



Rhodes Brothers/Heiden Building

Seattle Landmarks Preservation Board

March 6, 2018

Rhodes Brothers/Heiden Building
Seattle Landmark Nomination

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I. INTRODUCTION

This report was written at the request of the current owner of the property, Third & Virginia LLC, in order to ascertain its historic nature prior to an alteration to the property.

This report was written and researched by David Peterson. Unless noted otherwise, all images are by the author and date from November and December 2017. Sources used in this report include:

- Some drawings and permits from the Seattle Department of Construction and Inspections (SDCI) microfilm library, including the original building permit.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection.
- Historic photographs of the subject property to assess changes to the exterior to the building.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue Community College.

II. BUILDING INFORMATION

Name (hist./current):	Rhodes Brothers Building / Heiden Building
Year Built:	1920
Street & Number:	1925-1929 3 rd Avenue, Seattle WA 98101
Assessor's File No.:	197720-1045
Original Owner:	Rhodes Brothers Company
Present Owner:	Third & Virginia LLC 1000 Second Avenue, Suite 1800 Seattle WA 98104 <u>Contact: Tom Bartholomew (206) 467-7600</u>
Original Use:	Retail stores & fraternal organization assembly hall
Present Use:	Retail stores & offices
Original Designer:	Victor W. Voorhees, architect
Original Builder:	Arvesen & Lidral, general contractors
Plat/Block/Lot:	Plat: Denny's A. A. 6 th Add. Block: 46 Lot: 3
Legal Description:	Lot 3, Block 46, Addition to the Town of Seattle, as laid out by A. A. Denny (commonly known as A. A. Denny's 6 th Addition to the City of Seattle), according to the Plat thereof, recorded in Volume 1 of Plats, page(s) 99, in King County, Washington; EXCEPT the Northeasterly 12 Feet thereof heretofore condemned in King County Superior Court Cause Number 52280 for widening of 3rd Avenue, as provided by Ordinance Number 13776 of the City of Seattle.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property is located mid-block on the west side of 3rd Avenue in downtown Seattle, between Virginia and Stewart Streets. The parcel is rectangular in plan, measuring approximately 60 by 108 feet, oriented east-west (for purposes of this report, the primary façade along 4th Avenue will be considered east). The site appears flat but is gently sloped, dropping eight feet from northwest to southeast building corner. The subject building fills the parcel. There is an alley along the west side or rear of the property.

To the north, sharing a property line, is a one-story reinforced concrete parking garage built in 1966, and held by the same owner as the subject property. The garage replaced a one-story brick commercial building which had been constructed in 1916.

To the south, sharing a property line, is a six-story masonry mixed-use building known as Haddon Hall. Constructed in 1910 and currently owned by Plymouth Housing Group, the structure includes fifty-four apartments on upper floors, with two retail storefronts at the sidewalk.

To the west, across the alley, is the Moore Theater and Moore Hotel (Edwin Houghton, 1908), a seven-story steel-frame building clad in white glazed terra cotta, and a designated city landmark. The property was developed by James Moore, developer of several Seattle neighborhoods and had been on the site of his Hotel Washington, which occupied two blocks. The Moore Theater seats 1,800 persons and is the oldest still-active theater in the city.

To the east, across the street, is a four-story mixed-use building which houses a Bed Bath & Beyond store with sidewalk access on two floors, due to the grade. The reinforced concrete structure was originally built in 1929 as the two-story Security Public Market, with Art Deco exterior details. In 1951, two floors were added to serve as a parking garage.

There are several Seattle designated landmarks within a two block radius, including the following:

- White Garage (1928, Henry Bittman) at 1915 3rd Avenue.
- Josephinum Apartments (1907) at 2nd & Stewart.
- Moore Theater and Moore Hotel (1908, Edwin Houghton) at 2nd & Virginia.
- Terminal Sales Annex/Puget Sound News Co. (1915, Bebb & Gould) at 1931 2nd Avenue.
- Terminal Sales Building (1923, Henry Bittman) at 1932 1st Avenue.
- Palladian Hotel (1910, William P. White) at 2nd & Virginia.
- Securities Building (1913, Frank Allen & John Graham Sr.) at 3rd & Stewart.
- Bon Marche/Macy's store (1929, John Graham Sr.) at 3rd & Stewart.
- Times Square Building (1913-1915, Bebb & Gould) at 4th & Stewart.

Additionally, the eastern edge of the Pike Place Market Historical District lies two blocks away, along the west side of 1st Avenue between Virginia Street and Pike Street.

B. Building description

The subject building was constructed in 1920 for the Rhodes Brothers Company, to accommodate a local chapter of the Knights of Pythias fraternal organization on the second floor, and to feature commercial space for tenants on the first floor. It was called the "Building for the Rhodes Bros. Company" on the original architectural drawings; "Rhodes Building" in city directories from 1920

to about 1930, and the “Pythian Building” during that time in numerous newspaper articles. In 1931, it was renamed the “Heiden Building,” after its new tenant.

Exterior and structure

The building fills the parcel, measuring approximately 60 by 108 feet in plan, and is three stories in height with a flat built-up roof. There is no basement. The front of the building accommodates three stories, but the rear portion of the second floor was originally designed as a double-height assembly space, but now functions as a double-height work space. Tax records indicate that the building structure is unreinforced brick masonry on a concrete foundation, with mill construction on the interior. The roof of the double-height space is supported by two large roof trusses, located above the roof line, which are supported by corbelled brick piers on the interior walls. Original drawings on file indicate that the front façade window openings are supported by large reinforced concrete lintels at each bay.

The brick masonry exterior is clad with ordinary brick at the alley and party walls. The front façade is clad in a veneer of tuff stone blocks, according to news accounts at the time of building construction, which is an uncommon masonry material in Seattle.¹ The front facade has been painted white in recent years.

The building façade is composed as a two-part commercial block, separated by a modest intermediate cornice or beltcourse, and divided into three equal bays. At the ground floor of each bay are wood-framed commercial storefronts with extensive glazing over wood bulkheads, tripartite multi-light operable transoms, and recessed entries with terrazzo paving. Each bay is divided by three punched-window openings at each of the upper two floor levels, with recessed panels between floors. The second and third storefront bays have been altered over time—at the second bay, vents have replaced some of the transom glazing, and at the third bay, the entire storefront except for the transom is non-original.

At upper floors, intact original sets of multi-pane casement windows appear to remain in place at all of the window openings. The three bays at the upper two stories are divided by slightly projecting wall piers extending into the parapet, and topped with shaped pyramidal caps. The parapet is simply stepped at the middle bay. There are signs of vegetation growing at portions of the parapet and main façade.

The rear or west elevation faces the alley, is utilitarian, and has been altered significantly over time. A review of the original drawings as well as a visual inspection indicate that numerous window or door openings have been sealed or bricked in. The field masonry is red brick, laid in common bond. Tiebacks are visible at the parapet, which date to repairs following the 2001 Nisqually earthquake (see Summary of Primary Alterations below); these are also visible at the north elevation.

The north elevation was originally constructed as a party wall, but because the adjacent property is an open parking deck, the upper part of the elevation is visible. The elevation is essentially featureless except for the brick masonry, originally red brick but currently painted black. The outlines of the c.1920 building which formerly existed to the north until about 1959 are visible in the way that the brick and mortar were laid.

The south elevation is a party wall and not visible.

¹ Tuff, or a tuff-like stone. Close-up images of the 1937 historic tax assessor photo appear to support this claim, but no testing has been done to confirm the material. Previous architectural surveys of the property, historic tax records, and architectural drawing sets for the property describe the cladding material as cast stone.

Interior

The subject building was originally designed with three stores at ground level, and the Knights of Pythias lodge on the second and third floors. Today, the upper floors are used for offices, and the ground floor is commercial space at the first and second bays, while the third bay is an entry vestibule for accessing the upper floors.

The interior of the entire building has been altered to suit tenants over time. All commercial spaces feature some exposed structure, but it is unclear what the original condition of the rooms were. Tax records indicate that the interior ceiling heights at the first floor are 14 feet, and 17 feet at the double-height space. Ceiling heights at the second and third floor front rooms measure approximately 9 feet to the ceiling. Original interior finishes included plaster walls, fir trim, and fir or maple floors at the upper stories, with concrete floors at the first level, but these were largely removed over time or covered by carpets and contemporary finishes.

The building today retains three deep stores spaces at street level, running the depth of the building. The left bay ground floor commercial space is currently used as a construction office for a nearby building project, and includes a mezzanine level apparently constructed in recent decades.

The middle bay is used as a banqueting hall, and includes a commercial kitchen at the rear. Post and beam structure and brick walls are exposed. Non-original steel bracing is visible against a central interior wall, and dates to recent decades.

The right bay commercial space features an entrance vestibule with a contemporary steel stair to access the second and third floors, which are occupied by one office each. The building was originally constructed with no elevator, but one was added at the rear of this vestibule in recent decades, accessing all floors.

The second floor is arranged with small offices along the east exterior wall, and a large central work area with a double height ceiling, lit by two skylights. This area corresponds to the original Knights of Pythias lodge assembly space. The large second-story assembly room has been significantly altered, but still retains the double-height space, skylights, and remnants of crown molding and frame molding at the ceiling, which appear to match those indicated on the original drawings. Walls, however, have been stripped of original finishes and left with exposed brick remaining. The window trim visible along the east wall of the small offices may be original.

The west end of the high central space includes a kitchen and staff break area, storage, support spaces, and a window with non-original glazing overlooking the alley. Corner stairs at the alley wall provide emergency access to ground level.

The third floor of the subject building corresponds to what had originally been a mezzanine floor, and occupies only a narrow strip along the east side of the building. This level features exposed structure, and window trim along the east wall that may be original.

C. Summary of primary alterations

The 1937 tax assessor photograph, the building permit record, and visual inspection provide the primary information for observed alterations to the building. Below are known permitted significant alterations to the property, not including mechanical and electrical permits, or signage permits:

<u>Permit</u>	<u>Year</u>	<u>Est. Cost</u>	<u>Comments</u>
189464	1920	\$45,000	Assembly hall & stores, 60 x 108, mill constr.

210553	1922	\$500	Stair change (store)
210727	1922	\$400	Build partition (store)
214767	1922	\$25	Erect shelving
215890	1922	\$125	Build balcony
216169	1922	\$50	Remove & erect partition (lodge room)
217778	1922	\$75	Build balcony (store)
227934	1923	\$150	Build partition (offices)
238596	1924	\$100	Alter (lodge room)
242013	1925	\$65	Erect temp. partition (transfer office)
290738	1929	\$1,000	Alter building (mailing bureau)
297626	1931	\$150	Alter & repair (stores)
298180	1931	\$550	Balcony (stores & office)
317059	1935	\$225	Occupy balcony as lunch room (lunch room)
330414	1939	\$150	Partitions (store)
363414	1944	\$50	Erect temp. partitions
375325	1946	\$1,000	Alter store building (store)
403883	1950	\$800	Build stairway (lodge room, office) ²
405774	1951	\$400	Make alterations to exist. bldg. (stores & offices)
565419	1976	\$4,000	Alter portion of 2 nd flr. (F-2 studio)
566452	1976	\$1,500	Alter space on 3 rd flr. (F-2 office)
566505	1976	\$1,000	Alter space on 2 nd flr. exist. (F-2 studio)
2108099	2001	\$100,000	Emergency repair & brace earthquake damaged parapets
6286989	2011	\$15,000	Substantial alteration and change of use from retail to banquet hall with interior non-structural alterations. Sprinklers, ADA bathrooms, seismic retrofit/elevator)

Significant alterations to the building include:

- The most significant alteration to the exterior was the repair of parapet in 2001-2002, following damage caused by the Nisqually earthquake. According to drawings on file, this work by MJA Engineers included the removal and replacement of the primary façade central bay's decorative parapet masonry (i.e., above the top floor central window header) with in-kind cast stone replacements. The parapet masonry at the two flanking bays was secured, but not replaced.
- Lower half of third bay storefront (below transom bar) is non-original.
- Installation of non-original vents at upper part of second bay storefront transom.

III. HISTORICAL CONTEXT

A. The development of the neighborhood

The subject building, at 3rd Avenue and Virginia Street, is located at the north end of the downtown neighborhood and the south edge of the Belltown/Denny Regrade neighborhood. Both neighborhoods have shaped the development of the site. The vicinity immediately around the subject site was originally a residential area but developed as commercial and retail area in the early decades of the 20th century.³

² It is unclear why the permit record refers to the upstairs space as the "lodge room" when the room had not been used for that purpose since about 1930.

³ City of Seattle Department of Neighborhoods. "Downtown Commercial Core" neighborhood context statement, pp. 7-33.

Downtown

The original downtown core of Seattle had developed around Pioneer Square, but steep hills to the east resulted in a steady expansion northwestward, primarily along the gentler grade of 1st and 2nd Avenues. Several factors drove this expansion, including the rebuilding of the downtown area following the 1889 Great Fire, and the explosive economic and population growth of the city following the 1897 Alaska Gold Rush—from 43,000 persons in 1890, to 240,000 in 1910 (part of the increased figures due to several expansions of city limits during those decades). Other factors associated with growth in this corridor included the removal of the University of Washington from downtown in 1895 and the development of the Metropolitan Tract there in the following decades; the installation of streetcars along 1st and 2nd Avenues beginning in the 1890s; and the regrading of Denny Hill to the north. 2nd Avenue around Columbia Street developed into the city's banking center around 1900, and 2nd Avenue in the blocks north around Pike Street became home to the city's major retailers and department stores. 2nd Avenue served as the primary spine through downtown, and became the main route for city parades and festivals.⁴

In the late 1800s, the subject parcel was actually located at the very top of Denny Hill, a large and steeply-sided landmass located north of Pine Street between about First and Seventh Avenues. The parcel was part of the rear grounds of the enormous Denny Hotel (later known as the Washington Hotel or Hotel Washington) which dominated the hilltop. The hotel was begun in 1890, but not completed until 1903, when it was purchased by James Moore. The property covered two city blocks, from 2nd to 4th Avenues, and from Stewart to Virginia Street. Coming from the south, 3rd Avenue simply stopped at the hotel property and continued on the north side. Denny Hill and the blocks around the hotel were largely residential; period photographs and the 1905 Sanborn map show single family houses, two-and-three story wood-framed flats, row houses, tenements, and small shops with lodgings on upper floors.

Because Denny Hill presented a formidable blockade to commercial expansion northward, its removal had been proposed by civic leaders beginning around 1890. The primary advocate for the regrade was Reginald H. Thomson, who was the longtime City Engineer from the 1890s to 1911 (and again briefly in the 1930s), who sought to encourage development and to improve water and sewage systems in the city. Through regrading, the hill was removed in several phases between about 1905 and 1930, which opened up 2nd through 5th Avenues between Pine and Cedar Streets for development.

The Denny/Washington Hotel was demolished by 1905-1906, and the subject site was reduced by 141 feet in elevation.⁵

Regrading dramatically increased land values in the area. Early construction in this newly-improved area resulted in the growth of a retail, shopping, and hotel hub for the city in the 1910s through the 1920s, initially centered between 2nd and 5th Avenues, and particularly along Pine and Pike Streets. There was also an increase of construction of hotels and apartment hotels near the subject site, not only because of the regrade, but also due to continued population growth, the establishment of the nearby Pike Place Market in 1907, and the anticipation of the Alaska-Yukon-Pacific Exposition in 1909. In general, these new structures were larger and constructed of masonry or concrete, rather than wood frame. Additionally, this development also coincided with the popularity of terra cotta as a building cladding element, so many buildings in the area reflect that use of that material.⁶ The seven-story Eitel Building (1904, 1906)⁷ was the earliest substantial building to be constructed as far north as Pike Street, and was used as offices. Closer to the subject site, only one or two blocks

⁴ Crowley, p. 108.

⁵ Phelps, p. 19, footnote.

⁶ Crowley, p. 95.

⁷ Johnson, Larry E., "Eitel Building," Seattle Landmark Nomination, April 2006.

away, were other early, large buildings to be constructed after the Denny Hill regrade, including the seven-story Moore Hotel and Theater (1907), the fourteen-story New Washington Hotel / Josephinum (1907), the nine-story Standard Furniture Building (1907-08), and the St. Regis Hotel (1909). However, rarely was the scale of these buildings reached on the blocks north of Virginia Street until several decades later.⁸ Behind 2nd Avenue, period photographs show newly leveled, mostly empty blocks available for development.

In 1910, the newly regraded area was proposed as a new Beaux-Arts civic center, the epicenter of which was to be at about 4th Avenue and Blanchard Street, a few blocks north of the subject site. This proposal, called the Bogue Plan, would have relocated the heart of downtown to the regrade district but was soundly defeated at the polls in 1912. Unfortunately, rather than attracting development, the regraded area instead grew slowly for many decades. [*See Belltown/Denny Regrade section below*].

