. A prominent illuminated blade sign was installed above the First Avenue



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entrance. Reportedly, frescos were painted within the remodeled market building. This project appears to have also included the installation of a free-standing marquee/canopy at the south side of the level portion of Pike Street that extended westward and curved to connect with the Pike Street entrance to the Main Market building.

The name of this remodeled market building – Economy Market – is believed to be due to the fact that it included a discount or “day-old” sales section. Longtime upper floor level tenants included Ernest R. Morgan, a dentist; the Patrick O’Hara shop that specialized in women’s garments and millinery; and Hans Hammer, a tailor. The 1917 *Polk’s City Directory* identifies the range of food specialty and clothing-related businesses that were housed in the building, including: three bakeries; seven butter, eggs and cheese outlets; four coffee, tea and spice shops; three delicatessens; two fish and oyster dealers; five fruit shops; two grocery stores; five meat markets; four restaurants and a shoemaker/shoe repair shop.

In late 1925, Frank Goodwin and his brothers began to work out an agreement with their nephew Arthur Goodwin to purchase of their company. A new company known as Pike Place Markets, Inc. was formed with Arthur Goodwin, as president. Arthur Goodwin proceeded immediately with the construction of a new mahogany paneled office on the second floor of the Economy Market, which provided a dramatic view overlooking Pike Place. This formal office included a tiled fireplace, a huge conference table, bookshelves and a library, ornate light fixtures, carpets and drapes. The Second Seattle Real Estate Association, possibly another Goodwin business entity purchased the subject building in 1928. In 1936, Arthur Goodwin hired Andrew Willatsen to redesign the open storefront and corridor area along the north side of building. Reportedly, Willatsen – a highly skilled and notable Seattle architect – had been involved in several earlier remodeling efforts (Refer to Section 8; Biographical Information). He redesigned the area into an arcade, known as the Economy Arcade. The redesign included a highly distinctive coved ceiling and column capitals with decorative floral elements accentuated by incandescent light bulbs. A leg of 21 permanent traditional wooden farmers’ day tables was added at this time.

By 1937, the roof of the building included a very prominent “Pike Place Public Market” billboard sign and multiple neon, window and wall signs. Tax records indicate that some stores and the dance hall were damaged by fire in 1938. The building was purchased by Pike Place Public Markets, Inc. in 1945. By 1950, it continued to house stalls and restaurants at the basement and first floor level, including Bartell’s Drug Store at the long-established corner location. Offices and stores also remained on the second floor level, including the offices of Pike Place Public Markets, Inc. However, the dance hall had become a meeting hall. The glazed multi-pane north wall along the Economy Arcade was added at an unknown date, probably in the 1950s. In 1963, Andrew Willatsen designed a new storefront at a mid-way location along the south side of the Economy Arcade for the National Bank of Commerce - Pike Place Market Branch; it included a series of three formal arches with fluted pilasters and marble bases. By the late 1960s there were several small restaurants and bars housed in the spaces adjacent to the sloped portion of Pike Street. In 1972, the building was again damaged by fire, particularly the Bartell’s Drug Store space. After the damage was repaired, this space became the location of Delaurenti’s Italian Grocery, a well-known ethnic specialty food business that had been initially established downstairs in the Leland Building in 1928.

The Economy Market was part of the second phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in December 1978 with George Bartholick as the project architect. The north side of the Economy Arcade was altered ca.1990; the day-stalls were not actively used and it was determined that a series of small open retail stalls could replace the traditional day-tables that had been added in the early 1930s.

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**Common Name:** LaSalle/Outlook Building  
**Historic Name:** Outlook Hotel/Market, La Salle Hotel  
**Address:** 83 Pike Street

**Site ID# 3**  
**Built:** 1908-09  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 4<sup>th</sup>/Block F/Lots 1- east half + vac. Alley*  
**Original Owner:** Goodwin Real Estate Co. (Pike Place Investment Company)  
**Architect:** *possibly Frank Goodwin (1908), George Bartholick (1977)*  
**Builder:** Not identified  
**Style:** Commercial Style/Commercial Vernacular

**Description:** This former hotel and market building is now a component of a condominium property together with the Cliff House (Site #4) and Outlook Building (Site # 5) and is commonly known as the LaSalle-Outlook Building. The building also includes a small three-story brick masonry addition to the south that served as a wholesale seed warehouse. The building extends four stories above Pike Place and includes two lower basement levels that are accessible from Post Alley. It measures 60' x 70' and has a reinforced-concrete and masonry structural system and concrete foundation. The east and north elevations are visible from Pike Place; the west and south elevations are difficult to view. The east elevation is at Post Alley; it is an ordinary brick masonry wall clad with concrete stucco and punctuated by some window opens at the upper floor levels. The north elevation also has a concrete finish and is punctuated by multiple groups of flush double-hung wooden windows and bay windows at the upper three floor levels. It exhibits a distinctive broad concrete cornice. The west elevation is utilitarian and punctuated by single window openings in an irregular pattern. The main floor level at Pike Street is devoted to retail market space, formerly known as the Outlook Market. The main floor area extends over Post Alley to the west face of the Economy Market Building; it has a high open ceiling, exhibits utilitarian steel support columns and includes some mezzanines. The market level is open toward Pike Street and the Economy Market and houses a variety of both open-front shops and enclosed shops. A narrow walkway along the north side of the building continues to provide access to the Cliff House. The Post Alley or basement levels of the building include commercial space and house the PDA offices. These areas are accessible from the main floor level via a stairwell adjacent to the Economy Market or via Post Alley. The upper three floor levels of the building continue to provide low-income housing. The historic painted "LaSalle Hotel" sign remains in place.

**Cultural Data:** By 1893, the steep hillside along the west side of Post Alley was lined with several small one-story dwellings and cabins; some of these had been replaced by lodging houses with saloons by 1904. After the establishment of the public street market on Pike Place in August 1907, the City made a major public investment in the construction of a modern comfort station, a plaza lookout and improvements to the adjacent sloping portions of Pike Street and Post Alley. The new comfort station and plaza opened to the public on August 21, 1908. The Outlook Hotel (a.k.a LaSalle Hotel), which was built to house the Outlook Market, was also constructed during 1908. It was the first major building to be developed in the market area by the Goodwin Real Estate Co. (Pike Place Investment Company). The Pike Place level and one lower floor level were initially devoted to market stalls with the three uppermost floor levels above Pike Place providing hotel rooms. The main hotel entrance was from the foot of Pike Street; this entrance was shared with the Hotel Pike Place (Cliff House), which was also constructed in 1908. Among the earliest and long-time retail tenants of the Outlook Market was Dan Zido, who established a meat market ca. 1911; it was later known as Dan's Markets and included several other outlets and a fleet of delivery trucks. [Now the location of Don & Joe's Meats.]

The Outlook Hotel was completed in 1909 and included approximately 55 hotel rooms. A small masonry addition was added to the south at an unknown date; it was used as a seed warehouse for many years. Signage for the warehouse was painted on the east

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elevation of the Outlook Hotel. The Outlook Hotel became the site of a well-known bordello established Nellie Curtis ca.1941 after the closure of her earlier brothel enterprise at the Camp Hotel on First Avenue. Curtis renamed it the LaSalle Hotel and upgraded the interior finishes and furnishings. She continued to operate a lucrative "overnight trade" at the hotel until 1951; for a period it was operated with the assistance of her nephew Max Elias.

The LaSalle Group (including the Outlook/LaSalle Hotel and Outlook Building) was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The rehabilitation work included adapting the former hotel to provide 32 units of low-income housing.

<b>Common Name:</b>	<b><u>Cliff House</u></b>	<b>Site ID# 4</b>
<b>Historic Name:</b>	Cliff Hotel, Hotel Pike Place	<b>Built: 1908</b>
<b>Address:</b>	1440 Western Avenue [historic 1434 Western Avenue]	<b>Status: Contributing</b>
<b>Legal Description:</b>	A.A. Denny's 4 <sup>th</sup> /Block F/Lots 1- north half of west half	
<b>Original Owner:</b>	Not identified	
<b>Architect:</b>	Kingsley & Eastman	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Style/Commercial Vernacular	

**Description:** This former hotel building is now a component of a condominium property together with the Outlook Hotel (Site #3) and Outlook Building (Site # 5). This six-story former hotel building is oriented toward Western Avenue but includes historic and current primary entrances off of Pike Street. It measures 30' x 50' and has a reinforced concrete structural system with a concrete basement and foundation. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition; windows are set in single openings and the building is capped by a denticulated sheet metal cornice. The south elevation is common with the Outlook Building and includes two light wells. Two reconstructed traditional storefront are located at the building base.

**Cultural Data:** By 1893, the steep hillside between Post Alley and Western Avenue included several small one-story dwellings and cabins; some of these had been replaced by lodging houses with saloons by 1904. A two-story lodging house stood on this site until the current building was constructed in 1908. The subject building was designed as a store and hotel - initially known as the Hotel Pike Place - with its main entrance on the top floor at Pike Street and the adjoining Outlook Hotel where there appears to have been a shared hotel entrance lobby. The design included two traditional retail storefronts on Western Avenue and the 1937 tax records indicate that in addition to thirty SRO rooms (2 tubs and 10 toilets) there were three apartments and offices also housed in the building. The building was in private ownership separate from the Outlook Hotel ownership until at least 1960. The building was reportedly designed by the firm of Kinsley & Eastman. William Kinsley (ca.1857-1929) began to practice architecture in Seattle in 1906 when he entered into a brief partnership with Henry W. Bittman. He was born in Plymouth, Massachusetts and appears to have possibly lived and practiced in the Midwest. Prior to coming to Seattle, Kinsley served as the City Building Superintendent for St. Paul, Minnesota. He appears to have practiced with Eastman from ca.1908 until 1912 primarily designing downtown commercial buildings and apartment houses. Among his known local commissions are the Orpheum Theater (1911, demolished), a Presbyterian Church in Tacoma (ca.1928) and a distinctive residence (ca.1909) for his daughter, Mrs. Clarence Blethen.



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The Cliff House was part of a later phase of major rehabilitation work undertaken as part of the Pike Place Project. The rehabilitation project was completed by the PDA in February 1980 with George Bartholick as the project architect. The rehabilitation work included adapting the former hotel to provide 8 units of low-income housing for elderly and handicapped.

**Common Name:** LaSalle-Outlook Building  
**Historic Name:** Outlook Building  
**Address:** 1430 Western Avenue

**Site ID#** 5  
**Built:** 1922  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 4<sup>th</sup>/Block F/Lot 1- south half of west half*  
**Original Owner:** Goodwin Real Estate Co. (Pike Place Investment Company)  
**Architect:** Not identified  
**Builder:** Not identified  
**Style:** Commercial Style

**Description:** This former store and loft building is now a component of a condominium property together with the Cliff House (Site #4) and Outlook Hotel Building (Site # 3) and is commonly known as the LaSalle-Outlook Building. This seven-story commercial building is formally oriented toward Western Avenue but was designed to be interconnected to the Outlook Hotel and Market building. It measures 30' x 50' and has a reinforced concrete exterior wall structural system with a concrete foundation and no basement level. The interior structure is ordinary masonry and mill construction. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition with two vertical structural bays. The shaft windows are set in groups of three in large rectangular openings. Historically, the shaft windows were set in groups of four. All of the current window units are non-historic and were installed during the urban renewal era when the building was adapted to provide low-income housing. Metal fire escapes at the south bay were also removed during the initial rehabilitation effort. Historically, the building was capped by a denticulated sheet metal cornice, which is no longer in place. The north wall is common with the Cliff House and the south wall is common with a modern none contributing property. Two reconstructed storefronts are located at the building base and original multi-pane mezzanine level windows are no longer in place.

**Cultural Data:** This steep hillside site appears to have remained vacant until the construction of this building, one of the last buildings to be added to market complex by the Pike Place Market Investment Co. during the early 1920s. It was designed to function as a loft type building with flexible upper floor level spaces that could be used for storage, manufacturing or commercial purposes. It appears to have been primarily used in tandem with the Outlook Market for storage and commercial purposes. The storefront level appears to have been initially used for commercial delivery and garage purposes. By 1950, the storefront level was used as an auto repair shop.

The LaSalle Group (including the Outlook/LaSalle Hotel and Outlook Building) was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed in May 1977 with George Bartholick as the project architect. The rehabilitation work included adapting the upper floors of this building for low-income housing purposes.

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<b>Common Name:</b>	<b>Pike Place Senior Center</b>	<b>Site ID# 6</b>
<b>Historic Name:</b>	Creamery site	<b>Built: 2005</b>
<b>Address:</b>	1416 Western Avenue	<b>Status: Non-Contributing</b>

**Legal Description:** *A.A. Denny's 4<sup>th</sup>/Block F/Lot 4*

**Cultural Data:** Former site of two-story brick masonry creamery and garage building (Washington Creamery Co.) constructed ca. 1928.

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<b>Common Name:</b>	<b><u>Flower Row/Hillclimb Corridor/Plaza</u></b>	<b>Site ID# 7</b>
<b>Historic Name:</b>	Comfort Station/Outlook Plaza/Flower Row	<b>Built: 1908, 1912, 1922, 1977</b>
<b>Address:</b>	No street address/located at foot of Pike Street	<b>Status: Contributing</b>

**Legal Description:** Vacated portion of Pike Street lying west of Pike Place  
**Original Owner:** City of Seattle  
**Architect:** Josenhans & Allan (1908), George Bartholick (1977)  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This location at the foot of Pike Street includes an historic restroom facility that is located below the level of Pike Street and Pike Place, an addition to the Leland Hotel Building (within the former street right-of-way) known as Flower Row and a former plaza area that is now occupied by open front commercial space/retail tenants. The restroom facility was designed to be accessible from an extant stairwell adjacent to the Leland Hotel and from Post Alley directly below the original plaza area. Surmounted above the now covered plaza area is the iconic Market Clock and "Public Market Center" neon sign. Behind the original plaza area and interconnected to Flower Row is an area now known as the Hillclimb Corridor. The Hillclimb Corridor is essentially a non-historic stairwell system that leads to a modern skybridge across Western Avenue and to the sidewalk level at Western Avenue. The Hillclimb Corridor is currently undergoing a major renovation and reconstruction project.

Flower Row continues to exhibit historic steel columns with ornate plaster and sheet metal capitals and is enclosed by an historic exterior wall at the south side that is a simple unfinished frame partition typical throughout the market - the upper half of which is multi-pane steel sash. The original pipe rail stairwell leading from the plaza area to the restrooms remains in place. The original south entry to the Leland Hotel is still accessed from Flower Row. A remnant of the original ornate iron vent shaft for the comfort station remains in place and is visible from Flower Row. Concrete structural supports under Flower Row that date to the 1910s and 1920s construction have been structurally reinforced and are visible from Western Avenue.

**Cultural Data:** During 1908, the city made a major investment in the public market area with the construction of a modern comfort station and outlook plaza at the foot of Pike Street along the south side of the Leland Hotel. This was the first public comfort station to be constructed by the City of Seattle; at the time the Department of Buildings planned to build additional stations at Pioneer Place Park and at Westlake Avenue and Virginia Street in anticipation of the Alaska-Yukon-Pacific Exposition. The comfort station was located below Pike Place; it was accessed via a stairwell adjacent to the Leland Hotel that also connected to a stairwell and walkway incline along the steep hillside down to Western Avenue. Due to the topography below



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Pike Place, the comfort station was designed to have direct access from Post Alley. Construction of the comfort station and the lookout plaza included additional regrading of the southern side of Pike Street and the construction of the steeply sloping portion of the street that connects to Post Alley, as well as the associated retaining walls and structural supports. The paved area above the comfort station provided an outlook plaza overlooking Elliott Bay and Puget Sound. The lookout plaza also included pipe handrails and a bridge walkway to the hotel entrance at the south side of the Leland Hotel.

The new comfort station and plaza were designed by the Seattle architectural firm of Josenhans & Allan; both partners had long-established practices in the city. The construction of the station cost \$12,000; it provided separate men's and women's restroom facilities – the men's entrance was via Post Alley. The facilities included terrazzo floors and an elaborate ventilation system with an iron vent shaft and Corinthian capital that also functioned as a seven-ball light fixture. The station had 32 fixtures and opened to the public on August 21, 1908. It provided free soap and towels and was open from 8 am until 8 pm (for women) and from 5 am to 9:30 pm for men. From the outset it operated with a set of rules regarding appropriate behavior and sanitary operations.

Given the challenging logistics of getting their produce to the Public Market, in 1912 farmers began to lobby for the construction of a new market hall to be built under Pike Place with a conveyor system linking the hall to the waterfront. This led to a failed ballot measure and renewed efforts to construct improved public arcades and pedestrian routes to the marketplace. Around this time, the City proceeded with the construction of a massive 560-foot long pedestrian footbridge that crossed over Western Avenue and Railroad Avenue. It provided a direct and less arduous connection between the Pike Place Public Market and the central waterfront. It was constructed immediately adjacent to the Leland Hotel (Main Market Building) and the plaza outlook at the foot of Pike Street, where some stairway systems and incline ramps already existed. The footbridge adjoined the market area one floor level below Pike Place and was inner-connected with the stair system for the comfort station. By this time, it appears that a series of ramps had also been constructed within the internal lower levels of the Leland Building in order to provide inclined access to the market stalls and shops at the Pike Place level.

In conjunction with the construction of the footbridge an open covered area was constructed at the south side of the Leland Building; this area became subsequently known as Flower Row. While built within the public right-of-way, this arcade area appears to have been constructed by the Public Market and Department Store Co under the direction of Frank Goodwin. It was distinguished by steel columns with ornate plaster and sheet metal capitals, a notable design feature that was first used within the adjacent Main Arcade and then introduced elsewhere in the market complex.

In 1914, Flower Row was extended when a six-story addition was added to west side of the Leland Building. In 1921 and 1922, controversy arose over the continued use of Pike Place for farm produce sales and the allocation of farm stall space. This open arcade along the south side of the Leland Building was expanded to the south and partially enclosed in order to accommodate 37 farm stalls (or day tables). For a period farmers were prohibited from selling flowers in the public market due to the number of retail florists; however this arcade became a flower specialty sales area and was used exclusively for flower vending until 1965.

In ca.1917 a free-standing marquee/canopy was constructed along the south side of the level portion of Pike Street; it extended westward and curved around the Outlook Plaza to connect with the Pike Street entrance to the Main Market (Leland and Fairley) building. The plaza area appears to have remained fairly open until at least the late 1930s. Gradually, the open plaza area between Flower Row and the Outlook Hotel/Outlook Market was entirely covered by a flat roof and an open front retail space was established. This may have occurred in the late 1930s in conjunction with the installation of the iconic Market Clock and "Public Market Center" neon sign.

The footbridge to the waterfront was partially destroyed in order to construct the Alaskan Way Viaduct in 1954. Flower Row including the historic comfort station and Hillclimb Corridor were part of the first phase of major rehabilitation work undertaken

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on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The rehabilitation work included the preservation of Flower Row as a day-stall area with stepped farm tables; however, this area was subsequently remodeled in order to accommodate small retail businesses selling from table areas and open counters. In 1986, the Market Foundation installed a bronze fund-raising piggybank under the Market Clock and within the former plaza area.

<b>Common Name:</b>	<u>Leland Building</u>	<b>Site ID#</b> 8
<b>Historic Name:</b>	Leland Hotel, Leland/Bakery Building	<b>Built:</b> 1902, 1911, 1914, 1922
<b>Address:</b>	1501 Pike Place [historic 84 Pike Street]	<b>Status:</b> Contributing
<b>Legal Description:</b>	A.A. Denny's 4 <sup>th</sup> /Block G/Lot 12( less vacated portion of Pike Pl)	
<b>Original Owner:</b>	Donnellan Barton	
<b>Architect:</b>	Not identified (1902), Frank Goodwin (1911,1914), George Bartholick (1977)	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Vernacular	

**Description:** This historic three-story hotel building was first adapted for market purposes ca.1907 and was repeatedly expanded and altered during the historic period in order to meet public market needs. It is prominently located at the foot of Pike Street and interconnected to the Fairley Building to the north at the market/arcade level and all floor levels below. The upper levels of the hotel building that are visible from Pike Place include windows, window openings, cornices and pilaster ornament that date from the era of the initial 1907 remodel. The south elevation includes bay windows that were added as part of the 1977 rehabilitation project. The Pike Place elevation at the at the foot of Pike Street includes a distinctive Moderne style neon "Farmers Market" sign and entrance element that was constructed in the 1930s. The remainder of the Pike Place elevation (to the north) at this level is a series of one-story wooden structural bays that are infilled with utilitarian wall panels composed of multi-pane transom lights and horizontal board members. The bays are periodically punctuated by entry doors and recessed entry vestibules that provide direct access to table-stall areas and the Main Arcade. The west elevation, which extends seven-stories above Western Avenue, exhibits a wide variety of window openings and sash styles; most are traditional wooden multi-pane pivoting sash. Many of these windows appear to be original (or in-kind replacement sash members) that were installed when this portion of the building was constructed in 1914. The storefront level at Western Avenue includes two historic storefronts. A cantilevered bay was added at the fifth floor level as part of the 1977 rehabilitation project. The seventh floor level was added ca.1922. The illuminated Main Arcade runs along the east side of the building at the Pike Place level and extends through the Fairley Building to the north. This open shopping arcade has a varied ceiling height with adjacent retail spaces to the west. It includes permanent day-stall tables (a.k.a. low tables) that are simple wood construction with galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green. The lower levels are accessed via wooden ramps and stairs with utilitarian handrails. The original hotel entrance at the south elevation still provides access to the upper floor levels. Retail interior spaces within the Main Arcade have open fronts; most of the irregularly shaped retail shops at the lower levels have traditional closed wooden storefronts and face on to a labyrinth of corridors and public spaces.

**Cultural Data:** By 1893, four one-story cabins were located on the steeply sloping site at the north side of the foot of Pike Street. Numerous cabins occupied other nearby areas of the hillside. Due to the steep bank, a series of wooden stairwells led

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down to West Street (Western Avenue). By the late-19<sup>th</sup> C, numerous other small, wood frame residential hotels and lodging houses were located in the vicinity along First Avenue and near Pike Street.

On September 15 1902, the City issued a building permit to construct a three-story, wood-frame lodging house on the site; it had a rectangular footprint and measured approx 60' x 75'. Estimated construction cost was \$8,000 and the plans were filed by Donnellan Barton. The building was formally oriented with its entrance toward Pike Street and as constructed the east elevation abutted the west alignment of right-of-way of the adjacent alley (Post Alley). The building was clad with rustic siding and included a modest wooden cornice along the front (south) elevation. The fenestration at the facade was somewhat irregular with double-hung windows set in groups of two at the east, center and west ends. Single-placed, double-hung windows were located at the east elevation and west elevations. An iron fire escape with additional access windows (indicating the end of a hallway) was located at the west end of the facade. The main recessed entry vestibule was located at the center of the ground floor with a "Hotel Leland" blade sign adjacent to it. Another "Hotel Leland" wall sign was located at the east elevation at the parapet level. A third projecting sign was located above the fire escape.

By July 1907, an angled 12' to 15' wide portion of east end of Leland Building had been removed. The building was altered in order to accommodate the regraded roadway at the foot of Pike Street and the newly graded route to Western Avenue, known as Pike Place. Pike Place was paved with boards and had an angled alignment running northwest from the foot of Pike Street. The altered Leland Hotel included a broad cornice installed above the new Pike Place facade. The altered building had a trapezoid footprint measuring approx. 60' x 60' x 72' and exhibited an asymmetrical placement of new double-hung windows in sets and single openings at the remodeled east elevation, which reflected the prior bay spacing and lodging room fenestration pattern.

In early September 1907, very shortly after the founding of the public farmers' street market on Pike Place, Frank and Ervin Goodwin of the Goodwin Real Estate Company acquired the Leland Hotel and the adjacent hillside lots to the north. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. They also added several awnings to the storefront level of the Leland Building. By November 30, 1907 the addition to the north was complete and all of the stalls were rented.

In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel and the shed additions constructed in 1907] and the Outlook Hotel and Market constructed in 1908. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The Fairley Building was expanded westward to be flush with the then original west elevation of the Leland Hotel building. Two addition floor levels were constructed below the Pike Place level of the Leland Hotel building. Three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor area was primarily devoted to retail food merchants. The company also constructed an open arcade adjacent to the south side of the Leland Hotel in ca. 1912 in conjunction with the construction of a footbridge over Western Avenue undertaken by the City. By late 1912, the Public Market and Department Store Co. had installed two prominent signs on the Leland Hotel building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the facade of the building.



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In 1914, Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space – approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Farm tables and additional restrooms were added at a new lower mezzanine level where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The addition to the Leland Hotel was known as the Bakery Building, as it appears to have housed the Rotary Bakery, a commercial bakery business that was partially owned by Frank Goodwin. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains.

As part of this project, an ornate marquee with an electrified “Public Market” sign was constructed at the Pike Street entrance of the Main Market and Flower Row was expanded westward and partially enclosed. The covered walkway area adjacent to the building facades – the Main Arcade – appears to have been improved at this time with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction of a continuous leg (long section) of farm tables adjacent and open to Pike Place – all within the public right-of-way – appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of a 1913 initiative. The company appears to have agreed to build permanent farmers’ stalls with wooden tables within the sidewalk area and to open the privately-owned arcade area for sidewalk purposes, essentially leasing the arcade to the City for free public use.

During the mid-1910s flower boxes began to be installed along the roof edges above the arcade areas of the Main Market (Leland and Fairley Buildings) on Pike Place. A very large billboard sign “City’s Public Market – Pike Place” was installed above the Leland Building in the 1920s. In 1939, several of the Main Market buildings were remodeled with plumbing and lighting improvements serving the farmers stalls. During this period, noted Seattle architect Andrew Willatsen designed a new Moderne “Farmers Market” sign that was constructed above the entrance to the Main Arcade at the foot of Pike Street in front of the Leland Hotel Building. Historically, the main Pike Place level of the building housed many famous long-time food specialty businesses including Brehm’s Delicatessen, the Rotary Bakery and the Rotary Grocery; the labyrinthine lower levels included Pete’s Italian Grocery (Delaurenti’s), the Liberty Malt Shop, Goodwill and rummage sale shops.

The Leland Hotel Building along with the Fairley Building became known as the Main Market Building. The Leland Hotel Building was also individually known as the Leland-Bakery Group. The Leland-Bakery group was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The Leland Hotel was rehabilitated to include 14 moderate-rate rental units.

**Common Name:** Fairley Building  
**Historic Name:** Fairley Building/Main Market  
**Address:** 1509-1525 Pike Place

**Site ID#** 9  
**Built:** 1907, 1911, 1914, 1922  
**Status:** Contributing

**Legal Description:** A.A. Denny’s 4<sup>th</sup>/Block G/Lots 4-5-8-9(less vacated portion of Pike Place)  
**Original Owner:** Goodwin Real Estate Company  
**Architect:** Frank Goodwin (1907, 1911, 1914), George Bartholick (1977)

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**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This building began as the first open shed built by the Goodwin's for public market purposes. It was historically adapted and repeatedly expanded and altered during the historic period in order to meet public market needs. It is prominently located at a central location on the west side of Pike Place and is interconnected to the Leland Hotel Building to the south at the main market/arcade level and all of the lower floor levels. Only the main market arcade level of the building is visible or accessible from Pike Place; however the building extends seven floor levels down along the east side of Western Avenue. The Pike Place elevation at the arcade level is a series of one-story wooden structural bays that are infilled with utilitarian wall panels composed of multi-pane transom lights and horizontal board members. This series of bays is periodically punctuated by entry doors and recessed entry vestibules that provide direct access to table-stall areas and the Main Arcade. The west elevation at Western Avenue exhibits a wide variety of window openings and sash styles; most are traditional wooden multi-pane pivoting sash. Many of these windows appear to be original (or in-kind replacement sash members) that were installed when these portions of the building were constructed in 1914 and 1922. The storefront level at Western Avenue includes several historic closed-front storefronts. The west elevation cantilevers over the sidewalk at the portion of the building added in 1922. A penthouse above a portion of the seventh floor level was added ca.1922. The illuminated Main Arcade runs along the east side of the building at the market level and extends through the Leland Building to the south. This open shopping arcade has a varied ceiling height from the adjacent retail spaces and restaurants situated to the west. It includes permanent day-stall tables (a.k.a. low tables) that are simple wood construction with galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green. The lower levels are accessed via wooden ramps and stairs with utilitarian pipe-rail type handrails. Most of the retail interior spaces within the Main Arcade have open fronts; most of the irregularly shaped retail shops at the lower levels have traditional closed wooden storefronts and face on to a labyrinth of corridors and public spaces. At the center of the Main Arcade is a group of eight "high stalls" – historically known as the GG Stalls. These retail shops are open to the Main Arcade; they are partially enclosed by partitions and glazed wall panels along the Pike Place and completely enclosed by heavy canvas curtains when not in operation. Several of these stalls retain historic signage above the stalls and continue to use traditional fruit and vegetable display methods that use high wooden tables and boxes that surround the perimeter of the stalls.

**Cultural Data:** By 1893, a collection of at least a dozen one-story cabins were located on the steeply sloping hillside to the east of Post Alley. Numerous cabins occupied other nearby areas along the hillside. Due to the steep bank, a series of wooden stairwells led down to West Street (Western Avenue). By July 1907, a newly graded route to Western Avenue, known as Pike Place was constructed and paved with boards; it had an angled alignment running northwest from the foot of Pike Street to the intersection of Virginia Street and Western Avenue. In early September 1907 very shortly after the founding of the public farmers' street market on Pike Place, Frank and Ervin Goodwin of the Goodwin Real Estate Company acquired the Leland Hotel and the adjacent hillside lots to the north. They already owned other nearby real estate including a building on First Avenue where they operated a sugar import business. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. Frank Goodwin, who was an eclectic engineer and entrepreneur, is said to have sketched the initial plan on an envelope. By November 30, 1907 the addition was complete and all of the stalls were rented. The building was only one-story, extended north approx. 60' and appears to have included an open shed structure that projected over the sidewalk and several feet into the street. Manning & Co. [1519 Pike Place] established ca.1908 was among the earliest tenants. [By the 1930s this restaurant and coffee shop had become a Pacific Coast wide chain operation with outlets from Bellingham, WA to San Diego, CA.]



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In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel and the shed additions constructed in 1907] and the Outlook Hotel and Market, constructed in 1908. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The building was named after D.B. Fairley, one of the company partners. The Fairley Building was expanded westward to be flush with the then west elevation of the Leland Hotel Building. Two addition floor levels were constructed below the Pike Place level of the Leland Hotel Building and three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor area was primarily devoted to retail food merchants.

In 1914, Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space - approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Additional restrooms were added at a new lower mezzanine level where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains. Manning's Coffee Shop and St. Germain's Bread Bakery became major tenants and thirteen new farm tables were added at the lower mezzanine level.

The covered walkway area adjacent to the building facades - the Main Arcade - appears to have been improved with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt incandescent light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction of a continuous leg (long section) of farm tables adjacent and open to Pike Place - all within the public right-of-way - appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of a 1913 initiative. The company appears to have agreed to build permanent farmers' stalls with wooden tables within the sidewalk area and to open the privately-owned arcade area for sidewalk purposes, essentially leasing the arcade to the City for free public use. During the mid-1910s flower boxes began to be installed along the roof edges above the arcade areas of the Main Market (Leland and Fairley Buildings) on Pike Place.

In response to heated political issues over the continued use of Pike Place for the sale of farm produce, additional farm stalls were added in Flower Row and within the lower levels of the Main Market building in 1921-1922. Thus, for a period the City appears to have leased space from the Public Market and Department Store Co. in order to provide additional inside stall areas within the private market areas. Under a renewed lease agreement with the City, the Public Market and Department Store Co. exchanged the use of its private property (used as public sidewalks within the Main Arcade) for certain stall spaces - that had already been established as farmers' stalls and located within the original sidewalk space adjacent to Pike Place. Known as the GG stalls (possibly referring to "Green Grocers" or "Goodwin Group") these stalls were located along the east side of the central section of the Main Arcade within the Fairley Building. They were partially enclosed by partitions and glazed wall panels along

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the Pike Place side whereas the permanent farmer stalls (low-tables) were then still open to Pike Place. The creation of the GG Stalls caused tremendous controversy that continued for many years.

During this same period, a second six-story addition was made to west side of north end of Fairley Building. This addition connected the north end of the Fairley Building to the North Arcade, which was being improved as part of the construction of the large new Municipal Market Building on the west side of Western Avenue. An additional mezzanine floor level was also constructed above a portion of the top floor level of Fairley Building. In July 1922, a small, but very busy, branch public library was established within a lower level of the Fairley Building.

The Fairley Building was part of the second phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in December 1978 with George Bartholick as the project architect.

**Common Name:** North Arcade  
**Historic Name:** Market House  
**Address:** 1901 Pike Place

**Site ID# 10**  
**Built:** 1911, 1922-1924 & 1929  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 6<sup>th</sup> portion of Block 38*  
**Original Owner:** City of Seattle  
**Architect:** George Bartholick (rehab 1977)  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This is a prominently located partially-open shed structure with a gable roof that is situated between Western Avenue and Pike Place at the north end of the Market district. While the shed is one-story high at Pike Place; from Western Avenue it is above and part of a massive retaining wall that slopes southward in height and is several stories high above Western Avenue at its southernmost end. The shed building measures 375' x 25 feet; it is open along its entire length on Pike Place and is enclosed and cantilevered over the sidewalk area below at the Western Avenue elevation. The west elevation is interrupted by the Desimone Bridge (described below), which is located over Western Avenue at the foot of Stewart Street. The west elevation is punctuated by a continuous row of small awning-type windows (non-historic replacements) with single-light sash members. The south end of the building is basically connected to the Fairley Building through a knuckle addition - built between the two structures - that includes an historic open stairwell system at the Western Avenue elevation. The ornate historic stairwell appears to have been initially constructed when the retaining wall and open shed were built. The enclosed knuckle addition appears to have been added in the early-1920s when the original Market House (1910) shed structure was upgraded and improved to include inside "wet" farm stalls. The illuminated North Arcade runs the length of the building and is essentially an extension of the Main Arcade that runs through the Leland and Fairley Buildings to the south. This open shopping arcade has a varied ceiling height and includes permanent day-stall tables (a.k.a. low tables) on both sides of a 12' wide pedestrian walkway. The tables are simple wood construction; those on the "wet" (east) side include galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green similar those in the Main Arcade and Flower Row. Along the Pike Place face of the open shed are painted steel support columns. Heavy canvas and vinyl curtains are used to enclose this wall during severe weather conditions. An iconic "Public Market Center" neon sign that is supported on a steel armature is located above the roof in line with the foot of Pine Street. Another historic neon sign in the shape of a salmon that advertised the "City Fish Market" is located above the roofline at the south end of the building. The north end of the building reveals the gable end of the open shed structure; concrete

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slabs that are used as overflow day stalls extend another several hundred feet along the retaining wall adjacent to it and almost to Virginia Street. At the Virginia Street intersection a recently constructed modern kiosk with neon signage and seating has been added.

