The City of Seattle

# Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Name Franklin Apartments / Franklin Apartments Year Built 1918
(Common, present or historic)

Street and Number 2302 4th Avenue Seattle, WA, 98121

Assessor's File No. 0696000140

Legal Description see below

Plat Name: BELL'S FIFTH ADD. Block L Lot 1

LOT 1, BLOCK L, BELL'S FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 191, IN KING COUNTY, WASHINGTON, LESS PORTION FOR STREET. (NE-31-25-

Present Owner: TeamRise International Present Use: Apartments

Address: Randy Lim, Development Manager, TeamRise Bell Tower, LLC, 35 N Lake Avenue, Suite 940, Pasadena, CA 91101

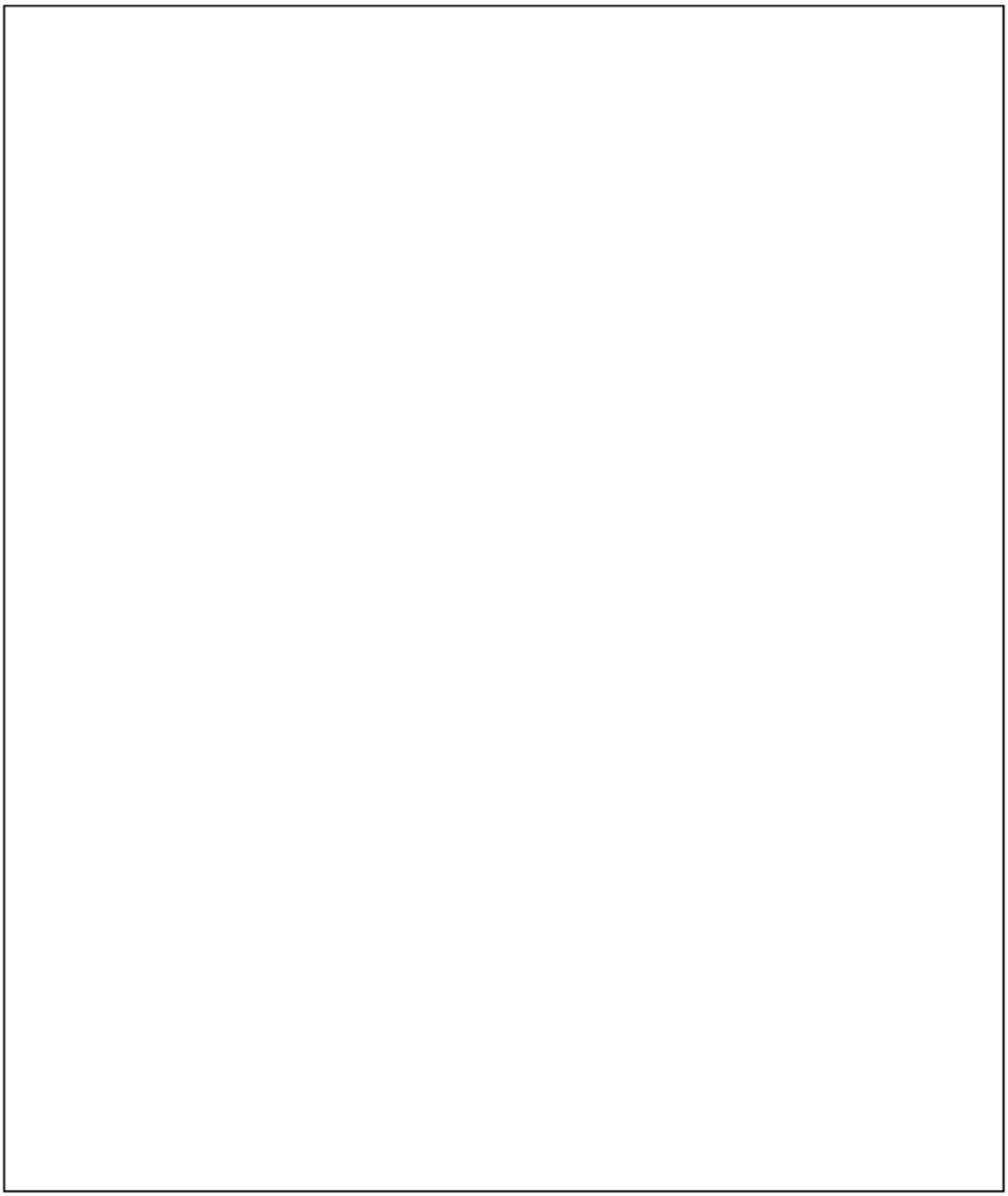
Original Owner: Frank M. Jordan

Original Use: Apartments

Architect: George W. Lawton with Herman A. Moldenhour

Builder: unknown

Photographs



Submitted by: Randy Lim, Development Manager, TeamRise

Address: Bell Tower, LLC, 35 N Lake Avenue, Suite 940, Pasadena, CA 91101

Phone: randy@teamriseint.com, 626-253-8197 Date December 2014

Reviewed: _____ Date _____

Historic Preservation Officer

# Franklin Apartments

Landmark Nomination Report
2302 4th Avenue, Seattle, WA
December 2014

Prepared by:
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115-6724
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# FRANKLIN APARTMENTS
# LANDMARK NOMINATION REPORT

## December 2014

## 1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the Franklin Apartment Building. The building is located at 2302 Fourth Avenue, Seattle, Washington. The Johnson Partnership prepared this report at the request of Team Rise International.

### 1.1 Background

The City of Seattle's Department of Planning and Development (DPD), through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. Because any proposed alterations to or demolition of the subject buildings described within this report will require a permit from DPD, buildings is providing the following report to the staff of the Seattle Landmarks and Preservation Board (L&PB) to resolve the property's eligibility as a City of Seattle Landmark.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old and it must meet one or more of the following six criteria (SMC 25.12.350):

A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.
D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
E. It is an outstanding work of a designer or builder.
F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

A Landmark Nomination for the building was prepared by Mimi Sheidanto the Seattle Landmarks Preservation Board in 2009, but was not submitted to the City of Seattle's Landmarks Preservation Board. The current owner is submitting this nomination to resolve the property's eligibility for designation as a City of Seattle Landmark prior to redeveloping the property.

### 1.2 Methodology

Original research and development of this report were completed by by Mimi Sheridan in 2009 at the request of the Department of Neighborhhods. Larry E. Johnson, AIA, principal of the Johnson Partnership, supplemented the original text and completed additional research in 2014. Research included review of King County tax files from the Washington State Puget Sound Regional Archives and City of Seattle Department of Planning and Development archives. Other research was undertaken at the Seattle Public Library, the Museum of History and Industry, and the University of

Washington's Library, Special Collections. Research also included review of internet websites. On-site inspections and photography of the building and site were undertaken on November 20, 2014, to document the building's existing condition.

Owner's contact:

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Pasadena, CA 91101
randy@teamriseint.com
626-253-8197

## 2. Property Data

**Original/Common Name:** Franklin Apartments / Franklin Apartments

**Address:** 2302 4th Avenue, Seattle, WA, 98121

**Location:** Belltown/Denny Regrade

**Parcel Number:** King County # 0696000140

**Legal Description:**

LOT 1, BLOCK L, BELL'S FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 191, IN KING COUNTY, WASHINGTON, LESS PORTION FOR STREET. (NE-31-25-4)

**Zoning:** DMR/C 240/125

**Date of Construction:** 1918

**Original/Present Use:** Apartments / Apartments

**Original/Present Owner**: Frank M. Jordan / Team Rise International

**Original Designer:** George W. Lawton with Herman A. Moldenhour, Associate Architect

**Original General Contractor:** Unknown

**Property Size:** 6,480 square feet (0.15 Acres)

**Building Size:** 22,320 gross square feet / 1800 net square feet

# 3. Architectural Description

Note: san serif font indicates text prepared and quoted directly from Mimi Sheridan's original Landmark Nomintaion. New text and corrections are in italicized serif font.

## 3.1 Location

*The Franklin Apartments building is located slightly north of Seattle's central business district within the Belltown neighborhood. The Denny Regrade area and the Denny Triangle neighborhoods are located to the to the east, and the Lower Queen Anne neighborhood is located to the north.* ***See figures 1-3.***

## 3.2 Neighborhood Character

The Franklin Apartments are located on a 6,480 square foot lot on the northeast corner of Fourth Avenue and Bell Street. This part of Belltown has a mix of older small-scale buildings and larger-scale new construction. The block to the north on Fourth Avenue has primarily older small-scale buildings, including the Fleming Apartments and Two Bells Tavern. To the south is another 1920s apartment building, the three-story Charlesgate. Across from this are two newer buildings, Security House (eleven stories) and the Shelby Apartments. More high-rise buildings are located farther down Second Avenue in both directions and to the east on Bell Street. ***See figures 4-7.***

## 3.3 Site

*The Franklin Apartments covers the entire 6,480 square foot lot on the northeastern corner of Fourth Avenue and Bell Street. Both streets have paved sidewalks. There is an alley located at the rear of the lot running from Virginia Street to Battery Street.* ***See figure 8.***

## 3.4 Building Structure and Exterior Features

The Franklin is a three-story (plus daylight basement) building of mill construction with a gross square footage of 22,320 square feet. The building has a 60-foot frontage along Fourth Avenue and 108 feet on Bell Street. Although it appears to be rectangular, a light well (approximately 55 feet wide and 15 feet deep) on the north side gives it a shallow U-shaped plan. The site slopes down slightly from west to east.

The Franklin's exterior uses terra cotta ornamentation to enhance what is basically a simple building. It has the general appearance of a large Georgian Revival townhouse with a prominent dentilled cornice and windows topped with splayed lintels. The primary (western) and southern facades are faced with scored red brick, contrasting with the cream-colored terra cotta ornamentation. These facades have a three-part composition with prominent terra cotta courses above the basement windows and below the third-story windows. The deep metal cornice has a row of small dentils. The cornice is of metal, with some paint flaked off. The tall parapet appears to be capped with dark-painted metal. ***See figures 9-10.***

The arrangement of the west façade is symmetrical, with a center entry flanked by two bays, one with a single window and one with two windows. The entry bay has two windows on each floor. All the windows have original eight-over-one wood sash and

terra cotta sills. The first and second story windows *have flat lintels with three spaced keystones*. The third-floor windows have slightly simpler lintels and the basement windows have no lintels. ***See figure 11.***

The entry has a wide terra cotta surround sitting on granite plinths. Above is a small wrought iron balcony sitting on a cornice supported by curved corbels with acanthus leaf bases. Below the cornice are a row of dentils and two urns of flowers. *The outer vestibule is sheathed with white Alaskan marble; some areas have been repaired with contemporary stone. An outer doorway has a contemporary aluminum storedoor, but it retains the original leaded glass transom and sidelights.* The entrance doorway has a pair of original hardwood doors with leaded glass sidelights. The inner vestibule has black-and-white-*veined Alaskan* marble wainscoting and the original oak double doors with leaded glass sidelights. ***See figures 13-14.***

The southern *façade* facing Bell Street has similar *original* eight-over-one windows. Between each pair of windows are two smaller original three-over-one kitchen windows. The parapet on this façade has the words "Franklin Apts." painted in white in large block letters. ***See figure 12.***

The rear (eastern) elevation on the alley is faced with red common brick; the face brick and the terra cotta water table wrap slightly around the corner. There is one bay of eight-over one windows at each side. In the center is a rear entry of wood with a multilight transom. Above this entry are two pairs of eight-over-one windows, flanked by smaller three-over-one windows. These are on the rear stairway *and* do not align with the stories. The upper window has a pulley evidently once used to move heavy objects into the building. This façade has a ghost sign with the building's name. ***For additional details see figures 15-17.***

### 3.5 Plan and Interior Features

The Franklin has thirty-six units, averaging 500 square feet. This is the same number of units noted in the 1937 Tax Assessor's report. It includes *twenty-eight* studio units and eight one-bedroom apartments. The original plans mention several features indicating the high quality of the building, including oak floors in the main rooms and corridors, tile bathrooms, gas ranges, folding kitchen tables and closet beds. The kitchens had "cooling closets" with a space for a refrigerator, a new amenity that would not come into common use in apartments until the 1920s. The small lobby has a marble floor and wainscoting and leads to the main staircase. A secondary staircase is at the rear. See figures 18-21.

## 3.6 Documented Building Alterations

### City of Seattle Building Permit History:

| Date | Designer | Description |
|---|---|---|
| 1918 | George W. Lawton and Herman Moldenhour | Original construction |
| 1973 | | Improve corridor doors and enclosed stairways per code (permit #548008) |

# 4. SIGNIFICANCE

## 4.1 Historical Site Context

### 4.1.1 Development of the the Belltown Neighborhood

Belltown may have seen more dramatic changes than any other Seattle neighborhood, as most of its first incarnation was washed away in the early 20th century. The area now known as Belltown lies on the donation claim of William and Sarah Bell, who arrived with the Denny party at Alki Beach on November 13, 1851. The following year they established a claim north of the early settlement (Pioneer Square), on land largely covered with dense cedar and fir forests. A steep cliff rose from the beach, where a Duwamish winter village was located at the foot of the future Bell Street. The Bell claim extended from Elliott Bay east to today's Yale Avenue North, from Pine Street north to Denny Way.

The Bells returned to California in 1856, after their cabin burned in the Battle of Seattle, a skirmish between the settlers and Native Americans. Bell returned in the 1860s to plat the property, but it was not until 1870 that he and his son Austin returned permanently. They then began actively to encourage commerce to spread northward, although the topography and poor roads made it a difficult task. Before his death in 1887, the elder Bell built a home and a hotel (both now gone) on First Avenue near Battery Street. In 1889 his son hired the architect Elmer Fisher to design a large residential building in the same block. Soon afterwards, Fisher designed an Odd Fellows Hall next door and a retail/hotel/office building (the Hull Building) across First Avenue. These substantial brick buildings, some distance from Pioneer Square, combined with the area's isolation to give Belltown a distinctive identity separate from that of downtown Seattle. *See figures 22-23.*

Also in 1889, the first streetcar service arrived in Belltown, extending from James Street to Denny Way along Second Avenue. The Front Street Cable Railway erected its elaborate powerhouse and car barn near Denny Way and Second Avenue in 1893. Within a few years, lines would run along Western and Elliott avenues to Ballard and on First, Second, and Fifth Avenues to Lower Queen Anne, with connections at Pike Street to Eastlake, Westlake and points north and east.