However, to the southeast of the subject site, the retail and commercial core was closer to the center of downtown and continued to grow and expand into the late 1920s. The announcement by Frederick & Nelson in 1914 that they would construct a new flagship store at 5th Avenue and Pine Street heralded the move of the major retailers and department stores from 2nd Avenue eastward to the Fifth and Pine area. A major nearby project was the construction of the Bon Marche department store (1929, John Graham Sr.), filling the block between Stewart and Pine Streets, and 3rd and 4th Avenues.

On 3rd Avenue, the parcels around the subject site were largely built out by 1930. The ornate Beaux-Arts style Securities Building at 3rd & Stewart was designed by Frank Allen and John Graham Sr. and constructed in 1913. Adjacent to the subject building to the north was a one-story masonry commercial building constructed in 1916 for the Mutual Film Company (replaced by the current parking garage in 1966).⁹ North of that building, at the northwest corner of 3rd and Virginia, is a two-story commercial building constructed in 1919 as the Bayley Garage, now occupied by Swifty Printing. At the northeast corner of 3rd & Virginia was a modest, one-story c.1920 masonry building constructed as a Greyhound Bus depot (demolished in the 1960s-70s and now a parking lot).

To the south are three buildings, the Kelley-Gorham Building a.k.a. Haddon Hall Apartments (1910), the White Garage (Henry Bittman, 1928), and the Donohoe Garage a.k.a. Bergman Luggage (1921) at the corner of 3rd and Stewart. Another major presence in the area was the Security Public Market (1929) across 3rd Avenue from the subject site included food stalls and other small retailers, and offered parking on the roof. Two stories of additional parking were added in 1951. Additional parking was constructed mid-block between the market and the Securities Building in the 1960s.

Belltown/Denny Regrade

Immediately north of the subject site, beyond Virginia or Lenora Streets, is the Belltown/Denny Regrade neighborhood, which developed somewhat independently of the Pioneer Square area.

The term “Belltown” originally referred to the area north of downtown along 1st and 2nd Avenues, between Pine and Denny, but particularly around Bell Street. The later term “Denny Regrade” referred to a larger area cleared by the regrading of Denny Hill, extending eastward to about Fifth Avenue or Westlake.¹⁰

⁸ The nine story Cornelius Apartments (1925) at Fourth and Blanchard is an exception. The eighteen-story Grosvenor House, one of downtown’s first highrise apartments, was constructed in 1949 at the far north end of Belltown, at Fifth Avenue and Wall Street. This was the only residential project in Belltown between 1930 and the 1970s. (Sheridan, p. 15).

⁹ “Seattle’s Coming Retail and Apartment-House District,” perspective bird’s-eye map of the Denny Hill regrade area, by B. Dudley Stuart, 1917.

¹⁰ Local historian Walt Crowley placed the northernmost border of Belltown at Mercer Street. See Crowley, p. 117.

The Belltown neighborhood north of downtown was originally part of the land claim of early Seattle settler William Nathaniel Bell and his wife Sarah. The claim stretched from Elliott Bay eastward to today's Yale Avenue, and from Pine Street to Denny Way. Within the claim area was an existing Native American semi-permanent winter settlement around the beach at the foot of Bell Street, which included longhouses over one hundred feet in length.¹¹

Although Nathaniel Bell, his wife, and four children were among the members of the original pioneering Denny party which arrived at Alki in 1851, they left for California a few years later, in 1856, after their cabin was burned during the brief skirmish with Native American locals known as the "Battle of Seattle." Sarah Bell died in 1856 after the move, and Bell only returned briefly to Seattle in the 1860s to plat his land. In 1870, he and his son Austin—who had been born in Seattle during the five years the family resided there—moved permanently back to encourage the development of his properties, which had lagged behind the development of the Pioneer Square area. Part of the reason for the slow development of Bell's properties was due to the steep grade of First Avenue (then called Front Street) and 2nd Avenues over Denny Hill, which separated the area from downtown to the south.

Nevertheless, by 1880, Belltown had more than fifty houses, at least two churches, a two-room school, and a grocery store. In 1884, the neighborhood was significant enough to be included in Sanborn fire insurance maps, and the neighborhood could boast the two-story Denny School at Fifth Avenue and Battery Street, Bell's own Bellevue Hotel at First and Battery, and many more houses and duplexes. On the waterfront below 1st Avenue were two barrel manufactories, two wharves, a shipyard, sawmill, furniture company, and additional workers' cottages.¹²

In 1887, Nathaniel Bell died. His son, Austin, hired architect Elmer Fisher to design the five-story Austin Bell Building, next door to the Bellevue Hotel, which was completed by his wife after Austin Bell's death in 1889. That same year, Fisher also designed the four-story Odd Fellows Hall (now the Barnes Building) next door to the Austin Bell Building, as well as the Hull Building across the street. These buildings served as the core of a three-block long commercial area along 1st Avenue between Battery and Lenora. Fisher would go on to design numerous structures in the Pioneer Square area following the great Seattle fire, which also occurred in 1889. The cluster of these substantial, multistory, relatively ornate structures, on the other side of Denny Hill from the urban core that had developed in the Pioneer Square area, helped to give the Belltown area a distinct identity, although commercial growth remained modest. The largest other nearby structure was the Denny (later Washington) Hotel, at the top of Denny Hill around Stewart Street and 3rd Avenue.

In 1889, the first electric streetcar service to Belltown was installed along 2nd Avenue, extending from James Street to Denny Way. In a few years, additional lines would run down First and Fifth Avenues, connecting the neighborhood to the expanding city. By the final years of the 19th century and into the early 1900s, Belltown was a well-developed but low-density residential area, with a mix of housing types available to all income levels, social level, and family structure. Options in the neighborhood included single family homes, duplexes, triplexes, rowhouses, apartment hotels, boarding houses, worker's hotels, and rooming houses, and tenements.¹³

After the regrading of Denny Hill was completed to 5th Avenue by about 1910, the Belltown/Regrade area north of the subject site grew slowly compared to other parts of downtown. Following the economic slowdown associated with World War I, there was a flurry of two- to four-story apartment

¹¹ This section largely derived from Sheridan, Mimi, "Belltown Historic Context Statement and Survey Report," City of Seattle Department of Neighborhoods Historic Preservation Program, November 2007.

¹² Sheridan, p. 3.

¹³ Sheridan, p. 5.

and commercial building construction in the 1920s. Affordable apartment buildings convenient to downtown were an attractive option for single women, who were increasingly entering the workforce at that time due to changing social and economic conditions. In 1923, the institution of a new city zoning code had the result that higher buildings were encouraged downtown, but not in the Belltown/Regrade area, which was designated “Commercial” and remained relatively low-density. One- and two-story commercial buildings in the neighborhood continued to cater to light industrial or heavy commercial businesses—such as printers, suppliers, garages and other services related to the growing automobile business, and even the film distribution industry—all of which benefited from proximity to downtown but without the expensive land costs or congestion.¹⁴ Belltown was the center of Seattle’s taxicab business and touring companies.¹⁵

It was around this time that the subject building was constructed, in 1920.

Very little residential construction occurred in the neighborhood during the economic downturn of the 1930s and during the material-rationing war years of the 1940s. Much of the existing housing stock deteriorated. The parts of Belltown west of 3rd Avenue were considered comparable to Seattle’s “Skid Road” in Pioneer Square.¹⁶ Dwelling units there were among the oldest and most crowded in the city, and consisted of worker’s cottages and cheap hotels often with no private toilet or bath. The area population had a high percentage of older and unemployed males. East of 3rd Avenue, conditions were better, due to the numerous relatively new brick apartment buildings that had been built there in the 1920s, and which were more likely to be occupied by female clerical and sales force workers employed downtown. However, the local economy improved during the war years, in part due to Boeing and other defense-related jobs, and Belltown was well situated to provide housing and entertainment for servicemen, waterfront workers, and defense workers.

In the post-war years of the 1940s and 1950s, local and national economic and housing trends emphasized the growth of the suburbs rather than city centers, and accommodating the automobile. Belltown continued to be largely seen as a service area to support downtown. Between 1952 and 1954, the Battery Street tunnel was constructed in a cut-and-fill fashion in order to connect the c.1930s Highway 99/Aurora Avenue with the newly-completed Alaskan Way Viaduct along the downtown waterfront. In 1957, a new zoning ordinance designated Belltown as a “General Commercial” area, which had the effect of discouraging new housing. The waterfront area continued to be classified as a manufacturing zone, as it had long been, which encouraged continuing construction of small warehouses and additional light industrial buildings in the neighborhood.

By the 1960s, parking lots were a common feature in Belltown, driven in part by the downtown commercial core to the south, and the construction of the 1962 Century 21 Exposition (later the Seattle Center) at the north end of the neighborhood. The easternmost part of Belltown, between Fifth Avenue and Denny Way, had become characterized by numerous car lots and automobile dealerships after remaining undeveloped for many decades. Suburban-style motels with expansive parking lots also developed in this area, in anticipation of the fair. The construction of the above-grade monorail to connect downtown with the world’s fair exposition grounds further emphasized Belltown as a place to move through, rather than a destination in itself.¹⁷

The perception of Belltown as a service area to support downtown was further emphasized by a proposed comprehensive plan adopted by the city council in 1963, known as the Monson Plan. To stave off the increasing possibility of businesses fleeing downtown for the suburbs, the scheme emphasized automobile access and parking. It proposed (among other things) surrounding

¹⁴ Sheridan, pp. 9-10.

¹⁵ Sheridan, p. 24.

¹⁶ Sheridan, p. 12, referencing a 1940 urban analysis by sociologist Calvin Schmid.

¹⁷ Sheridan, pp. 24-25.

downtown with high-speed ring roads through Belltown, and a large parking/office structure to replace a demolished Pike Place Market. Public resistance to and rejection of the plan, and to similar citywide proposals in the 1970s, led to a movement to establish the local historic preservation program in 1973 and the protection of the Pike Place Market, Pioneer Square, and other areas.

In the early 1970s, Belltown continued to be marked by deteriorating worker hotels and other housing built earlier in the century. A major fire in a Belltown apartment building called the Ozark Hotel led to stricter fire safety regulations in the city, including mandatory sprinkler systems above the ground floor. An unexpected result was that rather than upgrading, some building owners simply closed off upper floors and left them empty, resulting in increased numbers of persons left without housing they could afford. However, encouraged by new 1974 and 1985 city development plans for downtown and the regrade area, several non-profit agencies using federal and local housing funds began acquiring and restoring more than twenty buildings in the neighborhood for use by low and moderate income renters. New low-income housing was constructed as well, supported by social service agencies which established their facilities in Belltown and which remain to the present day. Also in the 1970s, large construction projects of the scale intended after the regrading efforts ended around 1930 were finally built. These included high-rise private condominiums, high-rise housing owned by the Seattle Housing Authority, and several office towers. Such major construction continued through the 1980s and to the present day.

The increase in housing activity supported an increase in commercial activity in the area in the 1970s through the 1990s. Many of the existing, lower-scale buildings of the past retained relatively inexpensive rents, which attracted artists, musicians, restaurants, clubs, galleries, cafes, and small shops to the area. In 1994, the Belltown/Regrade neighborhood was designated an urban center to encourage increased density.

B. The development of the subject building

The subject building was constructed for the Rhodes Brothers Company in 1920 on 3rd Avenue between Virginia and Stewart Streets. Prior to that time, from 1890 to 1905, the entire two blocks from Virginia to Stewart, and from 2nd Avenue to 4th Avenue (including the subject site) was a single site on the top of Denny Hill, occupied by the enormous Washington (a.k.a. Denny) Hotel. The hotel had originally been developed by a group of owners which included Arthur Denny, but was later owned by James A. Moore. By 1906 the hotel was demolished, and the site including the subject parcel had been regraded approximately 141 feet lower as part of the Denny Regrade work.¹⁸ At the same time, the 3rd Avenue right of way, which fronts the subject site, and the alley, were cut through to connect to the street grid north of Virginia Street. The parcel remained undeveloped from about 1906 until 1920. After the regrade, the parcels across the alley facing 2nd Avenue were more quickly developed, as early as 1907 and into the 1910s.

In 1919, the subject parcel was sold to the Rhodes Brothers Company as an investment property for \$50,000.¹⁹ Rhodes Brothers commissioned Seattle architect Victor W. Voorhees for the proposed building likely in 1919, and the building permit was applied for and received in late February 1920.²⁰ Excavation of the site began in early March 1920. In late March, a news account announced that

¹⁸ Phelps, p. 19, footnote.

¹⁹ "Pythians are to have new home," Seattle Times, March 21, 1920, p. 24.

²⁰ The Seattle Department of Neighborhoods Historic Property Inventory online database and the King County historic tax records state that the construction date for this building is 1914, but that is incorrect. No explanation could be found for the error on the tax records.

construction had begun on the subject building, and that it had an estimated value of \$50,000. The article stated that the building was to house the Seattle Lodge No. 10 of the Knights of Pythias on the second and mezzanine floors, and the ground floor retail spaces were to be occupied by the Rudolph Wurlitzer Organ Company and the Theatre Equipment Company. The article included a rendering of the subject building by the architect, Victor W. Voorhees.

The article went on to describe the exterior cladding that was to be used on the building:

“W. L. Rhodes, one of the owners, yesterday said the building would be unique in structural material, using for the first time in Seattle a beautiful white stone deposit mined at Mount Angel, Oregon. The facing will be of this material, which is said to have a textile strength of rock and is fireproof. Strangely enough, it is said, this stone can be sawed by any saw that will cut lumber and into any dimensions desired.”²¹

The cladding described is tuff, a volcanic building stone which is mined in Oregon, among other locations. No additional information could be found why the architect selected this material for use on the building, although one of the Rhodes brothers was a partner in the tuff quarry which sourced the material.²² [Additional information in section below].

For the ground floor interior space, original drawings on file show three rather typical deep and narrow shops with highly glazed storefronts and recessed entries were built at the sidewalk. For the second floor Knights of Pythias lodge, drawings show a double-height assembly hall at the rear two-thirds of the floor, with a raised rostrum and stage, and a narrow recessed niche and platform on the opposite wall. Drawings also indicate two central skylights, two boxed ceiling beams, and simple frame molding on the walls and ceilings. Restrooms, support spaces and a dining room were also located on that floor. On the mezzanine (which corresponds on the front façade with the third floor windows), the drawings show a club room and other support spaces. A stair at the northeast building corner and corridors linked the floors and rooms of the lodge.

The March 1920 article also stated that the building was expected to be completed by the end of May 1920, so that the Knights of Pythias would be able “to welcome visitors from all over the state who will be here to attend a state convention.”²³ However, according to the building inspector’s notes associated with the building permit, construction was not completely finished until July of that year. The Knights of Pythias appear to have occupied the upper floors of the building until about 1930.

It is not clear why the Rhodes Brothers Company would build a structure for the Knights of Pythias. Membership records of the Seattle group were not found for this report, and no newspaper articles could be found mentioning any specific Rhodes brother as a member or officer of the Seattle Pythians. However, we know that at least one of the brothers, Albert J. Rhodes, was a member of the Knights of Pythias chapter in Tacoma.²⁴

After construction of the subject building was completed in 1920, the Wurlitzer Organ Company did not appear to actually occupy storefront space in the building, but the Theatre Equipment Company did, for about eight years. The subject building was near several theaters (including the Moore

²¹ “Pythians are to have new home,” Seattle Times, March 21, 1920, p. 24.

²² In August 1917, the subject building’s architect, Victor Voorhees, was hired by the growing Willys-Overland Automobile Company to serve as the supervising architect for all of their building projects, such as automobile showrooms. He traveled throughout Washington, Oregon, California, and possibly other states for several years, to about 1924, related to this work. Voorhees may have encountered the use of tuff in central or western Oregon, where it is sometimes used as a building stone.

²³ “State Pythians given welcome,” Seattle Times, May 18, 1920, p. 11; and “Patience heads state Pythians,” Seattle Times, May 21, 1920, p. 2.

²⁴ Kipp, p. 4.

Theater, across the alley) and at the periphery of the Belltown neighborhood, which by the 1920s (and through the 1960s) had become the center for the film industry in the Pacific Northwest.²⁵ The Theatre Equipment Company primarily supplied theater chairs, but also projectors, machine rentals, lobby displays, screens, generators slides, and card signs.²⁶ By 1927, the company expanded to a second storefront in the adjacent building to the south (Haddon Hall), but in 1928, the firm—by then called the National Theatre Supply Company—had moved to a presumably larger site, at 2400 1st Avenue.²⁷

In 1930, the C.D. Stimson Company acquired a long-term lease on the subject building from the Rhodes Brothers Company, which may have been impacted by the Great Depression. With a likely fresh infusion of capital, the building in February 1931 was renovated to accommodate a new tenant, Heiden's Mailing Bureau—a growing direct mail advertising company, founded in 1906—on the upper floors. The ground floor retail spaces were renovated for shops related to the Security Public Market which operated across 3rd Avenue.²⁸ As part of the renovations, the building was renamed the Heiden Building, and the front façade was outlined in extensive neon tube lighting and signage. Heiden's Mailing Bureau employed a staff of sixty people and used printing, addressing, and sorting machines in their business.²⁹

A few months later, in August 1931, the Rhodes Brothers Company sold the subject property to the New World Life Insurance Company, led by president John J. Cadigan.