**Cultural Data:** By 1910, the City began to finance the construction of covered areas (arcades) at sidewalk areas along Pike Place in order to provide shelter for customers and some stalls for farmers and to make Pike Place more open to pedestrian and vehicular traffic. In mid-November 1910, the City of Seattle Board of Public Works approved plans for the construction of an open shed structure to house 'Pike Place Market Stalls' - this was the City's second major investment in permanent Public Market facilities after having constructed a comfort station at the foot of Pike Street in 1908. Simultaneously, the City was regrading West Street (Western Avenue) and constructing a massive retaining wall in order to support the grade change between Pike Place, Virginia Street and Western Avenue. On January 29, 1911, *The Seattle Post-Intelligencer* published a newspaper story "Massive Pike Place Retaining Wall Built to Provide Market Facilities" with photographs showing the construction progress. The construction of the North Arcade (also known historically as the *Market House*) - a 375' long open market shed - reportedly cost \$10,000 and occurred shortly after the completion of the Sanitary Market Building and in tandem with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The original Market House (North Arcade) was an open shed structure that provided covered "inside" farmers' stalls along the length of the west side of the shed, which was partially cantilevered over the sidewalk level at Western Avenue. These original 74 stalls were "dry" stalls where produce goods including eggs, poultry, fruit and nuts that did not require sprinkling were sold. Fresh produce that required water and greater wash down was generally sold along the east or "wet" side of the shed - at the curb and in the street. [The City provided tables of iron and sheet-metal construction to the farmers.] A covered pedestrian sidewalk - approximately 12' wide extended along the entire length of the east side of the interior of the shed. A drawing prepared by the City of Seattle - Department of Buildings [Ord. No. 25100] shows that the gable roof was supported by a row of 20 simple steel columns along the centerline of the shed, which had tile roofing and marble-chip/pebble concrete stucco cladding on the north, west and elevations. The south end of the building had a curved form in order to follow the retaining wall and the curve of the Western Avenue right-of-way. The south end of the shed building was separated from the north end of the Fairley Building by approximately 20 feet; within that area a stairwell connecting to the Market Masters office located below the sidewalk level and the Fairley Building. The *Baist's Real Estate Atlas* (1912) map identifies the buildings as "Market House" - a traditional term for municipal market halls. Historic photographs dated ca.1911, clearly show shoppers within the covered sidewalk area and farmers stalls (actually what appear to be uniform movable steel legged tables) located along the curbside and produce wagons and boxes scattered within the street on Pike Place.

In January 1918, *The Seattle Star* reported that the City would begin to sell fish. The Pike Place Market had played an important role in preventing excessive profiteering in food sales. In late 1917, serious problems arose due to a sudden rise in the cost of fish - with salmon prices rising to 25-cents a pound - and the State Fish Commission convinced the City to intervene. The City established the municipally-owned City Fish Market in two of the stall spaces at the south end of the Market House and prices dropped to seven-cents a pound within weeks. While the City did not remain in the fish business beyond 1919, the stall space has continued to be used for seafood sales; it is the oldest fish market in the Pike Place Market and is still known as the City Fish.

In response to complaints from commercial and industrial interests, who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement with the Pike Place Market and Department Store Co. on September 20, 1921. The agreement gave the company - among other things - the right to construct a large addition (the Municipal Market Building, now demolished) and to make certain changes to the



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established arrangement of farmers' stalls. Principal among these changes was the addition of 44 stalls at the south side of the Main Market/Leland Building that became known as Flower Row. In conjunction with the construction of the new Municipal Market the old Market House shed was altered and expanded in order to create 60 additional "inside" wet stalls within the North Arcade. In order to accommodate farm stalls on both sides of a central pedestrian passageway, the cantilevered west side of the shed was extended/cantilevered even further and steel-reinforced concrete supports were added below at the Western Avenue sidewalk. Simple steel support columns were added at the Pike Place side of the structure and the centerline steel columns were removed in order to create the central walkway. The additional space allowed for both a 'dry row' on the west side and a 'wet row' on the east (Pike Place) side; the arcade was constructed to match the Main Arcade in the Leland and Fairley buildings, as well as the new Flower Row arcade. By 1922, the North Arcade was directly connected to the Stewart Street Bridge (now known as the Desimone Bridge), which provided pedestrian and limited vehicular access to the new Municipal Market building on the west side of Western Avenue. A second and much smaller pedestrian-only bridge also existed historically - it was located immediately adjacent to the north end of the North Arcade building, crossed Western Avenue and connected to the Municipal Market. This pedestrian bridge (built 1924) was the *original* Desimone Bridge, named in honor of Joe Desimone. The latter bridge was removed during the Pike Place Project rehabilitation work and was not replaced.

Despite the 1920s era changes to the Market House/North Arcade and the additional stall space housed in the Municipal Market building, controversy over farm stall space continued. Given the number of farmers selling in the public market during this era, these problems were primarily due to on-going dismay over the loss of 1500 sq. ft. of farm stall space within the Main Arcade that had been taken over by the GG stalls. Ultimately, the Pike Place Public Markets, Inc. built additional slabs and a covered shed at the north end of the North Arcade (ca.1929) and created more 'wet stalls' in Economy Row. The covered shed was removed sometime in the 1950s. Also in the late 1920s, two dramatic neon signs including the very prominent "PUBLIC MARKET" sign were installed at the foot of Pine Street on the roof of the North Arcade.

The North Arcade was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect.

**Common Name:** Desimone Bridge  
**Historic Name:** Stewart St. - Municipal Market Bridge  
**Address:** No address/located at foot of Stewart Street  
o/ Western Avenue

**Site ID# 11**  
**Built:** 1921-22, 1962, 1985  
**Status:** Contributing

**Original Owner:** City of Seattle  
**Architect:** Unknown, James Cutler (1985)  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This open market hall is interconnected to the North Arcade and projects westward over Western Avenue, a 66' wide thoroughfare running directly below it. The footprint of the hall is essentially a parallelogram as its north and south walls angle to the northwest from the west elevation of the north arcade. It is approximately 66' x 84' and is covered by a low sloping gable roof w/ the gable end oriented to the west. An open weathered-wood stairwell provides access and egress from the west end of the hall to the sidewalk level and a parking lot at the west side of Western Avenue. The hall is supported by large steel reinforced concrete girders and columns that are very visible from the street level. The exterior is clad with painted concrete stucco with a fenestration pattern matching that of the adjacent North Arcade. The west elevation included a large expanse of



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metal (aluminum) windows in an industrial sash (multi-pane) configuration. The interior is dominated by permanent day-stall tables (a.k.a. low tables) at both the north and south sides of the hall and a u-shaped section of tables at the center of the hall. The tables are simple wood construction, which include galvanized sheet metal tops.

**Cultural Data:** In response to complaints from commercial and industrial interests, who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement with the Pike Place Market and Department Store Co. on September 20, 1921. The agreement gave the company – among other things – the right to construct an addition to the Market known as the Municipal Market Building. As early as the fall of 1919, the company had proposed (and developed preliminary plans for) the construction of a bridge from Stewart Street to a new market hall that would connect to the North Arcade and extend over and along the west side of Western Avenue. By late 1921, construction of a wooden truss bridge over Western Avenue was underway. By mid-1922 the entire new complex with shops and farm stalls at the Pike Place level (on the bridge and within the new market hall) and a parking garage (auto park) accessible from Western Avenue level was open to the public.

Like the Municipal Market building, the original bridge portion had a crenellated roofline and was clad with concrete stucco. A series of windows ran along the south wall. Farmers' stalls ['dry' table] extended in a continuous row into the bridge area from the North Arcade; an entire section along the south side of the bridge was specifically devoted to meat market stalls and modern refrigeration units were situated close by. The bridge area also housed men's and women's restrooms and storage rooms. By 1941, some overflow farm stalls remained within the Municipal Market building; however, much of the space had been taken over by "stores." A second much smaller pedestrian-only bridge also existed historically – it was located immediately adjacent to the north end of the North Arcade building, crossed Western Avenue and connected to the northern end of the Municipal Market building. This pedestrian bridge (built 1924) was the *original* Desimone Bridge, named in honor of Joe Desimone. [It was removed during the Pike Place Project rehabilitation work and was not replaced.]

In early November of 1961, the Municipal Market Building and the bridge connecting it to the North Arcade were seriously damaged by fire. The upper floor area of the Municipal Market building and the market hall on the bridge appear to have been entirely gutted by the fire. The original Desimone Bridge and the crenellated façade along Western Avenue survived the fire. The storefronts on Western Avenue and the lower parking area appear to have been repaired and continued to be used until the Pike Place Project work began. By 1963, the remaining bridge structure had been partially reconstructed with concrete girders and columns and functioned as an open plaza parking area. The remaining portion of the Municipal Market building was demolished as part of the Pike Place Project as it was heavily altered and deteriorated and was located outside the locally designated historic district. However, it was decided to retain and reuse the open bridge portion of the complex. Initially, after rehabilitation the area functioned as an open day-stall market area specifically reserved for use by craftspeople. Movable canvas-covered stalls were designed to provide shelter for the day-stall tenants; however this system proved to be entirely insufficient given the various weather conditions. In 1984, James Cutler was hired to design an enclosed market hall above the remaining bridge structure. The design closely matched the character of the adjacent North Arcade and is similar in design to the original Stewart Street/Municipal Market Bridge. When it was determined that the original small pedestrian bridge could not be reinstalled or restored; this bridge area was renamed in honor of Joe Desimone.

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**Common Name:** Pike & Virginia Building  
**Historic Name:** Market Parking Service Lot  
**Address:** 87 Virginia Street

**Site ID# 12**

**Built:** 1978

**Status:** Non-Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 37/Lot 1  
**Original Owner:** Winlock Miller (1928)  
**Architect:** Olson/Walker (1978)

**Cultural Data:** Former site of surface parking lot and Signal gasoline station (single freestanding pump) established ca.1928. Previous to this use, a two-story wood-frame building constructed sometime prior to 1893 housed as glove factory and rooming house on this site.

**Common Name:** Champion Building  
**Historic Name:** Rex Land Company Garage  
**Address:** 1926 Pike Place

**Site ID# 13**

**Built:** 1927-28

**Status:** Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 37/Lot 4  
**Original Owner:** Rex Land Company  
**Architect:** Charles Haynes  
**Builder:** not identified  
**Style:** Commercial Style/Commercial Vernacular

**Description:** This three-story former garage, wholesale warehouse and store building is formally oriented toward Pike Place Avenue but includes historic and current primary entrances at the Post Alley elevation. It measures 60' x 120' and has a reinforced concrete structural system with a concrete foundation and no basement level. The roof and floor plates are reinforced concrete. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition with four structural bays at the façade. The upper two floor levels are dominated by windows in each bay. The original windows were industrial steel sash with central pivoting members; the current windows are a modern metal product with a fixed central panel flanked by three-part sash members. The building is capped by a slightly stepped parapet and the second floor level windows are framed by decorative engaged (painted sheet metal) colonettes and horizontal moldings. The north elevation abuts the Pike and Virginia Building; historically it included a large painted wall sign promoting Signal Gasoline and a smaller Shell Oil sign. The south elevation is common with the Soames Building. The storefront level includes two reconstructed traditional retail shopfronts and a small recessed entry bay leading to the upper floor levels. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. Two retail shops are located at the building base. The upper floor levels are currently used for office and commercial purposes. Roof top parking is accessible from Post Alley.

**Cultural Data:** This site appears to have remained vacant parcel until late in the nineteenth century. By 1904, it was occupied by a two-story, wood-frame sheet metal workshop and there was a small paint storage shed located at Post Alley. In 1927-1928 permit records indicate that Charles Haynes designed the subject building for the Rex Land Company, which was initially constructed to serve as a parking garage (and cab company). Charles Haynes established a Seattle architectural office, Haynes

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and Cantin, in 1907. He remained in practice in Seattle and Aberdeen, with various partners, until his death in 1940. Butterworth Mortuary (300 E. Pike St., 1922) is his most well-known Seattle design; however, he is credited with the design of numerous distinctive revival style houses, commercial buildings and apartment buildings in both cities. Other notable Seattle commissions included the Tyson Oldsmobile Co. showroom (901-911 E. Pike St., 1912) and the Kappa Sigma Fraternity (5004 17<sup>th</sup> Ave NE, 1914). The building is said to have been constructed with imported Swedish cement. It is unclear how long the Rex Land Co. retained ownership of the building; it appears to have been little altered by 1937 when it was acquired by H.F. & C.L. Hansen. C.L. Hansen appears to have been the proprietor of Chet Hansen Inc., a wholesale veal, beef, pork, mutton, and poultry dealer may have occupied the building prior to the purchase. By 1937, the Plymouth Poultry Co., a wholesale poultry dealer appears to have occupied an upper floor level space at Post Alley as a company sign was located nearby on the north elevation of the building. The 1937 tax records indicate that the building housed three large refrigerator boxes measuring 30'x60'x10 ft. A concrete ramp appears to have been located at the northernmost bay of the façade to allow vehicular access up to the second floor level. There was at least one retail shop within the south bay and the north wall included painted wall signage for the Signal Gasoline outlet located in the adjacent parking lot. The Wenatchee Packing Co. began to lease space in the building in 1947 and the Dollar Cab Co. appears to have operated a parking garage and cab service in the building by ca.1950. The garage operation was on the second floor and had a capacity of 60 cars. The building was acquired by Robert W. Champion in ca.1950; he relocated his business (Champion Display Co.) from 90 Stewart Street and thereafter the upper floors of the building housed Champion's Display Material Company for over 40 years. The Champion family retained ownership of the building during the urban renewal era and undertook a rehabilitation project that was completed in August 1976.

<b>Common Name:</b>	<b><u>Soames Building (Soames-Dunn Building)</u></b>	<b>Site ID# 14</b>
<b>Historic Name:</b>	Soames Paper Co. Building, Bain Block	<b>Built: 1922</b>
<b>Address:</b>	1918 Pike Place (also 1920 & 1922 Pike Place)	<b>Status: Contributing</b>
<b>Legal Description:</b>	A.A. Denny's 6 <sup>th</sup> /Block 37/Lot 5	
<b>Original Owner:</b>	Marie E. Bain	
<b>Architect:</b>	Warren H. Milner & Co. (1922) Arne Bystrom (1976)	
<b>Builder:</b>	Great Northern Construction Co.	
<b>Style:</b>	Commercial Style/Commercial Vernacular	

**Description:** This two-story store and loft building is oriented toward Pike Place but includes historic and current primary entrances from Post Alley. It measures 60' x 90' has a reinforced concrete structural system with a concrete foundation and a basement level. The façade is finished with concrete stucco; sidewall and alley elevations clay tile and brick. It exhibits a utilitarian two-part commercial block façade composition with three structural bays at the façade. The upper floor level is dominated by a band of windows in each bay. The original windows were wooden sash in sets of three large two-lite panels, each surmounted by a narrow 4-lite transom panel. The current windows are a modern wooden product with a similar fixed central panel with the four-lite transom members but they include a lower operating four-lite panel. The building is capped by a Galvanized iron or sheet metal cornice and the second floor level windows are accentuated by 6" diamond and square pattern inset tiles. The north elevation abuts the Champion Building and south elevation is common with the Dunn Building. The storefront level includes three original and/or partially reconstructed retail shopfronts with traditional large display windows and wooden bulkheads and a small recessed entry bay leading to the upper floor level. The storefront level includes original multi-lite transom panels. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. Three narrow storefront retail areas are located at the building base; however, the principal entrance to the building is via an entry vestibule (within the adjacent northernmost bay of the Dunn Building) that is shared in common with that



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building. The lower floor level houses multiple interior retail shops and restaurants, the upper floor levels is used for office and commercial purposes houses a restaurant that is accessed via Post Alley. There is a common stairwell (at the rear of the Dunn Building) that provides access up to Post Alley.

**Cultural Data:** This site appears to have remained undeveloped until ca.1901 when the Allison Boarding Stable, a two-story wood-frame building with wagons storage on first floor and stables above was constructed. The drawings for this "Store building" - dated 7/11/22 - were prepared by Warren H. Milner & Co. for the Great Northern Construction Co. Tax Records indicate that the property was purchased by Marie E Bain on 6/20/22; thus she appears to have been the original owner. The tax record photograph (11/2/37 clearly shows the central name plaque below the parapet, which states "Bain Block." The 1937 tax card photograph shows that a furniture store occupied the upper floor level and that The Pork House Inc. - a smoke house and sausage factory that specialized in cured and smoked hams and bacon - was located at the storefront level. These records and insurance maps also note the presence of an 18'x 20' x 20' smoke house at the eastern end of the southernmost bay. Permit and historic records indicate that the building may have housed several Japanese tenants and merchants. There is a much published historic photograph used to illustrate the impact of the 1942 evacuation of Japanese Americans on the Pike Place Market; it shows the gated storefront at 1922 Pike Place with the blade sign for "G. Oishi Co. - Wholesale Produce" and the newly posted "For Rent" sign. The Bain family appears to have retained ownership of the building until 1944; tax records show that it was purchased by W.R. Soames et al (Willard R. Soames) on 7-28-44. W.R. Soames had initially come to the market to sell chickens in a 'dry row' for his father before World War I and then helped establish (and became the spokesman for) the Associated Farmers of the Pike Place Market during the long-fought controversy over the 'GG' Stalls in the 1920s. By 1940, the Soames Paper Co. - a paper wholesale house had taken over the second floor level of the building - primarily dealing in the paper bags used by merchants and farmers.

The building was originally designed by Seattle architect Warren H. Milner; however, very limited biographical information has been found about him or his career in Seattle or elsewhere. Milner is known to have practiced in partnership with Edwin J. Ivey (Milner & Ivey) ca. 1911 and to have designed the nearby St. Regis Hotel (Archibald Hotel, 1909) at 116 Stewart Street. The Soames-Dunn project was the first major commercial rehabilitation project undertaken by the PDA as part of the Pike Place Project. The two individual buildings were adjoined and a common central entryway, passage to interior shops and an outdoor seating area with a stairway up to Post Alley were created. The project was completed in September 1976 based on a design work overseen by Seattle architect Arne Bystrom.

<b>Common Name:</b>	<b><u>Dunn Building (Soames-Dunn Building)</u></b>
<b>Historic Name:</b>	J.W. Dunn Seed Co. Building
<b>Address:</b>	1912 Pike Place (also 1914 & 1916)
<b>Legal Description:</b>	A.A. Denny's 6 <sup>th</sup> /Block 37/Lot 8
<b>Original Owner:</b>	Albert B. Kineth & J.W. Stockand
<b>Architect:</b>	Owner (1918) Arne Bystrom (1976)
<b>Builder:</b>	Mowat & Hannon (A.F. Mowat)
<b>Style:</b>	Commercial Style/Commercial Vernacular

**Site ID# 15**  
**Built: 1918**  
**Status: Contributing**

**Description:** This one -story store building is oriented toward Pike Place but includes a rear entrance with access to/from Post Alley. It measures 60' x 86' has a reinforced concrete structural system with a concrete foundation and a basement level. The façade is finished with painted brick veneer. It exhibits a utilitarian one-part commercial block façade composition with the



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structural bays at the façade. The building is capped by brick parapet with a plain metal coping. The north elevation abuts the Soames Building and south elevation is common with the Stewart House. The storefront level includes two original and/or partially reconstructed retail shopfronts with traditional large display windows and wooden bulkheads. The storefront level includes three original multi-lite transom panels. Three long narrow retail shops were originally located within the building; however, the principal entrance to the building is via an entry vestibule within the northernmost bay of the Dunn Building; it is shared in common with the adjacent Soames Building. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. The lower floor level houses two storefront shops and multiple interior retail shops and cafes, the roof level is partially used as an outdoor dining/deck area for a restaurant that is otherwise housed within the Soames Building. There is a common stairwell and public seating area at the rear of the Dunn Building that provides access up to Post Alley.

**Cultural Data:** This parcel appears to have remained undeveloped (and was used for agricultural purposes) until the construction of the subject building. Julia A. Stockand gained joint ownership with Albert B. Kineth of the property on 4-13-17. A construction permit was issued on 9-30-1918 to "Build Store Bldg to be checked for a 4 story bldg. Upper stories for rooming or apartment house" indicating that the intension was to add an additional three stories to the subject store building at a later date. The permit indicates that the cost of construction was \$10,000.00 and that the work was undertaken by Mowat & Hannon. The building owners - Stockand & Kineth were identified as the architects. [Julia A. (Kineth) Stockand was the wife of Jas. A. Stockand, an inspector for the City Engineering Dept. Albert B. Kineth appears to have been her brother, a general merchandise shopkeeper living in Coupeville, WA.] After its construction the C.B. Strong Co. - an established wholesale seed supplier to farmers relocated to the new building from the Silver Oakum Building after the company lost its lease; the seed company was reportedly a part owner of the subject building. J.W. Dunn had been employed there after having initially managed a brewery in Spokane, a career that ended due to prohibition. When Mr. Strong died - sometime prior to 1924 - the name of the seed company was changed to J.W. Dunn Seed Co. The building became well known by that name and appears to have continued to be used for seed warehouse purposes (with a fertilizer facility in the basement) until the late 1950s. Permit and city directory records indicate that during the 1920s and 1930s the building may have housed Japanese tenants and wholesale produce merchants including the Liberty Fruit & Produce Company. The building may have remained in joint ownership of members of the Kineth family until ca. 1972. A.F. Mowat, one of the individuals identified as the contractor on the original building permit, is known to have constructed The Flemington - a mixed use, five -story apartment/ commercial building (200-204 Broadway) in 1924. The anticipated additional three stories of apartments were never added to the subject building.

The Soames-Dunn project was the first major commercial rehabilitation project undertaken by the PDA as part of the Pike Place Project. The two individual buildings were adjoined and a common central entryway, passage to interior shops and an outdoor seating area with a stairway up to Post Alley were created. The project was completed in September 1976 based on a design work overseen by Seattle architect Arne Bystrom. The small storefront at the south end of the building became the new location for Starbucks Coffee, an innovative small start-up business that specialized in the sale of whole bean coffee; they relocated from a storefront location within the urban renewal area that was slated for demolition.

**Common Name:** Stewart House  
**Address:** 82 Stewart Street (1900-1910 Pike Place)  
  
**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 37/Lots 9&12 wly half  
**Architect:** Ibsen Nelson & Associates (1982)

**Site ID# 16**  
**Built: 1982**  
**Status: Non-Contributing**

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**Cultural Data:** Former site of a one-story brick concrete store building constructed in 1911. This was the site of Market Rendezvous lunch counter and where the original Sur la Table store was located. This is a modern 47-unit, low-income apartment house with retail shops located at Pike Place; it was constructed in tandem with the rehabilitation of the adjacent historic Stewart House at 86 Stewart Street.

**Common Name:** Stewart House (Stewart Hotel)  
**Historic Name:** Stewart Hotel  
**Address:** 86 Stewart Street

**Site ID# 17**  
**Built:** 1902  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 6<sup>th</sup>/Block 12/Lots 9 & 12, east half*  
**Original Owner:** George & Harriet Bremer  
**Architect:** Ibsen Nelson & Associates (1982)  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This former lodging house/hotel building is now a component of the Stewart House, a mixed-use commercial and low-income housing complex. This is the remaining 1902 portion of a lodging house constructed in two phases in 1902 and 1903. This two-story building is oriented toward Stewart Street with its primary historic recessed entrance vestibule at the east end of the first floor level facade. It is a wood-frame structure that measures 30' x 118' and has a reinforced concrete foundation and a basement level. The exterior is finished rustic horizontal siding. It exhibits a utilitarian one-part commercial block facade composition; windows are double-hung wooden (some include 2 o/ 2 sash), set in groups of three at the center of the first and second floor levels of the facade. The building is capped by a simple wood cornice at the facade only. The two-story east elevation abuts Post Alley and has a simple fenestration pattern of double-hung windows (primarily 2 o/2 sash) set in individual openings. The west elevation has a similar pattern although it is three stories in height due to the sloping site; it is partially enclosed by the adjacent modern brick wing but mostly exposed and oriented to a large private courtyard along this elevation. The north elevation is very utilitarian; it is clad with rustic horizontal siding and there is a central recessed balcony at the upper two floor levels and a single window at the lower level.

**Cultural Data:** By 1893 four, one-story cabins were located on the steeply sloping site at the north side of the foot of Pike Street. Numerous cabins occupied other nearby areas of the hillside. Due to the steep bank, a series of wooden stairwells led down to West Street (Western Avenue). By the late-19<sup>th</sup> C, numerous other small, wood frame residential hotels and lodging houses were located in the vicinity along First Avenue and near Pike Street. A small 1-1/2 story dwelling was located at north side of this site and there were several small "cabins" located to the west and along the south side of Stewart Street.

On July 8, 1902, only a short while before the nearby Leland Hotel was permitted, the City issued a building permit (#15095) to construct a two-story, wood-frame lodging house on the site. It had a rectangular footprint measuring approx. 30'x 120' and due to the westward sloping hillside included a daylight basement level. Estimated construction cost was \$6,000 and the plans were filed by George and Harriet Bremer. [The 1902 *Polk's Seattle City Directory* identified George Bremer as the proprietor of the nearby Bremer House at 86 Virginia St.] The building was formally oriented to the south with its entrance toward Stewart Street and as constructed the east elevation abutted the right-of-way of the adjacent alley (Post Alley). The building was clad with rustic siding and included a modest wooden cornice along the front. The fenestration at the facade was uniform with double-hung wooden windows set in groups of three at the center of the first and the second floor levels. The main recessed entry vestibule was located at the east side of the first floor, adjacent to Post Alley. On March 12 1903, a second building permit (#19130) was issued to George and Hattie Bremer for the construction of a two-story, wood-frame "apartment" house measuring 26' x 120' to

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be constructed to the west side and downhill from the of earlier building. The cost for the construction of this addition was estimated to be \$4,000. Both buildings are clearly delineated as "lodgings" on the *Sanborn Insurance Map* (1904) and the complex was listed in *Polk's Seattle City Directory* (1904) under "Hotels & Lodging Houses" as the Stewart House. The Stewart House is also evident in a much-published photograph of the Pike Place street market taken in the late summer of 1907. This photograph shows the original west elevation of the 1902 building as well as a blade sign that was located at the west side of the entry vestibule. It also shows that the grade of Stewart Street was somewhat steeper allowing for an entrance to the basement level of the 1902 building and the first floor level of the 1903 addition. The two buildings were detached and separated by a 6' wide lightwell. The Stewart House (a.k.a. Stewart Hotel) provided 107 rooms; it had nine toilets, three tubs and 51 basins. The lodging house is shown in 1937 tax records and the *Sanborn Insurance Map* (1950) as essentially unchanged from its appearance in 1907 with the exception that the steep street grade had been adjusted and the front portion of the 6' wide lightwell between the buildings had been infilled to internally connect the buildings. It operated as a workingman's hotel until 1977 when it closed due to housing code issues.

The original 1902 portion of the Stewart House was preserved and rehabilitated as part of the construction of the adjacent modern 47-unit, low-income apartment house – the entire complex is now know as the Stewart House. The preservation and retention of this historic portion of the Stewart House became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation *or* replacement. As the plan was refined all of the buildings at the NE corner of Pike Place and Stewart Street (as were all of the buildings at the south side of Stewart Street between Pike Place and First Avenue) were slated for removal, including the entire Stewart House, constructed 1902-1903. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that the Stewart House existed prior to the founding of the Market and despite its modest design was historically significant. The lobbying effort was successful and ultimately only six historic buildings were replaced with new construction. The plan was refined to retain and rehabilitate the 1902 portion of the Stewart House and integrate it into the design of an adjacent modern housing complex. The rehabilitation project, which involved extensive reconstruction, created 41 SRO (single room occupancy) units and was completed in August 1982. The design work was overseen by Seattle architect Ibsen Nelson, who also designed the new portion of the complex and the nearby Inn at the Market (1985).

**Common Name:** Beecher's Cheese / Old Seattle Garden Center  
**Historic Name:** H.B. Wagner Building, Kalem Block  
Gill's Garden Center, Seattle Garden Center  
**Address:** 1600-06 Pike Place

**Site ID# 18**  
**Built:** 1907-08, 1910, 1980

**Status:** Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 28/Lot 12  
**Original Owner:** H.B. Wagner (1907-08) Olaf Hanson (1910)  
**Architect:** W.C. Geary (1907-08)  
Arne Bystrom (1980)  
**Builder:** Not identified  
**Style:** Commercial Vernacular/Moderne

**Description:** This is an unusual trapezoidal shaped commercial building measuring approx. 83'x90'x54'x70' – the unusual footprint is due to the grading and alignment of Pike Place, which runs at an northwesterly angle between Pike Street and Virginia St. and due to the alignment of Stewart Street, which runs at an northeasterly angle to Pine Street. Pine Street runs east-west and is perpendicular to Post Alley, which runs along the east side of the building. It is a wood frame and brick masonry



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structure with a concrete foundation; the building form is broken into two distinct parts running parallel with Pike Place each with a flat roof. The taller (eastern) portion steps uphill from the lower portion adjacent to Pike Place and has a basement level below it. The historic lower portion exhibits a one-story, one-part commercial façade composition that is capped by scalloped ornament at the parapet; the Pike Place elevation is dominated by closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts that partially wrap around the north side and most of the south side of the building. A traditional metal canopy extends along the entire length of this elevation and angles back to wrap around the corners, stepping further up a portion of the Pine Street elevation. This portion of the building is entirely clad with concrete stucco; the north and south corners include decorative fluted/slightly flared pilasters that are incised into the concrete. The uphill portion of the building includes the original one-story building form with intact one-part commercial façades oriented to each of the side streets at Stewart Street (north side) and Pine Street (south side). The historic closed-front traditional storefronts exhibit fixed display windows, concrete bulkheads and panels of multi-pane transom lites located above the canopy. The entire second floor level, which is set back from the original storefronts is an addition constructed as part of the rehabilitation project. The rooflines of both the original first floor section and the stepped back second floor section are capped by scalloped ornament at the parapets. The east elevation at Post Alley exhibits non-historic fenestration in character with the upper floor level addition.

**Cultural Data:** In 1904, three 'dilapidated' small vacant cabins still stood clustered along the west side of Post Alley on this site. A long wooden stairway extended down the steep hillside at Pine Street between Post Alley and Western Avenue as Pike Place had not been vacated or paved with planking. Reportedly, the original portion of this building was constructed for H.B. Wagner in 1907-08 and was designed by W.C. Geary; however the 1908 *Baist's Real Estate Atlas* map indicates that the site remained vacant. Tax records indicate that the property was purchased by Olaf Hanson on 5-10-1910; it is not known whether this individual was Olaf Hanson, a well-known Seattle architect by the same name. The design of the original building - with its stepped form and multiple open and closed storefronts - is evident in a 1912 photograph with 'wet' row farmers in the foreground. The design was very cohesive such that a skilled architect may have been involved. In September 1910, John Kalem (or Kalen) identified himself as the owner on what appears to be a minor remodeling permit. This appears to be the same John Kalem, a Norwegian immigrant who was residing in Skagway, Alaska in 1900 and residing in Seattle in 1910 working as a real estate broker. By 1912, the building was known as Kalem Block. It is unclear what the actual ownership interests may have been for any of these individuals or for how long. However, by 1917 John Kalem was listed as a poultry dealer with a shop on Pike Place in this building. The building is believed to have housed an egg market early in its history.

The *Polk's Seattle City Directory* (1908) identifies several businesses at addresses associated with this building, including: J.G. Baeschlin & Co. - dealers in butter, eggs and cheese; Marks & Berman - a confectionery and fruit business; W.G. Norton - a retail grocer; and Joseph J. Appel - operating a meat market. The 1912 photograph clearly shows a series of open storefronts with large multi-pane transom panels; one of storefronts on Pike Place had a large projecting awning and there was a small awning at a storefront on Pine Street. A variety of small signs were attached to the building indicating several tenants. The only readable sign is for Market Storage Co. - located in the upper section of the building on Pine Street; this may have been a wholesale paper bag supplier and a storage facility used by market farmers. By 1917, a Japanese-operated restaurant (K. Iwasa, proprietor) was located in the storefront at 84 Pine Street. In the 1920s, the Market Paper Storage Co. a wholesale paper bag business with Japanese proprietors and managers was located in storefronts along Pike Place. By 1934, the building had been slightly remodeled and modernized. The open storefronts had enclosed to include tradition display windows and wooden bulkheads. The wraparound metal canopy had been added to the lower section of the building creating sets of multi-pane transom lights above the canopy. The distinctive scalloped ornament at the parapets of both sections of the building had also been added. By 1934, the lower section of the building primarily housed the Family Shoe Market and large business signs covered much of the exterior. In 1945, the Gill Brothers Seed Company took over the former shoe store space and established the Seattle Garden Center, which was an institution in the Market for five decades. In 1945, the St. Vincent de Paul established a used-clothing and



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rummage store in the upper section of the building – it was one of nine such shops that continued in operate in the Market until the 1970s.

The preservation and retention of this building became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation *or* replacement. As the plan was refined all of the buildings at the NE corner of Pike Place and Stewart Street *and* all of the buildings at the south side of Stewart Street between Pike Place and First Avenue were slated for removal. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that this building was one of the oldest in the market area and the Garden Center and St. Vincent de Paul uses were historically significant. The lobbying effort was successful and ultimately only six historic buildings were replaced with new construction. The plan was refined to retain this building and adapt it to some new uses. The property was acquired by three separate owners who converted the building into condominium ownerships. The rehabilitation project, which involved adding an additional floor level to the upper section, was completed in August 1980. The design work was overseen by Seattle architect Arne Bystrom, who established his offices in the new upper portion of the eastern section of the building. The old lower portion of the eastern section of the building became the new location for Sur la Table, a small start-up business that specialized in the sale of imported French cookware and other housewares.

<b>Common Name:</b>	<b><u>87 Pine Street</u></b>	<b>Site ID# 19</b>
<b>Historic Name:</b>	Silver Oakum Building, Hotel Lotus Market Apartments, Market Hotel	<b>Built: 1909-1910</b>
<b>Address:</b>	87 Pine Street	<b>Status: Contributing</b>
<b>Legal Description:</b>	<i>A.A. Denny's 4<sup>th</sup>/Block G/easterly portion Lot 1</i>	
<b>Original Owner:</b>	Not identified	
<b>Architect:</b>	Thompson & Thompson (1909) Fred Bassetti & Company (1977)	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Vernacular	

**Description:** This former workingman's hotel building is now a seven-unit, moderate-rate apartment building with traditional retail storefronts along the Pike Place. It is a three-story masonry building oriented toward Pike Street, Pine Street and Post Alley with its primary residential entry at the Post Alley elevation, which is lower in height due to the westward sloping site. It has an irregular trapezoidal footprint due to the angled alignment of Pike Place measuring approx. 50' x 60' x 32' x 63' and has a reinforced concrete foundation and a basement level. The exterior is clad with common brick. It exhibits a utilitarian two-part commercial block façade composition; windows are double-hung wooden sash set in individual openings with simple brick voussoirs. Some openings were altered in order to adapt the building to apartments with bathrooms. The building is capped by a simple corbelled brick cornice that includes a distinctive central raised parapet at both the north and west elevations, each of the steps is inscribed with "Silver Oakum Bldg 1910." The Pike Place elevation is dominated by closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts; the northernmost storefront partially wraps around the north side of the building. A 10'-wide metal canopy extends along the entire length of this elevation; it is supported by steel posts on concrete piers, similar to the original wooden canopy that was supported on square timber posts. [In addition to the wooden canopy – a collection of canvas awnings were historically used above open storefronts at the north side of the building.] The two and one-half story east elevation abuts Post Alley and has an irregular fenestration pattern of double-hung windows (some w/ segmental arched openings) and includes a metal clad polygonal bay window and a segmental arched recessed

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entry vestibule leading to the upper floor levels. The north elevation abuts the two-story Triangle Building with a plain brick wall visible above the adjacent roofline.