However, significant development on the Bell property was slowed by its isolating topography. A steep bluff rose from Elliott Bay to Second Avenue, then Denny Hill, too steep for horses to climb, extended between Second and Fifth Avenues north of Pine Street. With the economic growth following the 1897 discovery of gold in the Klondike, the business district expanded to the north, and many saw Denny Hill as a significant barrier to progress. City Engineer Reginald H. Thomson envisioned leveling the hill by using hydraulic jets to sluice the earth into Elliott Bay. In 1898, the first of three regrades in the vicinity occurred, lowering First Avenue between Pike Street and Denny Way by seventeen feet. The area west of First Avenue was not regraded, and its steep slope kept it largely industrial.[1] *See figures 24-25.*

[1] Myra L. Phelps, Public Works in Seattle: A Narrative History, The Engineering Department 1875-1975, Seattle Engineering Department, 1975.

By 1910, Belltown was a thriving community of wood frame residences and small commercial buildings, with brick hotels for workers along First Avenue. The waterfront and the western slope bustled with wharves, the railroad, fish canneries, small manufacturers and livery stables. Small commercial buildings, brick workers' hotels and houses lined First and Second Avenues. However, on June 10, 1910 a fire destroyed eight blocks on the western slope, from the waterfront to Second Avenue and Vine Street. The burned area was largely industrial, but Included many small wooden cottages and workers' lodgings. Only one person died but hundreds lost their homes. The area was soon rebuilt with larger industries and new residences and apartments.[2] *See figure 26.*

The city's population continued to grow at a remarkable rate, nearly tripling to 237,194 by 1910. As the pressure for land increased, the city proceeded with regrading the remainder of Denny Hill. The second phase occurred between 1908 and 1911, when twenty-seven blocks between Second and Fifth Avenues, from Pine to Cedar streets, were sluiced away. The greatest excavation was along Blanchard Street, which was lowered by 107 feet at Fourth Avenue. This was the largest such operation in the world up to that time, moving six million cubic yards of dirt. The regrade opened up access to Belltown, Queen Anne and Lake Union, greatly enhancing property values. It was during this period, several years after the completion of the regrade, that the Franklin Building was built. The city regraded only the streets, with owners of individual lots required to hire their own contractors to level their property, thus many pinnacles of land remained even into the 1920s. The embankment created along Fifth Avenue remained for more than twenty years, until the third regrading phase.[3]

Everyone waited expectantly for the city to expand into the newly-cleared Regrade, but it remained filled with small commercial buildings and apartments. Perhaps the best known development in Belltown during this period was one that did not occur. In 1910 the Municipal Plans Commission hired Virgil Bogue to develop a comprehensive plan for the city. His plan, released in 1911, proposed a new civic center plaza and building complex at Fourth Avenue and Blanchard Street, with broad boulevards radiating outwards. Voters rejected the ambitious plan, consolidating the city center downtown and forestalling any significant movement into Belltown for the next sixty years.

Belltown, like the rest of the city, evolved significantly during the 1920s. Its location close to downtown made it an ideal location for apartment buildings to house downtown and waterfront workers, with an accompanying array of cafes, taverns and small grocery stores. Belltown also became the center of the film industry in the Pacific Northwest. The numerous film exchanges and related suppliers made the vicinity of Second Avenue and Battery Street a mecca for theater owners and managers from Montana to Alaska. The automobile had

2 Clarence B. Bagley, *The History of Seattle from its Earliest Settlement to the Present Time* (Chicago: S.J. Clarke, 1916), pp. 514-515.

3 Phelps, pp. 18-20.

become a significant feature of the city, and Belltown's close-in, low-density location encouraged auto-oriented businesses such as service garages. It also attracted light industrial uses such as printers and small-scale suppliers and assemblers servicing downtown businesses.

The third and final regrading phase began in 1928 and was completed in December 1930. This phase extended from Fifth Avenue to Westlake Avenue, between Virginia and Harrison Streets. In volume it was about two-thirds the size of the second phase, removing 4,233,000 cubic yards of dirt on a conveyor belt to barges on Elliott Bay.[4] However, the project was completed just as the country was entering the Great Depression. Population growth virtually came to a standstill and manufacturing stalled. The expected development in the newly-regraded area did not occur. For decades the area east of Fifth Avenue contained primarily car dealerships, parking lots, motels and other low-density uses. Only recently has development come to this area.

World War II transformed Seattle perhaps more than any other large city. Its proximity to the North Pacific made it a strategic military location for the war against Japan. Its airplane factories, shipyards and steel mills made it a crucial part of the war effort. Boeing alone increased employment from 4,000 to 50,000 between 1939 and 1945. Belltown's apartments, workers' hotels and taverns boomed. The district's proximity to downtown and waterfront industry also made it a center for union activity, with the Seattle Labor Temple relocating to First Avenue in 1942. This trend continued through the 1950s, with numerous other union halls being constructed here.

However, growth was generally slow in the 1950s and 1960s, as the economy took some time to recover after the war. In 1953 the Battery Street Tunnel was completed from Aurora Avenue North to the foot of Battery Street, connecting the SR 99 highway through downtown. This new infrastructure, and the 1962 World's Fair just north of Belltown, led to the construction of several modern motels in the eastern part of Belltown. Otherwise, construction was primarily one- and two-story buildings at the eastern and northern edges. *See figure 27.*

## 4.2 Historical Cultural Context

### 4.2.1 Apartment Development in Seattle and Belltown

Since its initial settlement, Belltown has provided affordable housing for workers. In the late 19th and early 20th centuries it was primarily cottages, rooming houses and hotels for industrial and maritime workers and their families. By the 1920s the neighborhood was one of the city's major centers for apartment development, providing modest but comfortable accommodations that were affordable for the sales clerks, clerical staff and other workers in downtown businesses.

Early Seattle residents had several multifamily living options, depending on their income, social level, and family structure. A family that could not afford its own home might rent a duplex or triplex. Those who were in transition often moved into apartment hotels, which catered to the middle and upper classes by providing rooms and suites with bath facilities and meals served in central dining rooms. Single people who could not afford this option might live in a boarding house, with meals provided, or a rooming house,

4 Phelps, pp. 32-33.

where residents relied on restaurant meals. A step up from the rooming house was the workers' hotel, which catered largely to single men (and some couples and families) with rooms *lacking* private bath or cooking facilities.

However, the city's growth in the early twentieth century, and changing social and economic forces, soon made these choices inadequate. From the beginning of the Klondike gold rush in 1897 to 1910, Seattle's population increased 400%, from 55,000 to 237,000, and then to 315,312 in 1920. The city's role as a trade and manufacturing center solidified and downtown and neighborhood business districts boomed with offices, stores, and restaurants. Streetcar lines spread throughout the city, allowing people to travel easily between neighborhoods.

This extremely rapid growth brought an acute need for housing, and builders and developers responded with a variety of housing types. The apartment block as it is known today—with a single primary entrance and living quarters, including kitchens, suitable for middle class residents—appears to have first been constructed in Seattle around the turn of the century. The first such building is believed to have been the St. Paul, constructed in 1901 on First Hill. ***See figure 28.***

Between 1900 and 1910, land uses became more separated, with people of all income levels moving out of downtown. No regulations controlled the location of apartment buildings, but economics dictated that they were typically built on higher-value land close to downtown and near streetcar lines. Therefore, they generally appeared near neighborhood commercial areas and car lines in Belltown, Capitol Hill, First Hill, Queen Anne and the University District. Many of the commercial buildings on the main streets had apartments above first-floor businesses.

World War I and a subsequent recession slowed new development, leading to a pent-up demand for housing and very intensive development in the mid-to-late 1920s. By this time apartments were well established as a viable and acceptable housing option for the middle class, typically for single people or for those saving to buy a single-family home. With the economic prosperity of the 1920s, apartments often had amenities and luxuries that made them worthwhile alternatives to a single-family house. While this had been true to some extent in the preceding years, it became more common in the 1920s. The *Journal of Commerce* reported record amounts of construction in 1925, including "thousands of houses and scores of apartment houses." Multifamily development peaked in 1925 and continued strongly until 1930. The majority of the city's pre-World War II apartments were built during this period, with apartment blocks and mixed use buildings appearing along arterials in nearly every neighborhood.

A review of Baist maps and survey data shows that between the completion of the second Denny Regrade in 1911 and the beginning of the Great Depression in 1930 at least twenty apartment buildings were constructed in the Belltown/Denny Regrade area. The most intensive apartment development occurred on Second, Third, and Fourth Avenues. Belltown's future as an apartment district was confirmed in 1923, when Seattle adopted a comprehensive zoning ordinance. Those areas that already had apartment development were zoned for future apartments, while new apartments were prohibited in single family zones. Social conditions also encouraged apartment development, particularly the increasing role of women in the work force. Single women working in shops, offices and factories needed respectable and affordable housing, something that could not be obtained at the workers' hotels.

By the early 1920s, apartments were well established as an acceptable housing option for the middle class, typically for single people or for couples saving to buy a single-family home. Apartment features and sizes were targeted to the potential tenants that developers expected in a particular location. Because of Belltown's location close to downtown and relative distance from schools and playgrounds, its apartments were designed for downtown workers, either singles or couples without children. Thus there were a large number of inexpensive efficiency units, or studios. Some buildings also had a variety of one-bedroom units, which would accommodate a couple, and even a few two-bedroom units, which could potentially accommodate a roommate or a child. However, Belltown does not appear to have had significant examples of the higher-end or luxury apartments built on First Hill and Capitol Hill during this period. These buildings (such as those developed by Frederick Anhalt) sought to provide all the amenities of an elegant home, including spacious apartments and landscaped surroundings, and Belltown was probably not considered sufficiently desirable as a neighborhood for this purpose. *See figure 29.*

Belltown, however, did have some of the city's best examples of two major types of apartment buildings. One is the single-purpose apartment building, with no commercial uses and a distinct front entrance and lobby, often quite elegant. The other type, found in most commercial areas throughout the city, is the mixed use building, with retail uses on the ground floor and one or more floors of apartments above. These typically have a more understated residential entry and a smaller lobby. Although some Belltown buildings have entry courtyards, the value of land meant that there are no courtyard or bungalow court apartments with units arranged around a landscaped court.

Like the Franklin, the buildings usually had small lobbies, often clad with marble or other luxurious materials. Buildings up to three stories were unlikely to have elevators, so a central staircase ascended from the lobby area. Shared facilities such as laundry rooms and storage areas were in the basement. Apartments were usually arranged along double-loaded corridors with windows opening onto either the street or an inner courtyard or light well. The typical efficiency apartment was between 400 and 550 square feet in size and consisted of a living room, a full bath, and a kitchen with appliances and cabinets. Often a large closet or dressing room (which could contain the bed) opened off the living room. Wall beds and built-in cabinets and dinettes enhanced the usefulness of the small space. In many cases, leaded glass, oak floors and tile bathrooms added elegance. A one-bedroom unit would have most of the same characteristics, but with a separate bedroom rather than just the dressing room.

The Great Depression of the 1930s brought a precipitous drop in construction, especially as apartment financing disappeared. Apparently only one apartment building (the Grosvenor House/800 Wall Street, 1949) was built in Belltown between 1929 and the 1970s. By the 1960s many of the 1920s buildings had deteriorated and were in danger of demolition. The City of Seattle's Denny Regrade Development Plan of 1974 directly addressed the problem of providing new housing and preserving existing buildings. Zoning and building codes were changed to encourage housing and city and federal funding was used both to construct new buildings and to preserve the older apartment buildings that remain today. *See figure 30.*

### 4.2.2 Franklin Apartments

The Franklin Apartment building was designed in 1918 by architects George W. Lawton and Herman Moldenhour for Frank M. Jordan. Jordan was president of F. M. Jordan & Company, a firm dealing in real estate, property rentals and loans. Jordan was born in Maine in 1863 and graduated from Williams College in 1887. He arrived in Seattle in 1889, about the time of the Great Fire. He saw the great opportunity presented by the rebuilding city, and immediately went into the real estate and insurance business. After the 1897 Gold Rush began, he developed properties in Alaska, including a copper and gold mine and a marble quarry. He later returned to Seattle and continued to develop and own properties.[5] *See figure 31.*

The length of Jordan's ownership is unclear, but L. A. Black purchased the building in 1932. During the 1940s, the building had numerous short-term owners, as did many apartment buildings. Howard A. Close, the owner *previous to the current owner*, bought the Franklin in 1973.

## 4.3 Historical Architectural Context

### 4.3.1 Architectural Style: Georgian Revival

The Franklin Building is a good example of the use of the Georgian Revival style, elements of which Lawton and Moldenhour and other architects of the period often used for apartment buildings. During the 1920s it was one of several Revival styles that became extremely popular for residences, which were made more impressive by simple elegance. The use of the style for apartment buildings enhanced the impression of the apartments as both elegant and home-like.

As seen in local apartment buildings, the Georgian Revival is most often characterized by brick cladding, symmetrical facades, terra cotta lintels and sills, dentillated cornices and double-hung windows (typically in a six- or eight-over-one configuration). Although all or most of these features are often seen in a Georgian Revival residence, apartment buildings typically have only a few of these characteristics. The major decorative feature is the entry, sometimes topped with a pediment as in the Pittsburgh Apartments, or a columned portico as seen in the Algonquin and the Washington Arms. *See figures 32-34.*

### 4.3.2 Architectural Cladding: Local Terra Cotta Manufacturing

The Franklin is one of a number of Belltown/Denny Regrade buildings noted in Seattle's terra cotta survey conducted in the 1980s. Terra cotta is molded clay block that can be used either as cladding or as ornament. The plasticity of the clay and the manufacturing method allow it to be formed into extravagant shapes, which add variety and richness to the streetscape. Terra cotta ornament became very popular in the late 19th-early 20th centuries as the cost of cut stone grew prohibitive. This popularity coincided with Seattle's early commercial development, and the city has a particularly rich collection of terra cotta-clad buildings. The Seattle area had several prominent terra cotta manufacturers, including the Northern Clay Company and the Denny-Renton Clay & Coal Company. Both were acquired in 1925 by a California firm, the Gladding-McBean

[5] Clarence Bagley, *History of Seattle Volume III*, (Seattle, WA: S. J. Clarke Publishing Co.1916), v. 3, pp. 495-496.