Heiden's Mailing Bureau and its subsidiary, Motor List Company Inc. of Washington, remained a tenant from 1931 through the 1960s. In 1968, Heiden's merged with the Gerald Cone Company, another direct-mail firm, and moved the following year to 417 East Pine Street. After the merger, it became the largest direct-mail firm in the Northwest, with 68 employees.³⁰

The subject building had several long-term tenants during the mid-20th century—Parish Supply Store church goods during the 1940s and 1950s; Shorey's Bargain Book Annex during the 1960s and Beatty's Book Store from 1968 to the early 2000s. The longest-term tenant was Barg's French Cleaners, which operated from the subject building from the mid-1940s to about 1990.

Ownership of the building in the mid-20th century was not determined for this report. In recent years, then-owner Stew Cogan sold the property in 2004 to 1925 Third LLC, which then sold it in 2015 to Third & Virginia LLC, the current owner.

²⁵ Sheridan, p. 23.

²⁶ Advertisement, 1921 Polk's Seattle Directory, p. 232.

²⁷ Polk's Seattle Directories.

²⁸ Heiden actually announced their move to new quarters in 1930, but presumably problems with the renovations led the Rhodes Brothers Company and the C.D. Stimson Company to engage in a long-term lease the following year, in 1931. ("Mailing concern leases building on Third Avenue," Seattle Times, January 12, 1930, p. 26). Building permits on file suggest that they may have begun to make alterations to the space as early as 1929.

²⁹ "Direct mail organization engages larger quarters," and "Stimson firm lauds Heiden on expansion," Seattle Times, February 13, 1931, p. 8.

³⁰ "Cone Co., Heiden's plan merger," Seattle Times, March 20, 1969, p. 36.

C. The Rhodes Brothers Company

Henry A. Rhodes (1863-1954) & Birdella A. Booher Rhodes (1863-1941)
Albert J. Rhodes (1864-1921) & Harriett A. Williams Rhodes (1872-1944)
William L. Rhodes (1867-1945) & Claudia A. Rhodes (1869-1969)
Charles W. Rhodes (1871-1964) & Elizabeth Adell Van Ingen Rhodes (1871-1929)

According to newspaper accounts and architectural drawings, the subject building was constructed for the Rhodes Brothers Company, a firm which consisted of four brothers—Henry A., Albert J., William L., and Charles W. Rhodes—all of whom were businessmen in the Seattle/Tacoma area in the early 20th century. They were all involved, in various degrees and percentages of ownership, in the companies associated with the family.³¹

The Rhodes brothers were all born on a farm near the Mississippi River in Trempealeau, Wisconsin, between 1863 (Henry, the oldest) and 1871 (Charles, the youngest). They also had two sisters. Their father, Joshua Rhodes, was a farmer and native of England, while their mother was a school teacher from Vermont. Their mother died in 1890, and their father in 1907.³²

Henry and William both attended Galesville University, ten miles from home in Galesville, Wisconsin. Thereafter, Henry became a schoolteacher. William took a three-year course at Galesville, then continued his studies at a business college in nearby La Crosse, Wisconsin. Albert moved in 1880 at age 16 to work at a grocery in North Dakota, but returned after two years to open a small confectionery and grocery store in Trempealeau in 1882, with his brother Henry, who by then was age 19.³³ (No early information could be found regarding Charles Rhodes).

In 1889, William and Albert moved to Tacoma, Washington, where William became a salesman for a tea and coffee house, and Albert took a job as a traveling salesman in the Pacific Northwest for M. Seller & Co., a large, Portland-based importer/retailer of crockery, glassware, tinware, stoves, and household goods.³⁴

In 1892, Henry moved to Tacoma, and with Albert and William, the three started the Rhodes Brothers store in that city, selling tea and coffee, spices, glassware, and crockery.³⁵ With contacts already established, Albert primarily remained on the road dealing with suppliers for several years, William handled orders and deliveries, and Henry managed the store itself. In 1895, Charles moved from Wisconsin to Tacoma to join his brothers in the company.³⁶ In 1898, William followed the gold rush and established a provisions store in Dyea, Alaska (just outside Skagway), but the venture was unsuccessful and he moved back to Tacoma in less than a year.³⁷

In 1900, Rhodes Brothers expanded into Seattle, opening a branch intended to be a “ten-cent” store.³⁸ Their initial location was the 1100 block of 2nd Avenue, but they moved to the 1200 block,

³¹ Portions of this section derived from Terrible, Sue, “Sam Hillinger Rhodes Brothers Ten Cent Store Collection, 1910-1950” finding aid, Museum of History and Industry, Seattle, Washington, 2013.

³² “Pillars of our business structure,” *Seattle Times*, February 18, 1927, p. 1.

³³ “A.J. Rhodes called by death in New York City,” *Seattle Times*, February 17, 1921, p. 8.

³⁴ “A.J. Rhodes called by death in New York City,” *Seattle Times*, February 17, 1921, p. 8.

³⁵ “Pillars of our business structure,” *Seattle Times*, February 18, 1927, p. 1. Another source, “H.A. Rhodes, Seattle store founder, dead,” *Seattle Times*, October 20, 1954, p. 44, cites conflicting information. See also “Life of Rhodes is story of leadership,” *Seattle Times*, November 28, 1926, p. 15.

³⁶ “C.W. Rhodes, Tacoma merchant, dies,” *Seattle Times*, November 2, 1964, p. 49; and “Pillars of our business structure,” *Seattle Times*, February 18, 1927, p. 1.

³⁷ “Pillars of our business structure,” *Seattle Times*, February 18, 1927, p. 1.

³⁸ The “ten cent store” or “five and ten cent store” or “dimestore” business model was pioneered by Frank Woolworth, who opened his first store in 1879 in Utica, New York. Every item in the store—generally mass-produced household goods—was

and moved again by 1902 to the 1300 block of 2nd Avenue. This location, leased space in the Arcade Building, began as one small storefront, known as the Rhodes Brothers Company. The construction of the Arcade Building (Edwin Houghton, 1902)—a three story commercial building occupying the entire west side of 2nd Avenue between University and Union Streets, at that time the heart of the retail district—would have just been nearing completion. William initially managed the store, but later Albert moved to Seattle in order to manage the branch.³⁹ Although intended to be a ten-cent store, Albert over time expanded the types of merchandise for sale, developing it into a department store.

In 1907, the department store was formalized and incorporated as The Rhodes Company Department Store (commonly known as Rhodes), with Albert as president and manager. Also in 1907, William re-established the ten-cent store in the same building, which had been the original plan in 1900, and served as its president and manager. This store was called Rhodes Brothers Company Ten Cent Store (commonly known as Rhodes Brothers). In 1913, Rhodes expanded to the entire first and second floors of the Arcade Building. That year the building was also remodeled, following a design by architect Harlan Thomas, creating a recessed, open arcade adjacent to the sidewalk along 2nd Avenue.⁴⁰

By 1920, the Rhodes Department Store had over 400 employees and leased the entire three-story Arcade Building, as well as the four-story structure across the alley known as the Arcade Annex which fronted 1st Avenue, thereby filling the entire block between 1st and 2nd Avenues, and Union and University Street. The smaller Rhodes Brothers Ten Cent Store, requiring less space, occupied the southern half of the first floor.⁴¹

Rhodes was one of several department stores in Seattle; competition at the time was centered along 2nd Avenue and included The Bon Marche at 2nd and Union, Fraser-Patterson at 2nd and University, and MacDougall & Southwick at 2nd and Pike. Frederick & Nelson moved in 1919 to a new store farther afield at 5th and Pine, which was to herald the future epicenter of retail in the city.⁴²

At this time, in 1920, the subject building was designed and constructed for the Rhodes Brothers Company, as an investment property, with tenants. No Rhodes company occupied the building.

By 1920, Albert Rhodes and William Rhodes were the primary officers of the family businesses in Seattle.

William Rhodes had married his wife, the former Claudia Altenburg, in 1892, and they raised two children. They resided in a Tudor Revival home at 1005 Belmont Place in Seattle, which they built in 1909 (architect unknown).⁴³ William was active in the Seattle Chamber of Commerce finance committee and a member of numerous civic and charitable organizations. One 1916 biography of William notes that he was a member of the Woodmen of the World, the Arctic Club, Commercial Club, and a golf club, but at least at that time was not a member of the Knights of Pythias.⁴⁴ During World War I, he organized the first Red Cross campaign and promoted a war savings stamps

literally sold for a nickel or a dime. In the 1930s, due to inflation, the Woolworth Company increased this number to as much as twenty cents. (Nilsson, Jeff, p. 1).

³⁹ "Life of Rhodes is story of leadership," Seattle Times, November 28, 1926, p. 15. See also 1903 Polk's Seattle Directory.

⁴⁰ "Rhodes outgrows its present quarters," Seattle Times, February 2, 1913, p. 13.

⁴¹ Polk's Seattle Directory for 1900, 1907, 1913, 1920; "A.J. Rhodes called by death in New York City," Seattle Times, February 17, 1921, p. 8.

⁴² City of Seattle Department of Neighborhoods. "Downtown Commercial Core" neighborhood context statement, pp. 15, 17.

⁴³ Seattle Office of Urban Conservation staff, "Harvard Belmont District," National Register of Historic Places nomination, April 1980. The house is a contributing property within Seattle's Harvard Belmont Landmark District.

⁴⁴ Bagley, p. 1046.

program in Seattle. In the early 1920s, William was chairman of a committee that raised \$5,500,000 for the University of Washington Stadium, which was completed in 1926.⁴⁵

Albert Rhodes was active in civic affairs and was the head of the Seattle Chamber of Commerce from 1917 to 1918. He married his wife Harriet, a native of Dallas, Oregon, in 1893. They resided in a Renaissance Revival terra-cotta-clad house designed by Augustus Warren Gould at 1901 10th Avenue North on Capitol Hill, which was constructed in 1914-15. They had no children, but instead focused on philanthropy during their lifetimes.⁴⁶

In February 1921, while on a business trip to New York, Albert Rhodes contracted a virulent strain of influenza and was dead six days later, at age 56. The news shocked Seattle and was reported with a banner headline and two extensive front-page articles in the *Seattle Times*.⁴⁷ After his death, his wife Harriet became president of Rhodes Company, and continued to manage the Seattle department store.

In the early 1920s after Albert's death, there were four separate Rhodes stores operating in Seattle and Tacoma. However, in 1925, the Rhodes Brothers Department Store in Tacoma was sold by Henry Rhodes (who was the sole owner of that store) to B.F. Schlesinger and Sons. Henry retired from business entirely, and devoted the rest of his life to investments, including the Broadway Theater in Tacoma, and to community activities, including the Tacoma Chamber of Commerce.⁴⁸ In 1922, he and his wife Birdella (married in 1886) completed construction of a 10,000 square foot Tudor Revival country home, which they called "Rhodesleigh," designed by Tacoma architects Heath & Gove, on seventy acres on Lake Steilacoom in Pierce County (today a National Register listed property).⁴⁹

In Seattle, Harriet Rhodes was the head of the Rhodes Department Store, and William Rhodes continued to manage the two Rhodes Brothers Ten Cent Stores.

In 1924, Rhodes Brothers Company obtained a ninety-nine year lease at 1507 Fourth Avenue near Pike Street, and there constructed a new Ten-Cent Store. It was designed in an Italian Renaissance style by Seattle architect Harlan Thomas, and clad in elaborately detailed white glazed terra cotta, with a two-story ornamental niche designed for seasonal displays. The five-story building featured sales goods on each floor, as well as a candy counter and pastry kitchen, a fountain lunch counter, and a banquet and function room on the top floor for employees.⁵⁰ Just a few years later, in 1931 (perhaps due to the Great Depression), Rhodes Brothers closed that store location, and the building façade was completely remodeled and re-clad in brick for the new tenant, Gasco, or the Seattle Gas Company.⁵¹ That building is no longer extant, having been demolished in the 1970s or 1980s.

In 1927, Harriett Rhodes commissioned Harlan Thomas to renovate the Arcade Building department store. He designed a seven floor structure to replace the demolished northern half of the old Arcade Building; the southern half remained intact and retained the Ten Cent Store. The store exterior was clad in local Wilkeson sandstone and featured an arched window motif at the second

⁴⁵ "Pillars of our business structure," *Seattle Times*, February 18, 1927, p. 1.

⁴⁶ "Mrs. Harriet Rhodes, civic leader and merchant, dies," *Seattle Times*, July 6, 1944, p. 12.

⁴⁷ "Editorial: Sudden death of A. J. Rhodes stuns Seattle," and "Influenza proves fatal to leading Seattle merchant," *Seattle Times*, February 17, 1921, p. 1.

⁴⁸ "Life of Rhodes is story of leadership," *Seattle Times*, November 28, 1926, p. 15; and "Pillars of our business structure," *Seattle Times*, February 18, 1927, p. 1, regarding the Broadway Theatre.

⁴⁹ Gallacci, Caroline, Pierce County Cultural Resource Survey, "Rhodesleigh," National Register of Historic Places Inventory—Nomination Form, April 30, 1982.

⁵⁰ "Rhodes Brothers new store opens," *Seattle Times*, December 15, 1924, p. 11.

⁵¹ "Million dollar lease is signed," *Seattle Times*, November 13, 1931, p. 1.

floor, recalling the arched 2nd Avenue arcade of the old Arcade Building.⁵² The store interior was elegant with extensive inventory and services, and Rhodes became a popular downtown shopping destination. An unusual interior feature was a huge Aeolian pipe organ (which had been planned by Albert), and concerts in the mezzanine dining room were popular at lunch and dinnertime. As early as 1923, Rhodes had one of the earliest radio stations in Seattle—KDZE, later changed to KFOA, an early NBC affiliate—to broadcast shows and sell radios; the Rhodes building was marked by tall transmission towers on the roof for years.⁵³

Harriet Rhodes managed the Rhodes Company until her death in 1944. She was succeeded in the business by her nephew Carl B. Williams. With the growth and prosperity following World War II, the company opened branch stores at University Village (1956), Crossroads Mall in Bellevue (1964), and Lake Forest Park (1964). The first escalators in Seattle were installed at the downtown Rhodes Store in 1951, at the cost of \$500,000.

In 1945, at age 77, William Rhodes left a suicide note and asphyxiated himself in the basement of his home in Seattle, after a five-year illness. At the time of his death, his estate was valued at \$100,000.⁵⁴ His son William took over managing the business. In 1951, five branches of the Rhodes Brothers Ten Cent store were operating in Seattle: at 1315 2nd Avenue (the Arcade Building), 6402 Roosevelt Way, 435 North Broadway, 531 Queen Anne Avenue, and 6213 13th Avenue South.

In 1954, oldest brother Henry Rhodes died in Tacoma at age 91, although he had retired from the family business in 1925.⁵⁵ His wife Birdella Booher, a native of Ithaca, New York, had died in 1941.⁵⁶ The youngest Rhodes brother, Charles, had been less involved in the family businesses, but served as the general superintendent/personnel manager of the Tacoma store until it was sold in 1925. He left for a time to live in California from the late 1940s to the late 1950s. He returned to Tacoma in 1958, and died there in 1964 at age 93.⁵⁷ Charles' wife Elizabeth had died almost forty years earlier in Tacoma in 1929, at age 57.⁵⁸ Claudia Rhodes, widow of William Rhodes, continued to live in their home at 1005 Belmont Place in Seattle until her death in 1969 at age 100.⁵⁹

In 1958, Modern Home Builders of Lynnwood, Washington, purchased Rhodes Ten Cent Stores of Seattle. Shortly after, the Rhodes Department Store was acquired by Western Department Stores, Inc. and in 1960 the name was changed to Rhodes Western. In October 1965, the financially ailing Rhodes was purchased again by the Pay 'n Save Corporation, led by president M. Lamont Bean. The downtown Seattle Rhodes store closed in 1968, and the Tacoma store closed in 1974. Under Pay 'n Save management, the focus shifted to the suburbs where several Rhodes stores continued to operate. In an attempt to create a strong department store brand, the Rhodes stores were converted to the Lamont's name in 1970. Lamont's remained a division of Pay 'n Save until 1985. The Lamont's chain filed for bankruptcy in the 1990s and closed several stores before being sold to Gottschalks. Gottschalks later declared bankruptcy and was liquidated in 2009.⁶⁰

⁵² "Rhodes building typifies best in art of moderns," *Seattle Times*, December 4, 1927, p. 2.