**Cultural Data:** By 1893, five small one-story cabins were located on the steeply sloping site along the south side of Pine Street. Numerous small cabins occupied other nearby areas of the hillside and Post Alley had not been vacated. By 1904, four cabins still stood clustered on the parcel and a long wooden stairway extended down the steep grade of Pine Street between Post Alley and Western Avenue, as Pike Place had not been vacated or paved with planking. By the summer of 1907, a new street - Pike Place - had been carved out of the sparsely developed hillside to the west of First Avenue running northwesterly from the foot of Pike Street. On Saturday, August 17, 1907 Seattle's first public market was formally opened along the newly planked street right-of-way. Within a week at least seventy farmers took positions in the street and attracted hundreds of customers. Almost immediately after the opening of the street market, given Seattle's rainy climate, it became necessary to provide sufficient covered shelter for farmers and customers. By late August 1907, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street, believed to have been on located on this site. [This shed *may have been* built by James G. Boyle]. The 1908 *Baist's Real Estate Atlas* map shows this parcel as being vacant. By 1910, this small hotel with open-front commercial shops oriented toward Pike Place had been built. It is believed to have been designed by the Seattle architecture firm of Thompson & Thompson. Charles L. Thompson (born Middleboro, Massachusetts July 7, 1842) began practicing architecture in Vineland, New Jersey in 1865 and then in Kansas. From 1890 until 1899 he practiced in Salt Lake City prior to establishing this practice with his son, C. Bennett Thompson, in Seattle. The firm is known to have designed several local business blocks including the Griffin Block/Wadsworth Building (1899, destroyed), the Sartori Block (Moses Building, ca.1900), a Schoenfeld/Standard Furniture Co. store (1012 First Avenue, ca.1900), several hotels, residences and a synagogue (old Bikor Cholim). Prior to 1907, the firm designed the Hyde Building, Metropolitan Block, the Gottstein Block, and the Sandoffeil Flats, as well as residences for J.W. Clise, John Roberts and the Galbraith Mansion. The practice either dissolved or moved ca.1912.

The subject building was initially known as the Hotel Lotus and appears to have been affiliated with an adjacent brick hotel building that was established ca.1907-08; it was situated immediately uphill and across Post Alley at the NE corner of the same block and known by the same name. The subject building appears to have originally included the raised parapet at both the west and north elevations that identify it as "Silver Oakum Bldg 1910." It is believed that this is in reference to an original owner - possibly Joseph Silver the father of Benjamin Silver and Rose Metzenbaum, who appear to have inherited the property in 1938. Joseph Silver was in the real estate business during this era. Oakum is in reference to the fiber used in caulking boat seams. This reference is apparently related to the understanding that hotel catered to sailors, seamen and longshoreman. This 26-room hotel building included eight toilets and operated as a lodging house and residential hotel (later known as the Market Hotel) until 1972. Among the earliest known retail tenants were the Shore Brand Poultry Co. and C.B. Strong Co. a business specializing in the sale of seeds and poultry supplies (after relocating to 1912 Pike Place it became known as J.W. Dunn Seed Co.), a restaurant operated by Louis Natoli and the Market Paper & Storage Co. By 1937, the McDonald's Grocery and Bakery appears to have taken up most of the open-front retail space on Pike Place. The upper floor level was then known as the Market Apartments. The Pike Place Meat Co. was housed on the ground floor level in 1941 and in later years this space became well-known as the location of the Gem Egg Market. The building was slightly damaged in the earthquake of 1949.

The 87 Pine Street/Silver Oakum Building was rehabilitated along with the adjacent Triangle Building: it was adapted to provide seven units of moderate rate apartment housing. The project was undertaken by the PDA and completed in March 1977; this was the first new housing project to be completed in the market area in over 40 years. The rehabilitation design was developed by Fred Bassetti & Company. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the Pike Place Public Market and was instrumental in nurturing Steinbrueck's

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appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

**Common Name:** Triangle Building  
**Historic Name:** Triangle Building  
**Address:** 1528 Pike Place

**Site ID# 20**  
**Built:** ca.1910  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 4<sup>th</sup>/Block G/Lot 4 and lot 5 easterly portion and*  
**Original Owner:** Not identified  
**Architect:** Fred Bassetti & Company (1977)  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This small two-story building includes an upper floor level restaurant space and traditional retail storefronts along the Pike Place elevation. It is composed of two separate buildings that have been combined to form a single triangular shaped footprint measuring approximately 32'x88'x5'x110' with the longest side oriented toward Pike Street; the other elevations abut Post Alley and the adjacent Silver Oakum Building, now known as 87 Pine Street. Like the adjacent building, the triangular footprint is due to the angled alignment of Pike Place. This building is clad with common brick; it is a brick masonry structure with a brick masonry foundation and basement level. It exhibits a utilitarian two-part commercial block façade composition; windows at the second floor level are double-hung wooden sash set in eight pairs. The building is capped by a simple metal coping. The Pike Place elevation is dominated by four closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts; the south end of the building includes an open metal stairwell that provides access to the second floor level restaurant space. A 10'-wide metal canopy extends along the entire length of the Pike Place elevation; it is supported by steel posts on concrete piers, similar to the original wooden canopy that was supported on square timber posts. An outdoor seating area is located above the canopy level facing Pike Place and at Post Alley. The east elevation at Post Alley has an irregular fenestration pattern.

**Cultural Data:** By 1893, the steep hillside along this portion of Block G included five small one-story cabins. Numerous small cabins occupied other nearby areas of the hillside and Post Alley had not been vacated. In 1904, a few cabins were still clustered near this vacant parcel and Pike Place had not been vacated or paved with planking. By the summer of 1907, a new street - Pike Place - had been carved out of the sparsely developed hillside to the west of First Avenue running northwesterly from the foot of Pike Street. On Saturday, August 17, 1907 Seattle's first public market was formally opened along the newly planked street right-of-way. Within a week at least seventy farmers took positions in the street and attracted hundreds of customers. Almost immediately after the opening of the street market, given Seattle's rainy climate, it became necessary to provide sufficient covered shelter for farmers and customers. By late August 1907, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street, believed to have been on or very close to this site. [This shed *may have been* built by James G. Boyle]. The 1908 *Baist's Real Estate Atlas* map shows this parcel as being vacant. The 1912 *Baist's Real Estate Atlas* map shows this parcel as having been developed with a brick masonry building and permit records indicate that both portions of the building were constructed in 1910. Although unified in design, the two portions of the building appear to have been developed by separate owners and remained in separate ownership until ca. 1959 when they were acquired by Pike Place Markets, Inc. Among the earliest tenants were John L. Evans who operated a creamery (butter, eggs and cheese) shop, the South Park Poultry Co., and Lauricella Felice and Kurisaka & Miyake operated two different fruit stands. M. Uwate operated a restaurant in the building and there was a billiards hall (proprietor T. Akada); both were presumably located on the upper floor. By 1937, the Carnation Packing Company (wholesale & retail) was located in the



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building and J.L. Evans Creamery remained there selling "fresh churned butter" and other grocery and dairy products. The 1937 tax record photograph shows a "Chop Suey Sukiyaki" sign at the upper floor level. By 1937, a large one-story high sign abutted the second floor level of south end of the building; it extended over to and promoted the adjacent Sanitary Market.

The Triangle Building and the adjacent 87 Pine Street/Silver Oakum Building were rehabilitated together. The project was undertaken by the PDA and completed in March 1977. The rehabilitation design was developed by Fred Bassetti & Company. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the market and was instrumental in nurturing Steinbrueck's appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

<b>Common Name:</b>	<b><u>Sanitary Market</u></b>	<b>Site ID# 21</b>
<b>Historic Name:</b>	Sanitary Public Market	<b>Built:</b> 1909-10, 1942, 1981
<b>Address:</b>	1513 First Avenue (also 1519 & 1525 First Avenue) (also 1510-1516 Pike Place)	<b>Status:</b> Contributing
<b>Legal Description:</b>	<i>A.A. Denny's 4<sup>th</sup>/Block G/Lot 6-7</i>	
<b>Original Owner:</b>	Market Investment Company, Pres. D.J. Prior	
<b>Architect:</b>	Daniel R. Huntington & Carl F. Gould (1910) McClelland & Jones (1942) Bassetti/Norton/Metler (1981)	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Vernacular	

**Description:** The original Sanitary Market was the first large purpose-built market hall to be constructed in the Pike Place market area. The original building was seriously damaged by a spectacular fire that occurred on December 15, 1941; however, it was rebuilt and continued to be used for its original market purposes. The 1942 building was rehabilitated and expanded as part of the Pike Place Project in 1981.

This is a very prominent market building located between First Avenue and Pike Place and adjacent to the north end of a segment of Post Alley. Due to the diagonal alignment of Pike Place it exhibits a slightly curved/canted SW corner at Pike Place, but has a basic rectangular footprint measuring 120' x 110 feet. The north elevation abuts the Post Alley Market (First & Pine Building) and the south elevation abuts the adjacent and lower Corner Market. The structural system is mill construction with a combination of heavy timber framing and concrete and steel-reinforced structural members. The foundation and full basement level are reinforced concrete. Interior walls include remnants of the original masonry construction. The basement level includes a sub-basement level. Due to the grade change between First Avenue and Pike Place; the building is three stories in height at First Avenue and four stories at Pike Place, due to an additional floor level below the First Avenue entry level. The building was originally three stories at First Avenue and four stories at Pike Place; however, after the 1941 fire the heavily damaged upper two stories were removed and a rooftop parking level (on a reinforced concrete slab roof accessible from First Avenue) was added. As part of the 1981 rehabilitation project two stories were added at the First Avenue elevation and one floor level with recessed balconies was added at the Pike Place elevation. A central interior court with a lightwell at the core of the building was also added. The First Avenue elevation was reconstructed with the original seven structural bay spacing, a concrete stucco finish, traditional closed-front shops and a stepped metal canopy at the street level. The design of the upper floors includes elements drawn from the original façade design - three-part sets of traditional double-hung wooden windows, a central bay window and a

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traditional cornice element. The Pike Place elevation was reconstructed with the original seven structural bay spacing, a concrete stucco finish, traditional open-front shops at the street level; the upper floor includes four-part windows within original window openings at the second floor level, which are very similar to the original design. The plane of the second floor wall extends up to the third floor addition; however, this wall is tied back to wing walls that create open balconies and the third floor interior level is set back from the lower exterior wall. A 10'-wide metal canopy extends along the entire length of the Pike Place elevation; it is supported by wooden posts with angle braces.

The upper floor levels were originally accessible by ramping systems using the same principle as the Main Market (Leland and Fairley Buildings), which provided mobility for shoppers and carts for goods. Due to the 1941 fire and subsequent use, the upper floor level and First Avenue retail level had been extensively altered. A modern entryway, retail shops and stairwell system at the First Avenue elevation was constructed during the 1981 rehabilitation. The original Pike Place level of the building is very well-preserved; it includes dozens of traditional open front and closed front shops and passageways to adjacent buildings. The basement level houses storage rooms and the uppermost floor level includes two-story townhouse, one-bedroom and efficiency housing units.

**Cultural Data:** By 1893, a wood-frame dwelling and a wood-frame commercial building were located on this site. The 1905 *Baist's Real Estate Atlas* map identified the Hotel Coronado on the parcel; by 1908 it was known as The Nicholas, identified as a lodging house. During 1909, a new privately-owned market building was under construction on the site. In January 1910, the Sanitary Market building opened with great fanfare; reportedly 4,000 people attended the opening event. It was architect-designed and purpose built for the Market Investment Company; the company president reportedly traveled throughout the East Coast in order to develop the most up-to-date modern market facility. The project was designed by Seattle architects, Daniel R. Huntington and Carl F. Gould during what was a relatively brief partnership. Both men were well-known practitioners and they are each individually credited with the design of numerous highly significant public and private projects in Seattle and the region. The building was a brick and concrete design oriented to both Pike Place and toward First Avenue, which was served by street car lines from all parts of the city. The separate Pike Place and First Avenue levels had open storefronts and the interior spaces were devoted to the sale of a wide variety of specialty food products. The design of this market hall was said to be "thoroughly sanitary" due to its concrete floors, concrete and glass counters and display cases, and numerous water and drain connections that made it possible to keep the market stalls very clean.

The Sanitary Market was specifically designed to include a refrigeration plant in the basement as well as refrigerated showcases. Extensive glass windows on the west and east elevations also provided an abundance of light and air circulation. The second floor level above First Avenue was designed for use in the preparation of food items in full view of the public with food demonstrations samples provided. The uppermost floor level was also intended for cooking and food preparation uses and provided large storage areas. Like the Goodwin properties across the street, the Pike Place level provided stalls/tables for farmers and truck gardeners. However, it is unclear whether they were public market day tenants under the jurisdiction of the Market Master or retail merchants who rented space from the property owner. Specially designed small wagons were provided for use by tenants in order to load and unload products into building and scales were available to customers in order to personally weigh purchases to assure accuracy of sales. There were free telephones, drinking fountains on each floor level and public restrooms were provided.

The construction of the Sanitary Market appears to have stimulated additional private development along the east side of Pike Place. During the following months the Kalem Block (former Seattle Garden Center), Hotel Loftus (Silver Oakum/87 Pine Building) and Triangle Building were all constructed to the north of the new market building. The 1917, *Polk's Seattle City Directory* identified over sixty businesses housed in the Sanitary Public Market, including: four retail bakeries, seven creameries (selling eggs, butter & cheese), three candy manufacturers, one tea (coffee & spices) outlet, four fish and oyster shops, 12 fruit

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and/or vegetable purveyors, four grocery outlets, eight meat markets, three restaurants and five delicatessens. By 1917 Williams Garment Co. was housed on the third floor; and by 1927, the Olympic Garment Company, Burson Knitting Goods and the Eureka Garment Co. were all housed on upper floor levels. In 1920, the Three Girls Bakery relocated from their Corner Market location – today this sales outlet for Brenner Bros. bread remains in its original prominent Sanitary Market location at Pike Place.

World War II brought about drastic changes to the Pike Place Public Market. Shortly after the attack on Pearl Harbor, the Sanitary Market was almost completely gutted by a spectacular fire on December 15, 1941. The cause of the fire was never determined; however, rumors continued to be spread that Japanese were involved. From its very beginning the farmers' market had been dominated by Japanese farmers and there had been tension and discriminatory behavior in the past as the number of successful Japanese merchants and farmers increased. After the fire, the heavily damaged upper two stories were removed and the building was rebuilt. The Pike Place and First Avenue levels continued to be used for market purposes. A rooftop parking level accessible from First Avenue was also added after the fire. The building was acquired by the Pike Place Markets, Inc. in the mid-1950s.

The preservation and retention of this building became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation *or* replacement. As the plan was refined the Sanitary Market and the building at the northern end of this block were slated for removal. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that this building was one of the oldest and most historically important buildings in the market area. The lobbying effort was successful and ultimately only six deteriorated historic buildings were replaced with entirely new construction. The plan was refined to retain this building and adapt it to be used for housing purposes. The project involved the addition of upper floor levels at both elevations, the rehabilitation of all of the commercial space and the creation of eight low-income rental units and fourteen middle-income rental units. It was undertaken by the PDA and completed in August 1981. The rehabilitation design was developed by Bassetti/Norton/Metler, the successor firm to Fred Bassetti & Co. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the public market and was instrumental in nurturing Steinbrueck's appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

**Common Name:** Post Alley Market (First & Pine Building)  
**Address:** 1531 First Avenue

**Site ID# 22**

**Built:** 1983

**Status:** Non-Contributing

**Legal Description:** A.A. Denny's 4<sup>th</sup>/Block G/Lot 2-3  
**Architect:** Bassetti/Norton/Metler (1981)

**Cultural Data:** Former site of Hotel Lotus Hotel (ca.1907-08). Former site of a one-story brick and concrete store building constructed 1936. The latter building became the site of U-Save Drugs and the Council Thrift Shop.



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**Common Name:** Inn at the Market  
**Address:** 1601 First Avenue

**Site ID# 23**

**Built:** 1985

**Status:** Non-Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 28/Lot 10-11  
**Architect:** Ibsen Nelson & Associates 1985

**Cultural Data:** Originally the site of two 3-story, wood-frame hotels that were both designed in an ornate late-19<sup>th</sup> C. Queen Anne style. The Pierce Block/York Hotel /The Continental Hotel was located at the NW corner of Pine St. and First Avenue and was substantially demolished/altered in 1942. Prior to the construction of the Inn at the Market this was the site of Seaman's Store/Roger's Army-Navy Clothing and the Pine Street Tavern. The Summit Hotel/Harborview Hotel/Manzanita Hotel was located at the SW corner of Stewart Street and First Avenue; it was substantially demolished/altered in 1959.

**Common Name:** Fairmount Building  
**Historic Name:** Fairmount Hotel  
**Address:** 1907 First Avenue

**Site ID# 24**

**Built:** 1914

**Status:** Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 37/Lot 10-11  
**Original Owner:** John P. Jones  
**Architect:** W.E. Dwyer (1914)  
Ralph Anderson & Partners (1977)  
**Builder:** W.E. Dwyer  
**Style:** Commercial Style

**Description:** This former hotel building now functions as a mixed use market-rate apartment building with storefront level retail and commercial space. This five-story building is located at the NW corner of First Avenue and Stewart Street; the façade is oriented toward First Avenue and an historic addition (J.P. Jones Building described below) is located at the west elevation adjacent to Post Alley. A retail storefront is located at the south elevation (Stewart Street) due to the westward sloping site. It has a reinforced concrete structural system with a concrete foundation and basement (Stewart Street retail) level. The building measures 69' x 120' at the building base – the upper four floor levels have a T-shape footprint measuring 42' x 120' with a westward projecting 27' x 27' wing at the center of the west elevation. It exhibits a two-part commercial block façade composition with a distinct building base at the First Avenue elevation. The exterior is finished with common brick accentuated by terra cotta trim. Windows are typically double-hung, set in pairs at the façade and west elevations and in single openings at the south elevation. The building base and central bay of the façade are accentuated by terra cotta cladding, pilasters and molding details. The central bay is further accentuated by larger three-part window units. The south elevations included a central bay with French doors at each of the upper floor levels where portions of the former fire escapes now function as balconies. The building is capped by a simple metal coping. The north elevation is common with the Alaska Trade Building. There are six generally well-preserved storefront bays; several appear to retain original concrete bulkheads. The lobby includes the original terrazzo floor with marble base. The west elevation adjacent to the J.P. Jones Building is clad with hollow clay tile and exhibits the ghost of an historic wall-painted dairy products sign.

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**Cultural Data:** By 1893, the Maitland Block a three-story lodging house was in operation on this site. By 1904, the storefront level housed seven businesses including two second-hand furniture shops, a lunch room and a plumbing supply outlet. The 1907 *Polk's City Directory* identified the proprietor of the lodging house as J.P. Jones; the 1908 directory identified it as the Soundview Hotel. On January 3, 1913 the *Seattle Daily Bulletin* reported that W.E. Dwyer had filed plans to construct a new 5-story hotel and store building on this site for J.P. Jones at an anticipated cost of \$75,000. The plans (and construction costs) had been revised from mill construction to concrete by late March 1913. W.E. Dwyer appears to have practiced in Seattle between 1912 and 1925. He is known to have designed the Hudson Arms Apartments (111 Boren Avenue, 1923) and the Northcliff Apartments (Capitol Hill, 1923) and based on newspaper-published permit announcements he appears to have designed several yet to be fully identified residences, industrial buildings, theaters and garages. Construction of the Fairmount Hotel was completed by April 1914 when it was featured in the *Seattle Post-Intelligencer* - Real Estate Section [4/12/1914]. This was the first large hotel (68 rooms) to be constructed near the public market after the construction of the municipally-built Market House located at the foot of Stewart Street. It was an early example of the use of a reinforced concrete structural system for hotel design and construction. [It appears have been designed to include additional floor levels as it did not include a typical cap or cornice at the parapet.] It was considered to be a unique hotel operation as it provided particularly large furnished rooms with views of the public market and Puget Sound and included 28 rooms with private baths and telephones. Early retail tenants at the storefront levels included the Enumclaw Creamery, a dry goods store, a furniture dealer, and an electrical supply company. By mid-1921 John P. Jones Co. appears to have acquired full ownership of the all of the land parcels at this corner of the block. In 1925, he had the J.P. Jones Building (originally known as the Fairmount Garage) constructed at the west side of the hotel. By 1920s, the long-time tenant Fairmount Dairy Product Co. was operating out of the Stewart Street storefront. Men's furnishings, used furniture, second-hand clothing and shoe repair businesses were located on First Avenue. J. P. Jones appears to have retained ownership of this property until ca. 1947. The Fairmount Hotel Building and the adjacent J. P. Jones Building remained in joint ownership; they were both rehabilitated in 1976-1977. The \$1.2 million project was undertaken by private ownership and completed in September 1977. The rehabilitation design was developed by the Seattle firm of Ralph Anderson & Partners.

**Common Name:** J.P. Jones Building (90 Stewart Street)  
**Historic Name:** Fairmount Garage  
**Address:** 90 Stewart Street

**Site ID#** 25  
**Built:** 1925  
**Status:** Contributing

**Legal Description:** A.A. Denny's 6<sup>th</sup>/Block 37/Lot 10-11  
**Original Owner:** John P. Jones  
**Architect:** possibly W.E. Dwyer  
**Builder:** Not identified  
**Style:** Commercial Vernacular

**Description:** This building was originally constructed as a parking garage to service the adjacent Fairmount Hotel and market shoppers. It is now entirely used for retail shop purposes. This one-story former garage building is formally oriented toward Stewart Street and includes a fully accessible basement level oriented toward Post Alley. It measures 43' x 120' and has a concrete foundation and a full daylight basement level. The Stewart Street elevation is finished with wire-cut face brick; it exhibits a utilitarian one-part commercial block façade composition divided into three structural bays. The Stewart Street elevation is dominated by a band of modern multi-pane sash (similar to the original industrial sash) windows in two of the bays; the original garage entry opening at the easternmost bay is now infilled with a storefront entry vestibule. Original small multi-pane, double-hung windows at the daylight basement level remain in place. The alley elevation is two stories. It is clad with common brick and exhibits exposed concrete spandrels. The upper floor level includes seven bays of original large industrial sash windows. The ground level includes one original storefront at the south end; the other six structural bays have been opened

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to create six separate storefronts that are setback within an open vestibule that extends the remaining length of the building. The building is capped by a simple metal coping. The north elevation abuts the Alaska Trade Building and the east elevation is common with the Fairmount Hotel building. Awnings have been added to the Stewart Street elevation.

**Cultural Data:** By 1893, three small 1-1/2 and 2-story dwellings oriented toward Stewart Street and Post Alley were located on this site. They appear to have remained in place until the adjacent hotel was developed by J.P. Jones in 1913-1914. By mid-1921 John P. Jones Co. appears to have acquired full ownership of the all of the land parcels at this corner of the block. In 1925, he had the Fairmount Garage constructed and interconnected to the west side of the hotel. It may have been designed by the same architect (W.E. Dwyer) who designed the adjacent hotel for Mr. Jones. It was specifically designed to serve as a garage with one storefront located at the SW corner of the alley level of the building. During the 1920s, vehicular traffic on Pike Place and the need for convenient parking impacted the market area. An "Auto Park" in the Municipal Market (1922-24) and the Rex Land Company Garage (Champion Building, 1927-28) were also constructed during this era. The Fairmount Garage sold gasoline (Richfield) and may have had a lube bay. It was converted to stores and warehouse use ca.1948. The Fairmount Hotel Building and the J. P. Jones Building (Fairmount Garage) remained in joint ownership; they were both rehabilitated in 1976-1977. The \$1.2 million project was undertaken by private ownership and completed in September 1977. The rehabilitation design was developed by the Seattle firm of Ralph Anderson & Partners.

**Common Name:** Alaska Trade Building  
**Historic Name:** Union Record Building  
**Address:** 1913-1917 First Avenue

**Site ID# 26**  
**Built:** 1910  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 6<sup>th</sup>/Block 37/Lot 7*  
**Original Owner:** James H. Steele  
**Architect:** John O. Taft (1910)  
Ralph Anderson & Partners (1977)  
**Builder:** Not Identified - *possibly* James H. Steele  
**Style:** Commercial style

**Description:** This building was individually listed in the National Register of Historic Place in 1971, prior to the nomination/listing of the 7-acre Pike Place Public Market Historic District. This former store and loft building is located mid-block with the façade oriented toward First Avenue and includes retail/commercial space at the Post Alley (west) elevation. It is now used for commercial and retail purposes. It is four stories with basement and subbasement levels and stands six stories at the Post Alley elevation. It measures 60' x 112' and has a steel, ordinary masonry and mill construction structural system with a concrete foundation and basement levels. It exhibits a two-part commercial block façade composition with five vertical structural bays. The building is clad with common brick and does not include a cap or cornice feature. The shaft windows are multi-pane industrial steel sash set within recessed brick spandrels. Historically, the shaft windows appear to have been traditional three-part wooden sash with transom lights. The current window units appear to have been installed ca.1958 when the storefront was entirely altered and modernized. The current storefront now includes a restored central entryway flanked by original cast iron columns and two traditional retail storefronts that were reconstructed in 1971. The north elevation abuts the Butterworth Block and the south elevation abuts the Fairmount Hotel Building and the J.P. Jones Building. That portion of the wall to the west and visible above the J.P Jones Building is clad with a common brick and has no window openings. The bay spacing, fenestration, and windows at the west elevation (Post Alley) are more utilitarian but similar to the First Avenue façade. Metal fire escapes remain in place. The entire ground floor at that elevation is used for restaurant purposes.



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**Cultural Data:** By 1893, this was the site of the Rose Block a two-story, wood-frame commercial building with a basement. By 1904, it was identified as a lodging house with four stores including a bakery at the First Avenue storefront level. It was replaced by the Alaska Trade Building, which was constructed in 1909-1910 for J.H. Steele at a cost of \$135,000 based on a design attributed to John Otis Taft. James H. Steele is believed to have been a building contractor and may have both developed and constructed the subject building. John Otis Taft was a building contractor turned architect who appears to have practiced architecture in Seattle from 1904 until ca.1915. Based on newspaper-published permit announcements it appears that Taft designed numerous yet to be fully identified projects including residences, hotels, apartment houses and fraternal halls.

The primary significance of this building is its association with labor history. In 1921, the building was purchased by the Central Labor Council and affiliated local unions and trade councils. Thereafter, it became the headquarters and printing plant for the *Seattle Union Record*, which required it to be remodeled and new publishing equipment installed. The *Union Record* was the official organ of the Seattle Central Labor Council. It was first published in 1900 as a small private weekly newspaper. Harry E. B. Ault, an experienced newspaperman, was appointed editor in 1912 and under Ault's leadership the circulation climbed from 2,000 to 25,000 to 50,000 copies. In April 1918 it became the first daily newspaper in America to be owned and published by a labor council. The daily newspaper provided working men with new lines of communication and served to create a strong sense of identify within the community. The paper became a tool for unifying laborers and informing the Seattle populous of the aims and aspirations of the labor movement. By January 1919 the daily circulation had grown to 112,000 paid subscriptions, which alarmed Seattle businessmen and the publishers of the three other local daily newspapers. On November 13, 1919 the U.S. Government seized the *Union Record* publishing plant that was then located in the Central Labor Temple. The editor and two board members were arrested and charged with sedition. A week later the charges were dropped due to a faulty warrant and on December 2, 1919 the case was dismissed. Having outgrown their prior quarters and despite internal dissention, the Central Labor Council and affiliated local unions and trade councils choose to relocate the publishing plant to the subject building in 1921. The publication then began to face financial problems as it was published "for principle not for profit" and with dwindling advertising revenue it struggled for the next three years. In 1924, the Central Labor Council sold the newspaper to Harry Ault and Saul Haas, who had established the *American Free Press*, which continued to be published here. After Dave Beck took over leadership of the union movement, the Central Council did not need a daily newspaper and publication of the *Union Record* was entirely discontinued in 1928.

Despite its demise, the *Seattle Union Record* played an instrumental and crucial role during the early post-WWI era of Seattle's labor history. This was a particularly turbulent period of national economic instability, general labor unrest and violence. A number of notable young radicals were involved with the publication the *Seattle Union Record* at the height of its power and prestige, they included: James A. Duncan (Seattle School Board); Theresa McMahon (UW faculty); Robert B. Hicsketh (City Council); Robert Harlan (City Council); Frank McCaffrey (Dog Wood Press); H.E. B. Ault (U.S. Deputy); Rev. Sidney Strong (Congregational Church); Anna Louise Strong (author); and Ralph Chaplin (IWW author-poet).

By 1937, the upper floor was used to publish the *Seattle Buyers Guide* (publisher Wm. Greittner) and the Rose Furniture Company occupied the entire First Avenue storefront level. Sometime in the 1950s the entire storefront was remodeled and clad with pigmented glass and the steel sash was installed. At this time it became known as the Alaska Trade Building. In the late 1960s Ralph Anderson and William P. Graves acquired the subject building and the two buildings to the north (Butterworth Block and Smith Block); they undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

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**Common Name:** Butterworth Building  
**Historic Name:** Butterworth Mortuary, Butterworth Block  
**Address:** 1921 First Avenue

**Site ID#** 27  
**Built:** 1903  
**Status:** Contributing

**Legal Description:** *A.A. Denny's 6<sup>th</sup>/Block 37/Lot 6, sly half*  
**Original Owner:** Edgar R. Butterworth  
**Architect:** John Graham, Sr. (1903)  
Ralph Anderson & Partners (1977)  
**Builder:** Not identified  
**Style:** Beaux Arts

**Description:** This building was individually listed in the National Register of Historic Place in 1971, prior to the nomination/listing of the 7-acre Pike Place Public Market Historic District. This former mortuary is located mid-block with the façade oriented toward First Avenue and retail/commercial space at the Post Alley (west) elevation. It is now used for commercial and retail purposes. It is three stories with basement and subbasement levels and stands five stories at the Post Alley elevation. It measures 30' x 114' and has an ordinary masonry and mill construction structural system with a concrete foundation and basement levels. It exhibits a highly distinctive Beaux Arts style design with a two-part commercial block façade composition and central vertical structural bay flanked by narrow side bays. The base of the building is clad with rusticated sandstone and the shaft is clad with narrow dry-set Roman bricks (now painted). The building is capped by an elaborate galvanized iron cornice feature decorated with lion heads and balustrades at the parapet. The shaft is accentuated by two-story engaged pilasters and double-hung windows at each floor level. The base is accentuated by a galvanized iron intermediate cornice with egg/dart molding above a recessed porch that is entered through arched openings (with voussoir headers) that correspond with the bay spacing. The recessed porch is distinguished by original ornate oval-glazed doors, decorative tile walls and elaborate tile paving. The north elevation abuts the Smith Block and the south elevation abuts the Alaska Trade Building. The west elevation (at Post Alley) is utilitarian in character; only distinguished by double-hung windows in single openings and the segmental arched carriage (hearse) door opening. The entire ground floor at that elevation is used for restaurant purposes. The interior of the building - despite changes in use - retains distinctive original stained mahogany, art glass, ornamental plaster and specially designed brass and bronze hardware.

**Cultural Data:** A small wood frame dwelling was located on this site prior to the construction of the Butterworth Mortuary in 1903. The building was designed by John Graham, Sr. who was one of the city's most prominent and important architects; he was responsible for the design of numerous highly distinctive downtown office buildings. [See Biographical Description in Section 8]. The Butterworth Mortuary is the earliest extant example of his commercial work. Graham prepared an elaborate set of at least eight architectural drawings for the project that included a carriage room off of Post Alley and apartments on the upper floor. On May 10, 1903 the *Seattle Post-Intelligencer* reported that the drawings had been submitted to the City for permit purposes. The new mortuary opened on October 1, 1903. It was praised as being one of the most modern undertaking facilities on the Pacific Coast.

The Butterworth Mortuary was built for Edgar Ray (E.R.) Butterworth (1847-1921) a pioneer coffin-maker and undertaker. He is credited with the introduction of the terms "mortuary" and "mortician" in connection with the undertaking business and was the owner of the first hearse to be introduced in Washington Territory. He was born in Massachusetts where he later studied law and was admitted to the bar. He and his family gradually moved west via Missouri and Kansas before settling ca.1881 in Chehalis and then Centralia (Centerville) in Washington Territory. He built the first steam-powered flour mill west of the Cascades before

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moving to Centralia where he opened a small furniture store. He added a line of coffins during an epidemic of black diphtheria. The furniture and coffin business prospered while he served on Centralia's first city council, then as mayor and then for two terms in the territorial legislature.

In 1889, he and his family relocated to Seattle after he was hired to run the Cross Undertaking business, which was located at Second Avenue and Pike Street. By 1892, he had acquired a controlling interest in the business and renamed it E.R. Butterworth and Sons, which he operated with his five sons. The business moved twice before the subject building was constructed in 1903. The Butterworth Block was the city's first custom-built modern mortuary and is said to have had the first elevator on the Pacific Coast designed to be used to transport corpses. In 1923, the business moved to a new custom-built mortuary building located on the northeast corner of Melrose Avenue and Pine Street. [The undertaking business continued to be operated by family members there until 1998 when it was sold to a New Orleans-based company.] The Volunteers of America acquired the subject building in 1924 and owned it until 1969 when it was purchased by Ralph Anderson and William P. Graves.