Company, making it one of the largest producers of terra cotta in the country.[6]

Seattle's best known examples of terra cotta are its early structural steel skyscrapers, beginning with the 1904 Alaska Building. Terra cotta lent itself to this use because it was much lighter in weight than stone or brick. However, the material was more widely used to clad or ornament smaller commercial buildings and apartment houses. In Seattle, terra cotta was typically glazed in cream or tan, sometimes with a mottled finish. However, any color was possible and some buildings featured colorful accents or terra cotta colored to look like granite (Granitex). Early 20th century terra cotta ornament typically used Classical, Gothic, Tudor or Mediterranean elements and motifs, but by the late 1920s Art Deco and Art Moderne terra cotta elements were more common. After World War II terra cotta use almost ceased, both because it was more costly than newer materials and because the modern architectural styles moved away from ornamentation of any kind. However, brightly colored terra cotta veneer was used on several Modernist buildings, including the Seattle Labor Temple and the Sailors' Union of the Pacific hall in Belltown. *See figure 35.*

### 4.3.3 Original Building Architect: George W. Lawton and Herman Moldenhour

The Franklin is one of two Belltown apartment buildings designed in 1918 by George W. Lawton and Herman Moldenhour. The other, the Castle Apartments, has similar details but a considerably more complex façade composition. In 1922 the architects cooperated again on the nearby Fifth Avenue Court. Their later apartment work differs considerably from these earlier buildings. Olive Crest is a simple mixed use building on Capitol Hill, with ornate terra cotta ornamentation along the cornice line. Hawthorne Square, just south of Woodland Park Zoo, is a unique full-block townhouse development with understated ornamentation. They also completed ornate office buildings, including the Fourth and Pike Building, a Seattle landmark. *See figures 36-38.*

George W. Lawton was born in Wisconsin in 1863 and moved to Seattle in 1889, about the time of the Great Fire. He worked as a draftsman for the prominent firm of Saunders & Houghton before entering into partnership with Charles Saunders in 1898. The firm of Saunders and Lawton designed a wide range of projects. One of their specialties was apartments and hotels, including the Lincoln Apartment Hotel (burned), the San Marco (1905, City of Seattle Landmark), and the Summit (1910). Another of the firm's specialties was warehouse structures, and they found a fertile market as the area around the train stations developed into a trade/distribution center. Some of their buildings in Pioneer Square are the Norton (1904), Mottman (1906), Goldsmith (1907) and Provident (1910) buildings. The firm also designed two of the city's oldest remaining schools, Horace Mann (City of Seattle Landmark) and Beacon Hill (now El Centro de la Raza) elementary schools. They adeptly used a wide range of Revival styles, including Romanesque, Classical, Tudor and Colonial. One of their most noted works was the Forestry Building (1908-09, demolished) at the Alaska-Yukon-Pacific Exposition, a classical design executed in raw logs. Another well-known building is the Masonic Temple (1912-16, now the Egyptian Theater), completed by Lawton after the partnership dissolved in 1915. As an independent practitioner, Lawton worked with A. W. Gould on the Arctic Building (1913-17, City of Seattle Landmark), famed for its terra cotta walrus heads. *See figures 39-*

[6] Lydia Aldredge (ed.), *Impressions of Imagination: Terra Cotta Seattle*, (Seattle, WA: Allied Arts of Seattle, Inc., 1986), p. 4.

*48.*

In 1922 Lawton formed a partnership with Moldenhour (1880-1976), who had been an office boy for the Saunders & Lawton firm. One of their earliest joint projects was the Ravenna United Methodist Church. The firm specialized in large office and apartment buildings, including the Fourth and Pike Building (1927) and the Melbourne Tower (1927-28). The partnership ended with Lawton's death in 1928. Moldenhour continued with an independent practice, and was the supervising architect for the Port of Seattle's Sea-Tac Airport Administration Building in 1948. He died in 1976 at the age of 96. *See figures 49-51.*

### 4.3.4 Building Contractor

Unknown.

Edited by:
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www.tjp.us

# 5. Bibliography

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# Appendix 1

# Figures

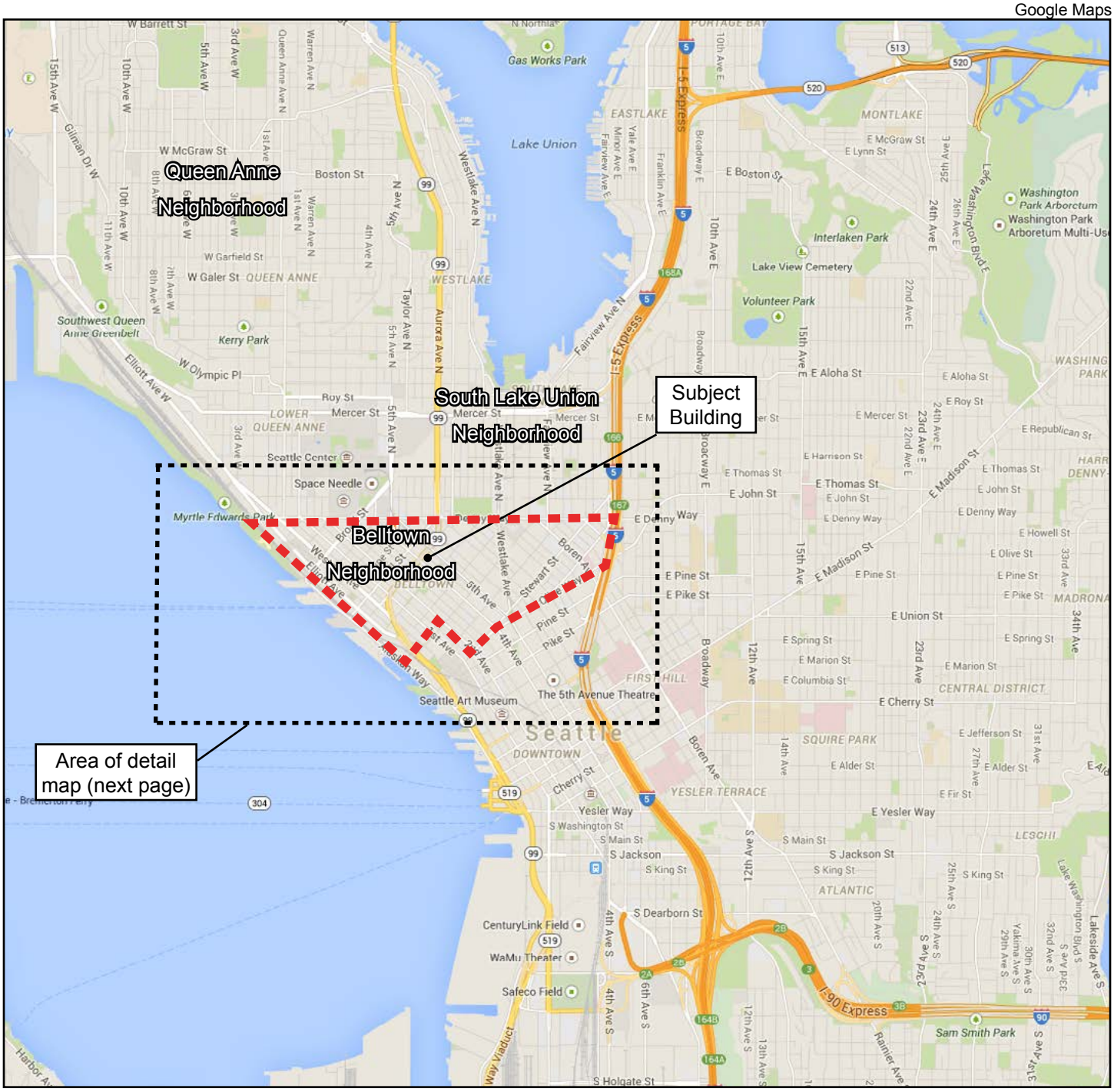


Figure 1 • Location Map

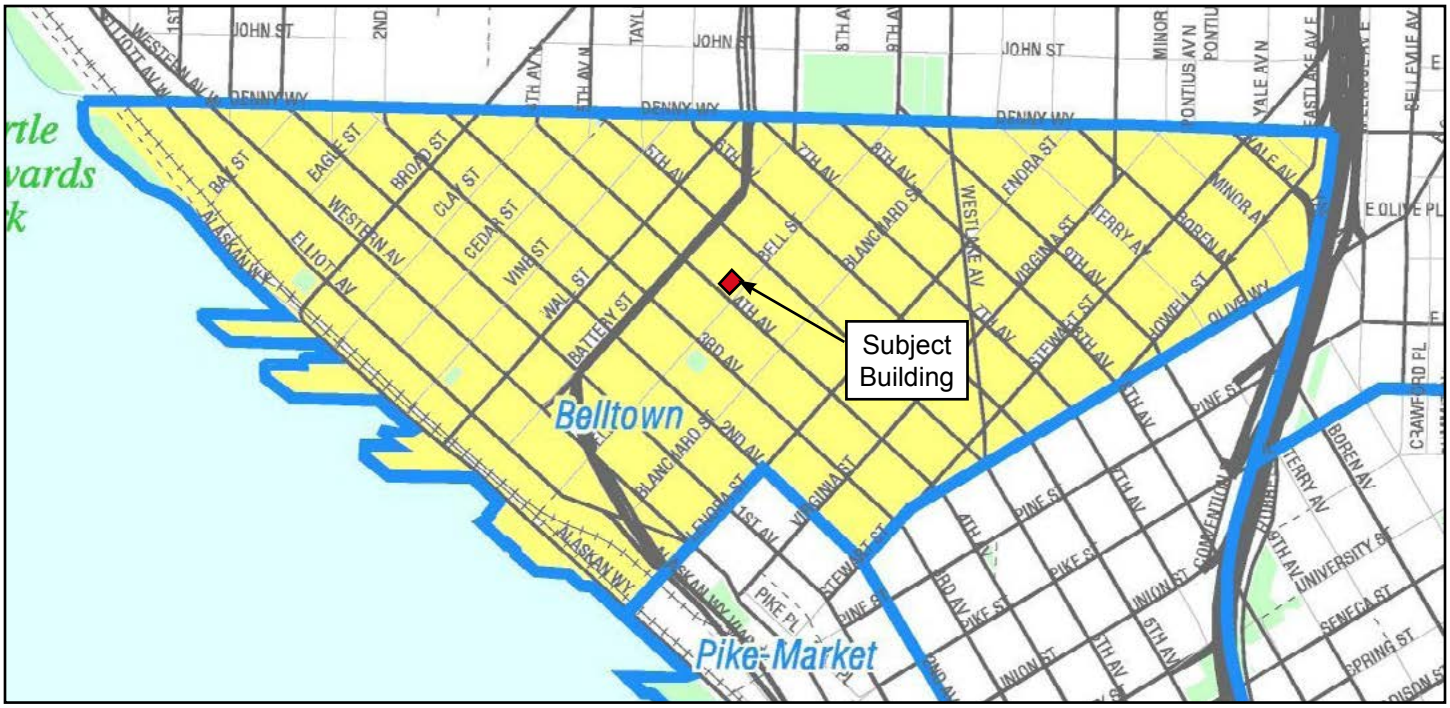


Figure 2 • Belltown Neighborhood

Google Maps

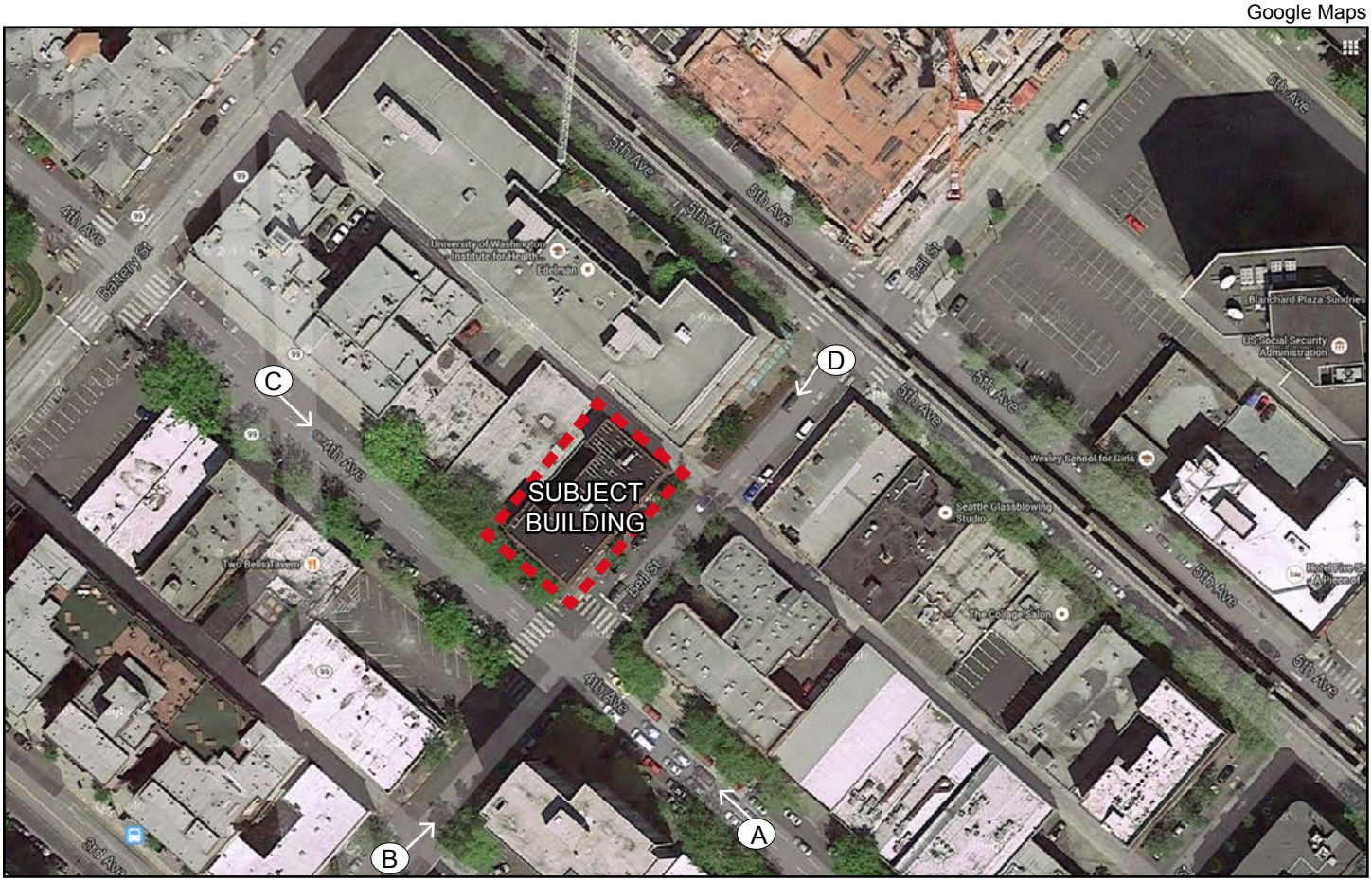


Figure 3 • Aerial

View referenced in this document (x)