⁵³ Blecha, Peter, "Seattle's KFOA conducts the Northwest's first long distance remote control radio broadcast from Everett's Monte Cristo Hotel on May 29, 1925," *HistoryLink.org* essay 10432, August 7, 2013.

⁵⁴ "Wm. L. Rhodes is found dead," *Seattle Times*, April 5, 1945, p. 5; and "W.L. Rhodes estate valued at \$100,000," *Seattle Times*, April 17, 1945. Unfortunately, perhaps due to the nature of his death, only a brief death notice, rather than a lengthy obituary summarizing his life's accomplishments, was included in the *Seattle Times*.

⁵⁵ "H.A. Rhodes, Seattle store founder, dead," *Seattle Times*, October 20, 1954, p. 44.

⁵⁶ "Mrs. Rhodes funeral today," *Seattle Times*, August 27, 1941, p. 9.

⁵⁷ "C. W. Rhodes, Tacoma merchant, dies," *Seattle Times*, November 2, 1964, p. 49.

⁵⁸ Death records for Elizabeth Adell Rhodes from *Ancestry.com*.

⁵⁹ "Services for Mrs. Rhodes Wednesday," *Seattle Times*, January 26, 1969, p. 89.

⁶⁰ Terrible, Sue, "Sam Hillinger Rhodes Brothers Ten Cent Store Collection, 1910-1950" finding aid, Museum of History and Industry, Seattle, Washington, 2013.

In 2005, the seven-story Rhodes department store building (Harlan Thomas, 1927) at the southwest corner of 2nd Avenue and Union Street was demolished for the construction of the Washington Mutual/Seattle Art Museum tower, today known as the Russell Investments tower.

D. The Knights of Pythias

The subject building was designed for the Rhodes Brothers Company to accommodate the Queen City Lodge No. 10 of the Knights of Pythias, providing for them a double-height second floor meeting space and club rooms on the mezzanine. The building was also designed to have retail space on the first floor, with storefronts leased to commercial tenants.

The Order of the Knights of Pythias is an international, non-sectarian fraternal organization founded in 1864 in Washington D.C. by Justus H. Rathbone. It was the first fraternal organization chartered by an Act of Congress.⁶¹ The group's motto is "Friendship, Charity, and Benevolence."

Rathbone was born in Deerfield, New York, in 1839, and attended college at nearby Colgate University in Hamilton, New York. He later attended Carlisle Seminary (location of that institution could not be identified). He was a Freemason, an actor and music composer, and was a teacher in Eagle Harbor, Michigan, in the late 1850s, when he developed the idea for the order. In 1861, he moved to Pennsylvania at the start of the Civil War to work as a clerk in a United States hospital. In 1863 he moved to Washington D.C., eventually working as a clerk in the Treasury Department. In 1864, he founded the Knights of Pythias, with five original members, with the intent "to heal the wounds of the Civil War between the North and South and promote friendship among men and relieve suffering."⁶² Little information could be found about his later life; he later lived in Boston and New York, working in the news and publishing business.⁶³ He died in Lima, Ohio, in 1889, and is buried in Utica, New York, at a gravesite marked with an elaborate monument.

Rathbone was inspired by an 1821 play by Irish author John Banim, which centered on the popular 4th century B.C. Greek story of Damon and Pythias, friends who were willing to give their lives for each other. In the story, Pythias has been unjustly accused of a crime and is set to be executed by a tyrannical king. Pythias asks permission to return home to settle his affairs before he is killed, but the king refuses, believing Pythias would not return to face his sentence. Pythias' friend Damon offers to take his place, as a hostage, until his return. Pythias leaves and is gone for a time, but as he tries to return he is delayed by a series of unexpected events. Just as the king is about to execute Damon, Pythias appears as promised and takes his place in front of the executioner. Astonished by their honor and friendship, the king pardons them both.

Like many American fraternal groups, and because founder Rathbone was a Freemason, the Knights took inspiration from Freemasonry, which was officially established in America in the 1730s. Like Freemasonry, the Knights of Pythias was organized into three degrees, called ranks, each with an initiation ritual.⁶⁴ Subgroups and auxiliary groups also formed, including the Uniform Rank, popular with Civil War veterans. In 1888, a women's auxiliary group called the Order of Pythias Sisters was inaugurated. The Knights of Pythias spread rapidly across the country; in 1897, with over 452,000 members, it was the third largest fraternal organization of its type in the country,

⁶¹ "Pythian history," Order of the Knights of Pythias, www.pythias.org.

⁶² "Justus H. Rathbone," Order of the Knights of Pythias, www.pythias.org.

⁶³ Stevens, p. 264.

⁶⁴ "Justus H. Rathbone," nationalheritagemuseum.typepad.com/library_and_archives/justus-h-rathbone/, Scottish Rite Masonic Museum & Library, www.srmmml.org, December 12, 2013.

after the Odd Fellows and Freemasons.⁶⁵ In 1905, the organization claimed over 650,000 members in over 6,800 lodges (i.e., chapters) nationwide.⁶⁶

A separate African-American Knights of Pythias organization formed in 1869, but operated independently from the original group. Sometimes called the Knights of Pythias of North and South America, Europe, Asia, and Africa (or confusingly, simply called the Knights of Pythias), the group in 1907 numbered 40,000 members across more than twenty states.⁶⁷

Today, the Knights of Pythias (often abbreviated as KoP) is headquartered in Stoughton, Massachusetts. Domains of the order exist in approximately twenty-five states and provinces in the United States and Canada, with subordinate lodges in many cities and towns therein.⁶⁸ The lodges perform charitable works and organize social events in their communities. Membership in 2003 numbered approximately 50,000 in over 2,000 lodges in the United States and some locations abroad.⁶⁹

Historic images and online documents were reviewed for this report to identify typical Knights of Pythias buildings which housed the lodges throughout the country and the region. Municipalities with multiple lodges (i.e., chapters) would often share the same lodge building. Occasionally, Pythian lodges would lease space in other fraternal organizations' buildings to meet.

Historically, Pythian lodge buildings—or the primary meeting space in the lodge building—were often referred to as “Castle Hall,” and structures sometimes featured fanciful towers, castellated walls or parapets, or some other reference to medieval architecture. Only a few interior images of Knights of Pythias meeting rooms could be found, but they appear to typically have a double-height space, and often on the upper floors of the lodge building. Many examples of Pythian lodge buildings have leased commercial space on the ground floor. The organization also sponsored retirement homes and children’s homes, which were more likely to be larger, more elaborate structures on extensive grounds. The Knights of Pythias also sponsored cemeteries.⁷⁰

The oldest extant Knights of Pythias Hall is a two-story Italianate commercial structure located in Virginia City, Nevada, constructed in 1876.

Knights of Pythias in Washington State and in Seattle

The earliest Knights of Pythias chapters in Washington State were established in:

- Newcastle, 1877 (Delphia Lodge No. 2)
- Dayton, 1878 (Dayton Lodge No. 3)
- Colfax, 1879 (Coeur d’Alene Lodge No. 4)
- Seattle, 1879 (Harmony Lodge No. 5)
- Vancouver, 1880 (Vancouver Lodge No. 6)
- Tacoma, 1881 (Commencement Lodge No. 7)

⁶⁵ Stevens, chart following p. 114.

⁶⁶ Webb, p. 152.

⁶⁷ Stevens, p. 266. See also Bell, Thomas, “D.C. Knights of Pythias hope to eliminate color barrier,” *The Washington Post*, February 22, 1990; and Del Sol, Danielle, “The triumphant return of the Pythian,” *Preservation in Print*, journal of the Preservation Resource Center of New Orleans, April 2017.

⁶⁸ “Pythian history,” Order of the Knights of Pythias, www.pythias.org.

⁶⁹ “Home,” Tennessee Pythians, www.tennesseepythians.org, accessed December 2017.

⁷⁰ For example, there is a Knights of Pythias cemetery near Port Orchard, Washington, in Kitsap County.

By 1901, there were dozens of lodges across the state, with nearly every significant town represented.⁷¹ The oldest extant hall in Washington found for this report is located in Fairhaven (Bellingham), Washington, and dates to 1892.⁷² The Romanesque masonry structure was constructed for both the Pythians and the Freemasons, as indicated by carved signage on the façade.

The Knights of Pythias were one of numerous social fraternal orders with a national profile active in Seattle in the 20th century, including the Old Fellows, Freemasons, Elks, Moose, Eagles, and others. Extensive membership figures could not be found for this report, but Seattle was able to host more than one Pythian lodge at a time. Over time, some lodges merged together, or became defunct.

A survey of fraternal orders written in 1907 offers some comparative figures regarding membership in the Knights of Pythias versus other groups. In 1907, Washington counted 4,400 members of the Knights of Pythias, the fourth most popular society of its type in the state, after the Odd Fellows with 7,400 members, the Ancient Order of United Workmen with 6,000 members, and the Freemasons with 4,900 members. In California and Oregon, Knights of Pythias membership was 10,500 and 3,300 respectively. The states with the largest Pythian membership in 1907 were Ohio (52,000), Pennsylvania (45,000), Illinois (39,000), Indiana (34,000), Iowa (23,000), New York (22,000), and Missouri (21,000).⁷³ The only southern state with more than 10,000 members was Texas, with 13,000.

In 1890, Seattle—with a population of just over 42,800 persons in total—had four Knights of Pythias lodges listed in the city directory: Harmony Lodge No. 5, Queen City Lodge No. 10, North Star Lodge No. 49, and Seattle Lodge No. 51. All met at “Pythian Castle Hall” in the Frye Block (later called the Hotel Stevens) at the northeast corner of Marion Street and 1st Avenue, which had just been completed in 1890.⁷⁴ When it opened, the hall was described as “having a seating capacity for 250 persons, rich furnishings, fine Brussels carpet, elegant canopies for the principal officers, convenient anterooms, large reading-room, and a councilroom.”⁷⁵ All of the lodges continued to meet there until at least 1901, according to city directories.⁷⁶

In 1901, construction was completed on a new lodge building at the southwest corner of 1st Avenue and Pike Street, called the Pythian Building, today known as the Economy Market. The structure was two stories, masonry and wood frame, with a concrete basement and sub-basement due to the steep grade. It is not clear who the owners or developers were, or who the architect was, or if it was intended to house one Seattle lodge specifically, or all of them.⁷⁷ However, as-built drawings on file for a 1916 remodel indicate the original floor plans and elevations of the building, showing an “assembly hall” (where the Pythians presumably met) on the south interior part of the upper floor, with no exterior windows. Instead, the assembly hall was lit with a raised ceiling or monitor with clerestory windows. The space was accessed through a stairwell and entrance on 1st Avenue, and the second floor included a number of unidentified rooms, presumably offices, arranged along corridors wrapping the assembly space.⁷⁸ The building included four commercial tenant spaces along the 1st

⁷¹ “Pythians—Washington,” information derived from The Official Pythian Lodge Directory 1901, KOPhistory.com, accessed December 2017.

⁷² Potter, pp. 8-9.

⁷³ Stevens, chart following p. 114.

⁷⁴ “Nestor, John,” in Ochsner, p. 465. The previous building on the site, the Frye Opera House, was destroyed the year before in the Great Fire of 1889.

⁷⁵ “With closed doors – Doings of the Secret Societies of Seattle,” Seattle Post-Intelligencer, July 20, 1890, p.16.

⁷⁶ 1901 Polk’s Seattle Directory, p. 90.

⁷⁷ Krafft, pp. 8-10

⁷⁸ Krafft, p. 9, “Cultural data,” appears to incorrectly locate the “society hall” of the Knights of Pythias in the basement, saying it was accessed from Post Alley and possibly where the current theater space is located. The National Register

Avenue sidewalk; the largest space, on the corner, was occupied by the popular Bartell's Drugstore—so popular, in fact, that by 1916 the building was referred to as the Bartell's Building. In 1916, the building was remodeled at the first and basement floors, but the assembly space was retained.⁷⁹ Newspaper advertisements from the period c.1901 to 1919 indicate that the assembly space was also used by a Spiritualist church on occasion, and possibly to other groups.

In 1906, the Grand Lodge (representing all of Washington State) was constructed in Tacoma, although the Grand Lodge had been meeting in Tacoma since at least 1902, if not earlier.⁸⁰ Today known as the Pythian Temple (Frederick Heath, 1907), this structure at 924 Broadway in downtown Tacoma includes one of the most intact and ornate Pythian meeting rooms in the country.⁸¹ The building is a National Register landmark. Like Seattle, Tacoma hosted several local or subordinate lodges—between 1886 and 1912, as the city population swelled, five additional lodges were formed. Albert J. Rhodes, one of the Rhodes brothers who developed the subject building, was a member of the Tacoma Commencement Lodge No. 7.⁸²

At least by 1909, there was a Knights of Pythias lodge in Columbia City, on what is today Rainier Avenue. The mid-block building, which featured fanciful turret-like elements at the parapet, and included retail space at the ground floor, is no longer extant.

In 1920, when the subject building was constructed, there were two lodges in Seattle, including Seattle No. 10 (into which other lodges had by then merged), and Banner Lodge No. 139. Together, they were purported to have 1,200 members, and the entire state of Washington reportedly numbered 12,000 members, with 125 lodges in 105 cities and towns.⁸³

In 1923, the Grand Lodges of Washington and Oregon constructed The Pythian Home, in Vancouver, Washington, as a nursing home for members of the order as they aged. Later, an orphanage was constructed next to it to care for orphaned children of members, which operated until the 1960s.⁸⁴

By the 1960s, membership in the Knights of Pythias was declining, and lodges appear to have been consolidated. In the 1940s, some Pythians were meeting for a time at a store building on University Way which was not a purpose-built lodge. In the late 1960s, the group was meeting at the Masonic Lodge at 6556 Ravenna Avenue NE.

Today, there is no active Knights of Pythias lodge in Seattle, and no Grand Lodge representing the State of Washington, although Oregon retains an active Grand Lodge. The Tacoma Commencement Lodge No. 7 is an active chapter, but operates as an independent subordinate lodge, using the Pythian Temple in Tacoma as their meeting place. In Vancouver, Washington, the Knights of Pythias Retirement Center, formerly known as The Pythian Home, received an addition in the 1980s and continues to operate as a active retirement housing complex, rather than a nursing home, for the greater Vancouver/Portland metropolitan area.

report also appears to mistake the assembly hall on the second floor as a large skylit atrium in the original construction and as described on the 1905 Sanborn Fire Insurance map.

⁷⁹ Krafft, p. 9.

⁸⁰ 1901 Polk's Seattle Directory, p. 90.

⁸¹ Kipp, Judith. "Commencement Lodge No. 7, Knights of Pythias, Pythian Temple (Tacoma, Washington)," National Register of Historic Places Inventory Nomination Form, January 20, 1982.

⁸² Kipp, p. 4.

⁸³ "State Pythians given welcome," Seattle Times, May 18, 1920, p. 11.

⁸⁴ "History," Knights of Pythias Retirement Center, www.koprc.com.

E. Victor W. Voorhees, architect

The designer of the subject building was Victor Wilbur Voorhees Jr., a well-known and prolific architect and engineer in Seattle from 1904 to 1958. Though he is most known for his influence of the “Seattle Box” homes and his publication of *Western Home Builder* early in his career, he also produced many commercial buildings throughout Seattle.

Information on Voorhees’ background is limited.⁸⁵ Voorhees was born in 1876 in Cambria, Wisconsin, to Victor Voorhees Sr. and Violetta Irons. He primarily grew up in Minneapolis, having moved there with his family at the age of 5 in 1881. As a young adult, he studied law at the recently established Minneapolis Academy and worked in general construction.⁸⁶

In 1904, Voorhees moved from Minneapolis to Seattle and worked in the building department of the Chicago, Milwaukee and St. Paul Railway Line for roughly a year. By the end of 1904, he quit his job and established himself as an architect in Ballard.⁸⁷ His first partnership, Fisher & Voorhees, lasted less than a year, and by 1905 Voorhees was operating out of the Eitel Building in downtown Seattle, under the partnership of Voorhees & Palmer. That partnership also dissolved quickly, and beginning in 1906, Voorhees was operating on his own, though still retaining his office in the Eitel Building.⁸⁸

For the majority of his career, from 1906 to 1944, Voorhees was the principal of his own firm, Victor W. Voorhees, Architect, and designed a variety of buildings throughout Seattle, including garages and auto show rooms, laundry buildings, retail buildings, factories, apartment buildings and single family homes.