Ralph Anderson and William P. Graves acquired the subject building along with the Alaska Trade Building and the Smith Block in the late 1960s. They subsequently undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

<b>Common Name:</b>	<u>Smith Block</u>	<b>Site ID# 28</b>
<b>Historic Name:</b>	Smith Building, Marine Engineers Building Foresters Hall, Trinity Hall	<b>Built: 1906</b>
<b>Address:</b>	1923 First Avenue	<b>Status: Contributing</b>
<b>Legal Description:</b>	A.A. Denny's 6 <sup>th</sup> /Block 37/Lot 6, nly half	
<b>Original Owner:</b>	Not identified	
<b>Architect:</b>	Ralph Anderson & Partners (1977)	
<b>Builder:</b>	Not identified	
<b>Style:</b>	Commercial Style	

**Description:** This former meeting hall and store building is located mid-block with the façade oriented toward First Avenue and retail/commercial space at the Post Alley (west) elevation. The upper floors are currently used for hotel (bed & breakfast) purposes. It is three stories with basement and subbasement levels; stands five stories at the Post Alley elevation. It measures 60' x 109' and has a masonry and mill construction structural system with a concrete foundation and two basement levels. It exhibits a two-part commercial block façade composition with an enframed/corbelled shaft. The building is clad with common brick (painted) and does not include a cap or cornice feature; the original deep sheet metal cornice was removed prior to 1965. The shaft windows are double-hung set in individual openings – four at each floor level. The current single storefront (at the south side of the building base) has been reconstructed; the opening had been previously altered by a 1960s-era theater storefront and marquee installation. It now includes a traditional retail storefront. The original entry vestibule to the upper floor levels is located at the north side of the base. The north elevation abuts the modern baker Building and the south elevation abuts the Butterworth Block. The bay spacing, fenestration, and windows at the west elevation are similar to the First Avenue façade. Modern metal fire escapes are in place. The entire ground floor at that elevation is used for commercial purposes.

**Cultural Data:** By 1893, a one-story dwelling was located on this site. Tax records indicate that the subject building was constructed in 1906 and it was identified on the 1908 *Baist's Real Estate Atlas* map as the "Smith Bldg." The 1908 *Polk's Seattle City Directory* identifies a barbers' supply business and a "Chiropodist" (Mrs. E.C. Keith) – someone specializing in the diagnosis and treatment of diseases of the feet - located here. The upper floor levels appear to have been originally designed and



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intended to be used as meeting or lodge halls. By 1917, one of the halls was identified as "Foresters Hall." In 1920, the Marine Engineers Benevolent Society purchased the building. By the mid-1920s one hall was identified as Trinity Hall – the other was possibly used by the marine engineers as a union meeting hall and the building was known as the Marine Engineers Building. The storefront was used historically for the sale of second-hand furniture and other goods. The Marine Engineers Benevolent Society appears to retained ownership of the building until the late 1950s. By 1968, the upper floors were used for office purposes. In the mid-1960s the historic storefront with a traditional central recessed entry vestibule, large display windows, low bulkheads and prism-light transoms was removed in order to adapt the first floor to a theater.

Ralph Anderson and William P. Graves acquired the subject building along with the Alaska Trade Building and the Butterworth Block in the late-1960s. They subsequently undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

<b>Common Name:</b>	<b>Baker Building (Livingston-Baker)</b>	<b>Site ID# 29</b>
<b>Address:</b>	1925 First Avenue	<b>Built: 1977</b>
		<b>Status: Non-Contributing</b>
<b>Legal Description:</b>	<i>A.A. Denny's 6<sup>th</sup>/Block 37/Lot 3</i>	
<b>Architect:</b>	Harader & Mebust (1977)	

**Cultural Data:** Former site of a two-story wood-frame store and hotel building constructed in 1904. Later known as the Camp Hotel, this is where Nellie Curtis operated a well-known brothel from 1933 until 1941. She subsequently relocated her enterprise to the Outlook Hotel (La Salle Hotel). The current building was built in conjunction with the rehabilitation of the adjacent historic Livingston Hotel.

<b>Common Name:</b>	<b><u>Livingston Building (Livingston-Baker)</u></b>	<b>Site ID# 30</b>
<b>Historic Name:</b>	Rosenberg Block, Landes Block, Livingston Hotel	<b>Built: 1901</b>
<b>Address:</b>	1931 First Avenue	<b>Status: Contributing</b>
<b>Legal Description:</b>	<i>A.A. Denny's 6<sup>th</sup>/Block 37/Lot 2</i>	
<b>Original Owner:</b>	Samuel Rosenberg	
<b>Architect:</b>	Harader & Mebust (1977)	
<b>Builder:</b>	Not Identified	
<b>Style:</b>	Commercial Style	

**Description:** This very well-preserved former hotel building is now a component of the Livingston-Baker Apartments, a low-income housing complex. It is located at the SW corner of First Avenue and Virginia Street. The subject building extends three stories above First Avenue and includes two lower basement levels that are accessible from Virginia Street and Post Alley. It is a reinforced wood-frame structure that measures 60' x 120' and has a concrete foundation. The east and north elevations are highly visible from First Avenue; the west elevation abuts Post Alley and south elevation is common with the modern Baker Building. It exhibits a distinctive two-part commercial block façade composition and architectural features drawn from eclectic late-nineteenth century commercial architecture. With the exception of the storefront base at First Avenue, the building is entirely clad with ordinary brick veneer. The NE corner is accentuated by a two-story oriel bay window. The remainder of the east elevation shaft at First Avenue is dominated by four two-story polygonal bay windows; the remainder of the north elevation shaft

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at Virginia Street exhibits nine window bays with five two-story polygonal bay windows at the center and one bay windows at the western end flanked by flush window units. Due to the sloping site two additional bay windows are located at the above grade basement level at Virginia Street. [An areaway entrance with metal handrails is also located below the sidewalk level at the east end of the north elevation.] The bay windows and oriel windows include beaded board bulkheads and the oriel window is distinguished by curved glazing and sash members. The windows are mostly wooden double-hung type; at the flush brick walls the openings are accentuated by rusticated stone headers and sills. The window openings at the west elevation (Post Alley) are set in individual segmental arched openings. The building is capped at the major elevations by an ornate bracketed galvanized iron cornice that accentuates the turret-like corner element. The entablature at the cornice above the oriel window exhibits "Landes Block" cast in block letters. The storefront level base at First Avenue is accentuated by a bracketed galvanized iron intermediate cornice and cast iron storefront surrounds/pilasters. The base is divided into three original retail/commercial storefronts with the original recessed hotel entry vestibule at the south end. All of the storefronts include transom lights with narrow mullions, recessed central entries, large display windows and tradition low wooden bulkheads. The recessed hotel entry vestibule is distinguished by a highly ornate cast iron surround, pressed metal cladding and tile paving. The neon sign suspended from the NE corner of the building appears to be an historic signed installed prior to 1937.

**Cultural Data:** This site appears to have remained vacant until the development of the Rosenberg Block in early 1901. On January 13, 1901 the *Seattle Post-Intelligencer* reported that Samuel Rosenberg had obtained a permit to construct a "handsome five-story brick structure" described as a family hotel at First Avenue and Virginia Street. The article included an architectural rendering of the new building and explained that Rosenberg had purchased the land parcel as an investment several months prior but due to the "demand for rooms for both business and residence purposes" he has decided to improve the property. The potential views 'overlooking the bay' were specifically noted. While the role of an architect was referenced in the article no specific name was printed. The anticipated construction cost was \$50,000 and the intended use would be as a family hotel (and apartment house). The new development project was said to be part of "the general movement in real estate and improvements in the up-town district."

Samuel Rosenberg (ca.1860-1916) was born in New Haven, Connecticut. He appears to have migrated to Seattle in 1886 at the age of 27. He became a partner in the successful Kline & Rosenberg clothing store business, which specialized in men's furnishings. The senior partner in the business was Lazarus Kline, who was married to Rosenberg's aunt, Caroline Rosenberg Kline (Galland). Kline and Rosenberg are known to have commissioned several new commercial buildings during the immediate post-fire era, including one designed by Elmer Fisher. The store was centrally located on the west side of Front Street/First Avenue at foot of Cherry Street. Rosenberg was one of the seven members of the Bureau of Information, which was established by the Seattle Chamber of Commerce in August 1897. The Bureau of Information members were particularly successful in devising a plan and promoted Seattle as the Klondike gold rush provisioning and departure center. The Bureau not only promoted Seattle for these purposes but actively worked to counteract the efforts of other cities undertaking similar efforts. Ultimately, the Bureau of Information played a crucial role in the lucrative period of trade that resulted, as Seattle's economy benefited significantly during and after the Klondike era. Samuel Rosenberg appears to have been active in the successful operation of Rosenberg & Kline Clothiers until after the turn of the century. Samuel Rosenberg is also known to have invested in lucrative real estate holdings at various downtown sites, several that were near Third Avenue and Union Street and the original family home, including the Curtis Block at Second Avenue between Union and University Streets and the Rosenberg Building at the east side of Third Avenue between Pike and Pine Streets. In 1907-08, Rosenberg developed another family hotel - The Sorrento at the NE corner of Madison Street and Terry Avenue.

The building was identified on the 1904 *Sanborn Insurance Map* as the "Rosenberg Block" - offering 80 furnished rooms (with 12 toilet rooms) and a saloon (at the corner), drugstore and restaurant at the storefront level. The basement level appears to have been used for storage and the subbasement as an Electro plating plant. The "Landes Block" inscription indicates that Colonel

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Henry Landes of Port Townsend may have gained some ownership interest in the property; however, the specific circumstances are not known. By 1905, the building was known as the Golden Eagle Hotel; however, by 1907 it had assumed the current name - Livingston Hotel. The saloon - operated by proprietor Wm. Herdman included a cigar and tobacco outlet and remained in operation until prohibition when it became a soda outlet that was known as the Virginia Soft Drink Parlor that operated along with the cigar and tobacco outlet. The restaurant housed in the southernmost storefront was initially operated by proprietor P.A. Ellis, Jr. and eventually by the firm of Anderson & Dugal. The drugstore business appears to have changed to a soap manufacturing outlet and a shoe repair business before becoming a men's' clothing store and then a tailor shop. By 1937, the Livingston Café and the Virginia Inn with its iconic neon sign were housed in the tradition storefront locations.

The Livingston Hotel was rehabilitated in conjunction with the construction of the adjacent Baker Building. This mixed rehab-new construction project was undertaken by the PDA and created a total of 96 units of low-income housing. The rehabilitation design was guided by the firm of Harader & Mebust and completed in May 1977. In 1978, the lower floor levels of the Livingston Hotel began to house the Pike Market Community Clinic and the Pike Place Market Senior Center, two of the four essential social service agencies that were created to serve the Market's traditional low-income and elderly communities.

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### Narrative Statement of Significance

The Pike Place Public Market Historic District was initially listed in the National Register of Historic Places (NRHP) in March 1970; however, the nomination was revised and the NRHP district boundary was expanded in 1972, after the passage of the public Initiative Petition No. 270105 and the adoption of a local historic preservation ordinance [Ord. No. 100475] that mandated the preservation of a 7-acre local historic district. The current revised and updated nomination document replaces the previous registration form and provides additional information regarding the design and history of the historic district. The established NRHP historic district boundaries remain the same as those delineated in 1972.

The Pike Place Public Market was originally listed in the NRHP at a *local* level of significance based on its thematic association with local agriculture and under Criterion C for its architectural significance as a "marketing district" described as "humble and anonymous." The Market exhibits the distinctive characteristics of a unique property type; a large market complex composed of a diverse group of interconnected commercial buildings and residential hotels. The complex includes both historic private market buildings and historic municipally-built or funded facilities that were specifically designed or adapted to function as part of a food marketing district in combination with a popular municipal farmers' market. In the revised nomination, the Pike Place Public Market is also significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history. The Pike Place Public Market possesses historic significance due to its exemplary *national* role as a large public farmers market that has been in continuous operation since its founding in 1907, as well as its distinct associations with the broad cultural patterns of immigration. Furthermore, the Pike Place Public Market is significant at a *national* level for its association with a pivotal event in the modern historic preservation movement; the passage of a grassroots-based public initiative petition that redirected a major urban renewal project and facilitated an innovative and precedent-setting historic preservation project. The Pike Place Public Market should be considered eligible under Criterion G for possessing significance associated with an event that occurred within less than fifty years due to the exceptional importance and circumstances of the grassroots effort that facilitated its preservation.

The Main Market complex and the surrounding commercial and residential buildings are a distinctive collection of vernacular and architect-designed properties.<sup>1</sup> Nearly all of the historic properties within the district were constructed prior to 1922, by which time the marketing district exhibited the essential form and configuration that exists today. Despite deterioration and neglect during the 1950s and 1960s, the Market functioned continuously as a public farmers market and for retail food marketing purposes and survived the threat of demolition and fight to "Keep the Market" during the 1960s and early 1970s. The period of significance begins in 1907 with the establishment of the public farmers' street market, includes the period of evolution to a large complex of private markets and public facilities through to the preservation advocacy era and the passage of the public initiative petition in 1971. A revised urban renewal plan was adopted in 1974 and during the subsequent urban renewal era 24 historic properties within the district were preserved and rehabilitated. Five non-intrusive modern buildings were also constructed within the district.

Residential hotels and small apartment buildings were an essential part of the historic downtown commercial core prior to the establishment of the farmers' street market in 1907. They typically provided convenient and inexpensive housing for newly arrived city residents and temporary housing for seaman, longshoremen, and farmers. The long social history of the Pike Place Public Market involves a tremendously diverse ethnic and cultural mixture of farmers, shoppers, merchants and residents. Since its inception shoppers, tourists and visitors from all income levels and social backgrounds have frequented the Market in order purchase everything from fancy fresh produce and gourmet specialty food items to day-old bread, inexpensive groceries and

<sup>1</sup> Some of these buildings pre-date the establishment of the farmers' street market in 1907.

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second-hand goods. Market farmers and merchants have hailed from many different nations, speaking many languages, a reflection of the on-going waves of immigration to the Puget Sound and Pacific Northwest region. The social history of the public market is also characterized by various political controversies involving merchants, farmers, day-stall tenants and the management of the market complex. Issues have often arisen over stall space allocations, rental rates and the complicated operational challenges of a public farmers' market functioning in conjunction with several privately-owned market buildings and labyrinthine retail complex that continues a tradition of housing hundreds of small owner-operated businesses.

### Public Markets – Historic Context & Market Typologies

*The activity of buying and selling food has shaped our cities and towns for centuries, since an urban population by nature depends on others for agricultural production. At the heart of this activity stands the public market – the buildings and spaces in which vegetables, meat, produce, and other commodities intended for human consumption are sold by diverse persons from numerous spaces or stalls, all under a common authority. Although a public market need not necessarily be located on public land or owned by a public entity, it has public goals and creates a public space – features that distinguish it from a roadside stand, grocery store, supermarket, or other independently owned food retailing establishment.<sup>2</sup>*

Indeed, the public market is rooted in antiquity; it is the most enduring and universal form of urban food marketing and distribution. Open-air markets are an ancient tradition, from the souk or bazaar of Islamic communities and the market fairs of ancient Britain to similar antecedents found in Asia, African and Latin American cultures. The *agora* in ancient Greece and its counterpart the *forum* in Imperial Rome served as principal places of commerce and were the precursors of the great piazzas and market squares of modern European cities. Publically owned streets that were wide enough for farmers and tradesmen to transport and display their goods were also practical locations for markets, providing distinct and natural boundaries. Traditionally, spaces used for public market purposes fostered the development of adjacent commercial enterprises and other institutions that supported the market activities.

While the *open-air marketplace* or *street market* is the most common, a variety of other market typologies evolved in order to provide an orderly trading environment as well as protection from the weather. The open-air market does not utilize permanent buildings or structures; shelter is typically provided by foliage, umbrellas or temporary fixtures that are mobile and adaptable to various market settings. The traditional '*public*' market with its origins in medieval Europe would be housed on an open ground floor level or appendage of a public building (i.e. town hall or courthouse) with the market activity being an ancillary or periodic public use. The most common market-specific building type is the *freestanding market shed*; this market typology has been in wide use throughout the world since antiquity. The typical market shed structure exhibits modular structural bays similar to traditional barns and churches; its exterior envelope is either entirely or partially open and the interior houses multiple defined trading spaces or stalls. The market shed is relatively easy to construct, utilizes multiple entrances and can easily accommodate the movement of goods and the necessary washing down at the end of the day.

By the late eighteenth and early nineteenth centuries the *enclosed market house* began to be consciously designed in order to avoid the chaos and relative disorder of the typical open-air market. The new Covent Garden Market (London, 1828-

<sup>2</sup> Tangires, Helen. *Public Markets*. New York City, NY: W.W. Norton & Co./Library of Congress, 2008, pg. 9.

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1830) was a unified group of three parallel market buildings surrounded by arcades and connected by corner buildings that housed dining places and specialty shops. Advancements in iron and glass manufacturing and construction techniques fostered innovations in market house design with the most spectacular example being Les Halles, the principal market in Paris (1856, destroyed 1971). With its open roof truss system, glass roofs and unobstructed floor space, it inspired modern market design.

Two other market types also exist; however, they are distinctly different in purpose and design from the traditional *public market* intended strictly for direct retail trade between the producer and the consumer. In the late nineteenth century, European cities began to build unified *central markets* in order to house and regulate wholesale food merchants and in the early twentieth century large scale *wholesale terminal markets* began to be widely built in order to provide storage and to distribute food products to growing regional, national and international markets.

All of these various market types have been part of the urban history of the United States. Public markets and market fair practices began with the earliest established communities in New England and the Atlantic colonies. Local governments were instrumental in establishing such markets and ensuring their viability through regulations, financial support and allocation of space. The early markets were typically placed in public squares or a centrally located public building where stalls or booths could be accommodated. The City of Boston erected its first municipal or public market in 1658. New York City may have established its first municipal market by this time as well. The Catherine Market (destroyed 1903) was established in that city in 1766 and by 1860 it included some sixty stalls or booths in addition to an open air market. The historic French Market in New Orleans was established in 1791. By 1797, the City of Baltimore had constructed three separate municipal market buildings including the Lexington Market (destroyed 1949). During the nineteenth century the public market became the primary daily source of fresh food for city residents throughout the nation.

Beginning in the 1890s and extending through the 1920s, progressives and municipal reformers sought to improve the quality of urban life and these efforts included the promotion of municipal public markets. As part of the City Beautiful Movement, attractive modern markets began to be constructed; they were typically *enclosed market houses* designed to be highly efficient and sanitary using durable materials like concrete, steel, tile, marble and glass. The United States Bureau of the Census reported on the increased establishment of public markets in the late 1910s. By 1918, municipal markets were operated by 128 (of the 227) cities with a population over 30,000 residents. There were 174 retail markets in operation and 14 wholesale markets along with 49 that handled both retail and wholesale goods. The city with the greatest number of public markets was New Orleans, which operated 19, followed by Baltimore with 11 markets and New York City with nine. Of particular note is the fact that of the total of 237 markets 107 had been established since 1900 and 67 had been established since January 1914.

A final phase of historic municipal market construction occurred during the Great Depression as both rural and urban communities undertook the construction of public market facilities – some assisted by WPA funding - in order to eliminate the cost of middlemen and provide economic assistance to both consumers and producers. Post-World war II era suburban expansion and the wider use of the automobile fostered the convenience of grocery store shopping and the demise of public market shopping. As market facilities lost revenue and became difficult to maintain, they were closed or used on a limited basis for other purposes. After the urban renewal era of the 1950s and 1960s, very few public markets continued to provide a wide range of food stuffs and/or offered the regular sale of farm-grown local produce.

The *street market* is characterized by a linear expansion along a sidewalk or in a street right-of-way or vacant parcel and involves vendors selling from stalls, small portable tables, wagons or trucks. Street markets are typically located on public property and under municipal operation; thus, they are relatively economical and easy to establish. The desire for direct



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marketing between the customer and the producer is the basic purposes of such markets, which require strict allocation and regulation of sales space. The "curb market" and the "pushcart market" are variations of this type; these markets were typically established along a street curb where farm wagons, pushcarts or trucks parked immediately adjacent to an enclosed *market house* or commercial center. Well-known nineteenth century and early twentieth century street markets include the High Street Market (Philadelphia, Pennsylvania), City Hall Market (Baltimore, Maryland), Constitution Avenue near Center Market (Washington D.C.) and the Sixth Avenue Market (Richmond, Virginia). Beginning in the 1880s, pushcart markets were unique to New York City due to the high residential densities. By 1905, there were over 4,000 pushcart vendors and their numbers grew to over 7,500 by 1929 when sales were relegated to 53 pushcart zones and indoor locations. By 1913, Cleveland, Ohio had a street market with some 1,300 farmers along two and one-half miles of streets. Numerous new curb markets were established due to food shortages during World War I.

There are two distinct market subtypes that were traditionally housed in *enclosed market houses* – those that were constructed by municipal entities and operated as municipal or "public" markets, and those that were constructed by privately-owned market house companies. The latter market subtype emerged in the mid-nineteenth century as businessmen and real estate developers began to promote private ownership and company management of market facilities. Private market house companies would typically issue stock and purchase desirable property for the construction of market buildings that utilized the latest innovations in refrigeration, lighting and construction technology. Large urban markets within either subtype tended to be constructed on level sites and were substantial steel or cast iron structures with stone or masonry cladding exhibiting prevailing architectural styles. Modern structural systems allowed for open and well-lit interior spaces that followed an established pattern of principal and secondary aisles that defined a grid pattern of individual merchant stalls.

Particularly notable enclosed market houses that were initially constructed and used for municipal or entirely public market purposes are listed below. A number of these examples evolved into multiple building and/or shed complexes. While several have been demolished or privatized, others continue to function today for retail market purposes. However, few of the extant market buildings or complexes function to house a significant number of local farmers on a daily or year-round basis. [\* Listed in NRHP]

- Lexington Market (est. 1782, Baltimore, Maryland, rebuilt 1949)
- French Market (est. 1791, New Orleans, Louisiana)\*
- Washington Market (1812, New York City, destroyed 1960)
- Pearl Street Market (1816, Cincinnati, Ohio, destroyed 1968)
- Faneuil Hall Market – Quincy Market (1823, Boston, Massachusetts)\*
- Eastern Market (est. 1841, Detroit, Michigan)
- Findlay Market (1855, Cincinnati, Ohio)\*
- Broad Street Market (1863-1878, Harrisburg, Pennsylvania)\*
- Eastern Market (1873, Washington DC)\*
- Old Farmers' Market (1878, Petersburg, Virginia)\*
- City Market (1886, Indianapolis, Indiana)\*
- Central Market (1889, Lancaster, Pennsylvania)\*
- City Market (1894, San Antonio, Texas, partially destroyed 1938)
- West Side Market (1912, Cleveland, Ohio)\*
- Municipal Fish Market (1916, Washington DC, destroyed 1960)
- Farmers Public Market (1928, Oklahoma City, Oklahoma)\*

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- Soulard Market (1929, St. Louis, Missouri)\*
- Public Market (1933, Portland, Oregon, destroyed 1969)

Particularly notable enclosed market houses that were initially constructed and developed by privately-owned market house companies are listed below. Many of these examples have been demolished or no longer continue to function today for strictly food marketing purposes or local farm product sales. [\* Listed in NRHP]

- Northern Liberty Market (1874, Washington DC, destroyed 1946)
- Ridge Avenue Farmer's Market (1875, Philadelphia, Pennsylvania, destroyed 1997)
- Reading Terminal Market (1892, Philadelphia, Pennsylvania)\*
- City Market (1909, Los Angeles, California)
- Grand Central Market (1917, Los Angeles)\*
- Crystal Palace Market (1923, San Francisco, California, destroyed 1959)
- Farmers Market (1934, Los Angeles, California)
- City Market (1939, Kansas City, Kansas)

The Pike Place Public Market is a unique and complex hybrid of these two subtypes; it is composed of buildings that were originally municipally-constructed and operated *and* privately-owned market houses and commercial buildings.

### Historical Physical Development of the Pike Place Public Market

#### Founding of the Pike Place Public Market

Prior to the opening of Pike Place as a farmers' street market in August 1907, Seattle area farmers sold their goods to the public in a three-square block area near Sixth Avenue S. and King Street known as 'The Lots.' Some local farmers peddled their goods door-to-door while others sold directly to hotels and restaurants. Most farmers needed to devote their time and energy to working their farmland and were forced to sell their produce on consignment through commission or wholesale houses. These businesses were primarily located in an area along Western Avenue near Elliott Bay and the waterfront railroad lines, commonly known as 'Produce Row.' Farmers would typically receive a percentage of the final sale price; however, sale prices fluctuated greatly and the role of the Produce Row middlemen often meant there was little profit for the producer and higher prices for the retail customer.

By 1907, there were some three thousand small farms scattered throughout King County in addition to thousands of farms located on nearby Puget Sound islands that were linked to Seattle via 'Mosquito Fleet' steamers and ferries. While many of the farmers were native-born Americans, a significant number were recent immigrants, mostly from Europe along with some Chinese farmers and a growing number of Japanese and Filipinos. During this same era, the City of Seattle experienced unprecedented economic growth and an explosive population increase, in part related to the prior Klondike Gold Rush. The rapid northward expansion of the downtown commercial district also occurred in tandem with the expansion and development of numerous neighborhoods and new residential districts.

By the summer of 1907, as the local customer base continued to grow, farmers and consumers had grown frustrated with the wholesale commission house system. Seattle city councilman Thomas P. Revelle took an interest in the farm price controversy. Revelle was a lawyer and newspaper editor as well as a disciple of Teddy Roosevelt. Revelle learned that in 1896 the City had adopted an ordinance that allowed for the designation of tracts of land for public market purposes; however, the idea had not

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been realized. It was determined that the newly graded and planked street at the foot of Pike Street that connected First Avenue to Western Avenue could be used – at least temporarily – as place where farmers could be allowed to park their wagons and sell their produce. In the last week of July 1907, Councilman Revelle introduced an ordinance designating Pike Place as a public market area according to provisions of the 1896 ordinance. The councilman envisioned that the public market would not only solve the pricing complaints, but that it would have broader positive impacts. When he argued for its adoption he stated:

*The market will in the future be the direct cause of the cultivation of immense tracts of land and cause apparently sterile fields to blossom as the rose; manufacturing industries will come as a result, because provisions must be made for the multitudes who will grow vegetables and cultivate the land.*

In early August the new public market ordinance was adopted although controversy, threats and speculation surrounded its opening and anticipated operation.

The newly regraded and planked Pike Place had been carved out of a sparsely developed hillside to the west of First Avenue and north of the foot of Pike Street. By 1907, modern commercial development had occurred near Pike Street; however, the area between First Avenue and Western Avenue was still a distance from major commercial and retail activity. The only substantial buildings in the immediate vicinity were the Leland Hotel (1902) and the Phythian Temple (1901), both situated at the foot of Pike Street. A portion of the original east elevation of the Leland Hotel had to be removed and rebuilt in order to create Pike Place. A nearly vacant parcel at the NW corner of Pike Street and First Avenue included the remnants of the York Hotel (constructed 1889); it had been vacated and demolished in 1904 due to settlement caused by the construction of the Great Northern Railway tunnel beneath it. Prior to the regrading and opening of the new street the steep hillside to the east of Post Alley was scattered with numerous small one-story cabins. First Avenue between Pike Street and Virginia Street included several wood-frame residential or family hotels. Among these were the Stewart Hotel (1902) at a downhill location on Stewart Street and the more substantial Rosenberg Block/Livingston Hotel (1901) at Virginia Street. A wood-frame glove factory and a livery stable were located at east side of the north end of Pike Place. The Butterworth Mortuary (1903, John Graham Sr.<sup>3</sup>) and Smith Block (1906) located on First Avenue between Stewart Street and Virginia Street were the only substantial commercial buildings in the general vicinity of the site that had been selected for the public street market.

### Establishment of the Public Market and Initial Physical Development

On Saturday, August 17, 1907 Seattle's first public market was formally opened within the planked street right-of-way along Pike Place. Due to the controversy over its establishment (and possibly the weather) less than a dozen farmers showed up with their produce wagons. However, within a week at least seventy farmers took positions in the street and hundreds of customers began a shopping tradition. Historic photographs recorded dozens of parked wagons surrounded by customers along both sides of the street extending from First Avenue and Pike Street and down Pike Place.

Given Seattle's rainy climate, almost immediately after the opening of the street market efforts began to provide sufficient covered shelter for customers and farmers. By late August, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street. While the City had the authority and capacity to establish a public street market the funds to acquire the land and construct a permanent enclosed market house were not available despite the obvious need.

<sup>3</sup> See Biographical Information below



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The original ordinance established a public market with specific hours of operation [5 A.M. to noon, Monday through Saturday] and delegated the responsibility for supervision of the public market to the Department of Streets. However, these rules were fairly quickly amended to allow the market to remain open until 9 P.M. on Saturdays. The revised ordinance also changed the supervision of the public market to the Police Department, requiring a police officer to be present during all hours of market operation. This officer was responsible for assigning stall space to farmers [who were required to have raised, produced or manufactured the goods offered for sale] on a first-come, first-served basis. The ordinance required that stall lines (placed every seven to eight feet) be "plainly marked upon curb, sidewalk or street."

By early September, Frank and Ervin Goodwin of the Goodwin Real Estate Company had acquired the Leland Hotel and the adjacent hillside lots to the west of Pike Place. They already owned other real estate holdings including a nearby building on First Avenue where they operated a sugar import business. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. Frank Goodwin<sup>4</sup> was an eclectic engineer and entrepreneur and is said to have sketched the initial plan on an envelope. By November 30, 1907 the addition was complete and all of the stalls were rented. A formal dedication was held where Councilman Revelle stated to a large, assembled and cheering crowd:

*This market is yours. I dedicate it to you, and may it prove a benefit to you and your children. It is for you to defend, to protect and to uphold, and it is for you to see that those who occupy it treat you fairly: that no extortion be permitted and that the purpose for which it was created be religiously adhered to. This is one of the greatest days in the history of Seattle, but it is only a beginning for soon this city will have one of the greatest markets in the world.*

Thus, began what was in fact the marriage of a public municipally-established and operated farmers' market and a privately-owned market house company, the Goodwin Real Estate Company and its subsequent business entities, and the development and operation of a unique quasi-public farmers' market complex.

## Expansion of the Core Market Buildings and Adjacent Real Estate Development

During 1908, the City of Seattle made a major investment in the public market with the construction of a modern comfort station and outlook plaza at the foot of Pike Street along the south side of the Leland Hotel. This was the first public comfort station to be constructed by the City; at the time the Department of Buildings planned to build additional stations at Pioneer Place Park and at Westlake Avenue and Virginia Street in anticipation of the Alaska-Yukon-Pacific Exposition. The comfort station was located below Pike Place; it was accessed via a stairwell adjacent to the Leland Hotel that also connected to a stairwell and walkway incline to Western Avenue. Due to the topography below Pike Place, the comfort station was designed to have direct access from Post Alley. Construction of the comfort station and the lookout plaza included additional regrading of the south side of Pike Street and the construction of the steeply sloping portion of the street that connects to Post Alley, as well as the associated retaining walls and structural supports. The station provided men's and women's restroom facilities with terrazzo floors and an elaborate ventilation system that featured an iron vent shaft with a Corinthian capital that also functioned as a seven-ball light fixture. The paved area above the comfort station provided an outlook plaza overlooking Elliott Bay and Puget Sound. The new comfort station and plaza opened to the public on August 21, 1908.

The Outlook Hotel (a.k.a. LaSalle Hotel), which housed the Outlook Market, was also constructed during 1908. It was the first major building developed by the Goodwin Real Estate Co. along with the Pike Place Investment Company. The Pike Place level

<sup>4</sup> See Biographical Information below

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and one lower floor level were devoted to market stalls with the three uppermost floor levels above Pike Place providing hotel rooms. The main hotel entrance was from the foot of Pike Street; this was a shared entrance with the Hotel Pike Place (Cliff House), also constructed in 1908. The Hotel Pike Place was actually located on Western Avenue but accessed from Pike Place.

During this period, it appears that the City also constructed several narrow awning-covered arcades adjacent to barricade-type enclosures that surrounded the former site of the York Hotel at the NW corner of Pike Street and First Avenue. This provided some additional shelter for customers along Pike Place. However, during this era the street market appears to have been a somewhat unregulated mixture of wagons, horses, sales tables, produce crates, automobiles and trucks.

The 1908 *Polk's Seattle City Directory* listed a significantly wider range and greater number of food retailers located near the public street market than had been listed the prior year. The various food specialty businesses included: one bakery; seven butter, eggs and cheese outlets; one dairy outlet; four delicatessens; seven fish, oysters and game dealers; one florist; six confectionery and fruit dealers; 17 produce dealers; 8 grocery outlets; 13 meat markets; one pickle manufacturer, two cider and vinegar manufacturers and two dry goods dealers. The market area also included at least ten residential hotels, several restaurants and saloons, a few second-hand shops and four barber shops. From its beginning, the public market attracted a diverse group of Asian and European immigrants including farmers selling from wagons and tables, retail merchants operating businesses located within rented/leased space, local household help, and shoppers and residents living in Seattle and the greater Puget Sound region.

During 1909, a new privately-owned enclosed market building was under construction across Pike Place from the Goodwin-owned properties. In January 1910, the Sanitary Market building opened to the public with great fanfare, reportedly 4,000 people attended the opening event. It was architect-designed and purpose built for the Market Investment Company; the company president reportedly traveled throughout the East Coast in order to develop the most up-to-date modern market building. The building was brick and concrete with four stories at the Pike Place elevation; it was easily accessible and also oriented toward First Avenue, which was served by street car lines from all parts of the city. The separate Pike Place and First Avenue levels had open storefronts and the interior spaces were devoted to the sale of specialty food products. The design of this market was said to be "thoroughly sanitary" due to its concrete floors, concrete and glass counters and display cases, and numerous water and drain connections that made it possible to keep the market stalls very clean.

The Sanitary Market was specifically designed to include a refrigeration plant in the basement as well as refrigerated showcases. Extensive glass windows on the west and east elevations also provided an abundance of light and air circulation. The second floor level above First Avenue was designed for use in the preparation of food items in full public view with food demonstrations samples provided. The uppermost floor level was also intended for cooking and food preparation and provided large storage areas. Like the Goodwin properties across the street, the Pike Place level provided stalls/tables for farmers and truck gardeners. Small specially designed wagons were provided for use by tenants in order to load and unload products into the building and scales were available to customers in order to personally weigh purchases to assure accuracy of sales.

The opening of the Sanitary Market appears to have stimulated additional private development along the east side of Pike Place. During the following months the Kalem Block, Hotel Loftus (Silver Oakum Building) and Triangle Building were all constructed to the north of the new market building. By 1910, the street market stretched northward from Pike Street with a double row of stalls along Pike Place for more than two blocks. Demand was so great that the required width of the stalls was narrowed in order to allow for more farmers. In early 1910 property owners to the north of Stewart Street began to lobby the city for the construction of additional covered farm stalls along the east side of Pike Place and to remove farm wagons due to congestion problems in the street. In October 1910, the City allocated \$10,000 for the construction of additional market stalls to be constructed within the next two months; however, the project (North Arcade/Market House) was not completed until August 1911.

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In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel and the shed additions constructed in 1907] and the Outlook Hotel and Market. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the initial expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The Fairley Building was expanded westward to be flush with the west elevation of the Leland Hotel Building. Two addition floor levels were constructed below the Pike Place level of the Leland Building. Three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor areas were primarily devoted to retail food merchants.