N

N project north

# Franklin Apartments
# Landmark Nomination Report

December 2014

The Johnson Partnership, 11/20/2014

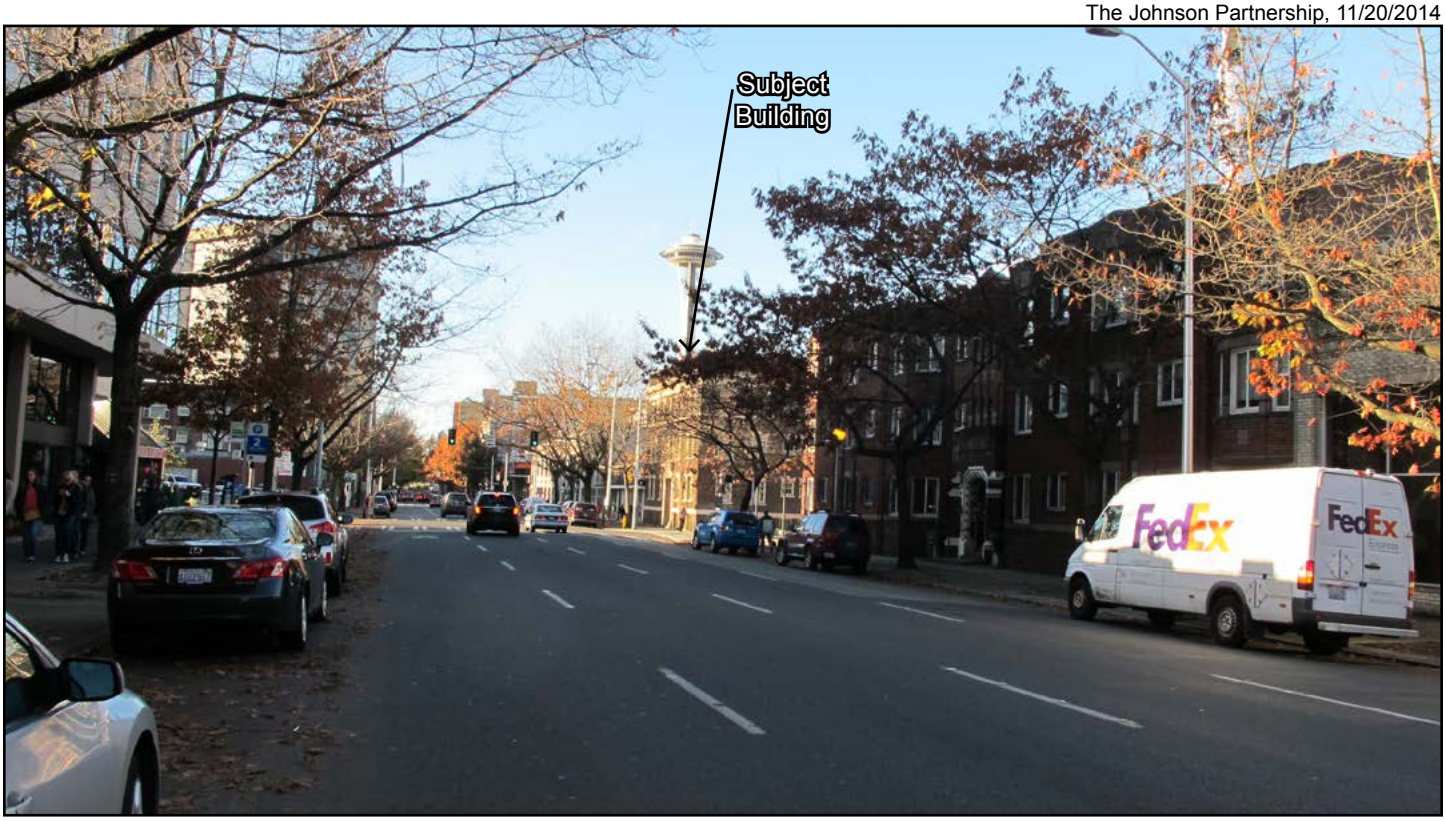


Figure 4 • View A--Viewing northwest on 4th Avenue

The Johnson Partnership, 11/20/2014


Figure 5 • View B--Viewing northeast on Bell Street

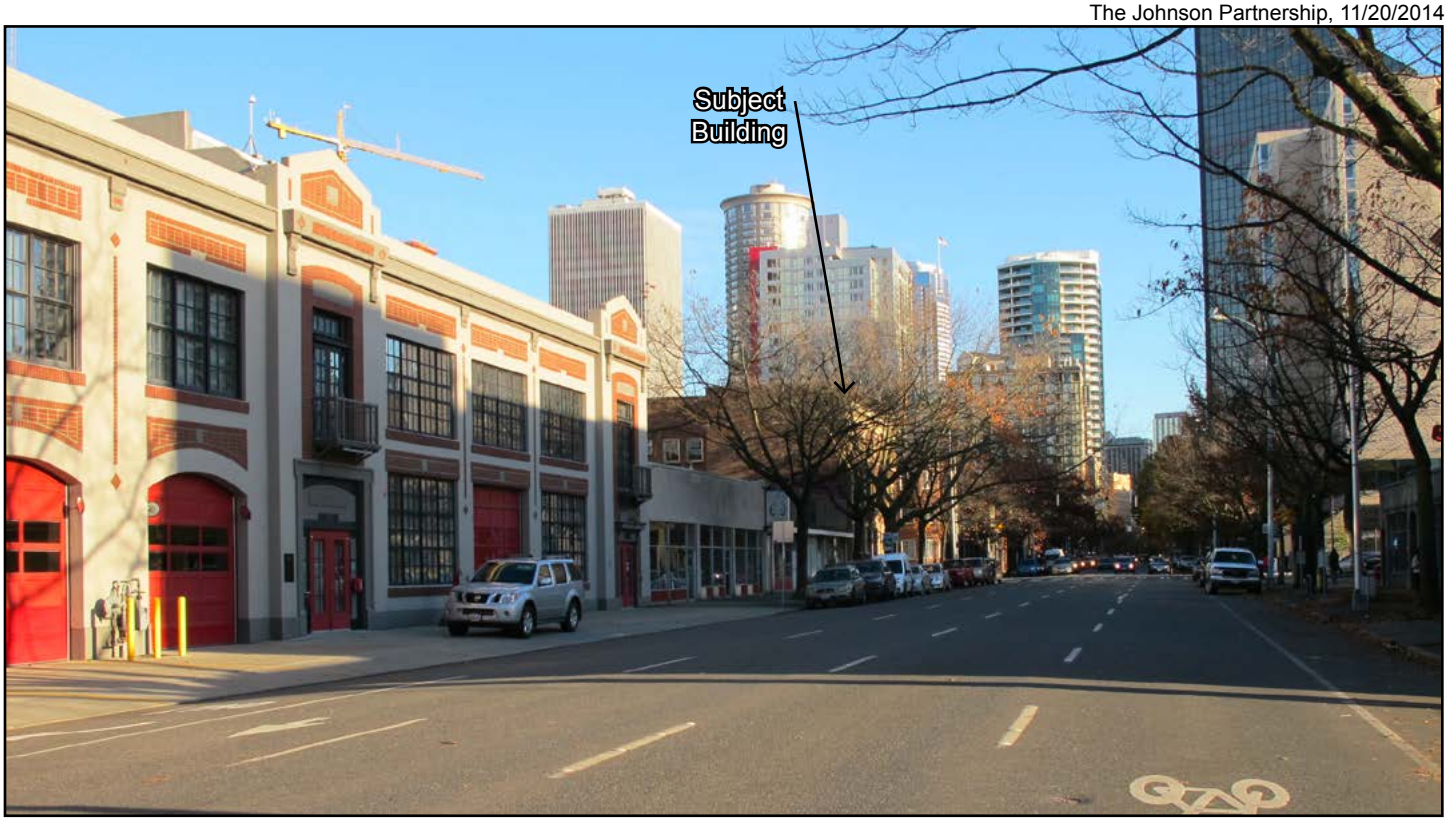


Figure 6 • View C--Viewing southeast on Fourth Avenue

Google Streetview

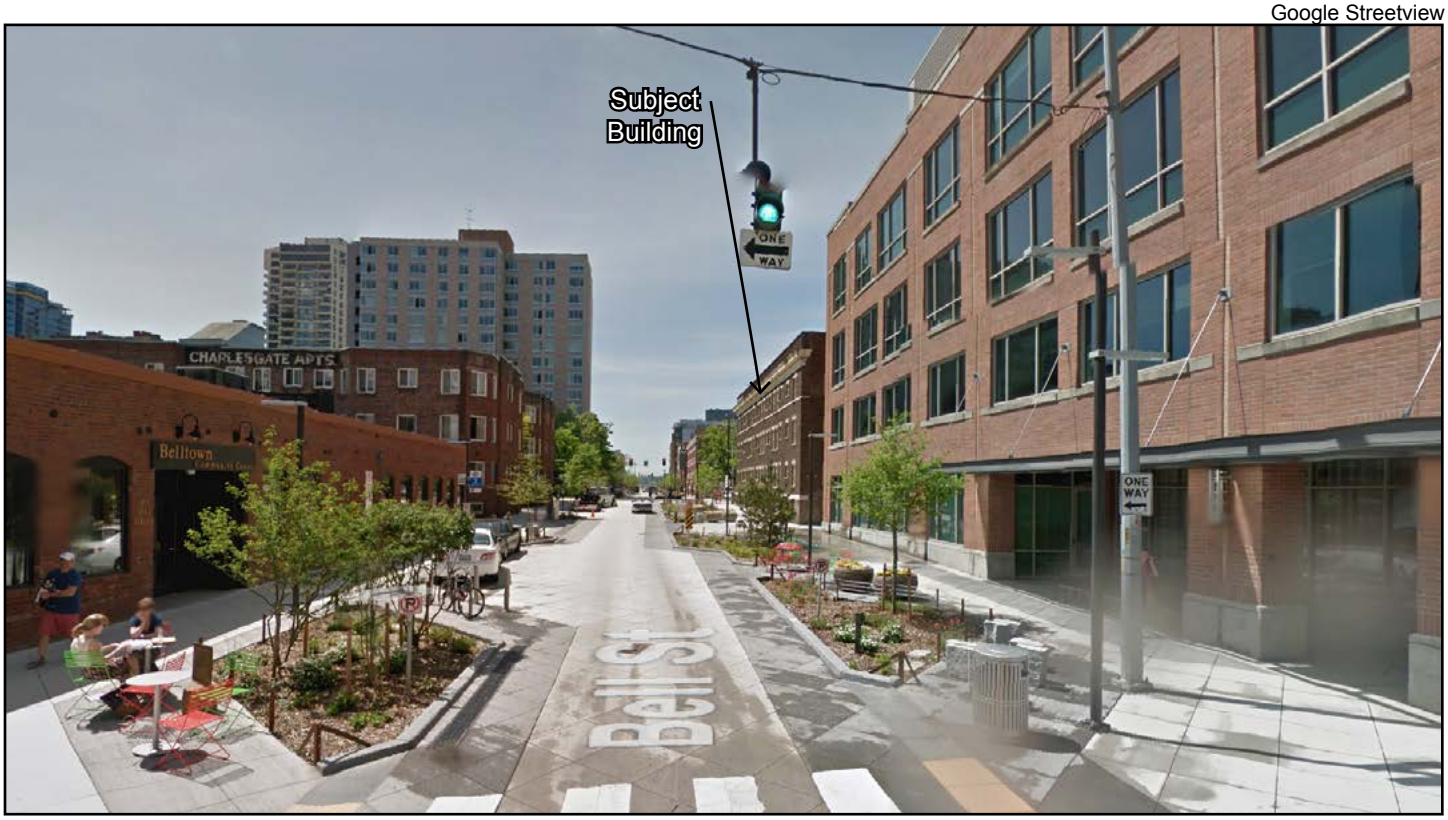


Figure 7 • View D--Viewing southwest on Bell Street

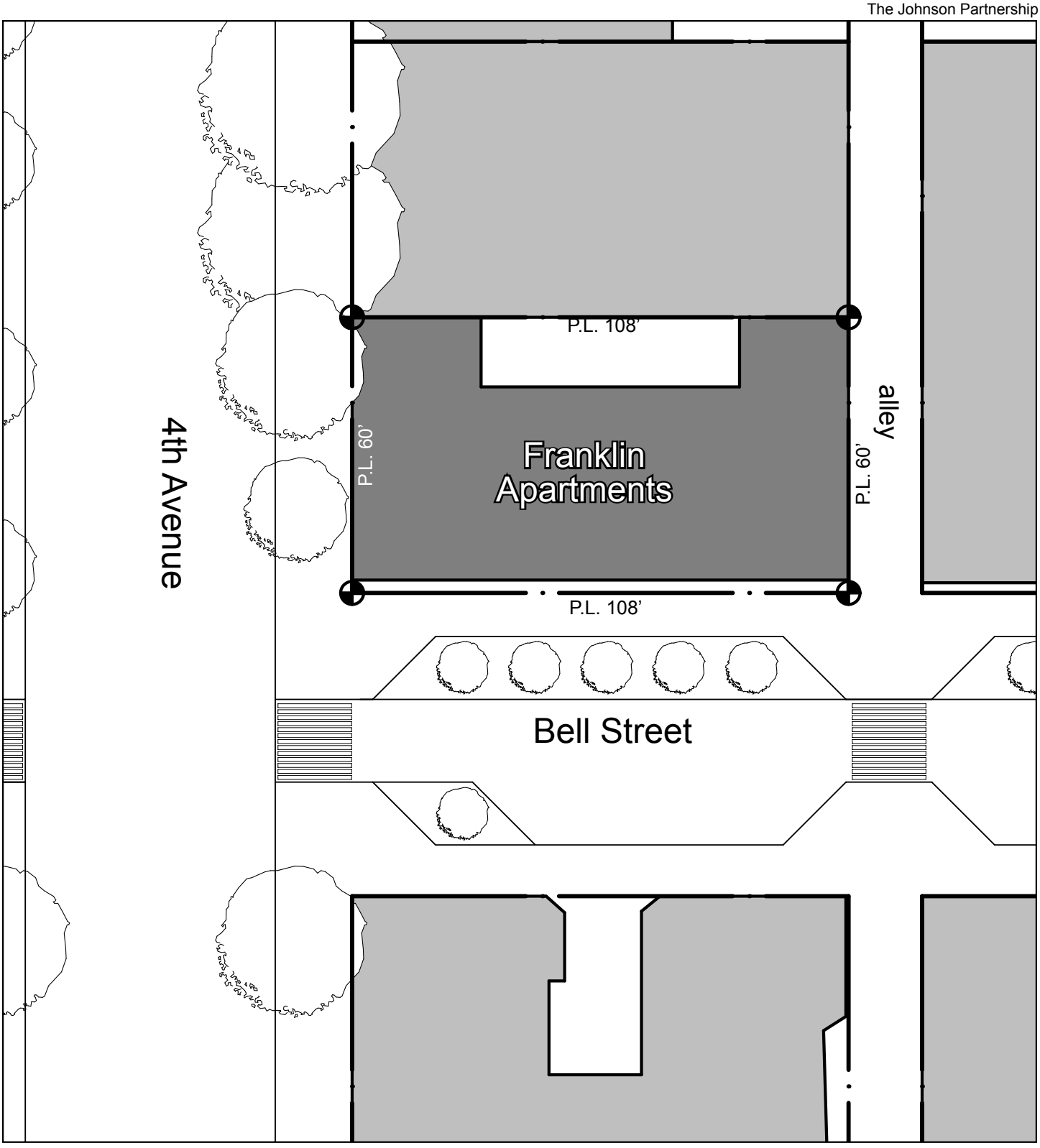


Figure 8 • Site Plan

The Johnson Partnership, 11/20/2014

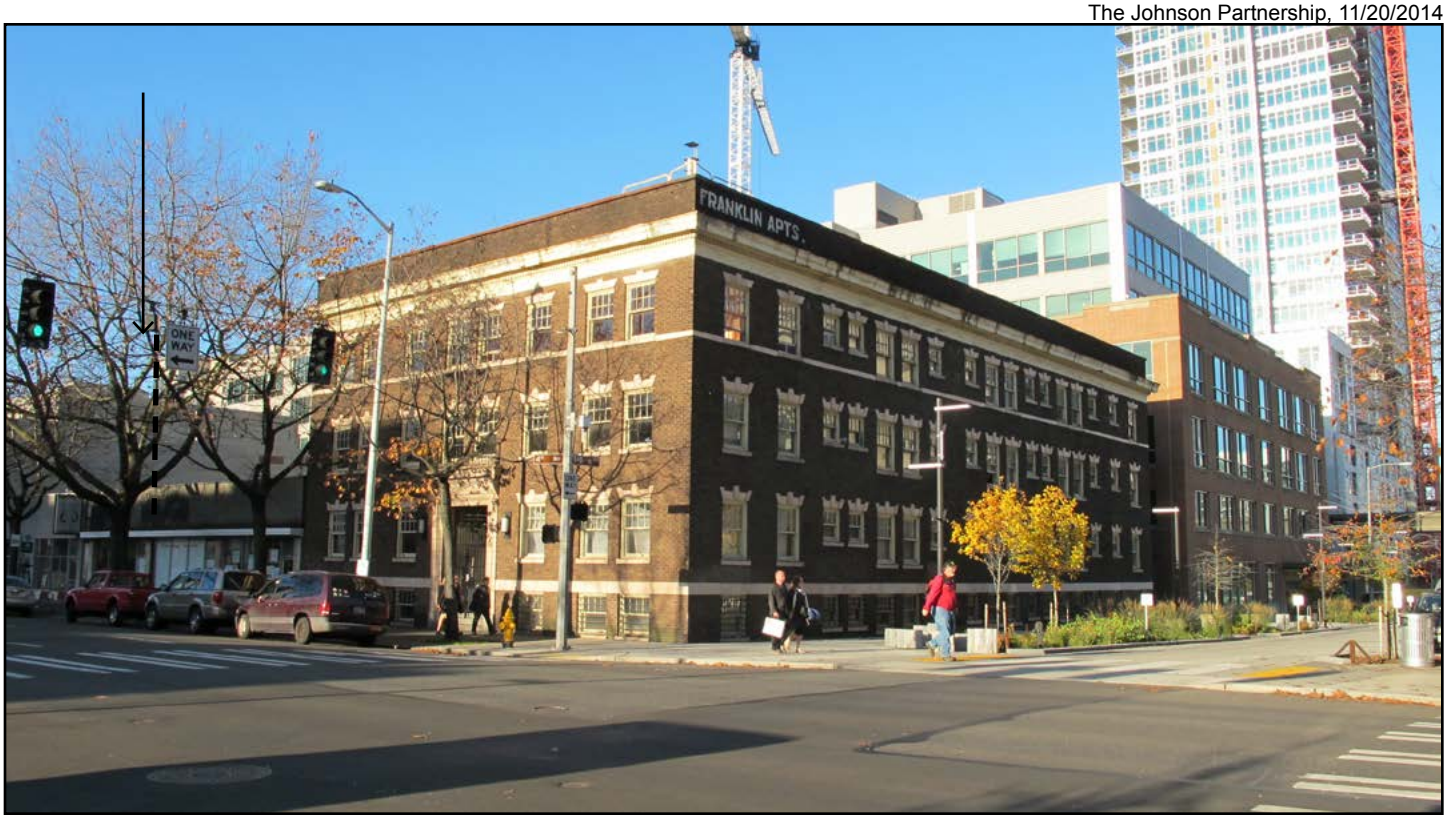


Figure 9 • Franklin Apartment Building viewing from the south