Voorhees’ early career was marked primarily with single family homes. It was during this time that he published *Western Home Builder*, a plan book of 120 homes from which prospective home owners could order blueprints and specifications. The book was in its sixth edition by 1911; uncounted numbers of homes in the early neighborhoods of Seattle were built through Voorhees’ plans in this way.⁸⁹ By 1907, he had started designing small apartment buildings as well.

Though the majority of his early work focused on single family homes, he designed other kinds of buildings as well. In 1906 he designed the First Danish-Swedish Methodist Episcopal Church at the corner of Stewart Street and Boren Avenue.⁹⁰ In 1907 Voorhees designed the Welsh Presbyterian Church at the corner of 10th Ave E. and E. John Street.⁹¹ Both churches have since been demolished.

In 1908 Voorhees designed the Washington Hall of Danish Brotherhood, located at 153 14th Avenue. It was originally built for the Danish Brotherhood in America as a settlement house, but has housed many different cultural groups over its existence. It was designated a Seattle Historic Landmark in July 2010.⁹²

⁸⁵ Biographical information primarily derived from an unpublished biography by Don Glickstein, available at the Seattle Central Library, Seattle Collection.

⁸⁶ Glickstein, Don, “Victor Voorhees and the prospering of Seattle,” unpublished biography, 2001, p. 2.

⁸⁷ Glickstein, p. 2.

⁸⁸ “Voorhees, Victor”, Pacific Coast Architecture Database, retrieved April 30, 2013.

⁸⁹ Glickstein, pp.3-4.

⁹⁰ “This Will Be A Big Realty Month,” The Seattle Times, February 18, 1906, p. 38.

⁹¹ Photo Caption, The Seattle Times, May 26, 1907, p. 44.

⁹² “Washington Hall of Danish Brotherhood Building, Central District, Seattle, WA”, Pacific Coast Architecture Database, retrieved April 30, 2013. Washington Hall played an important role in Seattle’s African-American community history when many stage venues were still segregated.

Voorhees also designed the Old Georgetown City Hall, located at 6202 13th Avenue South, although shortly after construction finished, Georgetown was annexed to Seattle, and the new City Hall ceased to be used as such.⁹³ The building is a designated Seattle landmark, and was added to the National Register of Historic Places in 1983.⁹⁴

While Voorhees' career continued to gain momentum with apartment buildings and single family residences, he began pick up contracts for commercial and industrial buildings, retail spaces and garages. For each year between 1912 through 1917, Voorhees appears to have designed approximately twelve residential or commercial projects per year. Notable commercial projects included the Leavitt Building at 1022 E. Pike Street (1913-15, now known as the Monique Lofts Condominiums), for which he designed two stories in 1913 and was asked to design two additional stories in 1915; or the reinforced concrete building (1917, altered) at the southwest corner of 12th Avenue and E. Pine Street, now used as the Seattle Police Department's East Precinct station.⁹⁵

In August of 1917, the nationally prominent Willys-Overland Automobile Company named Voorhees the supervising architect for all of its building projects. One of the first projects Voorhees undertook in this capacity was the construction supervision of a \$150,000 reinforced concrete garage and salesroom in Spokane; it is not clear whether this was Voorhees' design.⁹⁶ Additional Overland projects could not be located for this report, but presumably they may have been located outside Washington State (by 1922, Willys-Overland had West Coast branches in Los Angeles, San Francisco, Fresno, Portland, Seattle, and Spokane, so it is likely Voorhees visited these places). From 1917 until about 1923, his work with the Willys-Overland Company largely took him outside of the Seattle area and local examples of his work between 1918 and 1923 are few.

The few projects attributed to Voorhees between 1918 and 1923 that could be found include the following:

- Washington Arms Apartments (1919) at 1065 E. Prospect Street, near Volunteer Park. This well-detailed brick Colonial Revival structure follows a C-shaped entry courtyard plan. An unusual feature is that one of the arms of the building forming the courtyard forms an extremely acute angle in plan, due to the shape of the lot. The client and developer for this project was Mae Young.⁹⁷
- Great Western Motors (1920), a single-story with basement masonry garage building at 905 East Union Street on Capitol Hill.
- Rhodes Brothers/Heiden Building, the subject of this report (1920).
- Seattle Gun Club clubhouse (1920) at Fort Lawton. The land was donated by the War Department, and Voorhees donated plans and specifications. Resembling a Craftsman-style home, the design featured a full-width front porch, deeply overhanging eaves, a 30 x 50 foot assembly room, and a large fireplace. Other spaces were devoted to lockers, dressing rooms, ammunition storage, restrooms, a kitchen, and living quarters for the keeper. The building was valued at \$10,000 and construction was expected to begin in March 1920 and to be completed in three months, but the building may never have actually been constructed.⁹⁸

⁹³ "Georgetown Soon to Have New Municipal Building," The Seattle Times, January 9, 1909, p. 5; and Glickstein, p. 4.

⁹⁴ "Old Georgetown City Hall," National Register of Historic Places Form, National Park Service, US Department of the Interior, prepared April 14, 1983.

⁹⁵ "Overland to Erect Building," Seattle Daily Bulletin, October 24, 1917; and "Break ground for Overland building," The Seattle Times, November 4, 1917, Automobile section pp.1-2.

⁹⁶ "Overland Names Seattle Man," Seattle Daily Bulletin, August 16, 1917. The article refers to Willys-Overland as "a big Eastern firm."

⁹⁷ Glickstein, p.5.

⁹⁸ "Seattle Gun Club to be in home by June for Northwest meet," The Seattle Times, March 14, 1920, p.3.

- Apartment and store building at 4747 California Avenue SW in West Seattle (1923, demolished) for W. H. Henwood.

In 1924, citations for architectural projects by Voorhees begin to appear in newspapers again, including approximately ten publicized in 1924 alone, including apartment buildings, commercial buildings, remodel jobs, stores, garages, and others.⁹⁹

More significantly, around 1924, Voorhees began to work on several large real estate investment projects for the Joseph Vance Lumber Company, which would increase his profile with major commissions and largely determine the course of the rest of his career. The first for Vance was a large three-story reinforced concrete industrial building occupying the half-block on Terry Avenue between Mercer and Republican Streets, just south of Lake Union. Before the building was completed in 1925, half of the building was already secured with a twenty-year lease to the Sherman, Clay & Company wholesale department. The construction value for the building was estimated at between \$450,000 and \$500,000, a sum comparable to a ten-story building at the time.¹⁰⁰

Another early project for Vance was the conversion of the former c.1918 Seattle Engineering School into apartments, in 1925. The building, which is today the Marqueen Hotel, occupies the entire street frontage on the east side of Queen Anne Avenue between Roy and Mercer Streets. The remodel project created 68 two- and three-bedroom suites, was estimated to cost \$200,000, and was expected to bring the total building value to half a million dollars.¹⁰¹ Shortly thereafter, in 1926, Vance commissioned Voorhees to design the Lloyd Building (a designated Seattle landmark) and the Vance Hotel, both located at the intersection of 6th Avenue and Stewart Street.¹⁰² In 1927, Voorhees moved his office from the Eitel Building to the Lloyd Building. In his final work for Vance, Voorhees designed the Joseph Vance Building at 3rd and Union downtown in 1929-30.

Voorhees' projects for Vance were by far his largest and most complex projects, with considerable architectural detail and sizable budgets. Both the Lloyd Building and the Vance Hotel are ten stories in height, and both are exceeded by the fourteen-story Vance Building. A news article at the time estimated the construction cost of the Vance Hotel to be \$450,000.¹⁰³

Outside the Vance work, another significant work by Voorhees during the latter part of his career was the Troy Laundry (1927, with additions by Henry Bittman in 1944 and 1946) at 311 Fairview Avenue North, which is today a designated Seattle landmark.

After 1930, and during the subsequent economic depression of the 1930s, Voorhees' work becomes difficult to trace. Though he continued to lease office space in the Lloyd Building until the early 1940s, and maintained his architecture licensure with Washington State until 1945, his business activity likely slowed.¹⁰⁴ In 1958 he left Seattle for Santa Barbara, California, where he lived in retirement until his death in 1970 at age 94.¹⁰⁵ Voorhees' obituary also lists him as the architect of

⁹⁹ In 1917, work included repairs to a garage, a tire store, an addition to a garage, four apartment buildings, a dye works, two new garages, an auto parts store, and a bank renovation. In 1924, work included four neighborhood commercial buildings, an industrial building, a garment factory, an automobile service garage, an apartment building, and a laundry.

¹⁰⁰ "Plans half million dollar building for Terry Avenue," Seattle Daily Journal of Commerce, June 9, 1924, p.1; and "\$200,000 lease signed by Sherman, Clay Co.," The Seattle Times, November 2, 1924, p.21.

¹⁰¹ "\$500,000 Investment," The Seattle Times, April 26, 1925, p. 22.

¹⁰² Thomas Street History Services, "Lloyd Building Nomination Report," Seattle landmark nomination, Seattle Department of Neighborhoods, p. 3.

¹⁰³ "10-Story Building Is Next Project In Times Square Area," The Seattle Times, January 12, 1926, p. 1

¹⁰⁴ Glickstein, p. 5.

¹⁰⁵ Glickstein, p. 5; and "Victor Voorhees," obituary, The Santa Barbara News-Press, August 11, 1970, p. B-8.

the Maynard Hospital in Seattle and the Greyhound Bus Terminal in Spokane (dates unknown), but no additional information could be found regarding these projects.

F. Arvesen & Lidral, general contractors

According to the original permit, Arvesen & Lidral was the general contractor for the subject building. The firm was founded by Marcus B. Arvesen and John F. Lidral in 1917 and was active through the early 1920s.

Marcus B. Arvesen was born in Norway in 1864 to Norwegian parents Oeluna Beatus and Jorgen Marveshi, and arrived in the United States in 1887.¹⁰⁶ He applied for United States citizenship in 1894, and became a naturalized citizen in 1904.¹⁰⁷ By 1900 (possibly a few years earlier, according to his obituary), he had moved to Seattle, and resided in a lodging house downtown, working as a carpenter.¹⁰⁸ Around 1902, he began a partnership with building contractor William J. Waddingham, called Waddingham & Arvesen, which operated for four or five years apparently building small apartments.¹⁰⁹ That firm ended, and from about 1908 to 1917 Arvesen returned to being a sole proprietor, with offices downtown at 219 Spring Street. In 1912 or 1913, he married his wife Emma, and they resided at 1110 Garfield Street on Queen Anne hill, where they raised a daughter.

John F. Lidral was born in Algoma, Wisconsin around 1889, and graduated from the University of Wisconsin in civil engineering in 1910. In 1911, he moved to Seattle. By 1913 he had married his wife Edna, and by 1915 formed a partnership with builder and Wisconsin native Matthew P. Zindorf.¹¹⁰ The firm, Zindorf & Lidral, operated for a few years, although the only project identified that was associated with them was an unsuccessful bid for the construction of the Ballard and Fremont bascule bridges.¹¹¹

In 1917, Arvesen and Lidral formed a partnership which would last six years. The firm was a member of the Master Builders' Association of Seattle, and an early member of the Associated General Contractors of America, which had only been established in 1920—Arvesen served as the Seattle chapter treasurer, and Lidral as the Secretary in 1922.¹¹²

No projects between the establishment of the firm in 1917 and the construction of the subject building in 1920 by Arvesen & Lidral were identified for this report. Later projects for which they served as general contractors include the Chinese Baptist Church at 10th Avenue S. and King Street (Schack, Young & Myers, 1922-23); the Motor Mart building at 10th Avenue and E. Union Street (1923, demolished); and alterations and additions in 1923 to the Booth Undertaking Company and chapel at 1422 Bellevue Avenue (altered).¹¹³

¹⁰⁶ US Federal census, 1900.

¹⁰⁷ Citizenship records accessed via Ancestry.com.

¹⁰⁸ US Federal census, 1900.

¹⁰⁹ "Real estate and building news," Seattle Times, April 13, 1902, p. 31.

¹¹⁰ Zindorf was credited in his 1952 Seattle Times obituary with building Seattle's first reinforced concrete building, the still-extant Zindorf Apartments at 714 7th Avenue near Columbia Street, but this was likely incorrect. See Dorpat, Paul, "Seattle Now & Then: The Zindorf Apartments," January 11, 2014, www.pauldorpat.com.

¹¹¹ "Bridge contracts likely....," Seattle Times, July 27, 1915, p. 2.

¹¹² "Pledge help to city," Seattle Times, June 22, 1922, p. 7.

¹¹³ "Four new structures will cost \$175,000," Seattle Times, August 6, 1922, p. 22; "Auto showroom contract awarded," Seattle Times, February 25, 1923, p. 5; and "Booth Undertaking Company completes new addition," Seattle Times, October 17, 1923, p. 15.

In 1923, Marcus Arvesen died unexpectedly, at age 59. His obituary noted that he was a “pioneer Seattle contractor and prominent in Masonic circles,” being a member of the Doric Lodge, the Royal Arch-Masons, the Seattle Council, Seattle Commandery, Knights Templar, and the Nile Temple of the Shrine (all associated with the Masonic fraternal order).¹¹⁴

In 1924, John Lidral continued work as the Lidral Construction Company, which built numerous one-story stores or garage buildings, residences, small apartment buildings, and small office buildings until Lidral’s retirement in 1952. An unusual project constructed by Lidral was the Green Lake Theatre (1937), designed by Bjarne Moe in Streamline Moderne style.¹¹⁵

Lidral and his family lived on Bainbridge Island from the mid-1930s to the mid-1950s, then moved to Nordland in Jefferson County in 1956. He was active in the Young Men’s Business Club of Seattle, the Jefferson County Republican Club, and the American Society of Civil Engineers. Lidral died in 1962 at age 73.¹¹⁶

G. Tuff building stone

According to a 1920 newspaper report, the subject building is clad on the primary façade with tuff, or a tuff-like building stone.¹¹⁷

Tuff is a stone of volcanic origin, composed of fine-grained volcanic glass fragments, crystals, and rock fragments (e.g., ash or pumice), which are deposited by pyroclastic flows that occur during violent eruptions of magma. Unlike basalt, another common volcanic stone, tuff is comparatively light and porous, and has the unusual quality of being easy to cut when quarried but hardens over time on exposure to air.

Tuff should not be confused with tufa, a calcium carbonate sedimentary rock formed by exposure to a hot spring. The hard, dense variety of tufa is known as travertine. Tuff was frequently used as a building stone in ancient Rome, usually faced with harder and more decorative travertine.¹¹⁸ However, tuff and tufa are frequently confused or used interchangeably in common parlance, news articles, or the building trades.

Tuff is found and quarried in Oregon, Idaho, Arizona, New Mexico, and other states with a volcanic history. Color of the stone varies by locality, and ranges from light browns to black, yellows, and sometimes pink. Depending on the nature and size of the ash grains, and the conditions of formation, the appearance of tuff—as well as its strength and hardness—can vary widely. In buildings, the stone can be found as the primary building stone, or for foundations, or for specific features such as chimneys, or as ornament in brick masonry structures.¹¹⁹

In the Northwest, tuff buildings can reportedly be found in central and eastern Oregon, eastern Washington, southern Idaho, and northern California. A large number of structures are particularly found in the city of Bend, in central Oregon, and Baker City, in northeastern Oregon. Tuff stone was historically quarried within Bend’s city limits, and was used there as a primary building material from approximately 1910 to 1920, including in the construction of hotel and commercial buildings, a

¹¹⁴ “Rites held tomorrow” (obituary), *Seattle Times*, October 19, 1923, p. 18.

¹¹⁵ “Green Lake Theatre opens tomorrow,” *Seattle Times*, August 4, 1937, p. 11.

¹¹⁶ “John F. Lidral, contractor, taken by death,” *Seattle Times*, April 19, 1962, p. 35.

¹¹⁷ “Pythians are to have new home,” *Seattle Times*, March 21, 1920, p. 24.

¹¹⁸ Williams, pp. 202-203; and Bates, p. 539.

¹¹⁹ Van Duyn, section 7.

railroad depot, and the First Presbyterian Church.¹²⁰ In Baker City, the stone was quarried twelve miles away, and between 1900 and 1910 was used as the primary material to construct the city hall, county courthouse, Carnegie library, the Roman Catholic cathedral, the Odd Fellows Lodge, and several commercial buildings.¹²¹

Depending on the source of the material, tuff can sometimes weather poorly when exposed to air-bourne pollutants or rock salts used in harsh winter climates. For that reason, tuff sometimes fell out of favor if superior building materials became available.¹²²

The tuff used in the subject building appears to have been sourced from a quarry near Little Abiqua Creek about 14 miles southeast of Mount Angel, Oregon, in Marion County, between Portland and Salem. The quarry was developed during the period of 1914 to 1922 by Seattle architect Augustus Warren Gould late in his career, on land leased from the Mount Angel Benedictine abbey. In this venture, Gould's investors were a group of Seattle and Portland businessmen, including William L. Rhodes, who served as secretary. Gould proposed marketing the sawn tuff as a fireproof building material, and pulverized tuff as a filler for rubber products such as automobile tires.¹²³ The company built a road to the site, and a processing mill nearby, but before the company was able to become fully operational, Gould died unexpectedly of a heart attack at age 50 in October 1922.¹²⁴

Little information could be found about the quarry after 1922, and it presumably ceased operations after losing Gould, who was the company president and primary driver of the quarry development project.