At the same time, the City preceded with the construction of the North Arcade (also known historically as the Market House) a 375' long market shed located on Pike Place and adjacent to the north end of the Fairley Building. The North Arcade was built within the sidewalk right-of-way and included the construction of a massive concrete retaining wall and bulkhead along Western Avenue. It was a partially open shed structure that provided 74 covered "inside" farmers' stalls along the west side, which was partially cantilevered over the sidewalk level at Western Avenue. The inside stalls or "dry" stalls were five-feet wide and were distinguished from the "Outside" stalls or "wet" stalls that remained in the street. Fresh produce that required water and greater wash down were sold along the east or "wet" side of the sidewalk side of the arcade - in the street. Produce goods including eggs, poultry, fruit and nuts that did not require sprinkling were sold along the west or "dry" side and under cover. The City provided movable iron and sheet-metal tables used by the farmers for display and sales purposes. While, a significant number of additional farm stalls had been added, most farmers continued to sell from "wet" curb-side locations. With the construction of the Market House, the City created the offices of the Market Master (originally called Market Inspector), an assistant and a market janitor. The Market Master was responsible for assigning the stalls and collecting fees (10-cents a day), as well as policing all sales activity to prevent any cheating or fraud. The construction of the Market House included the Market Master's office that was located at the south end of the shed below the sidewalk level and accessible via an ornate stairwell that connected to Western Avenue.

The public market was restricted to "producers" of fresh fruit, vegetables, berries, and other farm or garden products, butter, eggs, cheese, poultry, meats, lard, and preserved fruits and vegetables. Each farmer could only sell his own produce or be represented by a family member or a bona fide employee. There were additional specific restrictions on the sale of meat and fowl. Saturday was the most desirable market day; however, given the lottery system that always occurred the prior day this meant a farmer must also sell on Friday. Farmers typically put up their displays by 8:00 a.m. and stayed until 6:00 p.m. on weekdays. Until 1918, the public market was open until 9:00 p.m. on Saturday nights. The largest crowds came on Saturdays after supper to take advantage of bargains on meats and other perishables that farmers did not want to carry over until Monday.

By the spring of 1912, a particularly substantial and prominent enclosed market building was being rapidly constructed at the NW corner of Pike Street and First Avenue, on the vacant site where the former York Hotel had previously stood. Designed by noted Seattle architect Harlan Thomas<sup>5</sup> in partnership with Clyde Grainger, the three-story brick and concrete market building included open storefronts at all three exterior elevations, marquees over the sidewalks and five modern cold storage rooms. It

<sup>5</sup> See Biographical Information below



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was constructed at a cost of over \$50,000 for the Corner Market Company. Cyrus F. Clapp, a well-known Puget Sound real estate investor, was a major shareholder in the company. By late 1912, the Public Market and Department Store Co. had installed two prominent signs on the Leland Hotel building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the façade of the building.

Given the challenging logistics of getting their produce to the Public Market, farmers began to lobby for an improved modern enclosed market facility. In 1912, they mounted a public initiative petition to fund the construction of 400 additional market stalls to be included in new market hall that would be constructed under Pike Place. The new market facility would be accessible from the Western Avenue side by way of a conveyor system linking it to the waterfront. Due to his doubts about the wisdom of building a subterranean market, Mayor George Cotterill formed a committee to consider the concept; ultimately, he put forward an alternative ordinance and public initiative calling for paving of the street and constructing wide arcaded sidewalks and sales areas on both sides of Pike Place. In March the farmers' initiative was rejected by the voters and the Mayor's passed. Reportedly, work on improved public arcades began immediately.

Around this time, the City also proceeded with the construction of a massive 560-foot long pedestrian footbridge that crossed over Western Avenue and Railroad Avenue. It provided a direct and less arduous connection between the Pike Place Public Market and the central waterfront where the ferry services transported farmers and their goods to and from the Market. It was constructed immediately adjacent to the Leland Hotel (a.k.a. Main Market Building) and the plaza outlook at the foot of Pike Street, where a stairway system had already been in place for several years. The footbridge adjoined the market complex one floor level below Pike Place and connected with the stair system associated with the comfort station that was built in 1908. By this time, it appears that a series of ramps had been constructed within the internal lower levels of the Leland Building in order to provide an inclined access to the market stalls and shops at the Pike Place level.

In conjunction with the construction of the footbridge an open arcade was constructed at the south side of the Leland Building; this area was gradually enclosed and subsequently became known as Flower Row. While built within the public right-of-way, this arcade appears to have been constructed by the Public Market and Department Store Co. under the direction of Frank Goodwin. It was distinguished by steel columns with ornate plaster and sheet metal capitals; a notable design feature that was used within the adjacent Main Arcade and elsewhere in the market complex.

Additional private real estate investment and commercial development continued to take place in the vicinity of the increasingly popular public market. The Maitland Block, located uphill from the new Market House, was one of several older wood-frame hotels along First Avenue that offered furnished rooms; it was demolished and a modern five-story brick and terra cotta hotel building, the Fairmount Hotel was built in 1913.

In 1914, the Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space, enough for approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Farm tables and additional restrooms were added at a new lower mezzanine level near where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The addition to the Leland Hotel was known as the Bakery Building; it appears to have housed the Rotary Bakery, a commercial bakery business that was partially owned by Frank Goodwin. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains.

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As part of this project, an ornate marquee with an electrified "Public Market" sign was constructed at the Pike Street entrance of the Main Market and Flower Row was expanded westward and partially enclosed. The covered walkway area adjacent to the building facades – the Main Arcade – appears to have been improved at this time with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt incandescent light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction a long sections of permanent farm tables – all within the public sidewalk right-of-way – appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of the 1913 initiative. The company and the City appears to have agreed to the installation of permanent farm stalls (low tables) within the public sidewalk area and to open the private arcade areas for public use, essentially leasing the arcades to the City for free public use. Despite these improvements, a significant number of additional local farmers began to sell in the public market and farmers continued to sell from portable tables located along the curb in Pike Place.

In 1915, Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co. as the Goodwin Real Estate Company continued to acquire nearby real estate. In late 1916, the company began to lease the Pythian Building (a.k.a. Bartell's Drug Store Building) at the SW corner of First Avenue and Pike Street. The building was remodeled based on a design developed by Frank Goodwin, reopened and renamed the Economy Market. The ground floor and basement were extensively remodeled in order to add sixty additional public market stalls and five retail stores. The basement level included a wholesale sugar market, another Goodwin family business. Alterations were made to the second floor level including the installation of large plate glass windows at the Pike Street elevation. Traditional stepped marquees were installed at the First Avenue and Pike Street elevations; the original open storefronts at the Pike Street elevation faced onto an open sidewalk. Part of this project appears to have been the installation of a free-standing marquee/canopy at the south side of the level portion of Pike Street that extended westward and curved to connect with the Pike Street entrance to the Main Market building.

In 1917, another attempt was made to pass a bond issue to address over-crowding in the public market; however it was opposed by the Seattle Municipal League and failed. In 1918, due to artificially inflated prices the City established a municipally-owned fish market – City Fish Market – at the foot of Pine Street in the North Arcade. Although the public ownership was short-lived, its salmon-image sign became a tradition. During this period, the Dunn Seed Company Building was constructed at the north end of Pike Place; it provided storage space for farmers and sold a complete line of seeds that became a successful mail-order business. The wooden planks that had paved the foot of Pike Street and all of Pike Place appear to have removed c.1918 and the entire street was repaved with brick. By this time the marquees along the south side of Pike Street and west side of Pike Place – all of which were buildings owned or managed by Pike Place Market and Department Store Co. - included ornamental plantings. The essential streetscape, signage traditions and core market buildings were in place.

### Construction and Operation during the 1920s and the Depression Era

In response to complaints from commercial and industrial interests with concerns about traffic flow between the waterfront and the downtown commercial district, the city council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. The council was forced to amend this decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. Consideration was given to expanding the relatively small Westlake Market that had been established at Fifth Avenue and Virginia Street in 1917. However, in April 1921 the council voted in favor of a proposal promoted by the Pike Place Market and Department Store Co. to develop a new six-story market building at the west side of Western Avenue that could be accessed from Pike Place via an elevated bridge over Western Avenue located at the foot of Stewart Street. The Goodwin's proposed leasing the City space for up to 300 farmers' stalls at an annual rate of one dollar with the City responsible for providing lighting and electricity within the public areas, stalls and sidewalk arcades.

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In August 1922, the municipal-built steel market shed known as the Market House/North Arcade was remodeled and reconstructed in order to provide "wet" stalls along the east side, which could accommodate 60 additional farmers. An additional 44 farmers' stalls were also added within the open arcade at the south side of the Leland Building establishing Flower Row. Additional farmers' stalls may have also been temporarily added within the lower level of the Main Market building. Thus, the City began to lease space from the Public Market and Department Store Co. in order to provide inside stall areas and arcaded walkways. Under the lease agreement with the City, the Public Market and Department Store Co exchanged the use of its private property (used as public sidewalks within the arcades) for certain stall spaces – that had already been established as farmers' stalls within the original public sidewalk right-of-way immediately adjacent to Pike Place. Known as "GG stalls" (possibly referring to "Green Grocers" or "Goodwin Group") these stalls were located at the east side and the central section of the Main Arcade. They were partially enclosed by partitions and glazed wall panels along the Pike Place side, whereas the farmers' stalls were open to Pike Place. The GG stalls were rented to retail tenants; one of the first to take advantage of this business opportunity was Giuseppe (Joe) Desimone<sup>6</sup>, an industrious Italian immigrant farmer who had begun selling produce at the public market by 1909. The creation of the GG stalls (a.k.a. High Stalls) caused an on-going controversy and legal battles that continued for several more years.

The initial controversy appears to have slowed the Goodwin's plans for the construction of the Municipal Market, the new enclosed market house to be accessed via an elevated bridge at Stewart Street over Pike Place and Western Avenue. The company proceeded gradually with the construction of the Municipal Market; by June 1923, additional stalls had been added in the North Arcade and within the initial bridge portion of the Municipal Market. In March 1924, the Municipal Market was completed. It included hundreds of additional stalls and several small retail spaces along with restrooms, refrigeration units and an indoor "auto park." Two other important buildings were also constructed by private investors during the early 1920s; the Bain Block (Soames Building) adjacent to the Dunn Seed Company building at the north end of the Market and the Outlook Building, a seven-story store and loft building at Western Avenue that was interconnected to the Outlook Market and hotel.

Meanwhile, Mayor Edwin J. Brown began to endorse the construction an entirely new publicly-owned (City-County) market hall. He campaigned for reelection in 1924 promoting the concept of a ten-story concrete building (designed by John Graham, Sr.) that would extend from First Avenue over Western Avenue and Railroad Avenue to the waterfront. It would include a cold storage plant, space for hundreds of farmers, a civic auditorium, a roof garden and observatory as well as space for "infant industries" including a municipal radio station. However, this vision of a new public market facility ended when Brown's reelection effort failed.

In late 1925, Frank Goodwin and his brothers began to work out an agreement with their nephew Arthur Goodwin, who had held the position of general manager of the Public Market and Department Store Co. since 1917, to purchase of the company. A new company known as Pike Place Markets, Inc. was formed with Arthur Goodwin, president; Walter Taylor, vice-president; C.W. Stier, secretary and treasurer and Frank Clifford as assistant manager. One of the principal investors was Giuseppe (Joe) Desimone, a very successful South Park farmer and an astute businessman. The new entity received fee simple title to the Main Market (Outlook, Leland and Fairley Buildings) and the leases on the Economy Market and Municipal Market buildings; however, Frank Goodwin retained title to the underlying land parcels. Arthur Goodwin proceeded immediately with the construction of a new mahogany-paneled business office on the second floor of the Economy Market. This formal office featured a dramatic view overlooking Pike Place, a tile fireplace, huge conference table, bookshelves and a library, ornate light fixtures, carpets and drapes.

<sup>6</sup> See Biographical Information below



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By the summer of 1926, the Pike Place Public Market was a flurry of commercial activity. That year a peak number of 627 farmers held permits to sell local produce and food items from hundreds of indoor stalls (low tables) that spread along the west side of Pike Place from Flower Row to the Municipal Market and concrete slabs near Virginia Street. The 1927 *Polk's Seattle City Directory* listed a wide range of food retailers selling in the Market, including: nine bakeries; 21 butter, eggs and cheese outlets; five dairy outlets; seven delicatessens; eight fish dealers; five florists; 16 fruit and 10 produce dealers; 16 grocery outlets; 31 meat markets; three poultry dealers; six tea and coffee dealers as well as miscellaneous sausage makers, pickle manufacturers, confectioners, and noodle manufacturers. The market area also housed seed stores; paper bag manufacturers, knife sharpeners, several book printers, three barber shops, five clothing manufactures and dressmakers; and three second-hand furniture outlets. The mix of farmers and retail merchants reflected the waves of Asian and European immigration to the Pacific Northwest over the last several decades and the customers, shoppers and residents of the market area represented all economic levels and social backgrounds.

The economic prosperity of the 1910s and 1920s that stimulated expansion of the Market, as well as major downtown commercial development, occurred in tandem with the increased use of private automobiles and the advent of commercial trucking. By the mid-1920s surface parking lots became a common part of the commercial district or were located on its periphery, many included a small filling or gas station building. By the late 1920s large parking garages were a lucrative and essential part of downtown commerce; some of these garages could store hundreds of automobiles. In addition to the Municipal Market "auto park" two other notable parking garage buildings were constructed within the market area during this era; the Fairmount Garage (J.P. Jones Building) adjacent to the Fairmount Hotel and the Rex Land Co. Garage (Champion Building).

The controversy over the creation of the GG Stalls and the use of public property for private profit lingered into the late 1920s. The Associated Farmers of the Pike Place Market and the Charmed Land Vegetable Growers petitioned the City for the rights to use the GG stall space. After a Superior Court judge ruled that neither the City nor the Pike Place Markets, Inc. had a right to block the public sidewalk with any stalls, whatsoever, and that all of the stalls would have to be removed, the case was appealed to the State Supreme Court. That court overturned the prior ruling on a technicality; thus, the configuration of the GG stalls and the farmers' stalls remained in place. By this time, Arthur Goodwin was considered an expert on the design and operations of both public and private markets: he had published a book on the subject as well as provided advice to numerous municipal and private market entities.

As the era of the Great Depression unfolded the Pike Place Market continued to provide inexpensive food products, social amenities and second-hand goods; increasingly the Market drew shoppers from Seattle and the surrounding region. Inexpensive furnished rooms were available at dozens of older residential hotels near the public market; thus the market area became a close-knit and distinct neighborhood community. In the early 1930s, fewer farmers held permits to sell in the market, most likely due to mortgage foreclosures on farms and the elimination of steamer service to various landings on Puget Sound. However, permit numbers rebounded as local farming proved to a viable way to survive the economic crisis. In January 1935, the Pike Place Market drew 23,000 customers on weekdays and 40,000 to 50,000 on Saturdays. Press coverage during this era acknowledged the success of the Market was due to the unique combination of several large private market buildings operating in combination with a large municipal farmer's market.

Beginning in early 1936, there were renewed disputes over the GG stalls and the Associated Farmers of the Pike Place Market again urged the city council to rectify the situation. In May the agreement between the City and Pike Place Markets, Inc. was renewed with the company agreeing to make additional improvements to the public market in return for retaining control of the GG stall retail area. These improvements included work to remodel the sidewalk area on the north side of the Economy Market.

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The Economy Arcade was subsequently designed by noted Seattle architect Andrew Willatsen<sup>7</sup> who designed a distinctive ornate cove molding and ceiling lighting system and 44 traditional wooden farmers' stalls were added along the north side. In 1939, several of the Main Market buildings were remodeled with plumbing and lighting improvements made to the farmers' stalls and the old wooden bulkhead under the west side of Pike Place was replaced by a new steel pipe bulkhead. During this period, Andrew Willatsen also designed a new Moderne neon "Farmers Market" sign and entry bay that replaced the older illuminated entrance feature at the foot of Pike Street in front of the Leland Building.

In 1938 artist Mark Tobey, who had become familiar with the Pike Place Public Market when he first lived in Seattle while teaching at the Cornish School in 1922, returned to Seattle to work on a Work Progress Administration art project. He stayed beyond the six-month project and began to actively sketch in the Pike Place Public Market in 1939 and 1940. He spent many days in the Market sketching on small, easy-to-carry pads of Chinese paper and creating images of produce, architecture and especially the people of the Market. Tobey found what he described as "A refuge, an oasis, a most human growth, the heart and soul of Seattle."

#### Construction and Operation during the WWII Era

World War II brought about drastic changes to the Pike Place Public Market. Only days after the attack on Pearl Harbor, the Sanitary Market was gutted by fire. The cause of the fire was never determined; however, rumors continued to spread that Japanese were involved. The great majority of public market farmers were Japanese and tension grew as there had already been discriminatory behavior over the prior decades. With the subsequent forced evacuation of all people of Japanese descent from the entire Pacific Coast there was a dramatic decrease in farm permits – from 515 in 1939 to 196 in 1943. Scores of market stalls and Japanese-owned businesses stood empty. More than one-third of the evacuees never returned to Seattle or King County and very few farmers were able to recover their farmlands or returned to sell produce in the Pike Place Public Market.

In 1927, Joe (Giuseppe) Desimone had acquired a significant amount of addition Pike Place Public Markets, Inc. stock and became vice-president of the company. By the early 1930s Goodwin had been forced due to financial difficulties to sell additional company stock to Joe Desimone and while Goodwin retained his position as company president, Desimone held the majority of shares. In 1941, Arthur Goodwin finally sold his remaining stock in the Pike Place Public Markets, Inc. to Joe Desimone, who took over as president with the other major stockholder, Paul Caraco, as general manager.

#### Post WWII Era Decline / Threat of Urban Renewal and Demolition

Joe Desimone served as president of Pike Place Public Markets, Inc. until his death in 1946; however, in 1942 he had a stroke and never resumed active participation in the management of the market complex. His son Richard Desimone succeeded him as president of the company and served in that position until 1974, when all of the company properties were acquired as part of the Pike Place Project. By 1949, only 53 farmers held permits to sell in the public market and by 1950 a new plan to replace the Market was proposed but was met with public resistance. In 1953, the Alaskan Way viaduct highway was constructed; the project necessitated the removal of a portion of the historic pedestrian footbridge that crossed Western Avenue and Railroad Avenue and linked the Market with the central waterfront. With fewer farmers there were fewer customers and in turn, significantly less revenue. As revenues declined so did building maintenance. By the late 1950s the core market buildings were underutilized and deteriorated due to several overarching factors, including: the nation-wide reduction in family farming after the war; the gradual loss of farmlands to housing projects and industrial development; and, the emergence of suburban living in tandem with the

<sup>7</sup> See Biographical Information below

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popularity of the modern auto-oriented supermarket. Despite these factors, downtown Seattle still retained a residential population of elderly and low-income people who continued to frequent the Market for food bargains and other inexpensive goods. Furthermore, the Market continued to feature fresh farm produce and a rich variety of specialty food businesses that attracted other shoppers and tourists as well as local and national notoriety.

In early November of 1961, the Stewart Street Bridge (now known as the Desimone Bridge) and Municipal Market Building were seriously damaged by fire. The Municipal Market building was partially gutted by the fire and subsequently repaired; the remaining bridge structure began to be used as an open parking area. By 1963, a new citywide plan had been developed that proposed the demolition of the entire market area, leveling everything between Union Street and Lenora Street and First Avenue and Western Avenue. Both artist Mark Tobey and University of Washington architecture professor Victor Steinbrueck<sup>8</sup> expressed early and persistent opposition to the modernization proposals. The demolition was intended to make way for the construction of a modern hotel, high-rise apartments, an open plaza area where a small public market could be rebuilt, several multi-story office buildings and a 3,000-car garage. From this initial vision grew what became known as the Pike Plaza Redevelopment Project. Similar in scope, this refined project would take advantage of federal urban renewal funding to replace what was perceived as "blight" and make the entire area modern, clean and safe. In the wake of the recently held Century 21 Exposition, the Pike Plaza Redevelopment Project was enthusiastically supported by the mayor, influential downtown business interests and a majority of civic leaders, as well as the two major newspapers.

### Historic Preservation Advocacy

In July 1964, Seattle City Councilman Wing Luke urged that a "civic development corporation" be formed by supporters of the Pike Place Public Market in order to revitalize the marketplace and rally public support to retain it. Allied Arts of Seattle – a local arts advocacy group – began to work on a plan of action. By September 1964, members of the group had formed a new advocacy organization known as the Friends of the Market; they selected attorney Robert Ashley and architect/professor Victor Steinbrueck to serve as co-chairs. The Friends of the Market (FOM) initially opened a bookstall (and eventually a volunteer and visitors office) in the Economy Arcade. They sold the newly published books, *Mark Tobey: The World of the Market* and Steinbrueck's *Cityscapes* in an effort to raise public awareness and appreciation for the Market. They also organized and financed clean-up projects, distributed information on the history of the Market, held auctions and exhibitions, conducted tours and sponsored events for children. By November 1966, as they lobbied for a formal role in planning for Pike Plaza Redevelopment Project (Pike Plaza Project), FOM sponsored a budget-priced art auction event. Among the auction items was a 1942 tempera sketch that had been donated by Mark Tobey; it had a minimum bid price of \$250.

Advocates for the preservation of the Market promoted their position with articles and interviews in the local press and national magazines and newspapers including *Sunset Magazine* and the *New York Times* began to acknowledge their efforts. In an effort to influence local civic leaders and public officials FOM lobbied for support from the Washington State congressional delegation and First Lady Ladybird Johnson. The organization continued to insist that they be included in the planning process for the Pike Plaza project. As efforts to obtain federal urban renewal funds and to select a project architect progressed, city officials and civic leaders appeared to be in sympathy with the concept of retaining some portions of the public market.

By the summer of 1967, Victor Steinbrueck was hard at work photographing and sketching every nook and cranny of the market in preparation for the publication of *Market Sketchbook* the following year. This book and *Mark Tobey: The World of the Market* would capture the FOM vision of the Market. It was a radical, romantic and realistic concept: that the Market possessed a "whole

<sup>8</sup> See Biographical Information below



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constellation of values" and that its humble buildings and odd spaces were part of a social and cultural institution where the gathering of people, produce and place embodied something unique, something that could not survive a conventional approach to urban renewal.

In mid-February 1968 five preliminary design proposals for the Pike Plaza Project were presented by the John Morse/Paul Kirk design team. The design team recommended Scheme 21 for which a model was prepared. It featured a renovated and expanded Main Market building with a copper roof, a 29-story hotel, four apartment towers averaging 28 stories in height and a 30-story apartment building intended for low income and elderly residents. The complex also included some 300,000 sq. ft. of office space, an ice rink and parking for 4,000 cars. While some of the buildings at the west side of the curve of Pike Street and Pike Place would be retained, the remainder of the buildings in the 22-acre urban renewal area would be demolished. The FOM responded with a position paper calling for the establishment of a "committee or commission" that would oversee work on the historic buildings in order to "further the established character" of the Market. They insisted that more farmers' stalls be retained, that there be additional low-income housing and that current merchants be guaranteed affordable rents. They believed strongly that more buildings should and could be restored and reused.

The Friends of the Market continued to articulate the radical concept of preserving not only the modest vernacular buildings that typified the Pike Place Market but the market community as a whole. By September 1968, the Pike Plaza design scheme had been revised to address some of the FOM concerns. A revised Scheme 23 included retention of some of the older hotel buildings and the possible retention of others, as well as a reduction in the scale of the high-rise towers. Despite these revisions, the delicate character of the market area remained threatened. In the fall of 1968, FOM began a petition drive and held public meetings in anticipation of City Council hearings to adopt the revised urban renewal plan. Known as the "Let's Keep the Market" campaign, the FOM eventually gathered 53,000 signatures in support of its far-reaching approach to the project. These efforts drew the attention of the National Trust for Historic Preservation. Scrutiny was given to national historic preservation trends and other similar local historic districts, for which there were very few examples or precedents. Support arrived from an astonishing range of individuals and organizations both locally and nationally as small financial donations and offers of assistance increased.<sup>9</sup>

Despite these efforts and after some thirty-three and half hours of public testimony before Seattle City Council, including the delivery of the citizens petition, the council voted 7-0 in favor of Scheme 23. Fortunately, all federal urban renewal funding was frozen in the fall of 1969. Thus, the FOM had nearly eighteen months to continue to lobby elected officials and Housing and Urban Development (HUD) representatives. In February 1970, FOM were successful in nominating a 17-acre historic district to the National Register of Historic Places before the Washington State Advisory Council; however, the Pike Plaza Project proponents were able to have the decision overridden and the district boundaries was reduced to the 1.7 acres prescribed in the Council-approved scheme. Despite uncertainty over the future of the Market, farmers and shoppers frequented the daystalls, new start-up small businesses opened (including a whole bean coffee business called Starbucks and a kitchen supply shop known as Sur la Table), long-established enterprises continued to operate and empty daystall spaces began to fill with craftspeople.

By February 1971 FOM was also busy staging weekly lunch hour demonstrations in front of City Hall and picketing the regional HUD offices, as well as the offices of the Pike Plaza investment group members. With rumors that \$7 million in federal urban renewal funding would be released, in early May the FOM began to quietly prepare language for a daring citizen's ballot

<sup>9</sup> A complete accounting of local and national support for and donations made to the Friends of the Market is available within the 4.33 cubic feet of records housed in the *Friends of the Market Records 1963-1971* located at the University of Washington Libraries, Special Collections (Manuscript Collection No. 1985).

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initiative. The initiative measure sought public approval of a 7-acre historic district (within the 22-acre urban renewal area) to be regulated by a specified historical commission that would be responsible for reviewing and approving all improvements and for the preservation of the "established character" of the Market. Draft copies of the public initiative petition reveal that serious thought was given to the composition of the historical commission; ultimately it would include representatives of three organizations that had been strong preservation advocates (FOM, Allied Arts and the local AIA Chapter) as well as residents, business owners and property owners.

In mid-May 1971, the organization proceeded with an extraordinary initiative petition drive. Within a month, FOM collected 25,639 signatures, well over the 16,000 required to place public Initiative Petition No. 270105 on the November ballot. The campaign to "Keep the Market" took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the public initiative and historic preservation issues.<sup>10</sup> The campaign occurred at a crucial point when the hard lessons of wholesale urban renewal had become evident and the modern historic preservation movement was in its infancy.

FOM was joined by a newly-formed advocacy group known as the Alliance for a Living Market; together they mounted a giant cadre of volunteers who door-belled entire neighborhoods and distributed literature on street corners. They had to counter the efforts of the City of Seattle - Department of Community Development, the local agency managing the urban renewal project, as well as the well-funded Committee to Save the Market. This group purported to be a "citizen's committee" of market merchants and property owners although it had questionable ties to both city government and downtown business interests. They argued that the only way to "save" the market was via the approved scheme with the allocated urban renewal funds that would not otherwise be available. Late in the hard-fought campaign FOM needed to finance television spots; the organization was able to use 29 of 30 lithographs that had been generously donated by Mark Tobey as collateral to secure a bank loan that funded the subsequent television ad campaign.

On November 2, 1971, Seattle voters understood the difference between "keeping" and "saving" the Pike Place Public Market and the public initiative measure was approved by a substantial margin. Elected on the same ballot were several new city council candidates who had supported the measure and would provide civic vision as Seattle became a leader in local historic preservation efforts.

Mayor Wes Uhlman and City officials quickly set in motion the adoption of the Ordinance No. 100475 that established the local historic district and historical commission and began the complicated task of rewriting the entire urban renewal plan. The City did not pursue a continued legal fight as urged by the Pike Plaza Project proponents but instead worked to obtain and redirect the urban renewal funds toward a revised urban renewal plan known as the Pike Place Project. The federal funding was ultimately

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<sup>10</sup> National press coverage acknowledging the historic preservation controversy and expressing support for the unique public initiative campaign was widespread and included: "Seattle Soft Sell - City's Pike Place Mart Wins Hearts" *The New York Times* (June 4, 1967); "Pike Place Market vs. Urban Renewal" *Preservation News* (February 1969); "The Battle in Seattle" *Newsweek* (May 17, 1971); "Pike Market Part of National Battle" *The New York Times* (written by Ada Louise Huxtable and reprinted in *Seattle Post-Intelligencer* June 6, 1971); "Seattle's Pike Place Market" *Gourmet* (June 1971); "Urban Renewal Threatens Seattle Market" *The New York Times* (July 28, 1971); "Seattle's Pike Place Market" *Sunset* (September 1971); and, "If Pike Place Goes, So Goes Seattle's Soul" *The Washington Post* (September 25, 1971). National press coverage continued after the passage of the initiative and during the subsequent rehabilitation/urban renewal project.

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obtained and multiplied to nearly \$60 million in urban renewal and housing funds, obtained in great part due to the strong support and influence of U.S. Senator Warren G. Magnuson.<sup>11</sup>

## Urban Renewal Era Rehabilitation & Restoration

The Pike Place Market Historical Commission began almost immediately to create detailed guidelines that would be used for review and approval of all rehabilitation and restoration work and the establishment of priority uses within the historic district. The Pike Place Project took shape as the City completed the purchase of fourteen buildings within the district, the majority of which remained in the ownership of Pike Place Public Markets, Inc. and company president Richard Desimone. The Pike Place Market Preservation and Development Authority was created in 1973, as a non-profit corporation chartered by the City of Seattle to serve as property manager and steward of the publically-owned buildings within the district. Six historic properties and three other land parcels within the district remained in private ownership but were subject to the provisions of the historic preservation ordinance, and the design and use guidelines.

By January 1974, the final urban renewal plan, historic preservation plan and design report had been completed and approved by City Council, but not without extensive scrutiny, further revisions and some continued discord and criticism. By then, FOM had successfully lobbied for the boundaries of the National Register historic district to be readjusted to match those of the local historic district. In September 1974, architect George Bartholick<sup>12</sup> was selected to guide the major rehabilitation of the Main Market buildings including the Leland-Bakery Group, Fairley Building, Flower Row, LaSalle-Outlook Group, and Economy Market. Numerous other notable local architects (including Fred Bassetti, Ibsen Nelson, Arnie Bystrom and Ralph Anderson) guided the rehabilitation of other publically-owned and private properties; all of the projects were subject to the scrutiny of the Pike Place Market Historical Commission. Between 1975 and 1984 major rehabilitation projects using Urban Renewal and/or HUD funding or private funding were completed involving 24 historic properties within the district. Pike Place was repaved with traditional brick and side streets were repaved with historic cobblestone along with traditional granite curbs. A variety of public amenities were also restored or constructed in the public areas including an information kiosk and canopy at the Pike Street entrance. During this era five (5) entirely new buildings were constructed within the boundaries of the historic district on vacant parcels or replacing historic buildings that had been deemed to be too altered or deteriorated to rehabilitate or adapt to modern use.

All of the rehabilitation projects and new construction work underwent a rigorous design review and approval process before the Pike Place Market Historical Commission according to carefully developed use and design review guidelines mandated by a strict local historic preservation ordinance. As rehabilitation work and new construction gradually proceeded, long-time Market merchants and residents, farmers and craftspeople were temporarily relocated and opportunities were created for new innovative, owner-operated businesses. Over 500 housing units, ranging from subsidized low-income to high-priced condominium units, were rehabilitated or created throughout the Market. The Market Foundation was subsequently established in order to sustain the preservation of the low-income Market community by providing support for Market-based social services including a childcare center, medical clinic, food bank and senior service center.

<sup>11</sup> Warren G. Magnuson served in the U.S. Senate from 1944 until 1981; he was one of the most influential and powerful senators in Washington State history. As both a member and subsequent chairman of the Senate Appropriations Committee, he played a highly instrumental role in obtaining funding for the Pike Place Project.

<sup>12</sup> See Biographical Information below



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### Social, Cultural and Political History of the Pike Place Public Market

The century-long social history of the Pike Place Public Market involves a tremendously diverse ethnic and cultural mix of residents, farmers, shoppers, merchants, and tourists. Since its inception, shoppers and visitors from all income levels and social backgrounds have frequented the market in order to purchase everything from fancy fresh produce and gourmet specialty food items to day-old bread, inexpensive groceries and second-hand goods. Market farmers and merchants have hailed from many different nations, speaking many languages – a distinct reflection of the on-going waves of immigration to the Puget Sound and Pacific Northwest region.

By 1907 when the initial street or curb market along Pike Place was first established, there were some 3,000 small farms scattered throughout King County in addition to thousands of farms located on nearby Puget Sound islands that were linked to Seattle via 'Mosquito fleet' steamers and ferries. Farmers hailed from various then small and isolated communities including South Park, Riverton, Allentown, Duwamish, O'Brien, Kent, Auburn, and Algona. While many of the farmers were native-born Americans, a significant number were recent immigrants, mostly from northern and southern Europe along with a growing number of Japanese and some Chinese and Filipino farmers. The Italian farmers were primarily clustered in the Rainier Valley and near the Duwamish River while the majority of the Japanese farmed along the White River and the Scandinavians were often cultivating land near Puget Sound. Thus, from its beginnings the Pike Place Public Market reflected the broad cultural patterns of immigration to America.

As the farmers' market on Pike Place evolved into a larger complex of market buildings with "inside" and "outside" farmers' stalls, it rapidly became a place where people of all economic, ethnic and social backgrounds interacted in a mostly harmonious way. During the early years, Pike Place Market farmers, merchants, shop owners and area residents are known to have hailed from Spain, China, Japan, Italy, Mexico, Norway, Sweden, Denmark, Great Britain, Ireland, Russia, the Philippines, France, Germany, Slovenia, Bolivia, Greece, and Turkey; this tradition continues today as persons of Middle-eastern, Vietnamese and Laotian descent have joined the mix. The Market was a place where one could easily rent an inexpensive small retail space or a farmers stall. It has been a place where a limited English vocabulary is sufficient. Sign language and a simple marketing vocabulary were easily picked up by newly arrived immigrants who came to sell - often to their fellow immigrants. News stories during the mid-1930s noted that thirty-nine nationalities were represented in the marketplace. Even into the 1940s long-time merchants spoke multiple languages; long-time meat market owner Dan Zito regularly spoke Polish, Russian, Bohemian, Slavic, and as he said "fairly good English."

In 1915, as World War I divided Europe the *Seattle Star* described the remarkable cultural mix and harmony of the market where Smith's English Bakery was directly across the aisle from the Kiaska German Delicatessen; the writer noted "...never a loaf of bread flew from the English bread cases to the German counter." However, early in the history of the Market racial tensions and fears due to competition from industrious immigrant Japanese farmers began to surface. In 1910, as the growing number of Japanese farmers began to cause concerns, a City Council committee considered adopting an ordinance that would have given preference to American citizens in the assignment of stall space. However, the Japanese Consul and the Seattle Chamber of Commerce intervened to stop the proposal. In 1912, a new system for the allocation of farmer stalls (tables) and the collection of fees was instituted. The new system involved two rolls of tickets that were printed daily with each ticket bearing a stall number; the stall numbers were randomly printed. One roll was used to assign the 'inside market' or the dry row, for the sale of products that did not require water sprinkling. The other roll was used to assign the 'outside market' or the wet row, for the sale of vegetable products that needed to be sprinkled in order to be kept fresh. The most prized stalls were the low numbered stalls nearest Pike Street where the pedestrian traffic was highest. Each day a ticket was distributed and the fee taken for the following day. Initially, the Market Master used a system that segregated the Japanese farmers and denied them the prized locations. By 1914, on an average day, Japanese farmers filled up more than half of the stall spaces. They protested and the Market Master

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agreed to use a truly random method. This incident would foreshadow the unpleasant turn of events that would impact the Market in 1941. A report prepared in 1918 by the Office of Farm Markets regarding farmers markets in Washington State described the "Inside Market" as being primarily occupied by American farmers living on diversified farms and raising a wide variety of products and the "Outside Market" as being almost exclusively used by Italian and Japanese market gardeners, as they preferred to be on the street where they could wash and sprinkle their vegetables and the handling of bulky goods was easier.