The Johnson Partnership, 11/20/2014

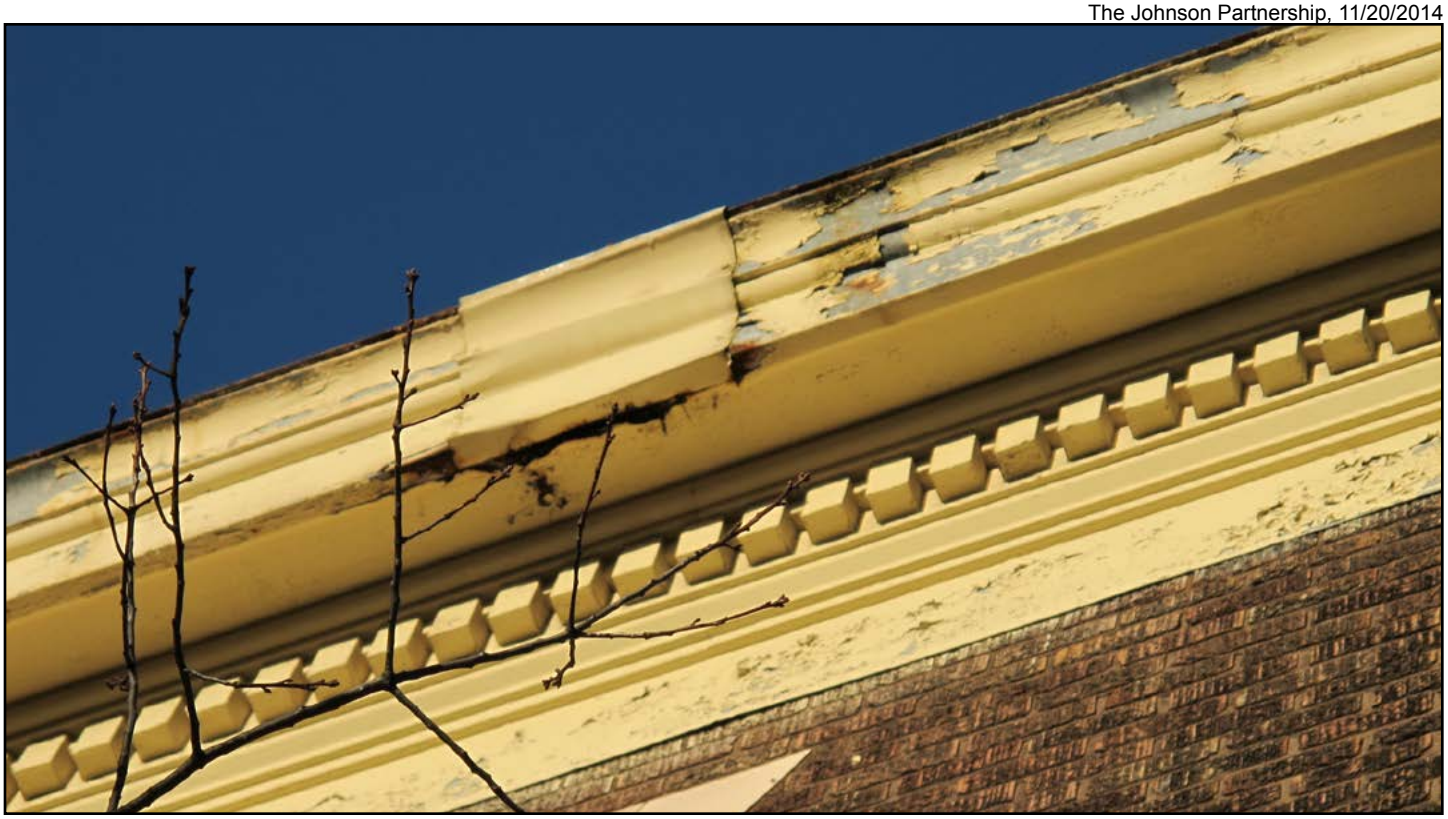

Figure 10 • Franklin Apartment Building, detail of metal cornice

The Johnson Partnership, 11/20/2014

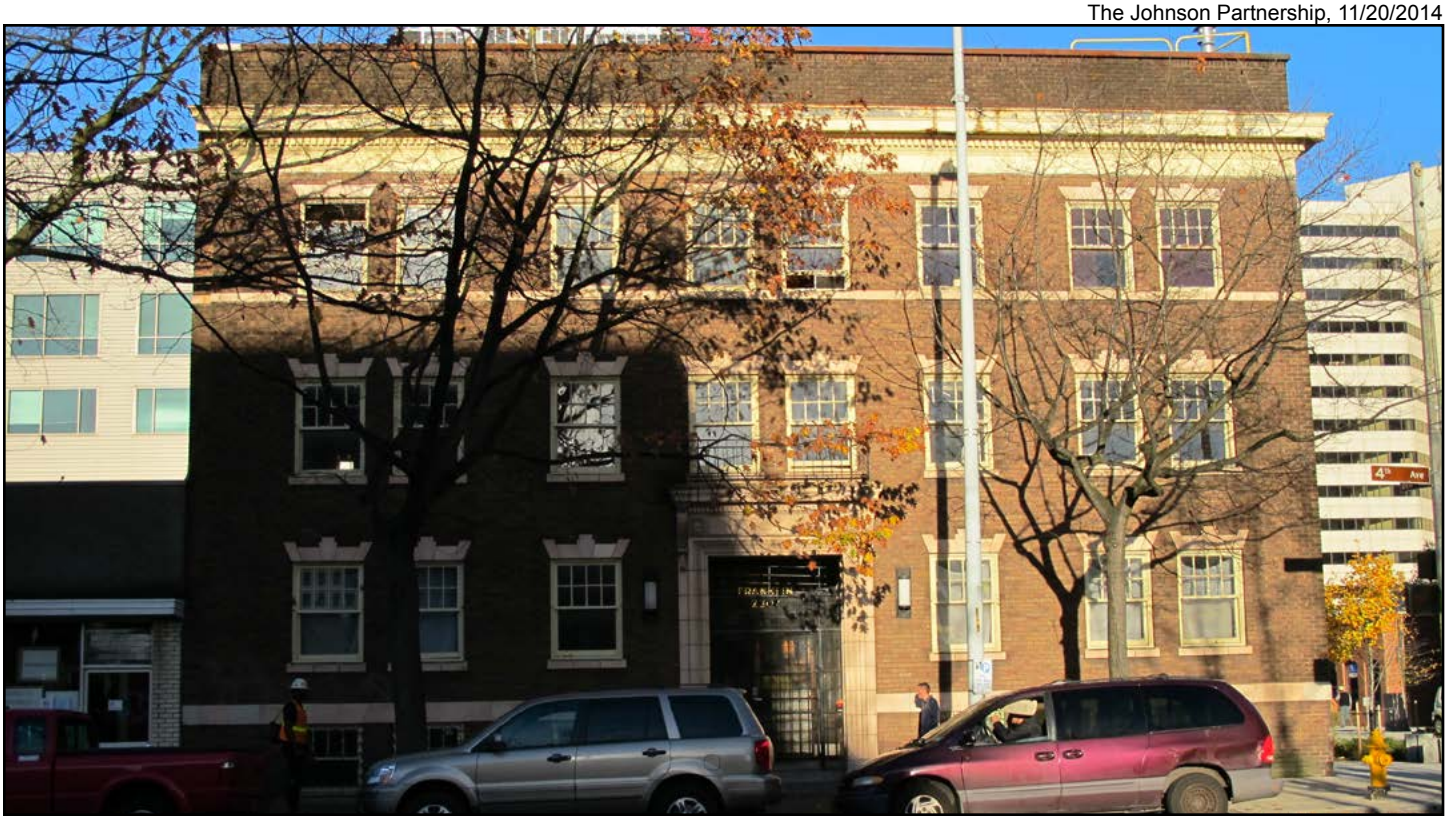

Figure 11 • Franklin Apartment Building, western façade

The Johnson Partnership, 11/20/2014


Figure 12 • Franklin Apartment Building, southern façade


Figure 13 • Franklin Apartment Building, terra cotta at entry on western façade

Figure 14 • Franklin Apartment Building, entry doors

Figure 15 • Franklin Apartment Building, typical window

Figure 16 • Franklin Apartment Building, northern lightwell viewing west

Figure 17 • Franklin Apartment Building, northern lightwell viewing east