Besides the subject building, another building constructed using the quarry's tuff stone identified for this report is St. Agatha Catholic Church, located at 1430 SE Nehalem Street in the Sellwood neighborhood of Portland, Oregon.¹²⁵ The church was designed by Portland architect Ernest Kroner (1866-1955) and constructed within nine months in 1920.¹²⁶ The tuff stone was likely used because the church and school had originally been established in 1911 as a mission of the Benedictine order in the Portland area, including the Mount Angel abbey. The church today appears to remain highly intact, with extensive use of the tuff stone on the exterior.

¹²⁰ Houser, section 8, pp. 4-5.

¹²¹ Van Duyn, section 7.

¹²² Houser, section 8, p. 4.

¹²³ Bennett, Addison, "Tufa deposits of Mount Angel district are developing valuable building material and rubber products filler," *The Oregonian*, October 2, 1921, p. 10; and "Mt. Angel to celebrate," *The Oregonian*, October 14, 1917; and "Ceremonies mark road's completion," *The Oregonian*, November 18, 1917, p. 11; and "Find stone that saws like boards," *Seattle Times*, February 3, 1919, p. 12; and "Tire filler is tested—Volcanic tuff performs wonders on trip of 5,820 miles," *The Oregonian*, October 14, 1922, p. 9; and "Urges tuff for concrete vessels," *Seattle Times*, April 15, 1918, p. 20.

¹²⁴ "A. Warren Gould dies," *Seattle Times*, October 16, 1922, p. 2.

¹²⁵ "History," St. Agatha Catholic Church and school, www.stagathaportland.com; and Bennett, Addison, "Tufa deposits of Mount Angel district are developing valuable building material and rubber products filler," *The Oregonian*, October 2, 1921, p. 10.

¹²⁶ "St. Agatha church, parish house, and club house plans, 1919-1920," collection number Mss 3080-29, Oregon Historical Society, Davies Family Research Library, Portland, Oregon.

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Note: The abbreviations below are used in source citations for the following figures and images:

DAHP	Washington State Department of Archaeology and Historic Preservation
DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Seattle Museum of History and Industry
PSRA	Puget Sound Regional Archives, King County Tax Assessor photo
SDCI	Seattle Department of Construction and Inspections, microfilm library
SMA	Seattle Municipal Archives
UWSC	University of Washington (Library) Special Collections

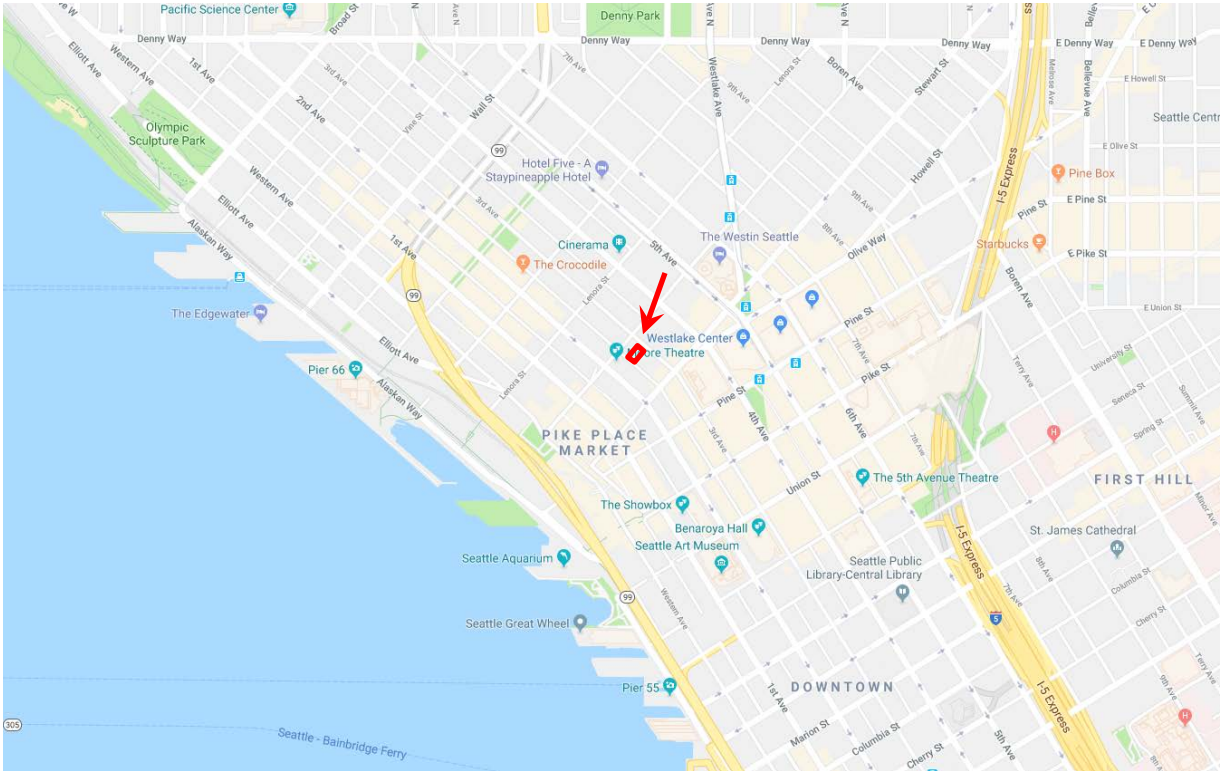


Fig. 1 – Map of the immediate neighborhood in 2017.
North is up. Subject site indicated by red box and arrow. (Google Maps)

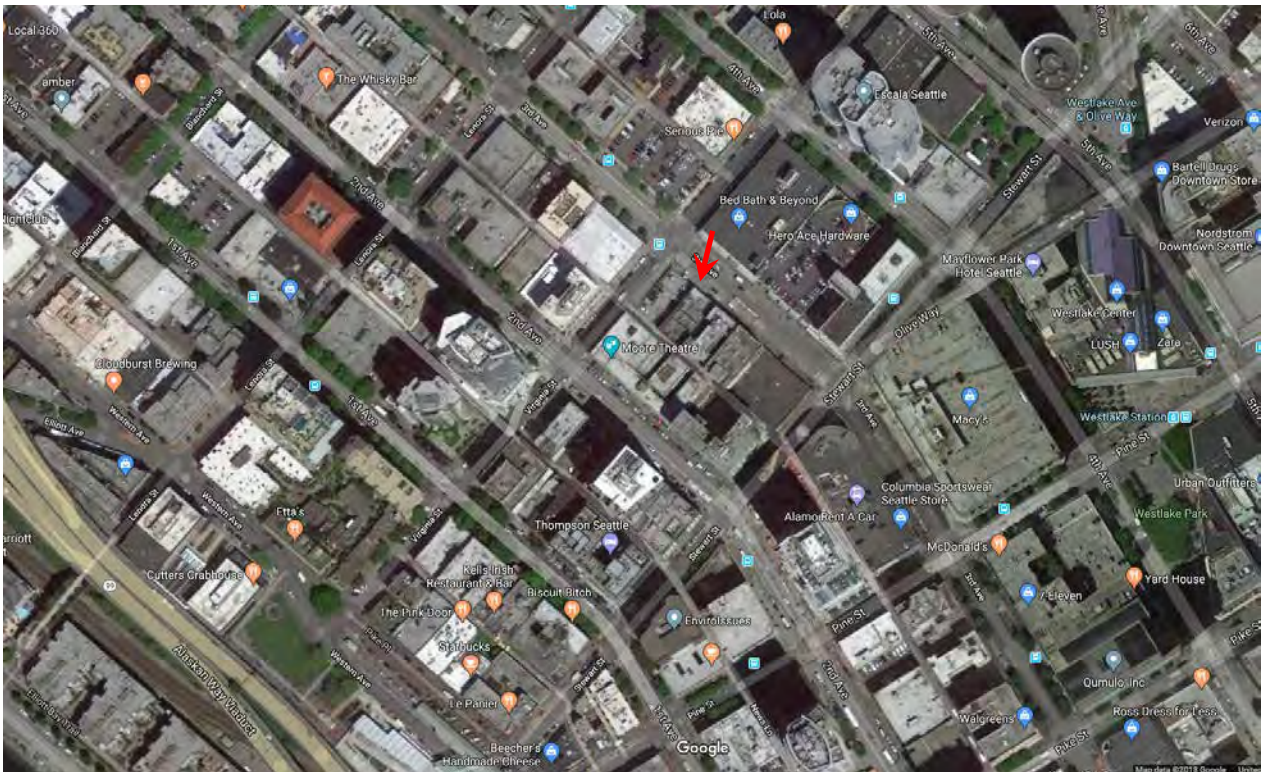


Fig. 2 – Neighborhood aerial photo; subject site indicated by arrow. (Google Maps 2017)

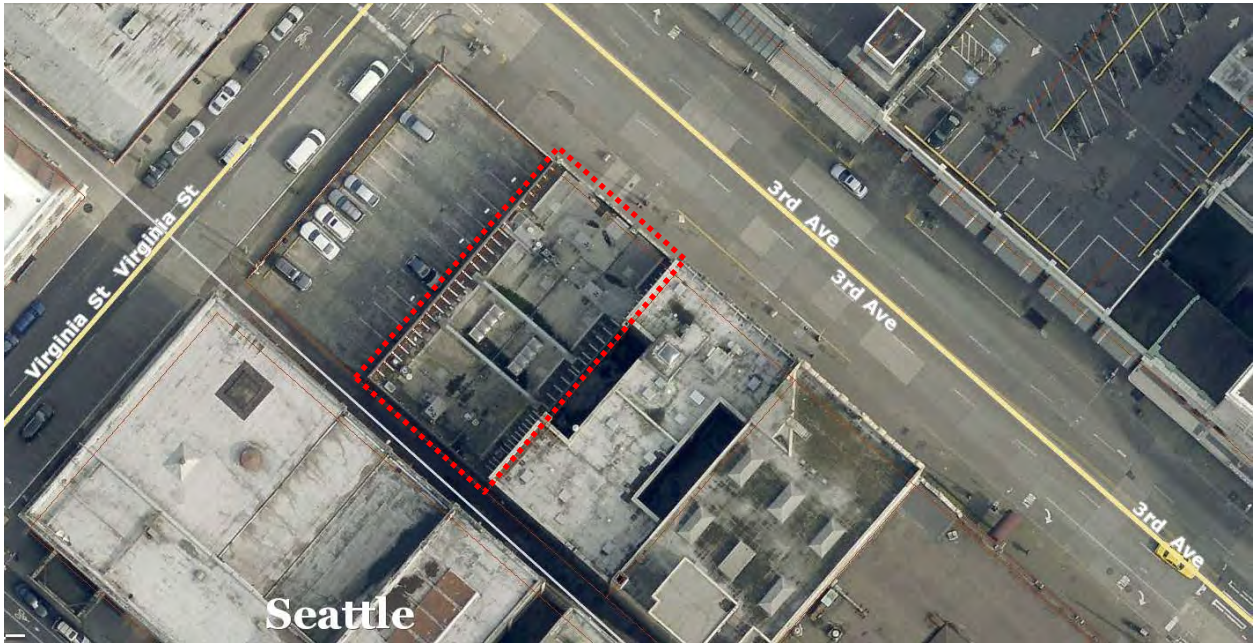


Fig. 3 – Aerial view of site; subject parcel indicated by red box. (SDCI)



Fig. 4 – Context: View south on 3rd Avenue from Virginia Street.
Subject building indicated by arrow.



Fig. 5 – Context: View north on 3rd Avenue from Stewart Street. Subject building indicated by arrow.



Fig. 6 – East elevation



Fig. 7 – East elevation, oblique views and details from sidewalk



Fig. 8 – East elevation, oblique views and details from sidewalk



Fig. 9 – East elevation, first/left bay, upper floors



Fig. 10 – East elevation, first/left bay, ground floor



Fig. 11 – East elevation, second/middle bay, upper floors



Fig. 12 – East elevation, second/middle bay, ground floor



Fig. 13 – East elevation, third/right bay, upper floors



Fig. 14 – East elevation, third/right bay, ground floor



Fig. 15 – East elevation, detail typical window sash and sill at upper level



Fig. 16 – East elevation, middle bay storefront, detail terrazzo entry and bulkhead



Fig. 17 – North elevation



Fig. 18 – West/alley elevation, view southwards



**Fig. 19 – West/alley elevation, view northwards.
Rear of Moore Theater at left.**



**Fig. 20 – West/alley elevation, detail lower part, view southwards.
Arrow indicates property line.**



Fig. 21 – West/alley elevation, detail upper part.



Fig. 22 – Interior, first bay, ground floor commercial space

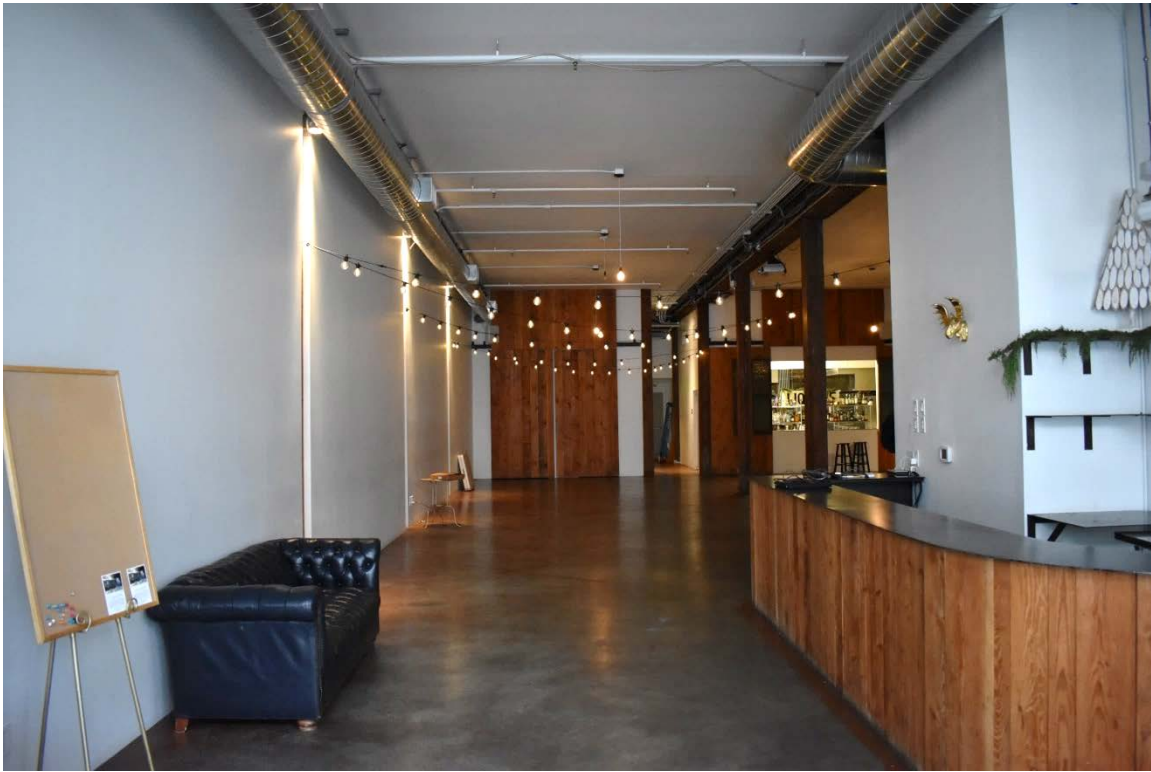


Fig. 23 – Interior, first bay, ground floor commercial space



Fig. 24 – Interior, first bay, ground floor commercial space



Fig. 25 – Interior, first bay, ground floor commercial space



Fig. 26 – Interior, first bay, ground floor commercial space



Fig. 27 – Interior, first bay, ground floor commercial space



Fig. 28 – Interior, second bay, ground floor commercial space



Fig. 29 – Interior, second bay, ground floor commercial space, showing mezzanine



Fig. 30 – Interior, second bay, ground floor commercial space



Fig. 31 – Interior, second bay, ground floor commercial space



Fig. 32 – Interior, second bay, ground floor commercial space



Fig. 33 – Interior, second bay, ground floor commercial space, mezzanine



Fig. 34 – Interior, second bay, ground floor commercial space, view from mezzanine