Tuesday was a traditional day off for servants who worked in Seattle households; many of them were the daughters of Scandinavian, Italian and Japanese farming families. The Market became a focal point for off-duty social life where young single immigrants could visit with friends and family, frequent coffee and tea shops and lunch counters overlooking Puget Sound, and promenade the many passageways. A remarkable number of market merchants and small shop owners were Sephardic Jews, descendants of Jews who settled in the eastern Mediterranean after having been driven from Spain in 1492. Most of those who had settled in Seattle in significant numbers by 1913 came from the Island of Rhodes or from the areas around the Sea of Marmara; thus, they spoke Turkish and Greek as well as Ladino, a Romance language derived from Spanish and Hebrew. They operated and staffed fish markets (i.e. City Fish Market - David Levy), fruit stands (Jacob Feinberg, Sanitary Market), and specialty shops (Dr. Sussman Optical Co.).

While some farmers would merely unload their produce at an assigned stall there was competition in produce display methods. These methods grew to become a well-established market tradition. Farmers who were accustomed to county and state fairs in the Midwest began to arrange their goods in elaborate patterns and Japanese farmers liked to carve their radishes and turnips into roses; this spurred Scandinavian and Serbian farmers to create elaborate table displays of sculpted root crops. These elaborate displays were a tool to attract customers; one observer noted that the "market gardeners" (Italian and Japanese farmers) created particularly attractive displays that were far superior to the ranchers who were selling meats, eggs and dairy products. The Japanese farmers and bag merchants established another long-used tradition of displaying prices on propped up paper bags, using black ink in a traditional sumi painting style. Thus, the Market became well-known for its colorful displays of fruits, vegetables, meats and dairy products as well as the pleasant odors and noisy activity that were a distinctive part of the market experience.

There are innumerable examples of individuals who went on to great business success after beginning as farmers or as operators or employees of small independent specialty shops in the Market [i.e. Manning's Coffee Shop, Tradewell Grocery Stores, Starbucks Coffee, Sur la Table]. Among the industrious Italian immigrants who came to work in the Market, the tale of Giuseppe (Joe) Desimone<sup>13</sup> stands out. He began selling his produce grown on leased South Park farmland in the public market by 1909. In late 1925, Arthur Goodwin established the new market ownership entity known as Pike Place Markets, Inc. and Joe Desimone was one of its principal investors. By 1927, he had acquired a significant amount of stock and became vice-president of the company and by the early 1930s he held the majority of company shares. In 1941, Arthur Goodwin finally sold his remaining stock in the Pike Place Public Markets, Inc. to Joe Desimone, who took over as president, a position he held until his death in 1946. His son, Richard Desimone, succeeded him as company president and served in that position until 1974, when all of the Pike Place Markets, Inc. properties were acquired as part of the Pike Place Project.

In 1928, Italian immigrant Angelina Mustelo opened a small grocery store at a lower floor location in the Leland Building. Her daughter Mamie-Marie worked as a clerk there, where she met a recent young Italian immigrant who delivered bread to the shop - Peter Ramond De Laurenti. After Mamie-Marie and Peter married in 1930, they bought out Mrs. Mustelo and established Pete's Italian Grocery (De Laurenti's), a specialty shop which became a Seattle institution. The shop eventually moved to a

<sup>13</sup> See Biographical Information below

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prominent location in the Economy Market where they continued to introduce shoppers to unique imported Italian products and Italian cuisine.

Since its establishment, shoppers from all income categories and social strata have also frequented the Market. Reportedly, on the first day of the street market a group of wealthy socialite women were there with their baskets and part of the scramble to buy vegetables directly from the farmers off the backs of their wagons. The *Seattle Star* noted in an article published on October 1, 1915 and entitled "Where the Rich and the Poor Rub Shoulders" that while the wealthy shopper had the ability to buy the freshest of vegetables and most expensive cuts of meat, there were bargains available to shoppers of all means. The writer stated that "Rich and poor here gather daily in a never-ending stream of basket-laden folk seeking the elusive food bargain." Most farmers arrived by horse drawn wagon, truck or via steamer or ferry; shoppers typically arrived by foot or via streetcars from outlying neighborhoods although some were transported by chauffeur-driven limousines. By 1918, at least two delivery service companies operated in the Market transporting purchases to customer's homes.

The earliest photographic images of the Market document a chaotic mixture of wagons (horses were stabled nearby), automobiles, and delivery trucks. Pike Place had been regraded and paved with planks in order to make it accessible to vehicles and safe for street market purposes. As market halls/buildings were constructed and the number of farmers, merchants, and shoppers increased so did the number of vehicles. While at least six streetcar lines ran near the public market and functioned to transport customers to and from city neighborhoods, by the late 1910s complaints about traffic and unsafe conditions along Pike Place increased. The congestion caused by the 'wet row' farmers, wagons, and automobiles in the street precipitated the earliest efforts to relocate or improve the market complex. By 1919, Pike Place had been entirely repaved in brick to better accommodate vehicular traffic, as well as address sanitary and safety issues. While all of the farmers were relocated to "inside" stalls by 1922, controversies over congestion caused by the mixture of people and vehicles has continued to the present day. Despite good public transportation, provisions for customers parking became a necessity by the mid-1920s. A promotional brochure published in the late 1920s pointed out the convenience of the "Auto Park" and gas station at the rear of the Municipal Market Building; it provided space for 300 cars and could accommodate up to 4,000 cars during a day. Two other close by parking garages serving the market were also constructed during this era.

Small residential hotel buildings were an essential part of the downtown commercial core and the public market area dating back to before the establishment of the farmers' street market. These hotels provided convenient and inexpensive housing for newly arrived city residents, working class residents who preferred living downtown, and temporary housing for seaman, longshoremen, and farmers. As the Market evolved, the presence of residential hotels contributed to the diversity of shoppers and merchants within the market place. Ultimately, low-income and working-class downtown residents sustained the Market during its years of decline during the 1950s and 1960s. An essential part of the argument to preserve the Pike Place Public Market revolved around the need to sustain and continue to provide housing, inexpensive food products and goods, and social services to these traditional populations.

Tourism was also an essential part of the downtown commercial core and public market area. Dozens of tourist hotels – many constructed in anticipation of the 1909 Alaska –Yukon –Pacific (AYP) Exposition, which drew some 3.7 million visitors – were located within blocks of the Market. Edward Mott Woolley, a nationally known writer for *McClure's Magazine*, wrote an article for the January 1918 issue entitled "Seattle: The Wonder City of the West" and stated, "Seattle seems to have neglected no branch of municipal thinking. I found some of the most attractive markets I have ever seen." The September 1920 visit of Mrs. Belmont Tiffany, a well-known New York City society leader, author, and horticulturist was heralded in the local press. During the 1920s, Arthur Goodwin further improved the appearance of the Market with the installation of elaborate flower boxes above marquees and updated lighting and signage including the installation of the main market neon sign with a prominent clock. He also published and distributed brochures with testimonials from national and international visitors praising the uniqueness of the



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Market. He noted that Katherine Fullerton Gerould wrote in *Harper's* (March 1925 issue) that "If you really wish to make any Eastern housewife happy, you only have to turn her loose in the Public Market of Seattle...I have a weakness for markets and, from Paris to Washington, D.C., I have been known to haunt them for mere pleasure. Never anywhere has my mouth so watered or my spirit so cried out...as in the Seattle City Market." Goodwin promoted the market by quoting an editorial written by Richard Spillane that was published in the *Philadelphia Ledger*: "Possibly New York, Philadelphia, Boston, Chicago and other cities east of the Mississippi could learn a lot by sending earnest men to such cities as Los Angeles and Seattle - *Seattle especially* - to study the market systems of these municipalities."

With the advent of the Great Depression, the Pike Place Market - which had long been a place where one could find inexpensive high-quality food products, social amenities and second-hand goods - became an even greater draw for customers looking for a deal and for individuals who returned to growing produce for a livelihood. Increasingly the Market drew shoppers from Seattle and the surrounding region and became an even more closely knit community and a distinct neighborhood made up of people from many different walks of life. In the early 1930s, the number of farmers holding permits to sell in the public market had decreased due to mortgage foreclosures on farms and the elimination of steamer service to various landings on Puget Sound. However, permit numbers rebounded as local farming proved to be a viable way to survive the economic crisis; in 1932, 628 permits were issued - an all time high. By January 1935, the Pike Place Market drew 23,000 customers on weekdays and 40,000 to 50,000 on Saturdays. Throughout the remainder of the decade the Market - filled with hundreds of farmers and merchants from around the globe selling an enormous array of products - was a true melting pot. A *Seattle Times* writer marveled in 1936 at the 39 different nationalities selling in the Market and the contrasting array of products and merchandise sold: Chinese chop suey; Swedish lingonberries and fiskepudding; huge slabs of traditional golden English butter; Japanese-grow lettuce and tomatoes; huge white cauliflowers; fat frankfurters; baby chicks; the second-hand book stall; the small public library; the post office; and the rows of flowers. In the late 1930s, Mark Tobey spent days in the Market sketching images of the produce, the architecture, and in particular the people, describing the place as "A refuge, an oasis, a most human growth, the heart and soul of Seattle."

Japanese farmers had been very much a part of the Market since its inception. They were particularly hard-working and skilled at making small plots of leased land very productive. State law prohibited foreign ownership of land and essentially forbid Japanese immigrants who could not become citizens from owning farmland. Despite these limitations, their success and outright competition had aroused hostility in the early 1910s. Arthur Goodwin was vocal in his support for the presence of Asian and Oriental farmers at the Market; he knew that they grew the largest quantities of produce and that they knew how to display and sell it. However, the Washington State legislature and then the Congress in 1924 passed the Asian Exclusion Act aimed at blocking the ability of aliens to even lease land and ending Asian and Oriental immigration. Many of the Issei - first generation Japanese - were forced to place the title to their land in the names of Nisei - second generation children or in the hands of supportive non-Japanese friends or neighbors. Due to these acts there was a significant decrease in the Japanese population in the State; however, the Market continued to be populated by successful Japanese farmers and merchants into the late 1930s.

World War II brought about drastic changes to the Pike Place Public Market. Only days after the attack on Pearl Harbor, the Sanitary Public Market was gutted by fire. The cause of the fire was never determined; however, rumors continued to spread that Japanese were involved. The majority of farmers selling at the market were of Japanese descent and tension grew as they became the objects of suspicion and outright hatred. As relocation rumors spread banks cut off their credit fearful that crops might not be harvested. With the subsequent forced evacuation of all people of Japanese descent from the entire Pacific Coast in May of 1942, there was a dramatic drop in farm permits - from 515 in 1939 to 196 in 1943. Scores of market stalls and Japanese-owned businesses stood empty. More than one-third of the evacuees never returned to Seattle or King County and very few Japanese farmers were able to recover their farm land, continue to farm or return to the Pike Place Public Market.

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In the late 1920s, Filipino immigrants who were exempted from the exclusion acts began to arrive in King County in increasing numbers. During the Depression-era many became migrant workers working through labor contractors and following crop harvests from Alaska to California. As they tired of seasonal migrations, some Filipinos began to work on King County farms for earlier immigrants – like Joe Desimone – and for Japanese farmers who prospered despite hardships. However, with the removal of the Japanese to internment camps, the Filipinos farmworkers were called in to harvest crops that the Japanese had planted. With loans from the Farm Security Administration they were able to establish farmsteads of their own and became a much greater presence in the public market, but not with some racial hostility directed towards them during the war. However, during the subsequent two decades farmlands in the river valleys in south King County were ultimately impacted by industrial development and suburban sprawl. As the public market struggled to survive through the 1960s, a decreasing number of Filipino and Italian farmers – many who were second generation Market farmers – continued to sell produce on the “wet” and “dry” low tables. This pattern continued until the post-Vietnam War era when newly-immigrated Southeast Asian farmers began to sell produce and flowers in the Market.

Even as the public market activity decreased and the buildings began to seriously deteriorate in the post-WW II era, a four-page illustrated article in the *Seattle Times* “Pike Place Market, a Seattle Show Spot” described its enduringly diverse social and cultural character. Nearly 100 bona fide farmers continued to sell scrubbed and hand-polished vegetables in daily rented stalls, including: Nick Giglio who first came to the Market in a horse-drawn wagon when it opened in 1907; C.L. Primero who sold winter radishes weighing up to two pounds grown on his farm near Kent; and Kenny Arita with a beautiful display of hundreds of cucumbers. The article also highlighted: George Waham and Mrs. Emma Colisurda at their adjacent dry stalls in the North Arcade where they both sold jumbo-size eggs, rabbits and poultry; stakes of fresh Italian-French bread baked and sold at one of the three bakeries in the Market; and the Scandinavian specialty store with its cases of domestic and imported cheese. Pete De Laurenti was shown in front of a wall of olive oil cans and galvanized buckets filled with dried beans, peas, and pasta products. Sol Amon was shown packaging shrimp behind a tantalizing display case full of fresh seafood including oysters, octopus, and Norwegian lutefisk and Ella and Nora Miller were shown measuring teas and spices from around the world. There was a rummage hall located downstairs along with dozens of retail shops that sold everything from English and Austrian antiques to exotic birds and second-hand records. Among the twelve restaurants and cafes operating in the Market was Manning’s (established 1908) with its spectacular view and the Turkish Cozy Corner, a ‘hangout’ for many market merchants.

### Political Controversies

The century-long social history of the Market has also been characterized by political controversies involving the merchants, farmers, day-stall tenants, and the management of the Main Market complex. The Pike Place Public Market originated from the political controversy and demand to eliminate commission house middlemen due to the low prices that farm producers were receiving and the high prices customers were paying for their products. Thereafter, political issues have time and again arisen – most often over spatial allocations, rental rates, and the complicated operations of a public farmers’ market in conjunction with a large privately-owned and labyrinthine retail complex that has continued to house hundreds of farmers and small owner-operated retail businesses.

Early on, customers began to complain about vendors who weighed down bags by various means (sand, grave, paper, hands on scale) to increase the sales price or concealed poor quality produce in the bag. The Market Master became responsible for alerting customers and disciplining farmers and vendors who could be denied selling space. Scales were a frequent source of complaint; eventually both the Market Master, as well as representatives from the City Department of Weights, made periodic checks to ensure their accuracy and Frank Goodwin provided a free scale specifically for customers to use themselves.

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The allocation of farmers' stalls or farm table space was - and has remained - one of the greatest and longest lasting political controversies in the Market. In response to complaints from commercial and industrial interests who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement on September 20, 1921 with the Pike Place Market and Department Store Co. The agreement gave the company - among other things - the right to construct an addition (the Municipal Market Building, now demolished) and to make certain changes to the established arrangement of farmers' stalls. Principal among these changes were the addition of 44 stalls at the south side of the Main Market that became known as Flower Row (as well as the additional inside stalls in the North Arcade and the new Municipal Market building). Most importantly, the company retained the right to use 1500 sq. ft. of space within the Main Arcade to the east side of the Fairley Building.

Known as the GG stalls (possibly referring to "Green Grocers or "Goodwin Group"); these stalls were then rented to retail tenants/produce dealers, not farmers. The company believed and the City Council concurred [Ord. No. 53813 - Pike Place Farmers Market Ordinance for Addition and Extension] that the creation of the GG stalls (a.k.a. High Stalls) was a fair trade since the company constructed over 100 new inside stalls, provided improved refrigeration equipment, and ultimately relieved the traffic problems on Pike Place. However, the creation of the GG stalls caused a serious and still on-going controversy. The Associated Farmers of the Pike Place Market was founded and aggressively lobbied City Council for several years with no success; the legal battle with the company, then known as Pike Place Markets, Inc., ended up in King County Court where the judge determined that neither the farmers nor the company had a right to use the public sidewalks. The City and the company appealed the ruling to the State Supreme Court. Meanwhile, there were citizen efforts and then City Council actions trying to rectify the problem. The City Council rushed through an ordinance vacating the public portions of Pike Place where the stalls were located, the company built more stalls at the north end of the Market and the company was again granted permission to use the GG stall area. Ultimately, on March 20, 1930 the State Supreme Court overturned the lower court ruling on a technicality; however, by this time the country was in the midst of the Great Depression. In 1936, the Pike Place Markets, Inc. negotiated a new lease agreement with the City and due to the on-going issues over the GG stalls the company was forced to add additional farm tables in the Economy Arcade.

Various plans were repeatedly put forward by politicians or via ballot measures to change or demolish the public market and construct of a modern or more sanitary public facility. In March 1913, Seattle voters rejected a \$150,000 ballot measure that would have funded the construction of a new market hall under Pike Place and a conveyor system serving it from the central waterfront. After the defeat of this measure a new footbridge was constructed over Western Avenue and additional arcades were constructed along Pike Place. By 1917, overcrowding along Pike Place led to the submission of an initiative proposing a \$600,000 expansion of the facility; the Seattle Municipal League was successful in their opposition to the public expenditure and it failed. Between 1924 and 1926, Mayor "Doc" Brown tried to promote the construction of a major new City-County public market building that would have extended from Pike Place to the waterfront, but failed and was voted out of office. By 1950, as the Main Market complex began to suffer from decay and the loss of farmers in the Post-war era, Mayor Harlan Edwards' promoted plans to build a modern 7-story parking garage on the site of the Pike Place Public Market; however, these plans were met with public resistance.

By 1963, with the advent of federal urban renewal funding the City of Seattle proposed a major urban renewal project to replace the Pike Place Market with the construction of 3,000 car garage, several high-rise office towers, and a modern hotel. In the wake of the recently held Century 21 Exposition, the Pike Plaza Redevelopment Project was enthusiastically supported by the mayor, influential downtown business interests and a majority of civic leaders as well as the two major newspapers. This plan spurred



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the founding of the Friends of the Market (FOM), a grassroots organization that was ultimately successful in stopping the final revised urban renewal plan [Pike Place Plaza Project] that was adopted by Seattle City Council in June 1969. Through an extraordinary initiative petition drive, the group mounted the "Keep the Market" citizen's initiative, which took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the historic preservation issues. The campaign occurred at a crucial point when the hard lessons of wholesale urban renewal had become evident and the modern historic preservation movement was in its infancy. On November 2, 1971, Seattle voters approved the public initiative measure by a substantial margin. In January 1974, City Council approved the final urban renewal plan [known as the Pike Place Project], which was focused on the preservation and rehabilitation of the Pike Place Market Historic District.

### BIOGRAPHICAL INFORMATION (individuals listed in alphabetical order)

The following individuals are identified below due to the instrumental roles they each played in either the establishment and/or operation and/or historic preservation of the Pike Place Public Market.

**George R. Bartholick (1921-1998)** was born in Bellingham, Washington. After graduating from Bellingham High School in 1939, Bartholick attended the University of Washington in pursuit of a bachelor's degree in architecture. At the onset of WWII, Bartholick left school to serve in the Air Force until 1945. He returned to study at the University of Oregon in 1946 where he received his degree in 1950. Bartholick practiced architecture in Holland, Sweden and Switzerland until 1954. While in Europe, he studied various styles of architecture and urban planning. These influences led to the development of a distinct "Bartholick" style, in which structural design harmonized with the surrounding landscape.

After returning to Bellingham in 1956, Bartholick designed many small commercial, residential, and public projects primarily in northwestern Washington. In the 1970's, Bartholick established an office in Seattle where he collaborated with architects Ibsen Nelsen and Fred Bassetti. Bartholick is best known for larger projects focused on remodeling existing buildings and the planning of future additions, rather than the construction of new buildings. These projects include: Western Washington State College/University Long Term Planning & Old Main Remodel (1963-1979) involving the central and academic reserve area plans for WWU; Whatcom Museum/former Bellingham City Hall renovation/reconstruction; the Woodland Park Zoo (Seattle) Remodel (1969-1974); and Fairhaven Historic District Revitalization Plan (1979-1980).

His work on the restoration of numerous buildings in the Pike Place Public Market (1974-1980) is certainly his best known project. He compared the project to restoring a mountain meadow so that if the work "is done well, no one is aware of the presence of new hands." Bartholick's team carefully documented the surviving and heavily deteriorated buildings, worked closely with multiple public agencies and interest groups, choosing paint, tile, and construction materials that would mesh with the tradition and character of the Market environment. In 1985, he was awarded an American Institute of Architects National Honor Award for the project; the judges commended him for resisting "the temptation to transform the eclectic jumble of buildings into a cute and contrived urban playground."

Bartholick retired in the early 1990s and returned to Bellingham. In 1993, he began serving as an instructor in Architectural Design and Planning at the University of Guanajuato, Mexico. In 1995, he was elevated to the AIA College of Fellows. Bartholick passed away in Bellingham on August 31, 1998. His collection of drawing and papers – including important records that document the Pike Place Market complex – are housed at the Center for Pacific Northwest Studies at Western Washington University.

**Giuseppe (Joe) Desimone (1880-1946)** was born about 40 miles east of Naples in the Province of Avellino in southern Italy and arrived in America at Ellis Island as a stowaway in 1897. After working briefly in New York City, an uncle encouraged him to come to the Puget Sound region where he initially settled in an Italian immigrant enclave in the Rainier Valley. Already a skilled

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farmer, he leased farm land in Georgetown and saved enough to lease a second farm in nearby South Park. Along with his young wife Assunta, he worked both farms raising corn, potatoes, lettuce, celery, carrots, beets, turnips, onions, radishes, cauliflower, cabbage, beans, and peas – typical of valley truck farms. After some adversity, he was able to acquire the South Park farm in 1909. He initially sold the produce at the Westlake Market and Pike Place Market as the South Park farm grew to 15 acres. The farmstead included a ten-room farmhouse and a large bunkhouse for hired men. The whole family including five children (Pete, Ralph, Mondo, Richard, and Rose) worked on this farm. In 1915, Desimone bought two Model T Ford trucks and set up a delivery route that eventually served Seattle groceries, hotels, and restaurants.

When the Public Market and Department Store Company established the controversial GG stalls in 1922, Desimone was the only local producer capable of paying the monthly rent. In 1925, when Arthur Goodwin bought the company from his uncles, Desimone purchased some stock in Pike Place Public Markets, Inc. In 1927, one of the other partners sold his stock to Desimone, who then became the second largest stockholder and vice-president of the company. He also continued to acquire farmland; by 1928 he owned more than 70 acres in South Park as well as properties in Tukwila and the Kent Valley along the Green River.

By 1941, he had gradually acquired majority ownership of the Pike Place Public Markets, Inc., bringing an end to the Goodwin era. He took over as company president with the other stockholder, Paul Caraco, as general manager. Joe Desimone was very accessible and operated the market properties like a family business. He helped many people in his years at the Market especially Italian and other immigrants who were just getting started in the Seattle. He served as president of Pike Place Public Markets, Inc. until his death in 1946; however, in 1942 he had a stroke and never resumed active participation in the management of the market. His son Richard Desimone succeeded him as president of the company and served in that position until 1974, when all of the core market properties were acquired as part of the Pike Place Project.

Richard Desimone is credited with keeping the public market going and the Main Market complex standing during the post-war era, as suburban expansion and the wider use of the automobile fostered the convenience of grocery store shopping and brought about the demise of many public markets. He kept the market going during very difficult times by keeping the rents low so that the local farmers and merchants could offer very attractive prices to the public.

**Arthur E. Goodwin (1887-c.1960)** was born in New York City on June 4, 1887. His father was Joseph Henry Goodwin, publisher of *Goodwin's Accounting*, *Goodwin's Bookkeeping*, and *Goodwin's Business Manual*, all of which were widely used at one time in business colleges. Arthur Goodwin attended public schools in New York City, was a student at DeWitt Clinton High School, and graduated from the High School of Commerce in October 1905. In 1906, Joseph Goodwin's brother, Ervin Goodwin (pres. Goodwin Real Estate Company), visited family in New York City and offered Arthur a job in Seattle.

Goodwin migrated to Seattle in February 1907 and began to work for the Goodwin Real Estate Company as a bookkeeper. He then served as rental manager and company secretary. By 1909, Goodwin Real Estate Co. operated out of offices in the Alaska Building (1903-04), one of City's earliest steel-frame highrise office buildings. In 1915, he joined Frank Goodwin in the post of assistant manager of the Public Market and Department Store Company, a separate business entity that had been established by Frank Goodwin, Edwin S. Goodwin, John W. Goodwin, D.B. Fairley, R.E.B. Smith, and others in October 1910. In 1917, Arthur Goodwin took over general management of the company holdings, which by then included the Main Market (Leland Building, Fairley Building), the Outlook Hotel Building and Cliff Hotel, and the newly redeveloped Economy Market. Under Arthur's management the company took over management of the "public" farmers' stalls from the City, additional covered day-stall tables and arcades were constructed, and the Municipal Market was constructed. In 1925, along with Giuseppe (Joe) Desimone and others, Goodwin purchased the company from his uncles (who retained title to the land) and established a new ownership entity, Pike Place Public Markets, Inc. At that time, he established a large formal company business office on the second floor level of the Economy Market Building overlooking Pike Place.

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Arthur Goodwin became a consultant regarding the establishment and operations of public markets to numerous municipalities and private investment groups, including the following locales: Portland, Oregon; San Francisco and Los Angeles, California; Newark, New Jersey; Havana, Cuba; Vancouver, British Columbia; and Honolulu, Hawaii. In 1929, he published *Markets: Public and Private*, an in-depth discourse regarding the history of public and private markets, market design and construction as well as their establishment, financing, and operation. He served as the chairman of the advisory board for the Crystal Palace Public Market in San Francisco, as well as on the advisory board for three public markets in Portland, Oregon. He is said to have spent enough time with his Japanese and Italian tenants that he learned to speak their native languages.

He was involved in a wide range of other enterprises and activities beyond the Pike Place Market and the Goodwin Real Estate Company, where he continued to serve as secretary. These other enterprises included: the Fulton Petroleum Company (Vice-president), operators of the Pondera petroleum area in Montana; Rotary Bread Stores Company (Vice-president and director), a system of chain bakeries; Seattle Inland Oil Company (secretary-treasurer); and the Carbon Dioxide and Chemical Company (president), producers of carbon dioxide products and dry ice.

By the early 1930s, Goodwin was forced due to financial difficulties to sell additional company stock to Desimone and while he retained his position as company president, Desimone held the majority of shares. He was also forced to take his uncles to court over debts to the company. During the 1930s, Goodwin hired Seattle architect Andrew Willatsen to design various improvements to the market including Moderne designs within the Economy Arcade and at the entrance to the principal Main Market. In 1941, Arthur Goodwin sold his remaining stock in the Pike Place Public Markets, Inc. to Joe (Giuseppe) Desimone, who took over as president with the other stockholder, Paul Caraco, as general manager.

**Frank Goodwin (1865-1954)** was born in eastern Illinois (Kankakee County) on August 17, 1865. He attended Lebanon Normal School in Lebanon, Ohio; Brookings Agricultural College in South Dakota; and the University of Minnesota. He is credited with the design of several buildings constructed at the Columbia Arsenal (a.k.a. Columbia Military Academy, Columbia, Tennessee) c.1890-1892. Frank initially migrated to Seattle c.1897 and initially lived with one of his five brothers, Benjamin Goodwin, who had settled in Seattle in 1893. Reportedly, Frank intended to take advantage of the local Klondike Gold Rush trade by investing in real estate and opening a hotel. However, when he learned that would-be prospectors were having a difficult time traveling north from Skagway through White Pass and Dyea Pass, he changed his plans. He headed to Skagway with the intention of developing an alternative railway line, which did not pan out. He went on to Dawson where he and his brother Erwin S. Goodwin (and possibly John W.) staked a claim. Reportedly, Frank Goodwin returned to Seattle after a year with \$50,000 in gold dust and nuggets. He then settled in Washington D.C. where he established the Capitol Automobile Co. and experimented with inventing an airplane. The Capitol Automobile Co. produced a steam-powered automobile prototype, which Frank Goodwin drove in Washington D.C. and brought to Seattle. Meantime, back in Seattle his brothers John and Ervin S. (president-general manager) founded the Goodwin Real Estate Company.

In 1907, Frank and his family (wife Mable and son Frank S.) returned to Seattle to reside and he joined John and Ervin Goodwin in the operation of the Goodwin Real Estate Company. John W. Goodwin appears to have been involved in Seattle real estate and investment activity dating back to at least 1894 when he invested in Dubbs & Goodwin drug store located at 902 Second Avenue. John Goodwin also developed a four-story brick hotel at Sixth Avenue and Yesler Street in 1904. Among the firm's other business ventures was a building located near the SW corner of First Avenue and Pike Street, where John managed a wholesale sugar import business. In September 1907 - very shortly after the establishment of the farmers' street market along Pike Place - the Goodwin Real Estate Company purchased the Leland Hotel building and the adjacent undeveloped land along the bluff to the south and immediately west of Pike Place.



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Frank Goodwin became responsible for the management and operations of the Goodwin Real Estate holdings. He was responsible for, and is credited with, the design of numerous additions to the core market including the initial one-story open shed added to the Leland Hotel in November 1907 and the Outlook Hotel and Market built in 1908. In October 1910, a separate business entity - the Public Market and Department Store Company - was established by Frank Goodwin, Edwin S. Goodwin, John W. Goodwin, D.B. Fairley, R.E.B. Smith, and others. Under Frank Goodwin's management the Public Market and Department Store Company expanded the Leland Hotel and constructed the initial portion of the Fairley Building in 1911, constructed the original portion of Flower Row in 1912, and further remodeled and expanded the Main Market (Leland and Fairley) in 1914.

After 1915, he was joined by his nephew, Arthur E. Goodwin who served as assistant manager. In 1916, the company entered into a land lease and remodeled the former Phythian Building to create the Economy Market Building, again based on a design developed by Frank Goodwin. Frank Goodwin served as general manager of the company until 1917, when he retired and Arthur Goodwin took over that position. In 1925, Arthur Goodwin along with Joe (Giuseppe) Desimone and others, purchased the company (but not the land title) from Frank Goodwin and his brothers and established a new ownership entity known as Pike Place Public Markets, Inc.

**John Graham, Sr. (1873-1955)** was one of the city's most prominent and important architects; he was responsible for the design of numerous highly distinctive downtown office buildings. He was born in Liverpool, England and apprenticed as an architect in England prior to moving to Seattle in 1901. Among his earliest independent commissions was the Butterworth Building. The architectural partnership of David J. Myers and John Graham, Sr. was established c.1905 and continued until 1910; the firm is known to have designed numerous commercial office buildings including the Hannock Building (1908) and Lyon Building (1909), apartment buildings, hotels, private residences, and several buildings constructed for the Alaska-Yukon-Pacific Exposition in 1909. Myers went on in 1911 to work with Virgil Bogue on the ill-fated *Plan of Seattle* and produced many of the drawings for its proposed architectural and urban design projects. He later served on the architecture faculty at the University of Washington prior to entering into the prolific partnership of Schack, Young and Myers in 1920.

John Graham, Sr. went on to practice independently gaining broad recognition and success for the design of a wide range of building types executed in architectural styles from the Tudor Revival to the Art Deco masterpieces of the Exchange Building and the U.S. Marine Hospital (with Bebb & Gould). He was responsible for the design of many of the city's most important landmarks. This work included distinctive private residences, the Ford Motor Company assembly plant (1913), numerous downtown office buildings [Joshua Green Building (1913); Dexter-Horton Building (1921-24); Bank of California (1923); Exchange Building (1929-31)], department stores [Bon Marche (c.1912, destroyed); Frederick & Nelson (1916-19) and the Bon Marche (1928-29)], hotels [St. Charles Hotel (1911); Spring Apartment Hotel (1922); Roosevelt Hotel (1930)]; institutions [four buildings at the University of Washington (1927-28) and the U.S. Marine Hospital (1931-34)], as well as churches, yacht clubs and apartment buildings. Between 1914 and 1918, Graham served as a supervising architect for the design and construction of Ford Motor Company assembly plants constructed across the nation and established an office in Detroit for that purpose. In 1924, John Graham prepared an elaborate modern design scheme for the construction of a major new City-County public market building that would have extended from Pike Place to the waterfront; the scheme was promoted by Mayor "Doc" Brown but failed to gain public support or approval.

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**Victor Steinbrueck<sup>14</sup> (1911-1985)** was Seattle's earliest and most outspoken proponent of historic preservation and conscientious urban planning. He was instrumental in the successful effort to preserve and protect Seattle's Pike Place Market and Pioneer Square; however, he is also recognized for his work to adapt modern architecture to reflect the Puget Sound region's unique character and for his pen-and-ink sketchbooks that both recorded and celebrated the design character and culture of the City.

Victor Steinbrueck was born in Mandan, North Dakota and came to Seattle as a young child in 1913. Victor's father, John Steinbrueck, was among the many railroad men who migrated to the Pacific Northwest from the Midwest during this era. He worked initially as an engineer for the railroads and then in Seattle's shipyards. He participated in the General Strike of 1919 and subsequently became an auto mechanic, eventually co-owning a business on Broadway Avenue where there was a concentration of car dealerships and repair shops. His father's experience with an unscrupulous business partner taught Victor the value of hard work and conscious effort as well as revulsion of those who exploited labor to accumulate profits. While Victor was raised with strong working class values, he was an artist at heart. One of his earliest known drawings was made in 1917; it was his first drawing of Seattle, one that he made during a trip to the Pike Place Public Market. In 1928, he entered the University of Washington initially studying at the UW School of Fisheries, but in 1930 he changed his academic course to architecture and graduated in 1935.

During the 1930s, Victor also worked professionally as an artist, with the Works Progress Administration and the Civilian Conservation Corps. He generated a series of watercolors illustrating life in the CCC camps. These are now scattered throughout the country with at least one in the White House. While he went on to become a licensed architect and university professor, the Steinbrueck household was always full of artists, poets, writers, painters, and sculptors. Well known artists that were part of the Northwest School of painters, including Morris Graves, Bill Ivey, and Mark Tobey, were all family friends. His son Peter recalls that art "was the world he loved the most. Architecture gave him a livelihood and provided a way for him to express his art."

Prior to World War II, Steinbrueck worked for a variety of Seattle architects including William S. Bain, Sr. in 1935, J. Gordon Kaufmann in 1936, and James Taylor in 1936. In 1938, he began a private practice and participated in the design of the Yesler Terrace Housing Project (1940-1943, Aitken, Bain, Jacobson, Holmes, and Stoddard) before serving in the military from 1942 to 1946. Upon his return to Seattle, he joined the faculty of the University of Washington, School of Architecture and eventually served as the acting chair of the department from 1962 to 1963.