The Johnson Partnership, 11/20/2014

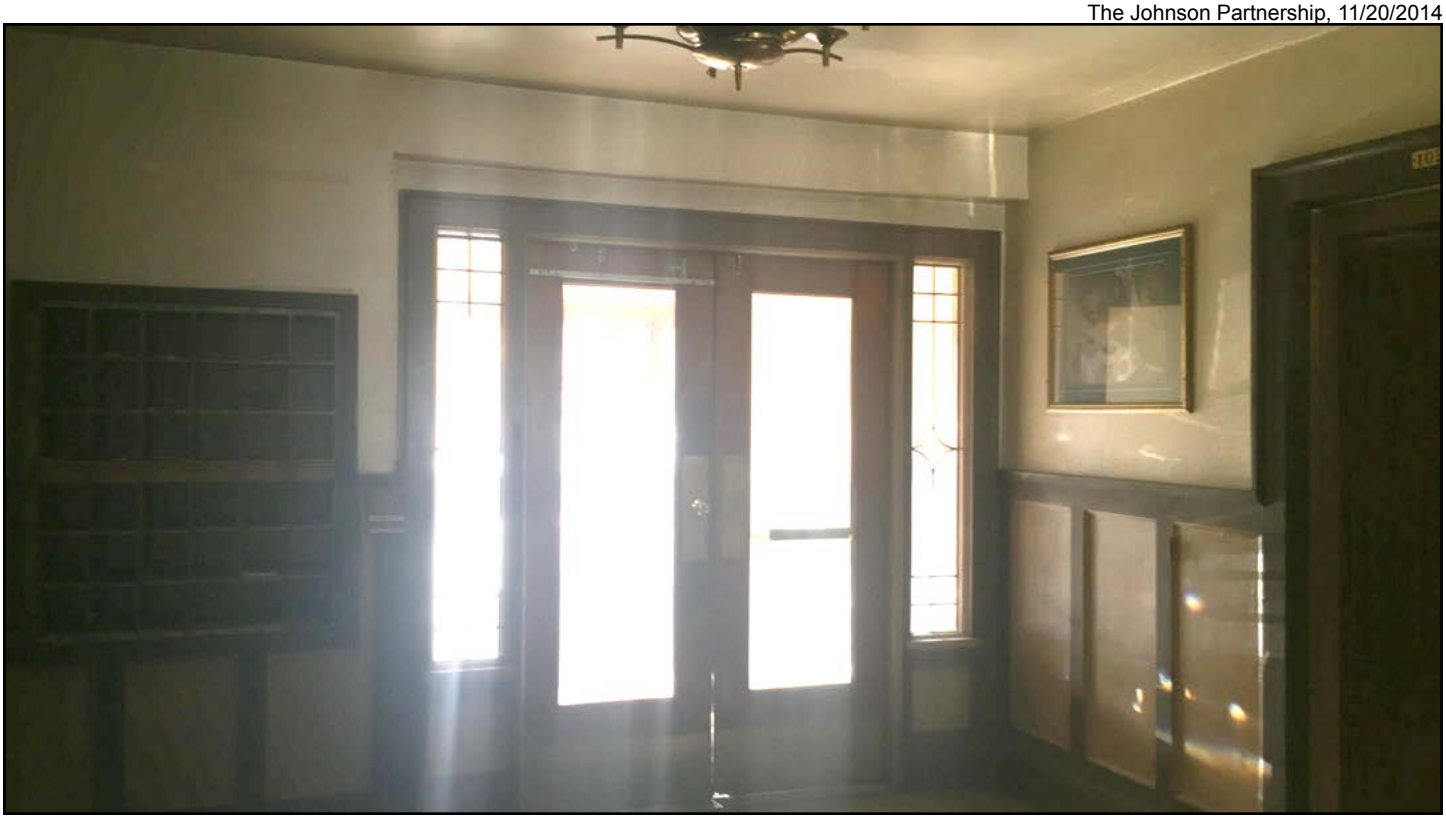

Figure 18 • Franklin Apartment Building, entry vestibule viewing southwest

The Johnson Partnership, 11/20/2014

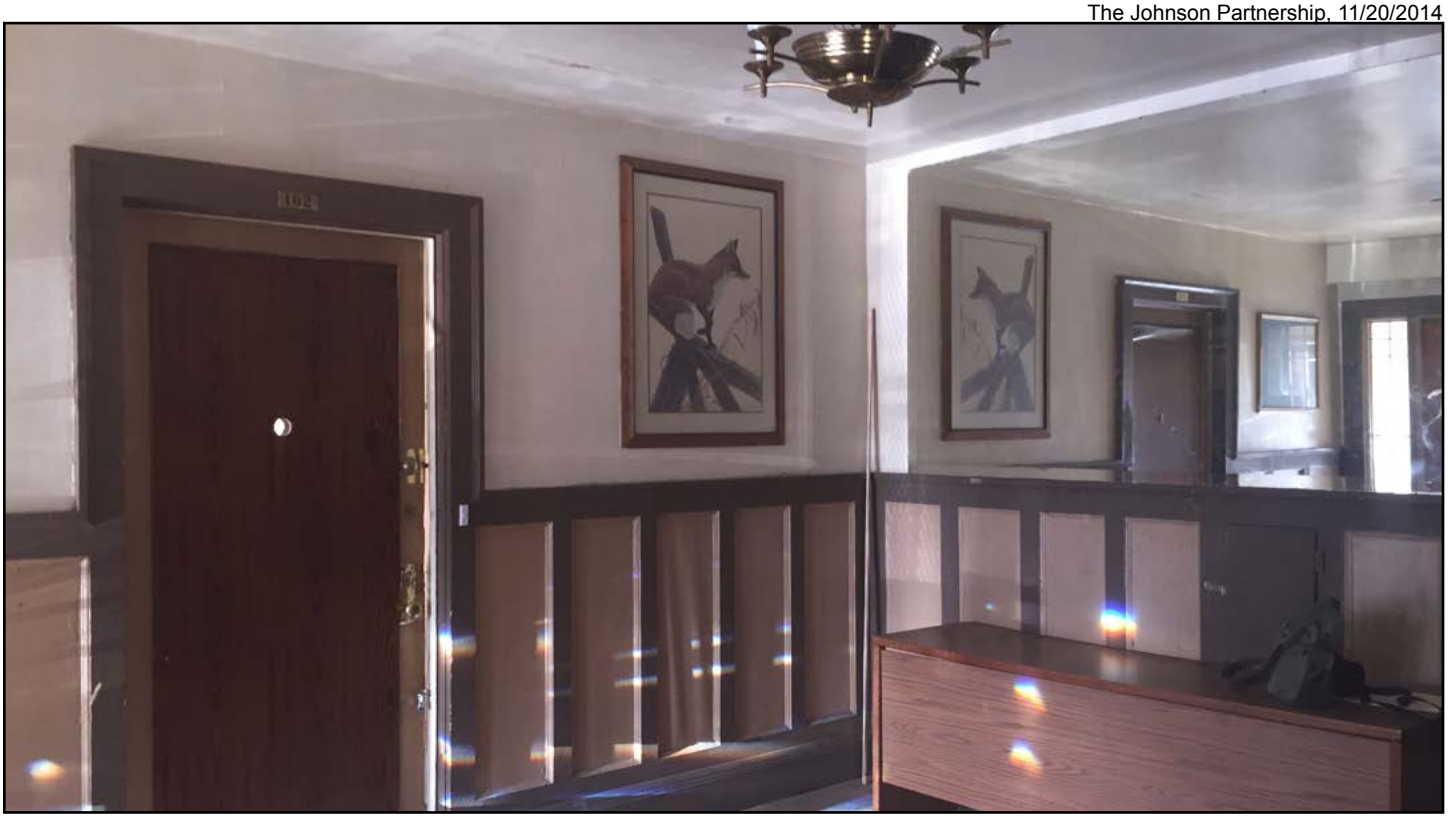

Figure 19 • Franklin Apartment Building, entry vestibule viewing north

The Johnson Partnership, 11/20/2014

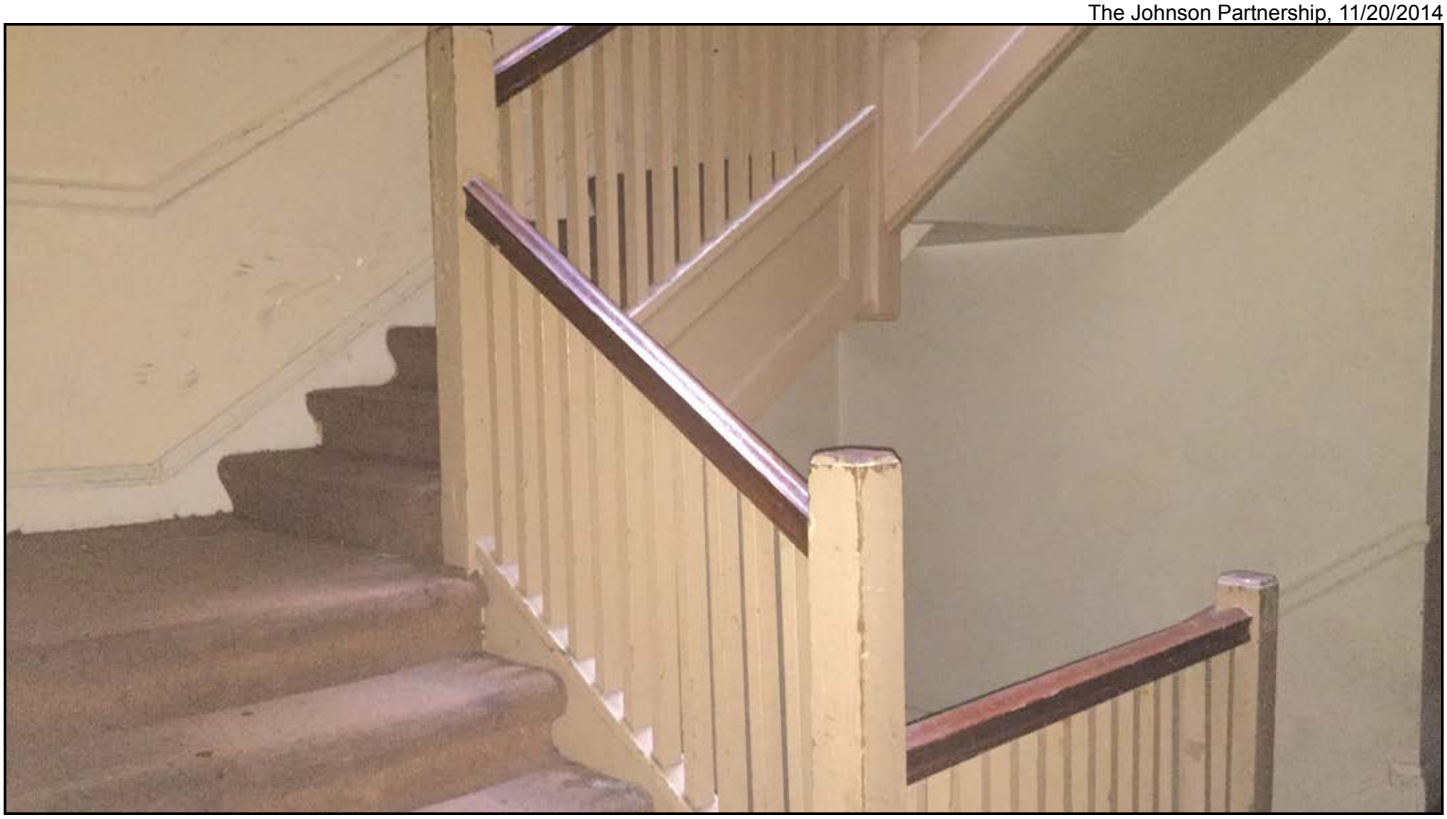

Figure 20 • Franklin Apartment Building, main stair

The Johnson Partnership, 11/20/2014

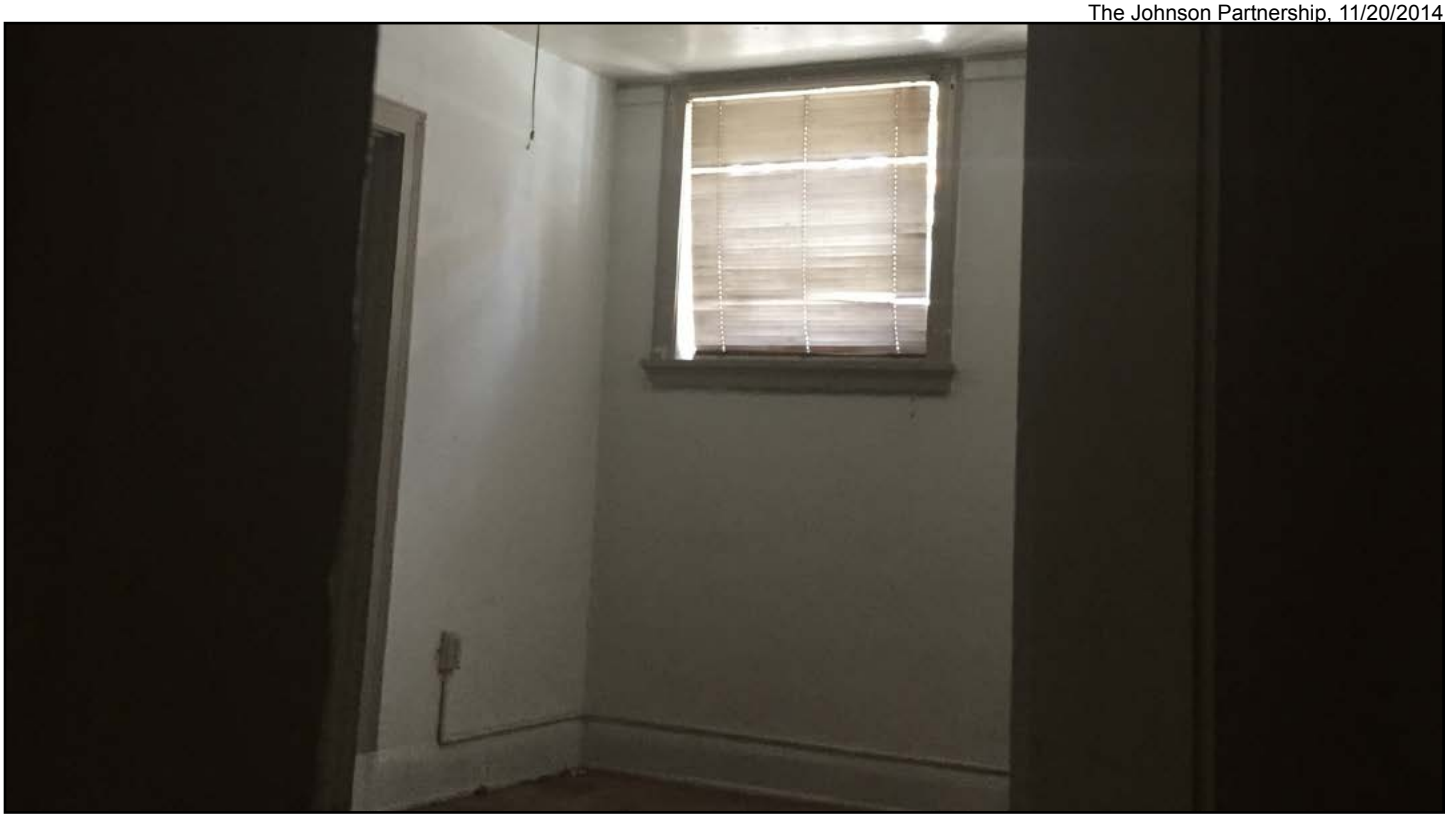

Figure 21 • Franklin Apartment Building, typical interior basement room

MOHAI SHS3770

Figure 22 • Austin Bell, San Francisco, 1885

UW Digital Collections CUR692