Fig. 35 – Interior, third bay, ground floor vestibule



Fig. 36 – Interior, third bay, ground floor vestibule



Fig. 37 – Interior, third bay, ground floor vestibule

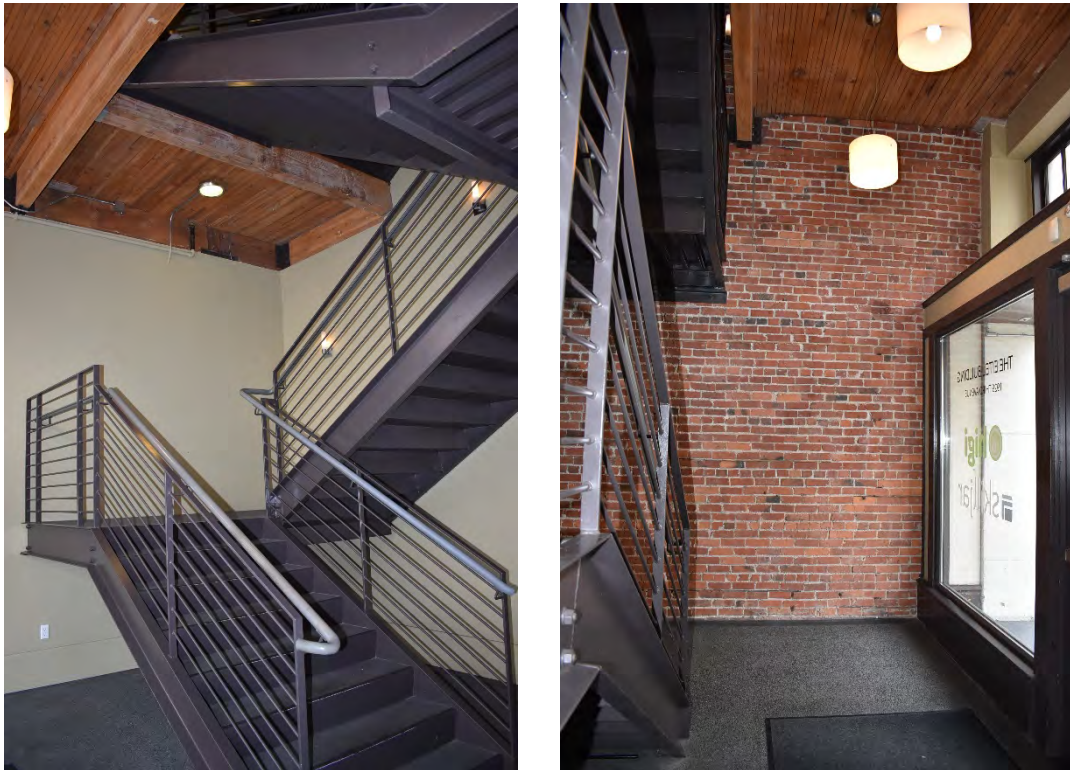


Fig. 38 – Interior, third bay, ground floor vestibule

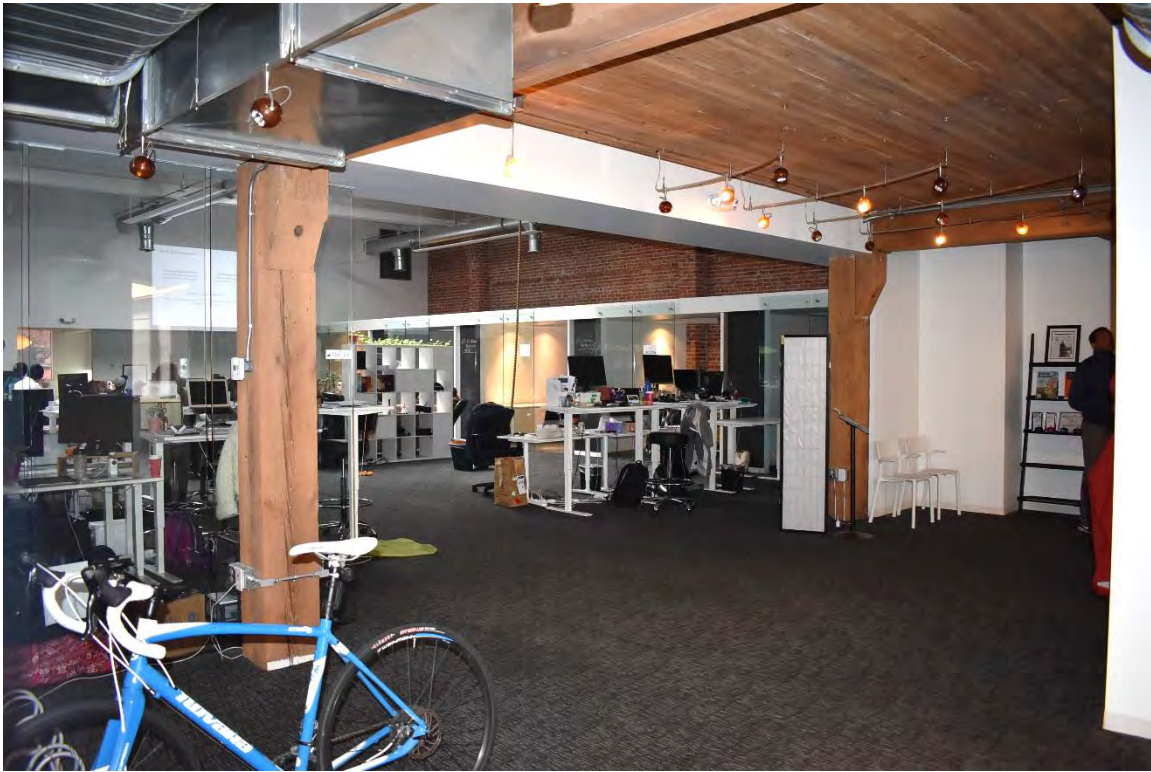


Fig. 39 – Interior, second floor office, view towards central work area

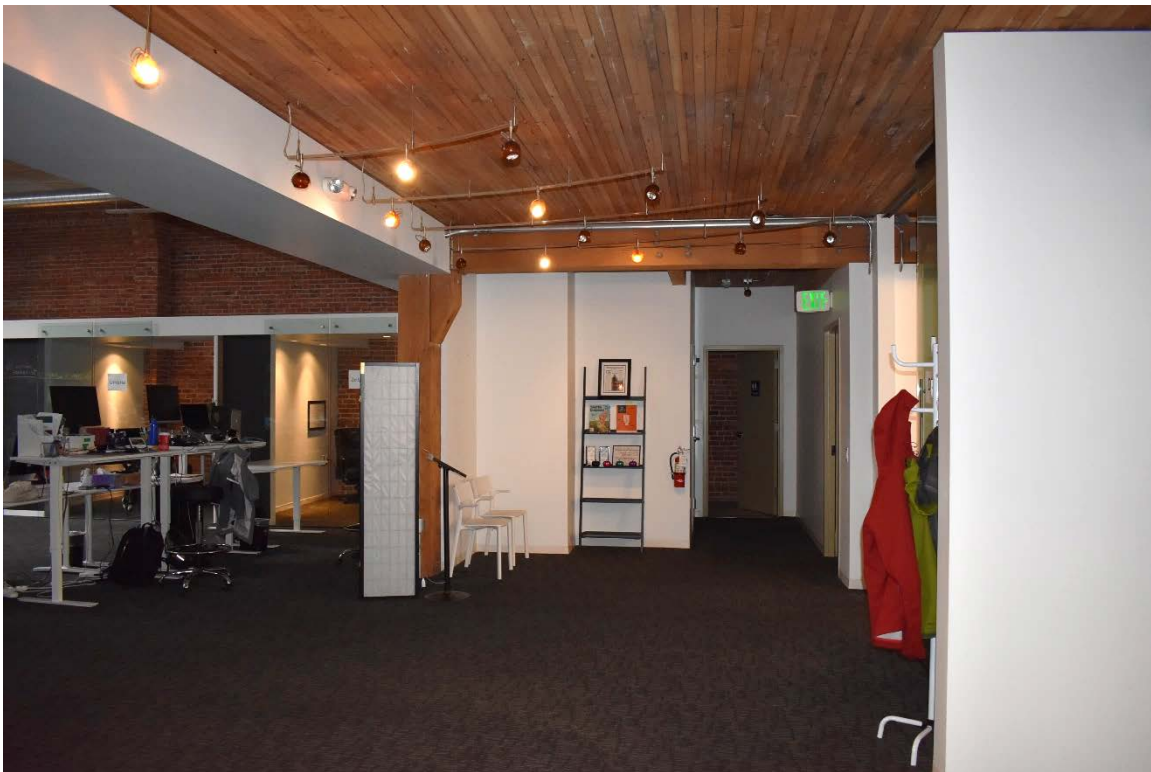


Fig. 40 – Interior, second floor office, view towards stair corridor.



Fig. 41 – Interior, second floor office



Fig. 42 – Interior, second floor office



Fig. 43 – Interior, second floor office, detail wall pier



Fig. 44 – Interior, second floor office, detail wall pier

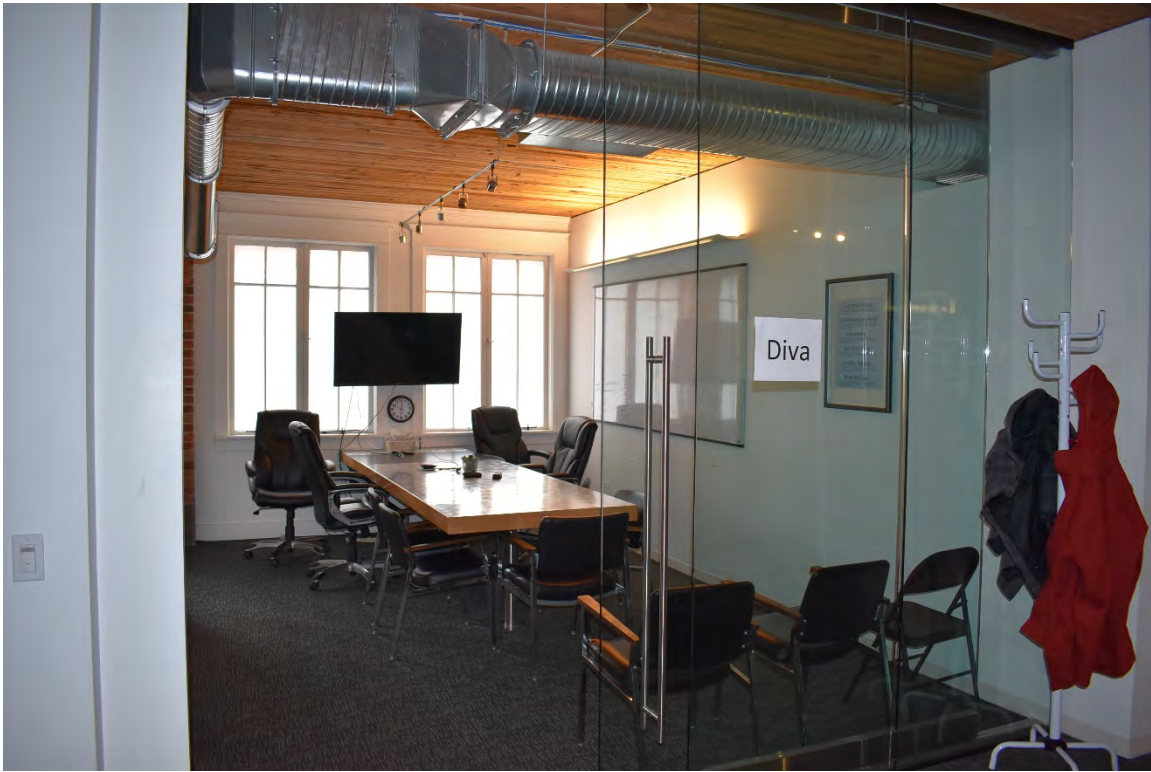


Fig. 45 – Interior, second floor office



Fig. 46 – Interior, second floor office, central space



Fig. 47 – Interior, second floor office, central space

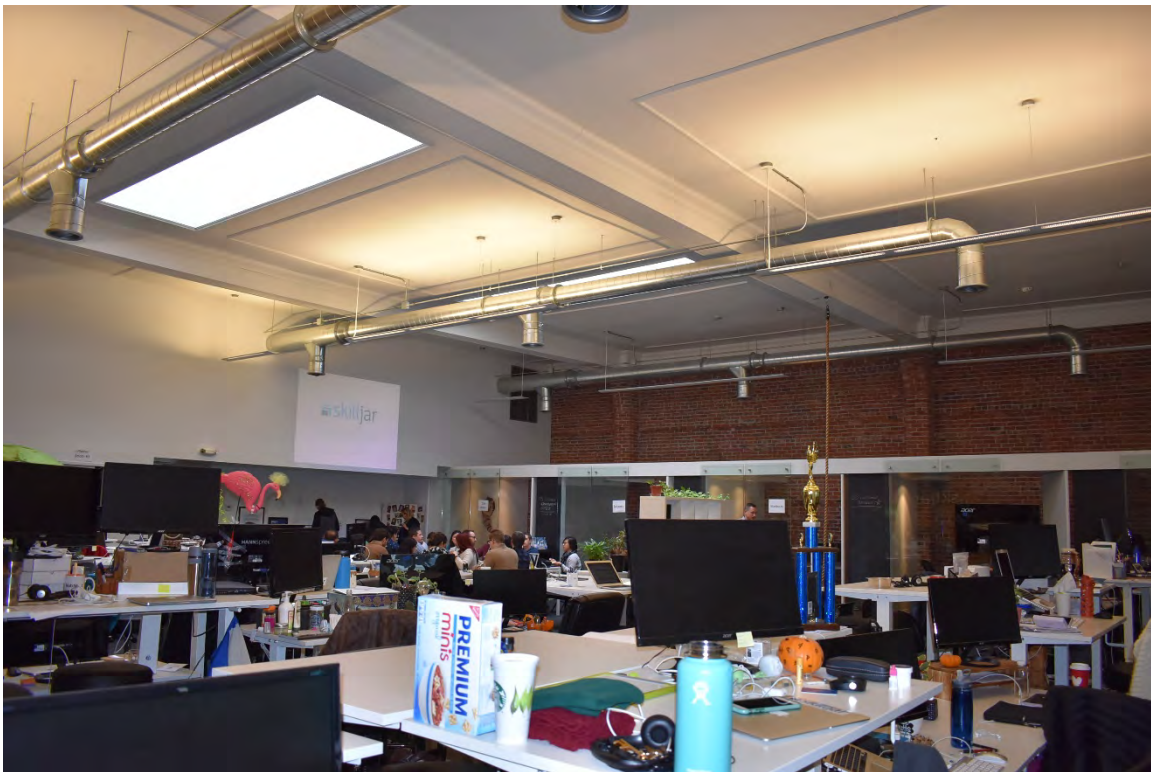


Fig. 48 – Interior, second floor office, central space



Fig. 49 – Interior, second floor office, central space



Fig. 50 – Interior, second floor office, central space



Fig. 51 – Interior, second floor office, central space

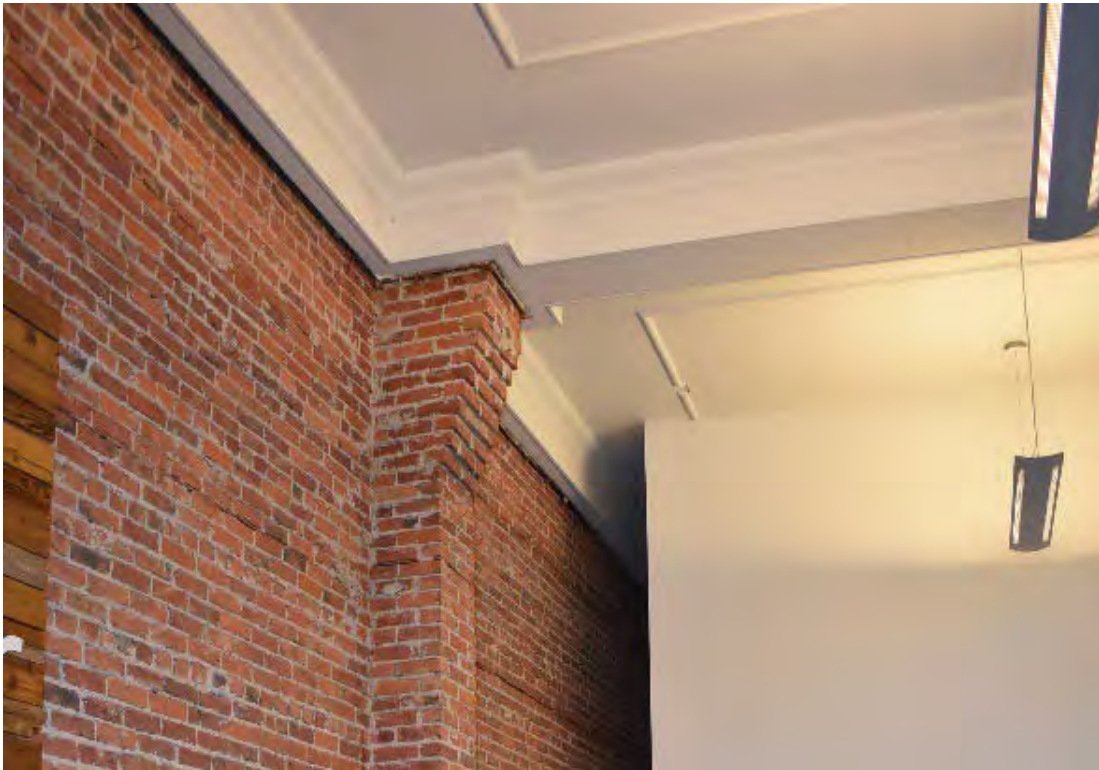


Fig. 52 – Interior, second floor office, central space, detail wall pier



Fig. 53 – Interior, second floor office, central space, detail skylight



Fig. 54 – Interior, second floor office, kitchen area and alley window



Fig. 55 – Interior, second floor office, kitchen area, actual ceiling height above kitchen