Steinbrueck also reestablished his own practice and developed his vision of regional modernism. Like many American architects, he embraced modernism and broke away from historical traditions. Stressing functionality and modern materials, house design of the period possessed clean lines and rectangular forms that were free of ornamentation. Steinbrueck embraced a form of regional modernism, an interpretation of the modern style that employed distinct local materials and construction methods and emphasized the local character and climatic conditions of the building site, as well as the need for natural light and connections to the outdoors. Many of his modern regional house designs were modest in size and reflect the innovative use of inexpensive materials like masonite and linoleum. Steinbrueck's firm, along with Paul Hayden Kirk and Associates, also designed the Faculty Center Building (1958-1960, Seattle AIA Award 1960) which exemplifies regional modernism with its open forms, sweeping horizontal lines, and extensive use of glass. He also contributed to the basic design concept for the Seattle Space Needle (John Graham Jr.) constructed for the 1962 Century 21 Exposition.

<sup>14</sup> Biographical information is drawn from Heather MacIntosh, *HistoryLink.org Essay 67 & Essay 2126* (1999), which includes information provided by his son, Peter Steinbrueck.

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Steinbrueck's focus on the distinct character of Seattle architecture and its urban design elements can be dated to the early 1950s when he prepared *A Guide to the Architecture of Seattle*, a modest guide booklet that was published for the AIA national convention held in Seattle in April 1953. This was the first attempt to provide a comprehensive guidebook regarding the City's architecture. In the late 1950s, as freeway and urban renewal projects began to impact Seattle, he began to contribute pen-and-ink architectural sketches of Seattle buildings to *The Argus*, a local weekly newspaper. He subsequently published a series of noteworthy sketchbooks; *Seattle Cityscape* (1962), *Market Sketchbook* (1968) and *Seattle Cityscape #2* (1973). These publications both recorded and celebrated the architecture - including vernacular architecture - and culture of the city and raised public awareness of its unique design character. Steinbrueck used his sketches and writing to successfully argue his urban ideals, his deep appreciation, and his vision of Seattle.

Steinbrueck became actively involved in efforts to establish the Pioneer Square Historic District and was instrumental in lobbying for the passage of a strong local historic preservation ordinance in 1969. His active efforts to preserve the Pike Place Public Market and stop a short-sighted urban renewal project began in the early 1960s; by September 1964, he became co-chair of the grassroots Friends of the Market organization. He sought not only to protect the historic building fabric of these unique centers but also fought successfully to incorporate and retain low-income housing and social services. In the case of the Pike Place Public Market, he also sought to retain and preserve traditional businesses and business practices. He later recalled that as a child growing up in Seattle he assumed that "such a market was an essential part of every city, like a post office or a railroad station."

The fight to "Keep the Market" and the work of the Friends of the Market became synonymous with Victor Steinbrueck, who refused to give up despite repeated failed attempts to persuade local decision-makers. In 1971, he was instrumental in mounting and promoting a public initiative campaign to create the Pike Place Public Market Historic District, which was overwhelmingly approved by Seattle voters. Steinbrueck was equally instrumental as a member of the initial Pike Place Market Historical Commission - the design and use review board that was mandated by the public initiative and City ordinance - in writing the guidelines and rules used to regulate the use, preservation and rehabilitation of the historic district. When interviewed in 1999, Peter Steinbrueck described his father's philosophy and the crucial civic role he played:

*While he focused on built environment and preservation, and design of the city, his motivation was more about people than about things and objects, about how we live and what we valued. When you look at saving the market, it wasn't so much about saving the buildings but about preserving a way of life, especially the presence of local farmers. He valued the relationship between the consumer and producer, which in modern society has been all but lost, enormously.*

*Progress wasn't a good thing for him in terms of these traditional relationships, owner-operated mom and pop operations and the meaning they had. The culture of the market, the opportunities availed through that kind of environment, and preserving a place for people with low incomes was very important. The market was always associated with produce and services catering to these people. Only 30 years ago, the downtown was mostly low income people. Subsequently more people lived downtown. Only about half as many people live downtown today. He valued the Market's role and wanted to see it continue to provide its historic function. The social role of the market was written into regulations protecting it.*

Victor Steinbrueck articulated an approach to historic preservation - including an appreciation of vernacular architecture and the value of common places - that was just beginning to take hold in other communities around the nation during this same period. His vision of historic preservation celebrated the relationships between people and their environment, both natural and cultural. His life's work celebrated the working class, the everyday place, and the positive interactions between people and spaces. His role and influence on subsequent historic preservation efforts in Seattle and elsewhere in the United States - as the preserved



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Pike Place Public Market became a model for other preservation and urban revitalization efforts – was highly significant and has yet to be fully studied, appreciated, or understood.

**[Irving] Harlan Thomas (1870-1953)** was born in Des Moines, Iowa and raised there until 1879 when his family migrated to Fort Collins, Colorado. He possessed an intense and early interest in architecture, drawing and mechanics. Thomas obtained some experience as a carpenter prior to becoming a draftsman for the Denver architecture firm of A.M. Stuckertas. In 1891, he began to attend Colorado State College in Fort Collins. As a student, he was selected to design two campus buildings, Agricultural Hall and the Industrial Arts/Mechanics Shop, as well as designing family homes in the community. He earned a B.S. degree with a major in mathematics and mechanics in 1894 and established his own architecture practice in Denver. In 1895, he married Edith Partridge and they departed for Europe; the couple stayed for a period of sixteen months during which time Thomas undertook architectural studies in Paris at the American atelier of Marcel Peruse de Montclo, a prix de Rome recipient.

Upon their return to Denver in the fall of 1896, he reestablished his architectural practice. During this period, he is known to have designed numerous buildings including the Fort Collins Methodist Church, Greeley High School, Stratton Hall at Colorado College of Mines, and a family home in Montclair (a Denver suburb), as well as served three terms as mayor of Montclair. During 1903 and 1904 he took a fifteen-month, round-the-world tour with his wife and two small children, again focusing on architectural studies, sketching, and painting. He continued his Denver practice until the family moved to Seattle in June 1906.

Among his earliest local commissions - and possibly the reason for the relocation to the Pacific Northwest - was the design for the old National Park Inn at Longmire; this three-story lodge building could accommodate 60 guests and was destroyed by fire in 1926. He also designed his own highly-distinctive Mediterranean style family home on Queen Anne Hill in 1906-07. Shortly after his arrival in Seattle, he designed two highly distinctive major projects: the Chelsea Hotel (1907-08) on the southwest slope of Queen Anne Hill and the Sorrento Hotel (1908-09) on First Hill.

In May of 1907, the Washington State Chapter of the AIA sponsored the "First Annual Exhibit of Architecture and the Allied Arts" held at the art gallery of the Seattle Public Library. Dozens of local and regional architects participated. The exhibition catalogue listed twelve watercolor drawings or sketches by Harlan Thomas that were part of the exhibit. Along with watercolor images of Paris and sites in Japan, he exhibited at least six watercolor drawings of places he had visited in Italy including images of the Certosa Monastery near Florence, several unidentified street scenes, a view of Mt. Vesuvius, and a view of Capri.

Thomas also won several commissions for the design of school buildings in the region including high schools in Aberdeen, Enumclaw, and Monroe. The bulk of his subsequent commissions were often undertaken in partnership or collaboration with other architects including: Russell & Rice, Clyde Grainger and his son Donald P. Thomas. He is credited with the design of several of Seattle's most distinctive buildings, including: Corner Market Building (1911-12, in partnership with Clyde Grainger); the Queen Anne, Columbia and Douglas Truth Libraries (1912-13, with Marbury Somerville); the Chamber of Commerce Building (1923-24 with Schack, Young & Myers); William O. McKay Ford Showroom (1925); Seventh Church of Christ Scientist (Seattle, 1926); the Arcade Building/Rhodes Department Store (1926-27, destroyed); and the original portion of Harborview Hospital (with Grainger & Donald Thomas, 1929-31). He also designed of the Delta Kappa Epsilon Fraternity House (Tau Kappa Epsilon, 1914); the Kappa Kappa Gamma Sorority House (1930); and Bagley Hall (1935) at the University of Washington. During his career he also designed World War II housing in Bremerton and private homes at various Western Washington locations. Late in his career, he designed St. Stephen's Church (1940) and the Sand Point Community United Methodist Church (1945) before formally retiring in 1949.

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Harlan Thomas was a prolific watercolor and sketch artist and is known to have continued to travel, sketch and paint throughout his long career. It is believed that the distinctive design of the Chamber of Commerce Building was inspired by 12<sup>th</sup> century churches he observed in Lombardy - Parma, Verona, and Pavia during his travels in Europe shortly before undertaking the project. Thomas was active in the AIA and served as the chapter president from 1924-26; he was elected an AIA Fellow in 1928. He is also held in high regard for his role as an educator at the University of Washington School of Architecture, where he served as a professor of architecture and as the department head from 1926 until 1940. He became a recognized painter participating in exhibitions, especially after his retirement. Efforts to identify the current location or repositories that may hold any of his paintings have been unsuccessful. Thomas is considered to have been one of Seattle's most urbane, versatile and influential architects. His worldly background, Beaux-Arts era training and true artistic skill are demonstrated in his ability to create composite stylist treatments for distinctive modern buildings. He died on September 4, 1953 at the age of 83 in Seattle.

**Mark Tobey (1890-1976)** was born in Centerville, Wisconsin, on December 11, 1890. Until 1906, the family lived in Trempleau, a small rural Wisconsin village situated on the Mississippi River. His parents encouraged his artistic interests and sent him to weekly classes at the Art Institute of Chicago after they relocated to that locale. This was the only formal art training that he would ever receive. Tobey initially worked as a fashion illustrator in Chicago and then moved to Greenwich Village in New York City [c.1911] where he worked for *McCall's Magazine*. Until 1917, he travelled back and forth between Chicago and New York, well paid as an illustrator, interior designer, and charcoal portraitist. Through the latter medium he gained recognition in elite social and theatrical circles.

His first one-man show took place in 1917 at M. Knoedler & Co. in New York; it was arranged by Marie Steiner. Steiner also introduced Tobey to Juliet Thompson who was a follower of the Bahá'í World Faith. Thus, Tobey began to follow this faith, a faith that would in turn redirect and guide both his life and his artistic development. Encouraged by a friend, Tobey left New York and moved to Seattle in 1922. He exchanged the cultural and intellectual stimulation of New York for the natural beauty, relaxed milieu, and diffused, almost Parisian, light of this northwestern city. He was offered a teaching position at the Cornish School, an experience that he would later recall with pleasure and satisfaction. According to Tobey, it was at night, in a small and centrally lighted classroom, that he made his "personal discovery of cubism." He imagined a fly moving in every direction around him and the objects in the room. This movement, creating a complex of lines and imaginary planes and shapes, was to develop into the structural "animation of space" that formed the basis for most of his mature paintings.

In 1923, Tobey learned the technique of calligraphy from a young Chinese UW student and artist, Teng Kuei. This enabled him to discover the use of a freely moving brush with which he could adapt his concept of animated space. While in Seattle, he became more aware of and interested in the Orient and was also stimulated by the art of the native cultures of the Pacific Northwest and Alaska. These interests and the economic depression led him to Dartington Hall, a progressive school in Devonshire, England where he worked with several renowned artists and intellectuals and taught from 1930 to 1938. During this period his distinctive style originated and he initiated what became known as "white writing" - a drawing technique upon which his earliest fame rests.

Tobey was briefly in Seattle in 1935 for a one-man show at the Seattle Art Museum. He subsequently returned to Seattle in 1938 on a six-month assignment with a Work Progress Administration art project, but the outbreak of war prevented his return to England. During the following decade he developed further white writing, movable space, and moving focus. In 1939 and 1940, he spent many of his days in the Pike Place Public Market sketching produce, architecture and particularly the people of the Market. Between 1941 and 1945, he completed a distinctive series of pictures in tempera paint that were based on the prior market sketches, combining figurative work within the abstract-like maze of daily market activity. Paintings of city themes, especially those of New York, followed in the 1940s and 1950s.

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The award of the Grand International Prize at the Venice Biennale of 1958 acknowledged the importance of Tobey's art. He was the first American painter since Whistler to achieve this honor. Possibly due to the acclaim he received in Europe, Tobey began to paint large pictures which invited the use of oil paint. Thus in the 1950s and 1960s, his canvasses expanded with a delicate, refined abstraction that anticipated Jackson Pollack's all-over style. In 1960, Tobey moved to Basel, Switzerland, a change he had long contemplated. While European critics and artists considered him the pre-eminent American painter, his work was treated with disdain in the United States, as were the honors bestowed on him abroad. Tobey was elected to the American Academy of Arts and Sciences in 1960, but he declined the membership.

Tobey's paintings were exhibited frequently at select small shows, but the first major homage to his work was a one-man exhibition at the Musée des Arts Décoratifs, the modern wing of the Louvre, in 1960. Two years later a retrospective of Tobey's works was seen at the Museum of Modern Art in New York. In 1964, the University of Washington Press published *Mark Tobey: The World of the Market*, a volume that included many of his Pike Place Market sketches and studio paintings with an introduction written by Tobey expressing his deep affection for the Market. Possibly his crowning achievement was the exhibition at the National Collection of Fine Arts in Washington, D.C., "Tribute to Mark Tobey" held in 1974. He died in Basel, Switzerland in 1976.

**Andrew Willatsen (1876-1974)** *Andrew Christian Peter Willatzen* was born in Northern Germany and came to the United States in 1900. He changed the spelling of his name to Willatsen in about 1918 due to anti-German sentiment after World War I. He first worked as a carpenter, then as a draftsman, and arrived at Frank Lloyd Wright's Studio in Oak Park, Illinois in 1902 or 1903. He worked in Frank Lloyd Wright's Studio in Oak Park, Illinois until 1907. That year he moved to Spokane, Washington, secured a position with the prestigious firm of Cutter & Malmgren, and was subsequently sent to head the Seattle office in order to supervise the construction of the Seattle Golf & Country Club (1908) at The Highlands. In 1909 he formed a partnership with Barry Byrne, another former employee from the Oak Park Studio in 1909. Initially Willatsen and Byrne designed particularly distinctive residences in the Prairie style by adapting Wright's principles to the Northwest environment. However, Willatsen would later work in a wide variety of architectural styles, particularly after 1915. He designed numerous distinctive residences as well as stores, churches, and many other building types.

Between 1915 and into the 1960s, Willatsen was the architect for numerous general alterations to the Pike Place Public Market for both the Goodwin and Desimone ownership entities. It is unclear what his earliest projects in the market were; however, he is known to have designed the Moderne main entrance to the Main Arcade in 1936 and the ornate columns and ceiling lighting improvements to the Economy Arcade in 1939. He had many loyal clients who turned repeatedly to him for architectural assistance until his retirement in the late 1940s. He continued to work occasionally in his retirement, mainly for friends and old clients. He designed the Richard Desimone House (1959) at 2605 SW 170th St. in Normandy Park, Washington, a Midwest-style rambler in roman brick. Andrew Willatsen died in Seattle in 1974 at the age of 97. He was a major contributor to the development of progressive architecture in the Northwest, and he, along with Byrne, must be credited with bringing the Prairie Style to Seattle over 30 years before Wright's first Northwest commission.



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### CHRONOLOGY OF PIKE PLACE PUBLIC MARKET DEVELOPMENT, MAJOR OWNERSHIP AND PRESERVATION ERA

#### 1901

Landes Block/Rosenberg Building (*Livingston Hotel*) constructed at 1931 First Avenue (SW corner of First Avenue & Virginia Street).

Phythian Building (*subsequently adapted to Economy Market*) constructed at SW corner First Avenue and Pike Street.

#### 1902

**July** *Stewart Hotel* constructed at 86 Stewart Street.

**Sept** Hotel Leland (*Leland Hotel*) constructed at foot of Pike Street and Post Alley above West Street (Western Avenue).

#### 1903

**March** *Stewart Hotel* expanded westward to 82-84 Stewart Street.

Butterworth Mortuary (*Butterworth Building*) constructed at 1917 First Avenue.

#### 1904

York Hotel demolished due to undermining and settlement associated with construction of the Great Northern Railway tunnel under the site at NW corner of First Avenue and Pike Street.

#### 1906

*Smith Block* constructed at 1923 First Avenue

#### 1907

**July** Pike Place – a 66-foot wide public thoroughfare was vacated and paved with wooden planks for anticipated public farmers' market purposes.

**August** Farmers began to sell produce from wagons parked along Pike Place. By late August the Vashon Island Farmers Association established a covered stall near the SE corner of Pike Place and Stewart Street.

**Nov** Frank and Ervin Goodwin (Goodwin Real Estate Company) construct a one-story 76-stall market and open shed structure to the north of the Leland Hotel. [Frank and Ervin Goodwin had purchased the Leland Hotel and adjacent property in September 1907.]

#### 1908

Kalem Block constructed at 600-606 Pike Place (a.k.a. *Seattle Garden Center*)

**August** Modern comfort station and outlook plaza opened to the public. Comfort Station located below Pike Place at the foot of Pike Street and accessible off of a newly regraded portion of Pike Street and Post Alley.

Hotel Pike Place (*Cliff Hotel*) constructed at 1440 Western Avenue with access from foot of Pike Street.

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### 1908-9

**Outlook Hotel (a.k.a. La Salle Hotel)** and Outlook Market constructed by Goodwin Real Estate Co. Located between Post Alley and Western Avenue with direct access from foot of Pike Street.

### 1910

**January** **Sanitary Public Market** constructed at 1512-1516 Pike Place and 1513-1525 First Avenue.

**March** Property owners to the north of Stewart Street lobby for the construction of additional covered public farmers' stalls and removal of farmers' wagons from Pike Place.

**Silver Oakum Building** was constructed at 87 Pine Street.

**Triangle Building** was constructed at 1518-1528 Pike Place.

**Alaska Trade Building** constructed at 1917 First Avenue.

**October** Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) establish the Public Market and Department Store Co. and assume control of the Pike Place Market Building [Leland Hotel and the additions constructed in 1907]. They announced plans to expand the Pike Place Market Building to the west and upward by three to four stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades within which public farmers' stalls could be established/constructed by the City.

The City began to fund the construction of covered areas (arcades) at sidewalk areas to provide shelter (stalls) for farmers and customers and make Pike Place more open to pedestrian and vehicular traffic.

### 1911

**August** Expanded Leland Hotel Building and Main Market (**Fairley Building**) were completed and dedicated. The Fairley Building was expanded westward to be flush with the west elevation of the Leland Hotel Building. Two addition floor levels were added below the Pike Place level of the Leland Building. Three additional floor levels were added below the Pike Place level of the Fairley Building. Construction of the **North Arcade** (Market House) within the sidewalk right-of-way by the City of Seattle included the construction of a massive concrete retaining wall and bulkhead along Western Avenue and cantilevered west side over the sidewalk level at Western Avenue. Seventy-four (74), five-foot wide farmers' stalls (dry stalls) were located along the west side of shed. Market Masters office established at south end of shed (below street level). Farmers (in wet stalls) continued to sell from street-side locations.

### 1912

**Corner Market Building** constructed at the NW corner of First Avenue and Pike Street.

The Public Market and Department Store Co. installed two prominent signs on the **Leland Hotel** building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the façade of the building.

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### 1913

**March** Seattle voters rejected a \$150,000 ballot measure promoting the construction of a new market hall under Pike Place and served by conveyors connected to the waterfront. An alternative measure put forth by the mayor was approved and called for the construction of additional arcades on both sides of Pike Place.

*Fairmount Hotel* constructed at 1907 First Avenue

A 560-foot long footbridge crossing Western Avenue and Railroad Avenue was constructed in order to directly connect the Pike Place Public Market with the waterfront and ferry services. Located adjacent to and connected to the below grade areas of the Leland Building and the Comfort Station. The original open arcade portion of *Flower Row* was constructed.

### 1914

Main Market (*Fairley Building*) and upper levels of the *Leland Hotel* were further remodeled and a major addition was constructed. A six-story addition was added to the west side of the Fairley Building and the Leland Hotel Building extending floor plate of both buildings to the edge of the Western Avenue right-of-way. Ornate entrance marquee constructed at Pike Street entrance. Flower Row and Main Arcade improved and expanded. Flower Boxes and electrified entrance sign added to Main Market building.

### 1915

Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co.

### 1916

**November** Pythian Building/Bartell's Drug Store at the SW corner of First Avenue and Pike Street was leased to Goodwin Real Estate Co. The building was extensively remodeled by Frank Goodwin, reopened and renamed the *Economy Market*.

### 1917

Arthur Goodwin promoted to the position of general manager of the Public Market and Department Store Co.

### 1919

City Council passed an ordinance revoking the right of farmers to use Pike Place for public market purposes after 1921. The Goodwin's put forward a proposal to develop a new market building (Municipal Market Building) at the west side of Western Avenue to be accessed via an elevated bridge at Stewart Street over Pike Place and Western Avenue.

Electric signage with clock installed atop the *Leland Building*. Pike Place paved with brick.

### 1921

Farmers retain rights to use the public market for produce sales until alternative stall locations can be provided.

### 1922

Initial construction of Municipal Market Building. The City entered into an agreement with the Public Market and Department Store Co. to allow several of the established farmers' stalls located in the *Main Arcade* to be converted and rented by the company to retail fruit and vegetable vendors and other food-related businesses. These stalls became known as the "GG stalls" and "high stalls." Giuseppe (Joe) Desimone, a successful South Park farmer was among the first to lease one of the "high stalls." Tremendous controversy erupted due to the creation of these eight stalls that were leased to grocery vendors who purchased products from middlemen, rather than continuing to have the space devoted to farmer's stall space.



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Upper floor level mezzanine areas were added to Main Market buildings.

**July** Branch of Seattle Public Library opened in basement level of Main Market - Fairley Building.

**August** Completion of the Stewart Street Bridge (*now Desimone Bridge*) and Municipal Market Building under construction. All farmers' stalls were moved off of Pike Place and all "wet" and "dry" farm product sales located within covered arcades. Thirty-seven (37) new farmers' stalls were constructed in Flower Row and 60+ new farmers' stalls were housed in an the remodeled open shed North Arcade.

**Outlook Building** constructed and interconnected to Outlook Market. Located behind **Outlook Hotel (La Salle Hotel)** at 1430 Western Avenue.

### 1924

**March** Municipal Market Building opened with 160 additional farmers' stalls at west side of Western Avenue with truck and pedestrian access via the previously completed Stewart Street Bridge (*now Desimone Bridge*). The entire building was under the operation of the Public Market and Department Store Co. with space leased to the City for farmers' stall use.

Mayor "Doc" Brown proposed construction of a major new City-County public market building that would extend from the current public market location to the waterfront. Proposal died when Brown lost his reelection bid in 1926.

Construction of footbridge between North Arcade and Municipal Market (*original Joe Desimone Bridge*).

### 1926

Arthur Goodwin and other investors (including Giuseppe Desimone) purchased the Public Market and Department Store Co. from his uncles for \$750,000 transferring ownership of the **Economy Market, Outlook Hotel & Market, Outlook Building** and **Cliff Hotel**, and Main Market (**Leland Building, Fairley Building**). A new ownership entity, Pike Place Public Markets, Inc. was established. Frank Goodwin and his brothers retained title to the underlying land.

Peak number of 625 permitted farmers selling in the Public Market stalls (low tables).

Arthur Goodwin established a formal company office on north side of the second floor level of the Economy Building overlooking Pike Place.

### 1928

Additional flower boxes installed above Pike Place marquees and updated lighting and signage changes made by Pike Place Public Markets, Inc. Main "Public Market Center" neon sign with giant clock installed – first use of neon in Pike Place Market. "PUBLIC MARKET" sign on North Arcade roof at foot of Pine Street was installed.

**Champion Building** was constructed at 1926-28 Pike Place to serve as a parking garage.

### 1929

Arthur Goodwin published *Markets: Public and Private*.

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### 1933

Giuseppe (Joe) Desimone acquired control of majority shares in Pike Place Public Markets, Inc. Arthur Goodwin remained company president.

### 1936

Andrew Willatsen designed improvements to the Economy Arcade including new ornate cove molding, column capitals and ceiling lighting. Twenty-one (21) new traditional farmers' stalls were constructed in the *Economy Arcade*.

### 1939-40

Mark Tobey began actively sketching in the Pike Place Public Market and continued to paint public market subjects for the next five years.

### 1939

Several core market buildings were remodeled and plumbing and lighting improvements were made to the farmers' stalls. Andrew Willatsen designed a new Moderne neon "Farmers Market" sign and surround feature that was constructed at the entrance to the Main Arcade at the foot of Pike Street, replacing the earlier electrified signage feature. The wooden bulkhead under the west side of Pike Place was replaced by a steel pipe bulkhead.

### 1941

Arthur Goodwin sold all of his ownership interest in the Pike Place Public Markets, Inc. to Joe Desimone, who became company president. I.A. Caraco served as vice president and general manager.

**Dec 15** *Sanitary Public Market* damaged by fire.

### 1942

*Sanitary Market* building reconstructed to include rooftop parking area.

Japanese-American farmers were part of the forced evacuation from the Pacific Coast resulting in a dramatic drop in farm permits and sales.

Giuseppi (Joe) Desimone had a stroke. His son, Richard Desimone took over responsibility for daily market operations.

### 1946

**January** Giuseppi (Joe) Desimone died. His son, Richard Desimone became president and general manager of Pike Place Markets, Inc.

### 1949

**Apr** *Silver Oakum Building* was damaged by the April 13, 1949 earthquake. The other buildings within the market complex were only slightly damaged.

Only 53 permitted farmers selling in the Public Market stalls (low tables).

### 1950

Mayor Harlan Edwards announced plans to build a modern 7-story parking garage with a luxury restaurant, specialty shops, a department store on the site of the Pike Place Public Market; plans were met with public resistance.

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### 1953

Alaskan Way viaduct constructed. Footbridge crossing Western Avenue and Railroad Avenue at Hillclimb Corridor partially dismantled.

### 1961

**Nov 11** The Stewart Street Bridge (now *Desimone Bridge*) and Municipal Market Building were seriously damaged by fire. The market building was partially rebuilt and the bridge structure was converted to an open parking area.

### 1963

The City of Seattle proposed a major urban renewal project to replace the Pike Place Market involving construction of 3,000 car garage, high-rise office towers and hotel.

### 1964

**July** City Councilman Wing Luke urged that a "civic development corporation be formed by friends of the Pike Place Market" in order to revitalize the marketplace and rally public support. With support from Allied Arts of Seattle, the Friends of the Market (FOM) grassroots organization was formally established in September with Robert Ashley and Victor Steinbrueck serving as co-chairman.

### 1968

**July** After four years of advocacy efforts, the FOM began to plan a "Let's Keep the Market" petition campaign advocating changes to the then-proposed urban renewal plan. By October, 53,000+ signatures had been collected opposing the proposed urban renewal plan for the Market.

### 1969

**June** A final revised urban renewal plan including extensive demolition was prepared by Kirk, Wallace McKinley and John Morse. Seattle City Council voted to adopt the Pike Place Plaza Project (Proposal 23) by a 7-0 margin.

### 1970

**Feb** FOM nominated a 22-acre Pike Place Public Market Historic District to the National Register of Historic Places. The district boundaries were subsequently reduced to 1.7 acres, over the objections of FOM. By December, FOM began to plan a public initiative petition drive.

### 1971

FOM began to stage weekly lunch hour demonstrations in front of City Hall.

**June 15** FOM formally filed the public initiative petitions with over 25,600 signatures. The initiative called for the creation of a 7-acre historic district to be regulated by a 12-member historical commission responsible for the preservation of not only the historic buildings but the established "character" of the Market district.

**Nov 2** The "Keep the Market" public initiative petition was overwhelmingly approved by Seattle voters in a general election.

### 1973

**June** The Pike Place Preservation and Development Authority (Pike Place PDA) was chartered by the Mayor. The Pike Place PDA was responsible for the completion of the publically-funded rehabilitation project (known as the Pike Place Project) as well



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as the operation of the publically-owned properties within the district. The City of Seattle (and in turn PDA) ultimately acquired approximately 80% of the buildings/parcels within the historic district; several buildings/parcels remained in private ownership and three parcels were sold by the PDA for private development.

### 1974

**January** An amended Urban Renewal Plan (Pike Place Project) was issued. The 22-acre project area included the 7-acre historic district to be regulated by the Pike Place Market Historical Commission and subject to strict use and design controls.

### 1975

**Corner Market Building** restoration and rehabilitation project was completed by the PDA.

### 1976

**Soames Building** and **Dunn Building (Soames-Dunn Building)** rehabilitation project was completed by the PDA. **Champion Building** rehabilitation project was completed by private owners. **Economy Building** was damaged by an arson fire.

### 1977

**May** **Leland Hotel** (including Bakery Building and Flower Row) rehabilitation project was completed by the PDA. **LaSalle Hotel and Outlook Building (LaSalle-Outlook Building)** rehabilitation project was completed by the PDA. **North Arcade** restoration project completed by PDA. **Livingston-Baker** rehabilitation and new construction project was completed by the PDA.

**June** **Alaska Trade Building**, **Butterworth Building** and **Smith Block** rehabilitation projects were completed by private owners.

**Sept** **Fairmount Hotel** and **J.P. Jones Building** rehabilitation projects were completed by private owners.

### 1978

**Fairley Building (Main Market)** and **Economy Market** rehabilitation projects were completed by the PDA.

**Pike and Virginia Building** new construction project was completed by private developers/owners.

### 1980

**Cliff House** rehabilitation project was completed by the PDA. **Seattle Garden Center** rehabilitation project was completed by private developers/owners.

### 1981

**Sanitary Market** rehabilitation and new construction project was completed by the PDA.

### 1982

**Stewart House** rehabilitation and new construction project was completed involving the preservation of the **Stewart Hotel**.

### 1983

**Post Alley Market (First & Pine Building)** new construction project was completed by private developers/owners.

### 1985

**Inn at the Market** new construction project was completed by private developers/owners.

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### Boundary Description

The Pike Place Public Market Historic District is located within a portion of east ½ of Section 31, Township 25, Range 4E of the Willamette Meridian. The boundaries are described as: beginning at the intersection of the centerlines of First Avenue and Virginia Street; thence southeasterly along the centerline of First Avenue to the intersection of the said centerline with the centerline of Stewart Street; thence southeasterly along the centerline of First Avenue to the intersection of said centerline with the northeasterly extension of the southeasterly line of Lot 3 in Block "F" of A.A. Denny's 4<sup>th</sup> Addition to the City of Seattle (as per plat recorded in Volume 1 of Plats, page 69, records of King County, Washington Territory; thence southwesterly along the northeasterly extension of said line and along the southeasterly lines of the Lots 3 and 4 of said A.A. Denny's 4<sup>th</sup> Addition to the centerline of Western Avenue; thence northwesterly along the centerline of Western Avenue to the point of the intersection of the centerline of Pine Street; thence northwesterly along the southwesterly margin of Western Avenue to the point of intersection with Virginia Street; thence northeasterly to the point of beginning.

Additional UTM reference points starting from intersection of the centerline of Western Avenue at Pine Street are E: 549454E - 5273080N, F: 549332E - 5273181N.

### Boundary Justification

The current boundaries of the Pike Place Public Market National Register Historic District (NRHP) were established when the 1970 historic district nomination was revised and the boundaries expanded in 1972 after the passage of the public Initiative petition No. 270105 and the adoption of a local historic preservation ordinance [Ordinance No. 100475], which established the local Pike Place Market Historic District. The NRHP boundaries remain unchanged and are the same as those delineated in 1972.

Note that the local historic district boundaries were subsequently expanded to include Steinbrueck Park and undeveloped parcels on the west side of Western Avenue. [The local Pike Place Market Historic District was established as a 7-acre subarea within the 22-acre Pike Place Urban Renewal Project (Pike Place Project) site.]