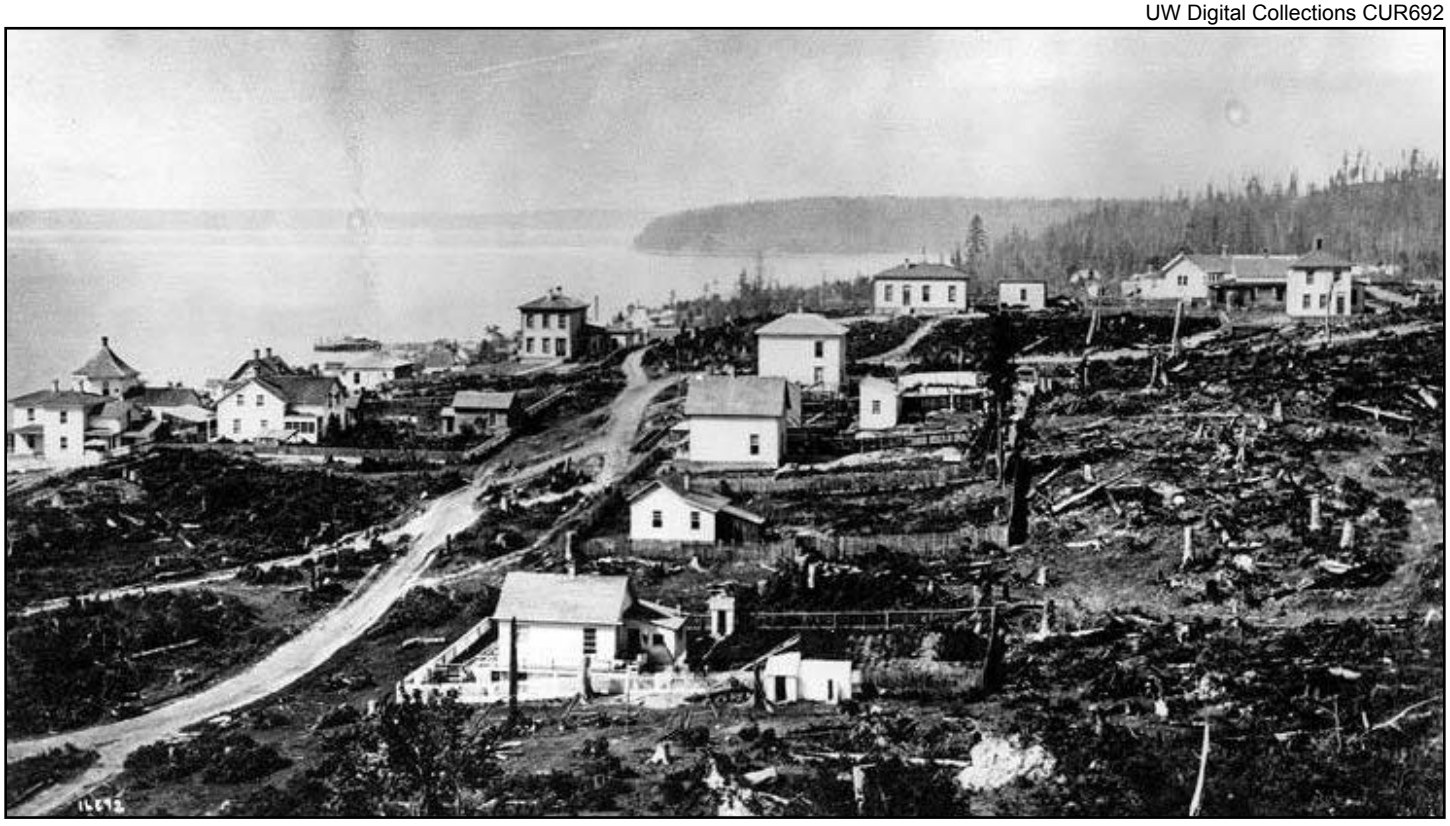

Figure 23 • Belltown, 1882

MOHAI SHS3770


Figure 24 • Belltown, Third Avenue, 1908

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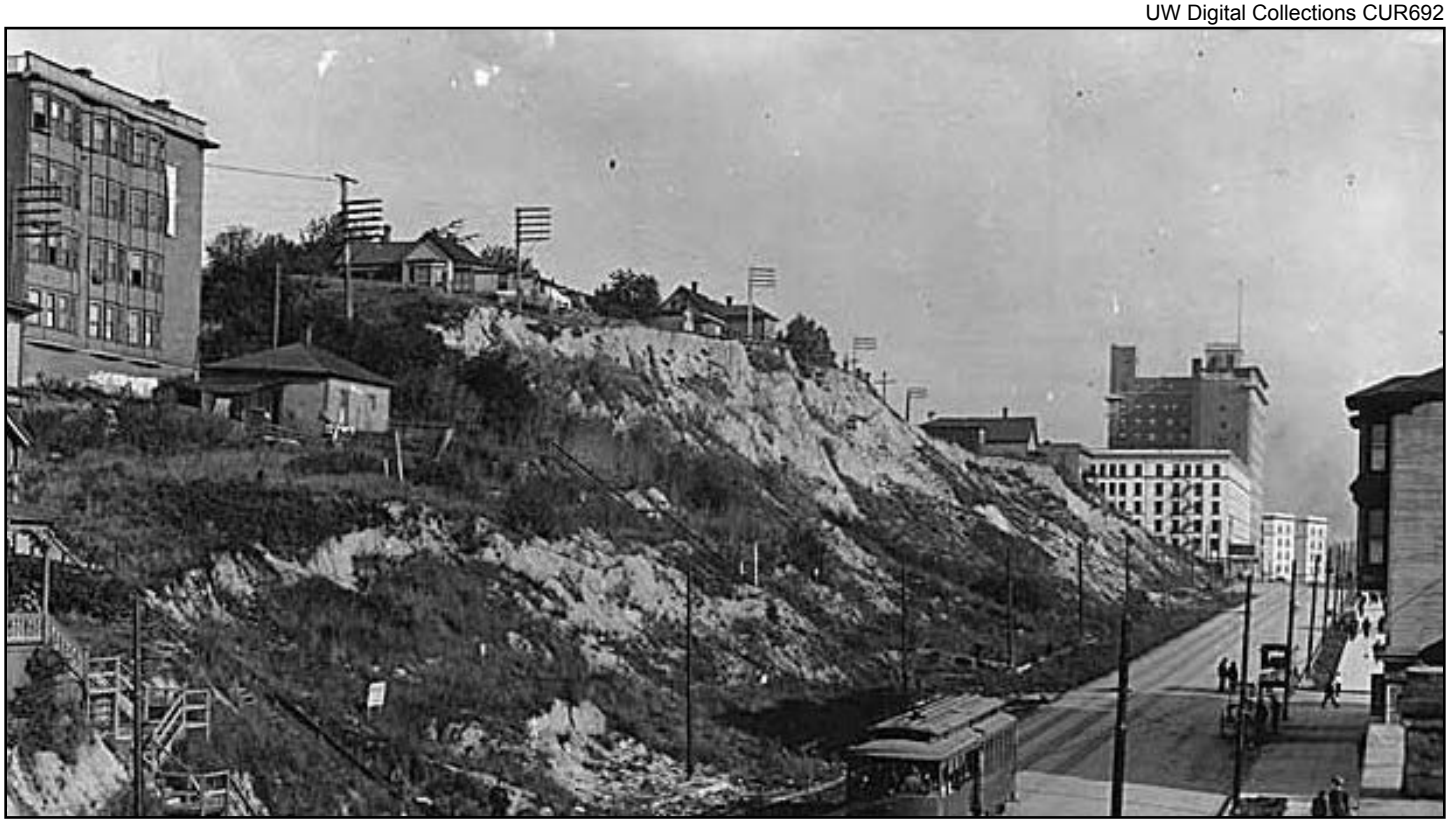

Figure 25 • Belltown, Second Avenue, 1909

MOHAI SHS3770

Figure 26 • Damage from Belltown Fire, 1910

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Figure 27 • Construction of the Battery Street Tunnel, 1952

UW Digital Collection SEA3804

Figure 28 • St. Paul Apartment Building, First Hill, 1901

MOHAI

Figure 29 • Anhalt Apartments, Queen Anne Hill, 1927

MOHAI 1986.5.7237

Figure 30 • The Grosvenor House Apartments under construction at 800 Wall Street, 1949

Puget Sound Regional Archives


Figure 31 • Franklin Apartment Building, 1937 tax assessor photo

Redfin

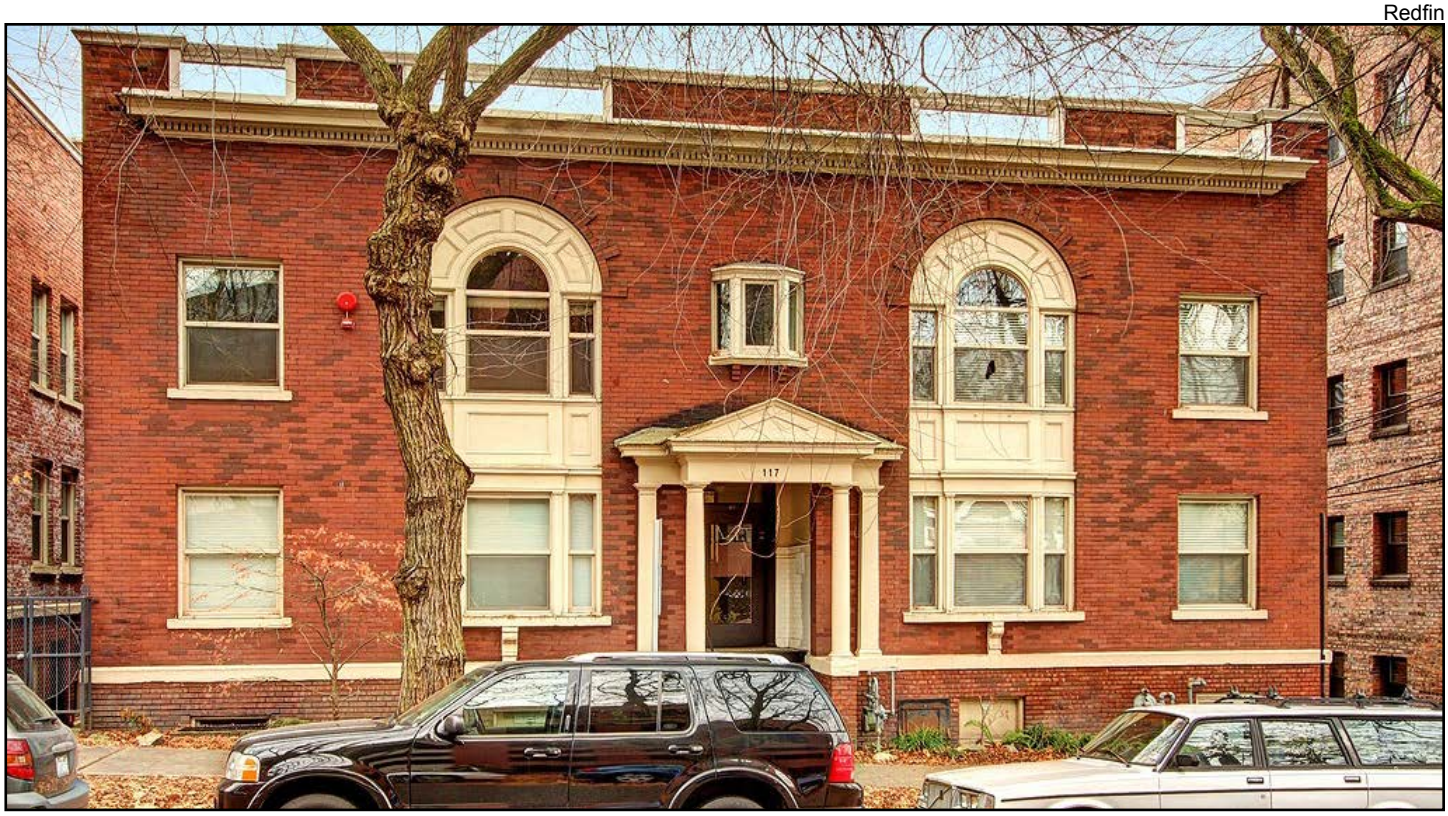

Figure 32 • Pittsburgh Apartments, 125 Warren Avenue N

Architectural Record 32

Figure 33 • Entry to the Algonquin Apartments, 1133 14th Avenue E

Diana E. James

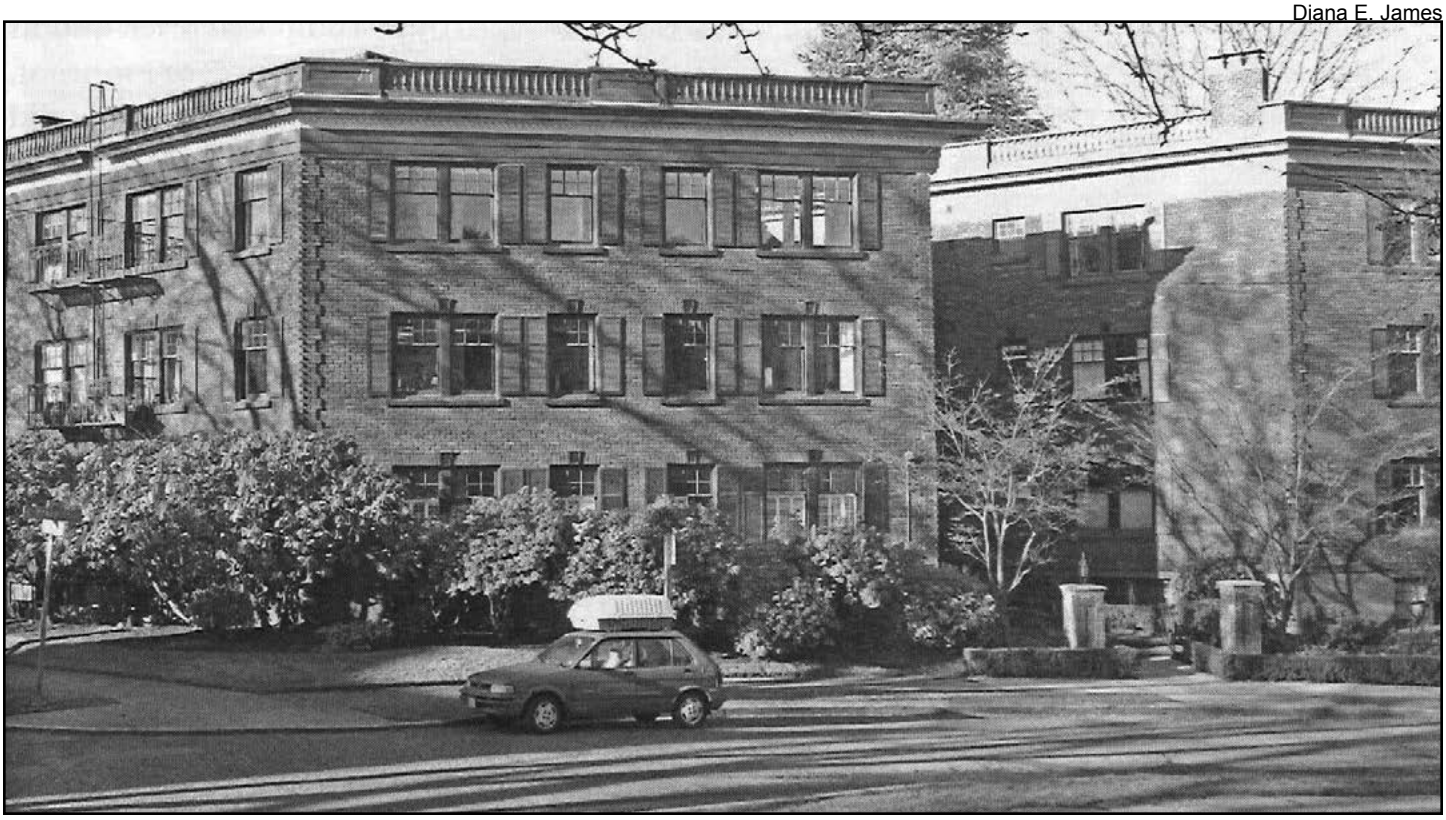

Figure 34 • The Washington Arms, 1065 E Prospect

Joe Mable 2007

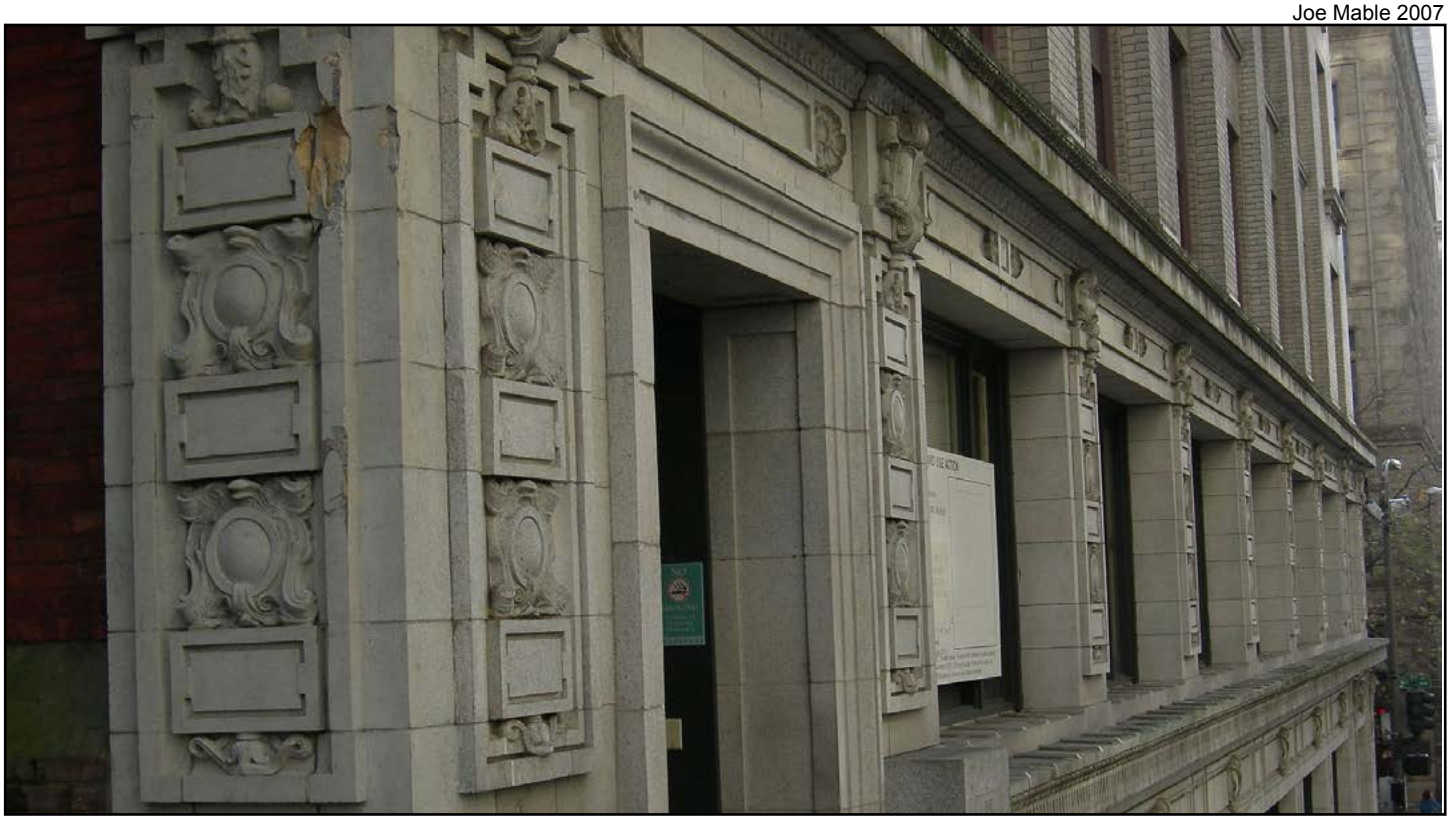

Figure 35 • Terra cotta detail on the Alaska Building

Joe Mable 2008

Figure 36 • The Castle Apartments, 2132 Second Avenue (1918, George W. Lawton and Herman Moldenhour)

The Johnson Partnership 2014


Figure 37 • Fifth Avenue Court, 2132 5th Avenue (1922, George W. Lawton and Herman Moldenhour)

LoopNet


Figure 38 • Olive Crest Apartments, 1510 E Olive Way (George W. Lawton and Herman Moldenhour)

UW Libraries Digital Collections, SEA1987

Figure 39 • Lincoln Apartment Hotel (1909, Saunders & Lawton, burned)

UW Digital Collections SEA 3799

Figure 40 • The San Marco Apartments (1905, Saunders & Lawton, City of Seattle Landmark)

Daily Journal of Commerce

Figure 41 • The Mottman Building (1906, Saunders & Lawton)

waymarking.com


Figure 42 • The Goldsmith Building, 401 2nd Avenue South (1907, Saunders & Lawton)

Google streetview

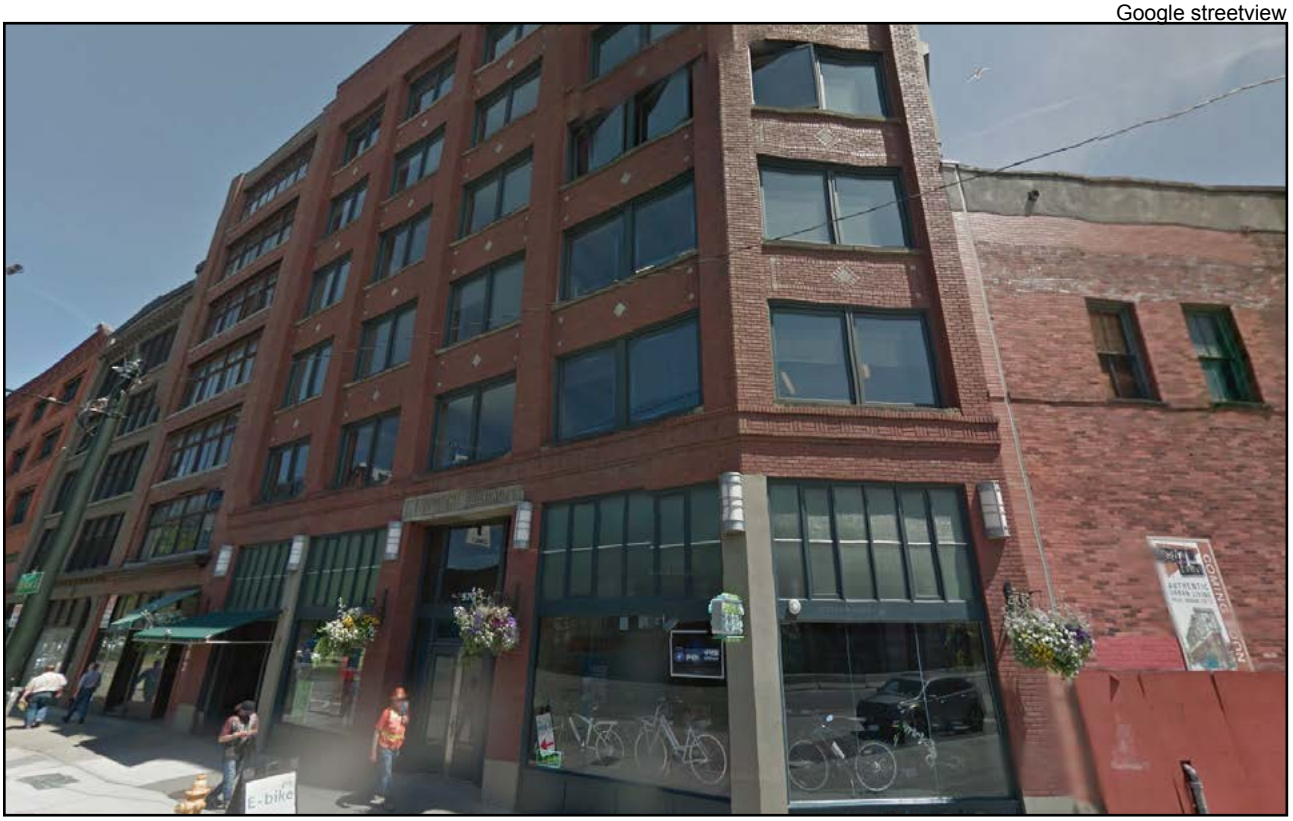

Figure 43 • The Provident Building, 568 First Avenue South (1910, Saunders & Lawton)

Seattle Public Schools

Figure 44 • Walla Walla School, later Horace Mann School (1902, Saunders & Lawton, City of Seattle Landmark)

Rainier Valley Historical Society

Figure 45 • Beacon Hill School (1904, Saunders & Lawton, now El Centro de la Raza)

UW Digital Collections UWC2201

Figure 46 • Forestry Building at the Alaska-Yukon-Pacific Exposition (1908-09, Saunders & Lawton, demolished)

MOHAI 1983.10.10333

Figure 47 • Masonic Temple (1912-16, Saunders & Lawton, now the Egyptian Theater)

Figure 48 • Arctic Building, 700 Third Avenue (1913-17, A. W. Gould and Lawton)

Ravenna United Methodist Church

Figure 49 • Ravenna United Methodist Church (1922, Lawton and Moldenhour)

MOHAI 1983.10.16866


Figure 50 • Fourth and Pike Building, 1424 Fourth Avenue (1927)

Quantum Consulting Engineers

Figure 51 • The Melbourne Tower, 1511 3rd Ave (1927-28)