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Coordinate System: State Plane, NAD83-91, Washington North Zone  
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)

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December 3, 2009

## PIKE PLACE PUBLIC MARKET HISTORIC DISTRICT (NRHP)



District Boundary



1 Contributing  
(Site ID#)

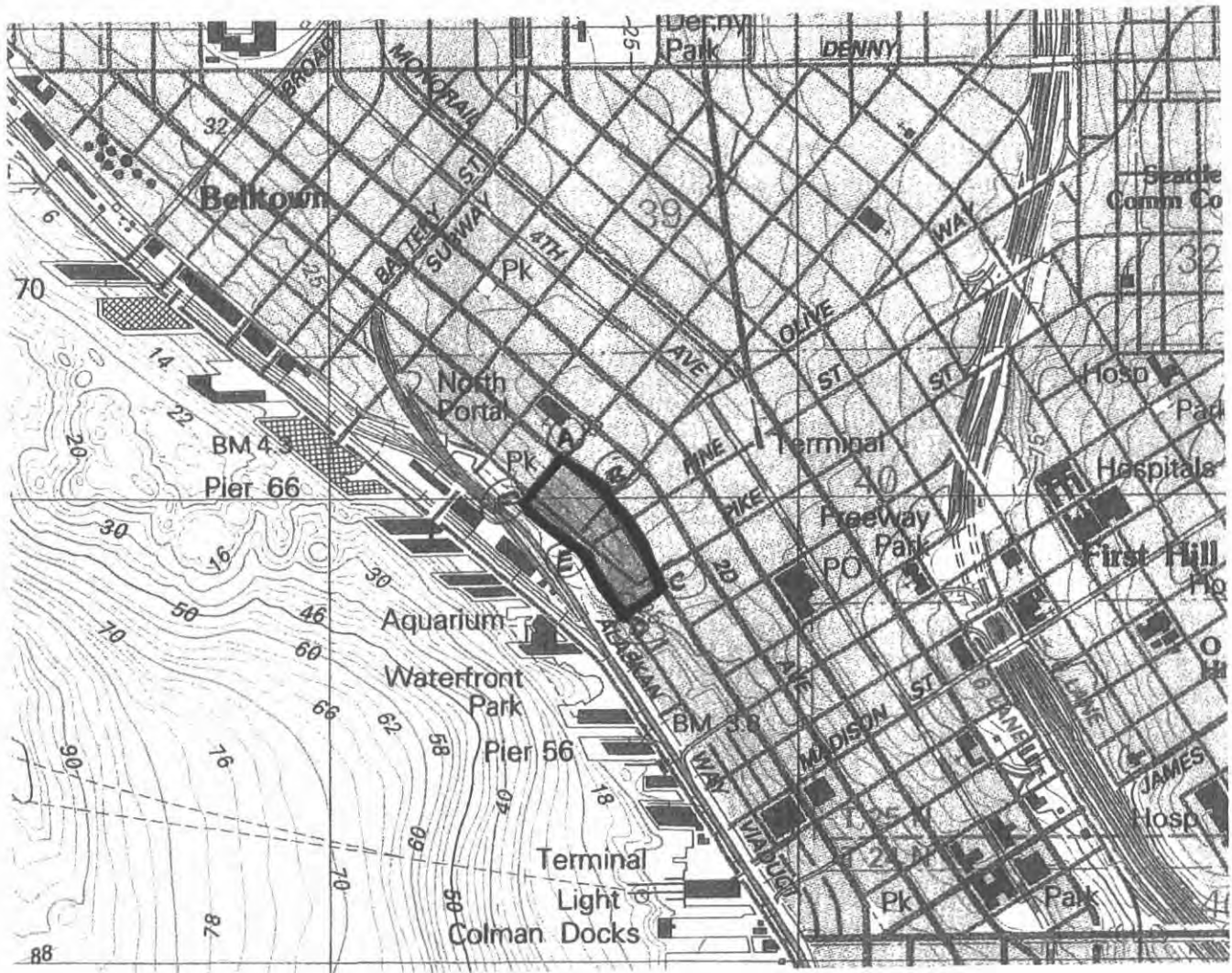


6 Non-Contributing  
(Site ID#)



0 100 200  
Feet





**Pike Place Public Market Historic District  
UTM References – Zone 10**

- A. 549408 E – 5273275 N
- B. 549510 E – 5273184 N
- C. 549624 E – 5272993 N
- D. 549538 E – 5272948 N
- E. 549454 E – 5273080 N
- F. 549332 E – 5273181 N

1947-48: Plot of local zoning



**Historic District Property Owners/Agents Chart** (listed numerically by Site ID#)

<b>ID #</b>	<b>Common Building Name</b>	<b>Property Owner/Agent</b>
1	Corner Market	Pike Place Market PDA 85 Pike Street #500 Seattle, WA 98101 (206) 682-7453
2	Economy Market	Pike Place Market PDA
3	LaSalle-Outlook Bldg	Pike Place Market PDA
4	Cliff House	Pike Place Market PDA
5	LaSalle-Outlook Bldg	Pike Place Market PDA
6	PPM Senior Center	Pike Place Market PDA
7	Comfort Station, Flower Row/Hillclimb Corridor	Pike Place Market PDA
8	Leland Building	Pike Place Market PDA
9	Fairley Building	Pike Place Market PDA
10	North Arcade	Pike Place Market PDA
11	Desimone Bridge	Pike Place Market PDA
12	Pike & Virginia Building	Pike & Virginia Condominium Association 87 Virginia Street Seattle, WA 98101
13	Champion Building	Cheryl and Dave Martin P.O. Box 81 Mukilteo, WA 98275 (425) 742-1360
14	Soames Building	Pike Place Market PDA
15	Dunn Building	Pike Place Market PDA
16	Stewart House	Pike Place Market PDA
17	Stewart House ( <i>Stewart Hotel</i> )	Pike Place Market PDA
18	Beecher's Cheese / Old Seattle Garden Center	Mike Hess J4S Associates, L.L.C. 8129 Lake Ballinger Way #104 Edmonds, WA 98026 (206) 533-2181  Alfred & Shirley Collins 1217 39 <sup>th</sup> Ave E. Seattle, WA 98112 (206) 325-7840  Arne Bystrom, AIA 1022 Summit Ave E. Seattle, WA 98102



**Historic District Property Owners/Agents Chart** *(listed numerically by Site ID#)*

		(206) 323-6511
19	87 Pine	Pike Place Market PDA
20	Triangle Building	Pike Place Market PDA
21	Sanitary Public Market	Pike Place Market PDA
22	Post Alley Market	Pike Place Market PDA
23	Inn at the Market	Bob Thurston Inn at the Market 86 Pine Street Seattle, Washington 98101 (206) 443-3600
24	Fairmount Building	Crystal Ward, Asset Manager Fairmount Apartments, L.L.C. 2801 Alaskan Way Suite 310 Seattle, WA 98121 (206) 438-6904
25	J.P. Jones Building	Fairmount Apartments, L.L.C.
26	Alaska Trade Building	ATB, LLC c/o Cascade Pacific Real Estate 2505 3 <sup>rd</sup> Ave #150 Seattle, WA 98121 Property Manager: Luther Moyer 206 – 448-7757
27	Butterworth Building	McAleese Properties, LLC c/o Patrick Pearse McAleese 5330 Lansdown Lane Mercer Island, WA 98040
28	Smith Block	Anais Winant Laurencia, LLC P. O. Box 2004 Seattle, WA 98111-2004 cell 841-5850
29	Baker Building	Pike Place Market PDA
30	Livingston Building	Pike Place Market PDA

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### Historic Images:



Market Scene, Seattle, Wash.

Image #1 - View looking north on Pike Place of street market 1907. Stewart Hotel at center-top of image  
(UW Libraries Special Collections Division)

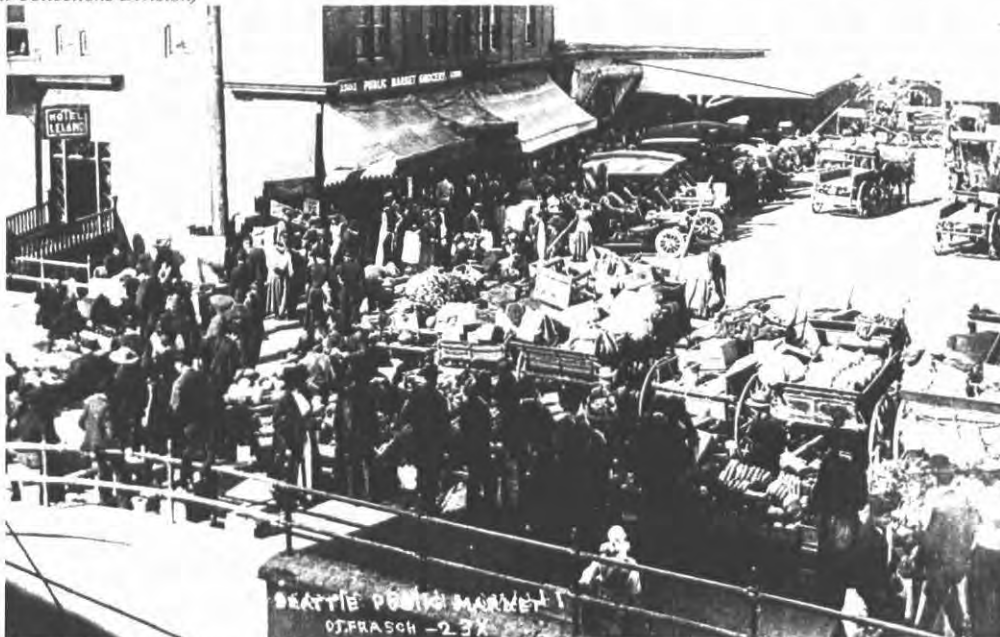


Image #2 - Street market scene at foot of Pike Street showing entrance and shop awnings at Leland Hotel and new Goodwin Real Estate Co. market shed structure adjacent to the north c.1908. (UW Libraries Special Collections Division)

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### Historic Images:



Image #3 – Street market scene at foot of Pike Street and First Avenue showing new awnings at barricade around site of former York Hotel c.1910. (UW Libraries Special Collections Division)



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### Historic Images:



Image #4 – Newly constructed, municipally-owned Market House (North Arcade) at northwest side of Pike Place c.1911. (UW Libraries Special Collections Division)



Image #5 – View south on Pike Place showing newly constructed, municipally-owned Market House (North Arcade) at right and Pike Place Market & Department Store Co. building beyond c.1911. (UW Libraries Special Collections Division)

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### Historic Images:

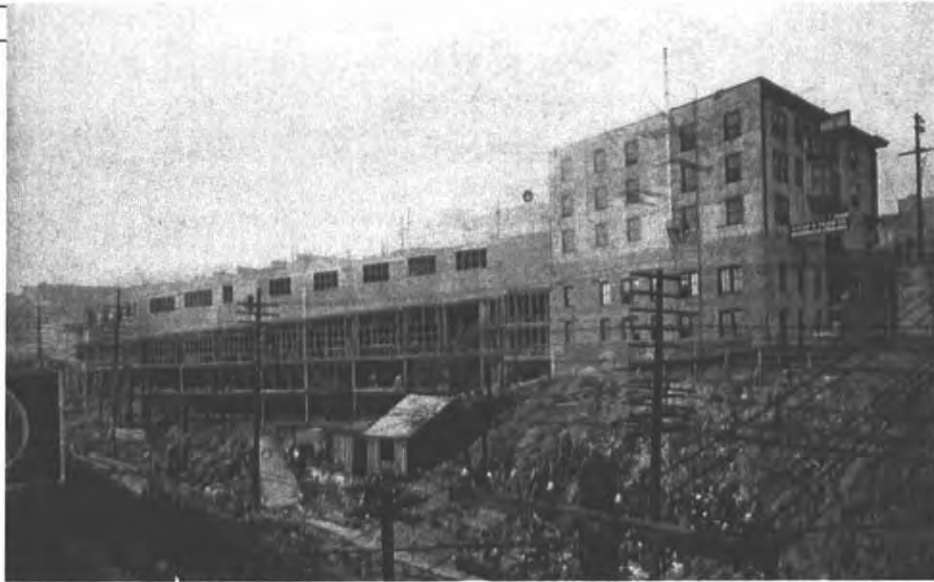


Image #6 – View NE of west and south sides of Leland Hotel above Western Avenue showing construction of first addition to Pike Place Market & Department Store Co. market building to the north, c.1911. Partial view of Outlook Plaza at left side of image. (Image provided by City of Seattle Historic Preservation Program)



Image #7 – View NW at First Avenue and Pike Street showing newly constructed, privately-owned Corner Market with Sanitary Market adjacent to the north, 1912. Pike Place Market & Department Store Co. buildings (Leland Hotel and Fairley Building) face Pike Place and exhibit prominent new signage. (UW Libraries Special Collections Division – Curtis Collection)

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### Historic Images:



Image #8 – View north along Pike Place showing Pike Place Market & Department Store Co. buildings (Leland Hotel and Fairley Building) and municipally-owned Market House (North Arcade) beyond c.1912. Corner Market at right. (UW Libraries Special Collections Division - Postcard Collection)

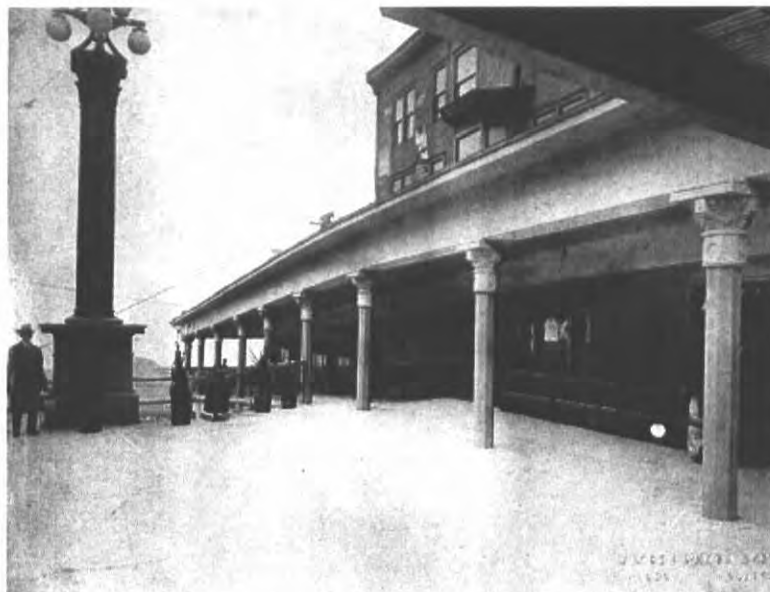


Image #9 – View west from foot of Pike Street showing Outlook Plaza above Comfort Station and newly constructed original portion of Flower Row at the south side of Leland Hotel c.1914. (City of Seattle Municipal Archives)



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### Historic Images:



Image #10 – View NE at Pike Place near foot of Pine Street showing street market with Kalem Block and Stewart Hotel in view beyond c.1912. (City of Seattle Municipal Archives)

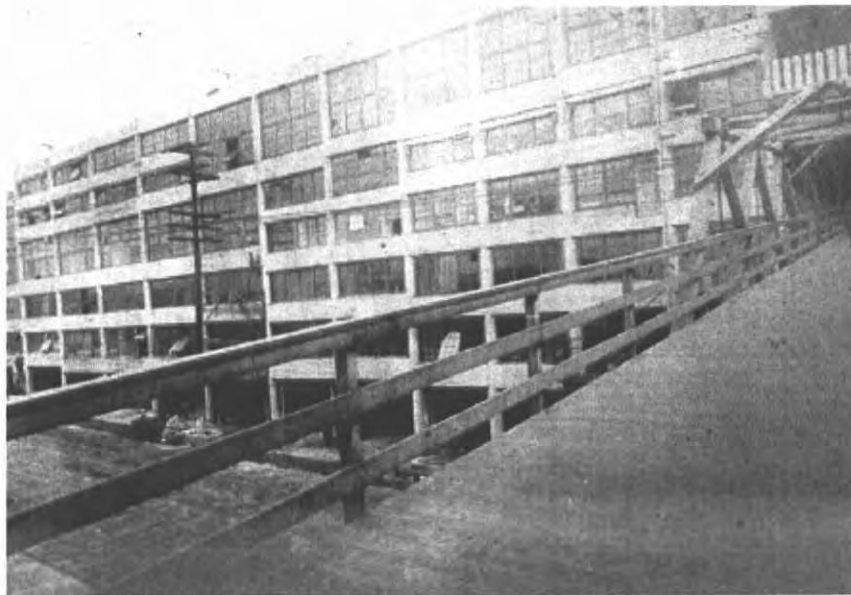


Image #11 – View NE of west side of recently expanded Main Market (Leland Hotel and Fairley Building) at Western Avenue c.1914. Recently constructed pedestrian footbridge over Western Avenue and Railroad Avenue connecting Market with Central Waterfront in view. (City of Seattle Municipal Archives)

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### Historic Images:



Image #12 – Interior view of lower mezzanine floor level in Main Market (Leland Hotel and Fairley Building) c.1916. (City of Seattle Municipal Archives)



ONE OF SEATTLE'S BUSY MARKETS.

101354

Image #13 – View north of vista along newly brick-paved Pike Place showing entrance and arcades at Main Market and marquees at Corner Market c.1920. (UW Libraries Special Collections Division – Postcard Collection)

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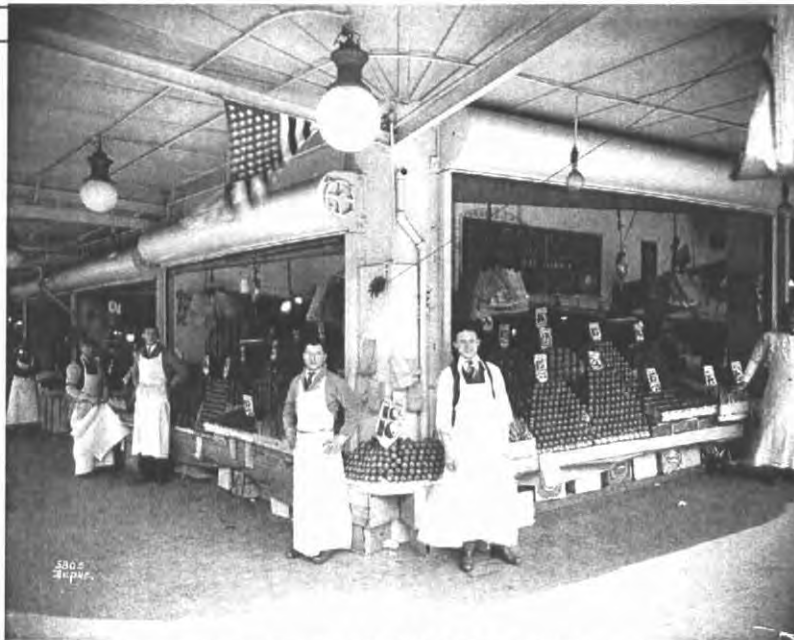


Image #14 – Produce vendors - Corner Market, 1917. (UW Libraries Special Collections Division)



Image #15 – Butter, Eggs & Cheese Store - Sanitary Market, 1917. (UW Libraries Special Collections Division)



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### Historic Images:



Image #16 – Three Girls Bakery Shop - Corner Market, 1917. (UW Libraries Special Collections Division)



Property of Museum of History & Industry, Seattle

Image #17 – Produce Vendors - Leland Building, c.1928)

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### Historic Images:



Image #18 – Farm stalls in Main Arcade c.1936. *(City of Seattle Municipal Archives)*



Property of Museum of History & Industry, Seattle

Image #19 – High Stalls in Main Arcade, 1939.

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### Historic Images:



Image #20 – High Stalls in Main Arcade, c.1940. (UW Libraries Special Collections Division)



Image #21 – Dry Stalls – North Arcade c.1952. (UW Libraries Special Collections Division)



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### Historic Images:



Image #21 – Mark Tobey sketching in Main Arcade (*Seattle Times*, March 17, 1946)



Image #22 – Victor Steinbrueck sketch made in 1959, published in *Seattle Cityscape*, pg. 114

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### Historic Images:



Image #23 — View of market entrance at First Avenue and Pike Street, 1972. (City of Seattle Municipal Archives)



Property of Museum of History & Industry, Seattle

Image #23 — Friends of the Market historic preservation protest, 1971. Victor Steinbrueck at right front.

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Site ID # 1 Corner Market



1914 University of Washington SCD [UW-SCD]  
Curtis Collection



1937 Puget Sound Regional Archives [PSRA]



Nov 1974 City of Seattle Municipal Archives [MA]



March 2009 Maryanna H. Krafft



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June 2009

Maryanna H. Krafft



May 2009

Maryanna H. Krafft



June 2009

Maryanna H. Krafft



June 2009

Maryanna H. Krafft [MHK]

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Site ID # 2 Economy Market



1917

Museum of History & Industry [MOHAI]



1919

[MA]



1937

Puget Sound Regional Archives [PSRA]



May 1968

[MA]

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March 2009 – View south from Pike St.

[MHK]



March 2009

[MHK]



March 2009 – View west from First Ave.

[MHK]



May 2009 – View east from Post Alley

[MHK]



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Economy Arcade, 1967

[MA]



Economy Arcade, June 2009

[MHK]



Economy Arcade, June 2009

[MHK]



Economy Arcade, March 2009

[MHK]

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Economy Arcade, March 2009 [MHK]



Economy Arcade, June 2009

[MHK]



1972 - View west to Post Alley

[MA]

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Site ID # 3 LaSalle-Outlook Building



1937

[PSRA]



1967

[MA]



1972

[MA]



1972

[MA]



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May 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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June 2009 – Post Alley view north

[MHK]

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Site ID # 4 Cliff House



1937

[PSRA]



1967

[MA]



1972

[MA]



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June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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### Site ID # 5 Outlook Building



1937

[PSRA]



1937

[PSRA]



1967

[MA]



1972

[MA]



May 2009

[MHK]

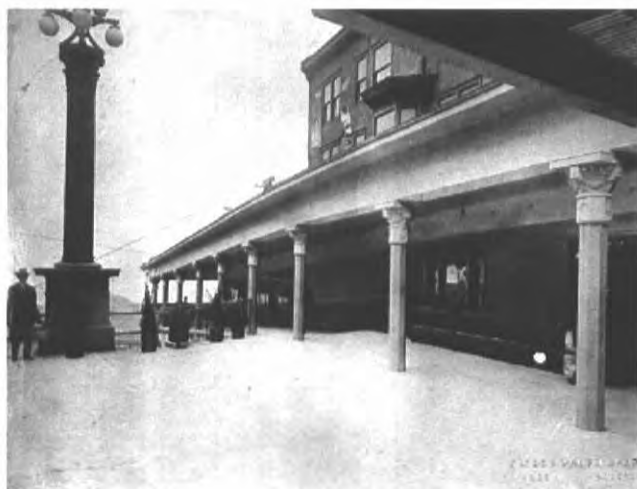
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Site ID # 7 Flower Row/Hillclimb Corridor/Outlook Plaza



c.1914

[MA]



1972

[MA]



1937

[PSRA]



1972

[MA]



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1967

[MA]



1967

[MA]



1975

[MA]



March 2009

[MHK]



May 2009

[MHK]

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May 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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Site ID # 8 Leland Building



c.1903

[UWSCD Neg#4671]



1910 [Courtesy City of Seattle Historic Preservation Program]



1937

[PSRA]



1967

[MA]

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1975

[MA]



1968

[MA]



1973

[MA]



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March 2009

[MHK]



June 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]

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May 2009

[MHK]



May 2009

[MHK]



c.1914

[MA]

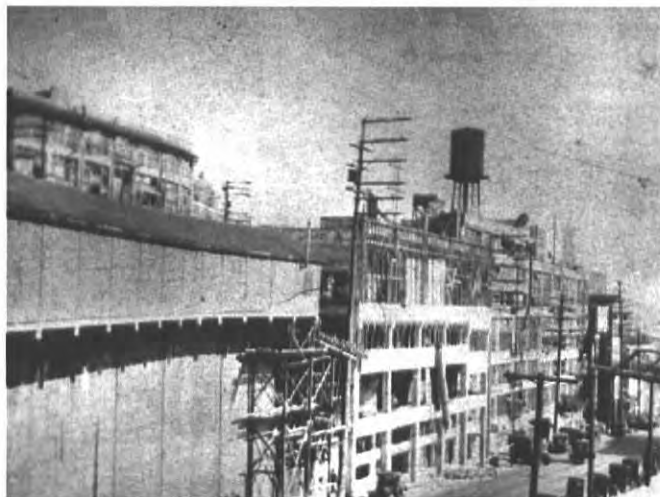
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### Site ID # 9 Fairley Building



1914

[MA]



1937

[PSRA]



1970

[MA]



1972

[MA]

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May 2009

[MHK]



May 2009

[MHK]



May 2009

[MHK]



May 2009

[MHK]



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Dec 2009 - Pike Place elevation

*Chapin Krafft [CKK]*



Dec 2009 - Pike Place elevation

*Chapin Krafft [CKK]*

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March 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]



June 2009

[MHK]

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June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]

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### Site ID # 10 North Arcade



c.1910

[UWSCD]



c.1910

[UWSCD]



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1937

[PSRA]



1967

[MA]



1967

[MA]

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1972

[MA] March 2009



[MHK]



March 2009

[MHK]



March 2009

[MHK]

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June 2009 [MHK]



June 2009 [MHK]

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June 2009 [MHK]



June 2009 [MHK]

View south on Western Avenue – North Arcade & Desimone Bridge



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Dec 2009 [CKK]

View south on Pike Place toward North Arcade & Desimone Bridge w/ slabs

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### Site ID # 11 Desimone Bridge



1921

[MA]



1961 - Original Desimone Bridge in foreground

[PSRA]



1964

[MA]

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May 2009

[MHK]



May 2009

[MHK]



March 2009

[MHK]



June 2009

[MHK]

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### Site ID # 13 Champion Building



1937

[PSRA]



1967

[MA]



December 2009

Chapin Krafft [CKK]



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1972 [MA]



December 2009 [CKK]

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### Site ID # 14 Soames Building



1937

[PSRA]



1972

[MA]



December 2009

[CKK]

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### Site ID # 15 Dunn Building



1937

[PSRA]



1972

[MA]



December 2009

[CKK]

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1975 [MA]



December 2009 [CKK]



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### Site ID # 17 Stewart House/Stewart Hotel



Market Scene, Seattle, Wash.

1907 - Stewart House at center top

[UWSCD]



1937

[PSRA]



1967

[MA]

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1976 - West elevation



[MA] December 2009

[CKK]



Dec 2009 - West elevation

[CKK]



Dec 2009 - South elevation

[CKK]

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### Site ID # 18 Beecher's Cheese / Old Seattle Garden Center



c.1912

[MA]



1937

[PSRA]



1945

[PSRA]

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1967

[MA]



1972

[MA]



March 2009

[MHK]



December 2009

[CKK]



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December 2009

[CKK]

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Site ID # 19 87 Pine



1930

[MA]



1937

[PSRA]



May 2009

[MHK]



May 2009

[MHK]

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### Site ID # 20 Triangle Building



1937

[PSRA]



1937

[PSRA]

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c. 1968

[MA]



Dec 2009

[CKK]



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Dec 2009 View south Post Alley/east elevation [CKK]



Dec 2009 View north Post Alley/east elevation [CKK]

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Site ID # 21 Sanitary Public Market



1937 - First Avenue elevation

[MA]



1967 First Avenue elevation

[MA]

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1942 Pike Place elevation

[MA]



1972 Pike Place elevation

[MA]

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December 2009 – Pike Place elevation

[CKK]



December 2009

[CKK]



December 2009 – First Avenue elevation

[CKK]



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### Site ID # 24 Fairmount Building



1937

[PSRA]



1967

[MA]

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December 2009

[CKK]



December 2009

[CKK]

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### Site ID # 25 J.P. Jones Building



1937

[PSRA]



1967

[MA]



1967

[MA]

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Dec 2009 - West & South elevations

[CKK]



Dec 2009 - Post Alley at West elevation

[CKK]



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Dec 2009 - View south of Post Alley & West elevation

[CKK]

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### Site ID # 26 Alaska Trade Building



1937

[PSRA]



1968

[MA]

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1967

[MA]



December 2009

[CKK]

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### Site ID # 27 Butterworth Building



1917

[MA]



1937

[PSRA]



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National Park Service

## National Register of Historic Places Continuation Sheet -

PIKE PLACE PUBLIC MARKET  
KING COUNTY, WASHINGTON

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Historic & Contemporary Images



1972

[MA]



December 2009

[CKK]



December 2009

[CKK]



December 2009

[CKK]

United States Department of the Interior  
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Site ID # 28 Smith Block



1937

[PSRA]



1972

[MA]



1977

[MA]



December 2009

[CKK]

United States Department of the Interior  
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Site ID # 30 Livingston Building

NEW FAMILY HOTEL TO BE BUILT AT FIRST AVENUE AND VIRGINIA



Rendering published *Seattle Post-Intelligencer* 1/13/1901



1937

[PSRA]

United States Department of the Interior  
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1967 - First Avenue elevation

[MA]



December 2009

[CKK]



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December 2009 – First Avenue & Virginia St.



[CKK] Mar 2009 - Post Alley [MHK]



March 2009 [MHK]



March 2009 [MHK]

**Pike Place Public Market Historic District**  
**PHOTOGRAPH LOG**

Historic Name of Property: Pike Place Public Market Historic District  
Common Name of Property: Pike Place Market Historic District  
City or Vicinity: Seattle  
County: King  
State: WA  
Name of Photographers: Maryanna H. Krafft  
Date of Photographs: February-December 2009  
Location of original Digital Files: 2422 29<sup>th</sup> Avenue W., Seattle, WA 98199

Photo #1 (WA\_KingCounty\_PikePlacePublicMarketHD\_0001)  
Context View looking west from First Avenue and Pike Street

Photo #2 (WA\_KingCounty\_PikePlacePublicMarketHD\_0002)  
Context View looking north on Pike Place from foot of Pike Street

Photo #3 (WA\_KingCounty\_PikePlacePublicMarketHD\_0003)  
Context View looking west from First Avenue and Pine Street

Photo #4 (WA\_KingCounty\_PikePlacePublicMarketHD\_0004)  
Context View looking south on Pike Place from foot of Stewart Street

Photo #5 (WA\_KingCounty\_PikePlacePublicMarketHD\_0005)  
Context View looking south on Pike Place from near foot of Virginia Street

Photo #6 (WA\_KingCounty\_PikePlacePublicMarketHD\_0006)  
Context View of Pike Place looking south from north side of Virginia Street

Photo #7 (WA\_KingCounty\_PikePlacePublicMarketHD\_0007)  
Context View of Western Avenue looking north from Hillclimb Corridor footbridge

Photo #8 (WA\_KingCounty\_PikePlacePublicMarketHD\_0008)  
Building ID# 1 – Corner Market - south and east elevations

Photo #9 (WA\_KingCounty\_PikePlacePublicMarketHD\_0009)  
Building ID# 2 – Economy Market - north elevation

Photo #10 (WA\_KingCounty\_PikePlacePublicMarketHD\_0010)  
Building ID# 3 – LaSalle-Outlook Building - east and north elevations (portion of Economy Market visible at right)

Photo #11 (WA\_KingCounty\_PikePlacePublicMarketHD\_0011)  
Building ID# 4 – Cliff House - west elevation

Photo #12 (WA\_KingCounty\_PikePlacePublicMarketHD\_0012)

Building ID# 5 – Outlook Building – west elevation

Photo #13 (WA\_KingCounty\_PikePlacePublicMarketHD\_0013)

Building ID# 7 – Flower Row/Hillclimb Corridor – View from Western Avenue – west and south elevations

Photo #14 (WA\_KingCounty\_PikePlacePublicMarketHD\_0014)

Building ID# 8 – Leland Building – west elevation – La Salle Building and Corner Market in view)

Photo #15 (WA\_KingCounty\_PikePlacePublicMarketHD\_0015)

Building ID# 8 - Leland Building – west elevation – entrance to Main Arcade

Photo #16 (WA\_KingCounty\_PikePlacePublicMarketHD\_0016)

Building ID# 9 – Fairley Building – east elevation

Photo #17 (WA\_KingCounty\_PikePlacePublicMarketHD\_0017)

Building ID# 10 – North Arcade – east elevation

Photo #18 (WA\_KingCounty\_PikePlacePublicMarketHD\_0018)

Building ID# 11 - Desimone Bridge – south elevation – west elevation of North Arcade in view at right

Photo #19 (WA\_KingCounty\_PikePlacePublicMarketHD\_0019)

Building ID# 13 – Champion Building – west elevation

Photo #20 (WA\_KingCounty\_PikePlacePublicMarketHD\_0020)

Building ID# 14 – Soames Building – west elevation

Photo #21 (WA\_KingCounty\_PikePlacePublicMarketHD\_0021)

Building ID# 15 – Dunn Building – west elevation

Photo #22 (WA\_KingCounty\_PikePlacePublicMarketHD\_0022)

Building ID# 17 – Stewart House (Stewart Hotel) – south and east elevations

Photo #23 (WA\_KingCounty\_PikePlacePublicMarketHD\_0023)

Building ID# 18 – Beecher's (Old Seattle Garden Center) – west and south elevations

Photo #24 (WA\_KingCounty\_PikePlacePublicMarketHD\_0024)

Building ID# 19 – 87 Pine Street (Silver Oakum) – north and west elevations

Photo #25 (WA\_KingCounty\_PikePlacePublicMarketHD\_0025)

Building ID# 20 – Triangle Building – west & north elevations

Photo #26 (WA\_KingCounty\_PikePlacePublicMarketHD\_0026)  
Building ID# 21 – Sanitary Market – west elevation

Photo #27 (WA\_KingCounty\_PikePlacePublicMarketHD\_0027)  
Building ID# 24 – Fairmount Building – south and east elevations

Photo #28 (WA\_KingCounty\_PikePlacePublicMarketHD\_0028)  
Building ID# 26 – J.P. Jones Building – west and south elevations

Photo #29 (WA\_KingCounty\_PikePlacePublicMarketHD\_0029)  
Building ID# 26 – Alaska Trade building – east elevation

Photo #30 (WA\_KingCounty\_PikePlacePublicMarketHD\_0030)  
Building ID# 27 – Butterworth building – east elevation

Photo #31 (WA\_KingCounty\_PikePlacePublicMarketHD\_0031)  
Building ID# 28 – Smith Block – east elevation

Photo #32 (WA\_KingCounty\_PikePlacePublicMarketHD\_0032)  
Building ID# 30 – Livingston Building – east and north elevations

Photo #33 (WA\_KingCounty\_PikePlacePublicMarketHD\_0033)  
Interior View looking east through Economy Arcade (Economy Market)

Photo #34 (WA\_KingCounty\_PikePlacePublicMarketHD\_0034)  
Interior View looking west through Flower Row

Photo #35 (WA\_KingCounty\_PikePlacePublicMarketHD\_0035)  
Interior View looking north through Main Arcade (Leland Building)

Photo #36 (WA\_KingCounty\_PikePlacePublicMarketHD\_0036)  
Interior View looking south through Main Arcade (Fairley Building)

Photo #37 (WA\_KingCounty\_PikePlacePublicMarketHD\_0037)  
Interior View looking north through North Arcade





Photo #1 (WA\_KingCounty\_PikePlacePublicMarketHD\_0001)



Photo #2 (WA\_KingCounty\_PikePlacePublicMarketHD\_0002)



Photo #3 (WA\_KingCounty\_PikePlacePublicMarketHD\_0003)



Photo #4 (WA\_KingCounty\_PikePlacePublicMarketHD\_0004)



Photo #5 (WA\_KingCounty\_PikePlacePublicMarketHD\_0005)



Photo #6 (WA\_KingCounty\_PikePlacePublicMarketHD\_0006)



Photo #7 (WA\_KingCounty\_PikePlacePublicMarketHD\_0007)





Photo #8 (WA\_KingCounty\_PikePlacePublicMarketHD\_0008)



Photo #9 (WA\_KingCounty\_PikePlacePublicMarketHD\_0009)



Photo #10 (WA\_KingCounty\_PikePlacePublicMarketHD\_0010)



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Photo #14 (WA\_KingCounty\_PikePlacePublicMarketHD\_0014)



Photo #15 (WA\_KingCounty\_PikePlacePublicMarketHD\_0015)





Photo #16 (WA\_KingCounty\_PikePlacePublicMarketHD\_0016)



Photo #17 (WA\_KingCounty\_PikePlacePublicMarketHD\_0017)



Photo #18 (WA\_KingCounty\_PikePlacePublicMarketHD\_0018)



Photo #19 (WA\_KingCounty\_PikePlacePublicMarketHD\_0019)



Photo #20 (WA\_KingCounty\_PikePlacePublicMarketHD\_0020)



Photo #21 (WA\_KingCounty\_PikePlacePublicMarketHD\_0021)



Photo #22 (WA\_KingCounty\_PikePlacePublicMarketHD\_0022)



Photo #23 (WA\_KingCounty\_PikePlacePublicMarketHD\_0023)





Photo #24 (WA\_KingCounty\_PikePlacePublicMarketHD\_0024)



Photo #25 (WA\_KingCounty\_PikePlacePublicMarketHD\_0025)



Photo #26 (WA\_KingCounty\_PikePlacePublicMarketHD\_0026)



Photo #27 (WA\_KingCounty\_PikePlacePublicMarketHD\_0027)



Photo #28 (WA\_KingCounty\_PikePlacePublicMarketHD\_0028)



Photo #29 (WA\_KingCounty\_PikePlacePublicMarketHD\_0029)



Photo #30 (WA\_KingCounty\_PikePlacePublicMarketHD\_0030)



Photo #31 (WA\_KingCounty\_PikePlacePublicMarketHD\_0031)





Photo #32 (WA\_KingCounty\_PikePlacePublicMarketHD\_0032)



Photo #33 (WA\_KingCounty\_PikePlacePublicMarketHD\_0033)



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Photo #35 (WA\_KingCounty\_PikePlacePublicMarketHD\_0035)



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Photo #37 (WA\_KingCounty\_PikePlacePublicMarketHD\_0037)