Fig. 56 – Interior, second floor office, central space, alley window



Fig. 57 – Interior, second floor office, storage and corridor at rear of floor

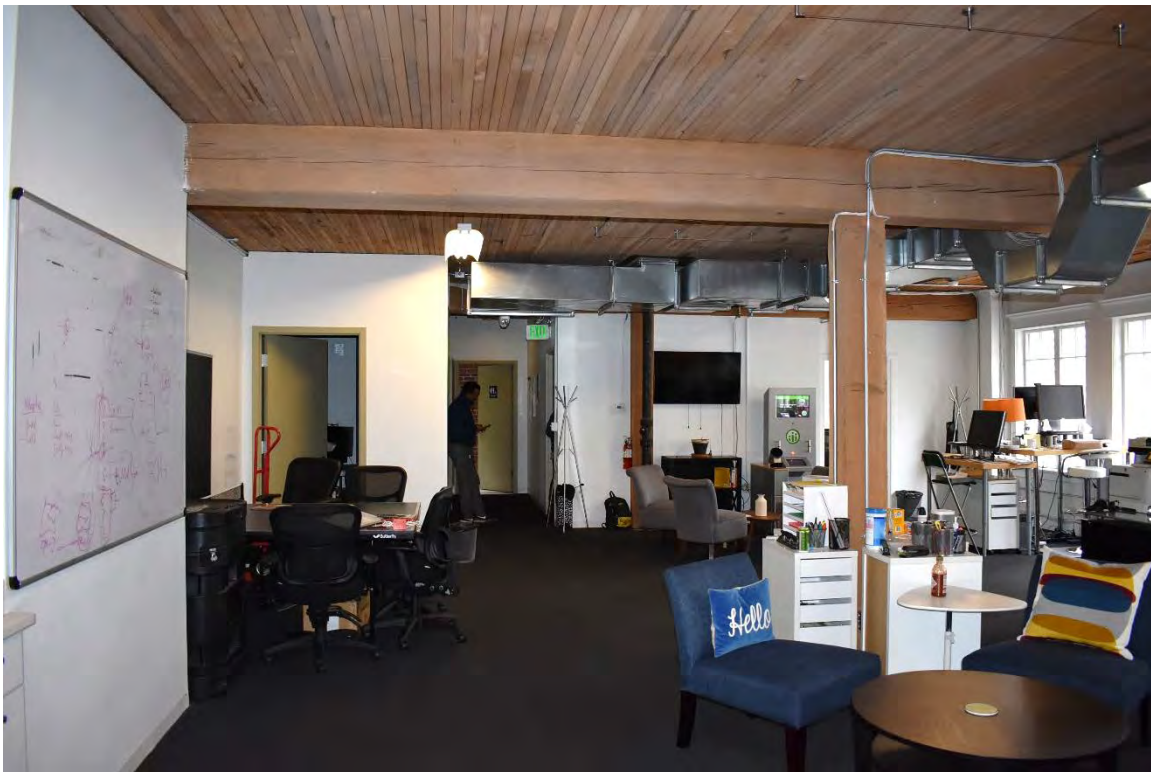


Fig. 58 – Interior, third floor office

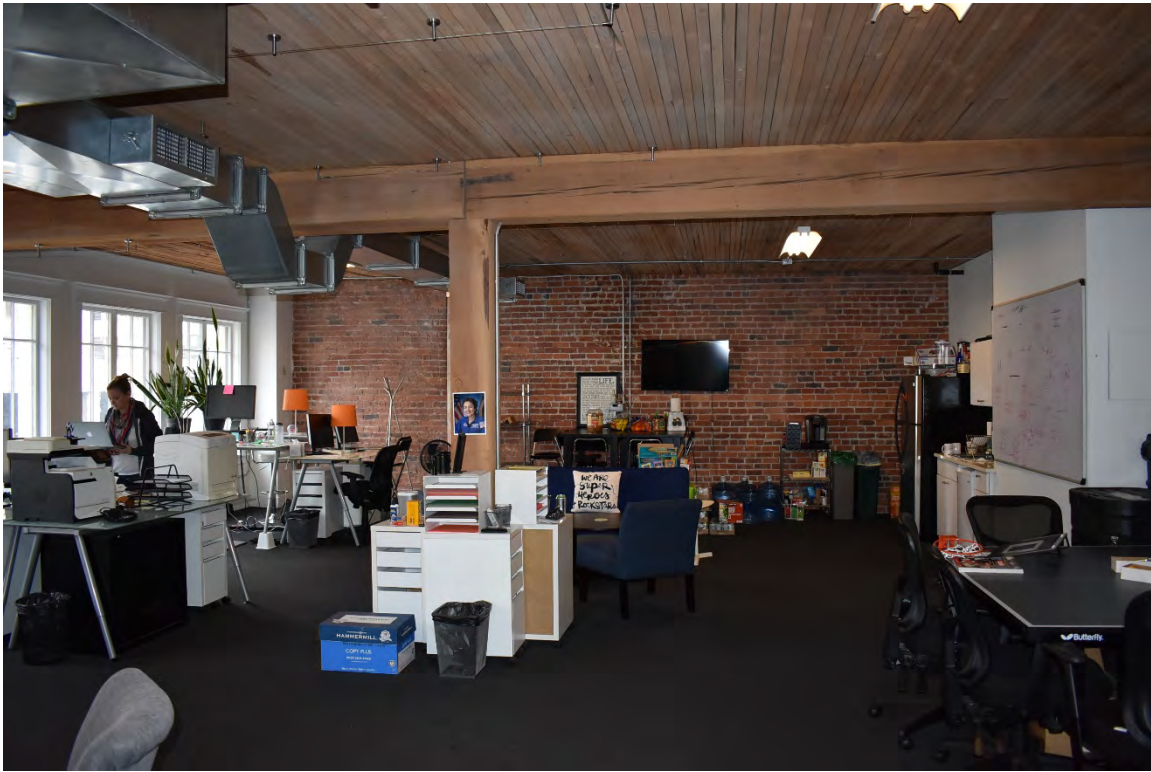


Fig. 59 – Interior, third floor office



Fig. 60 – Interior, third floor office



Fig. 61 – Interior, third floor office

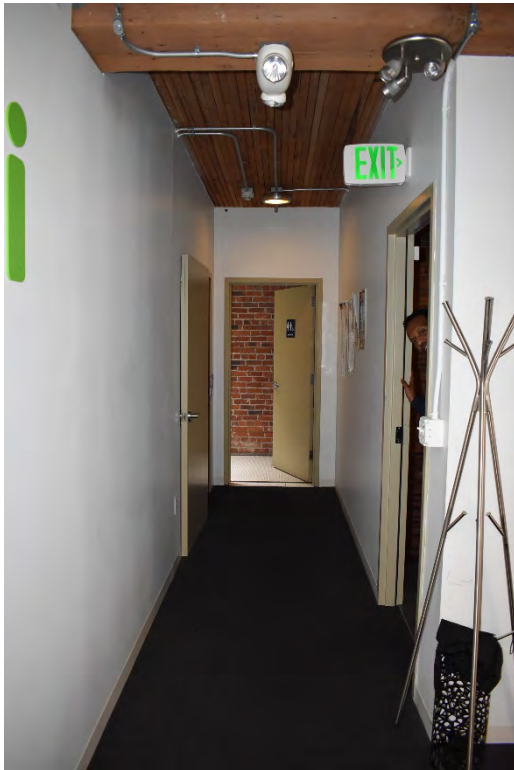


Fig. 62 – Interior, third floor office



Fig. 63 – Interior, third floor office



Fig. 64 – Interior, third floor office



Fig. 65 – Interior, third floor office, detail structure

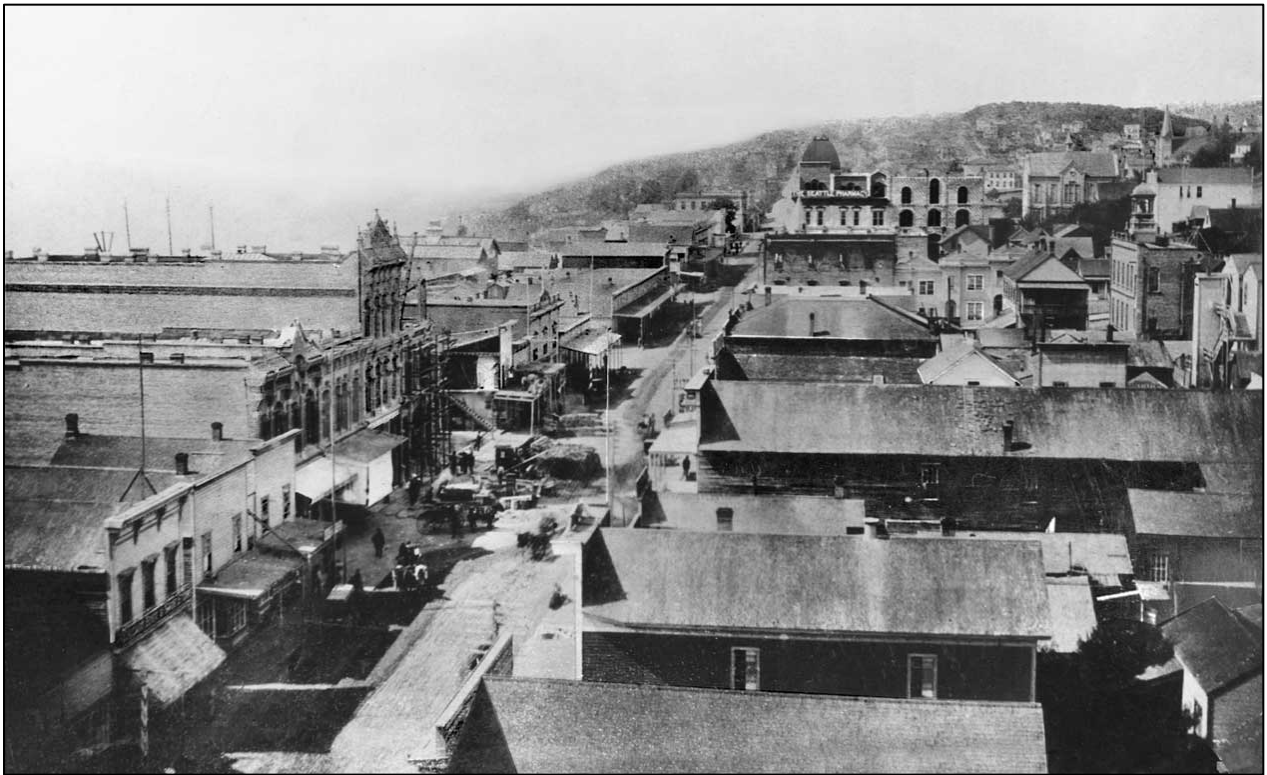


Fig. 66 – 1884 view of downtown northward along Front Street (later 1st Avenue), from Yesler Way. Belltown lay on the other side of Denny Hill, in the distance. The turreted building in the center is not the Bellevue Hotel in Belltown, but rather the Frye Opera House at Marion Street.

(www.pauldorpat.com)



Fig. 67 – 1884 bird's eye map detail of Belltown.

The large structure at center is the Bellevue Hotel, built at the corner of Battery Street and Front (First Avenue) by William Bell to attract commercial activity to the neighborhood. (www.pauldorpat.com)



Fig. 68 – 1898 view of the Bellevue Hotel, Austin Bell, and Barnes Buildings at First and Battery. The hotel was constructed in 1883, while the other two (which almost appear here as one building to the right of the hotel) were constructed in 1889. (UWSC SEA2661)



Fig. 69 – 1891 view northward on 3rd Avenue from downtown, towards the Denny Hotel on Denny Hill. (UWSC WAR0135)



Fig. 70 – 1891 view southward towards downtown from the Denny Hotel on Denny Hill. Visible are 3rd Avenue at left, and 2nd Avenue at right. The church at lower left corresponds today to the McDonald's restaurant at the southeast corner of 3rd and Pine Street. (Paul Dorpat)



Fig. 71 – 1892 view of southwards on 3rd Avenue towards the back of the Denny/Washington Hotel in the Denny Hill neighborhood, from Lenora Street. At this time, the subject site (indicated approximately by arrow) was part of the hotel grounds. After the Denny Hill regrade, all buildings were demolished, the site was 141 feet lower, and 3rd Avenue was cut through. (UWSC)



Fig. 72 – 1903 view of front of the Washington (Denny) Hotel. (MOHAI 1983.10.6708)



Fig. 73 – 1905 regrading of Second Avenue and Denny Hill, looking north on 2nd Avenue at Pine. The Denny/Washington Hotel is visible in the distance. (SMA 77282)



Fig. 74 – Circa 1905 view towards the Denny/Washington Hotel during demolition. 3rd Avenue is yet to be cut through. The building corner at lower right corresponds now to the southwest corner of the current Macy's/Bon Marche department store. (Paul Dorpat)

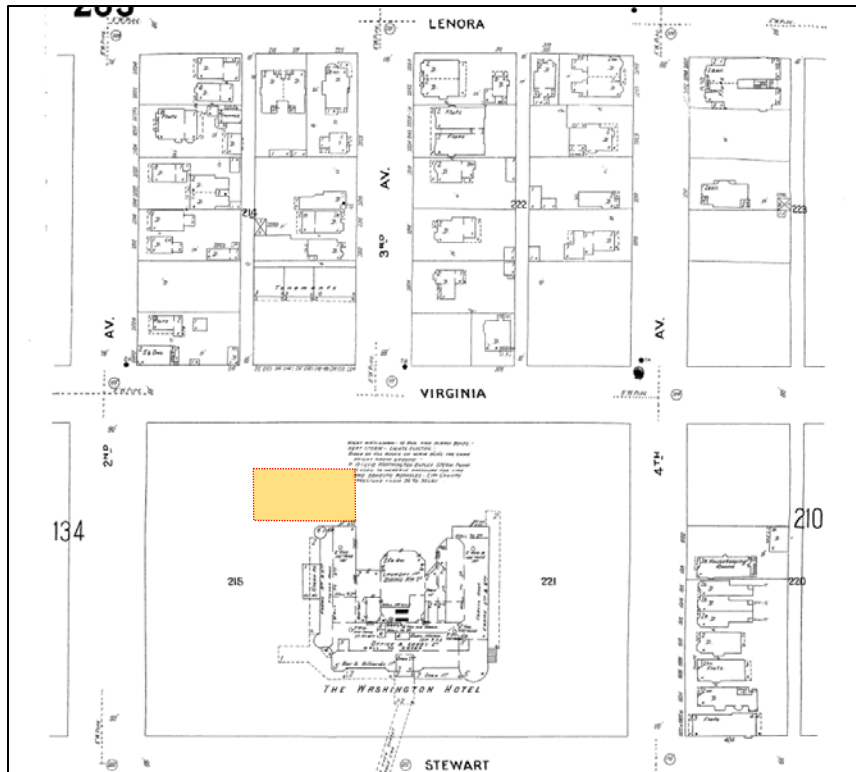


Fig. 75 – 1905 Sanborn Fire Insurance map showing Denny/Washington Hotel; approximate subject site indicated by shaded box. North is up.



Fig. 76 – Circa 1907 view of Denny Hill regrade; subject site approximately indicated by arrow. The tall building at left is the New Washington Hotel (today's Josephinum), at right is the Moore Theater and Hotel. The subject parcel is across from the Moore's stepped brick wall across the alley.

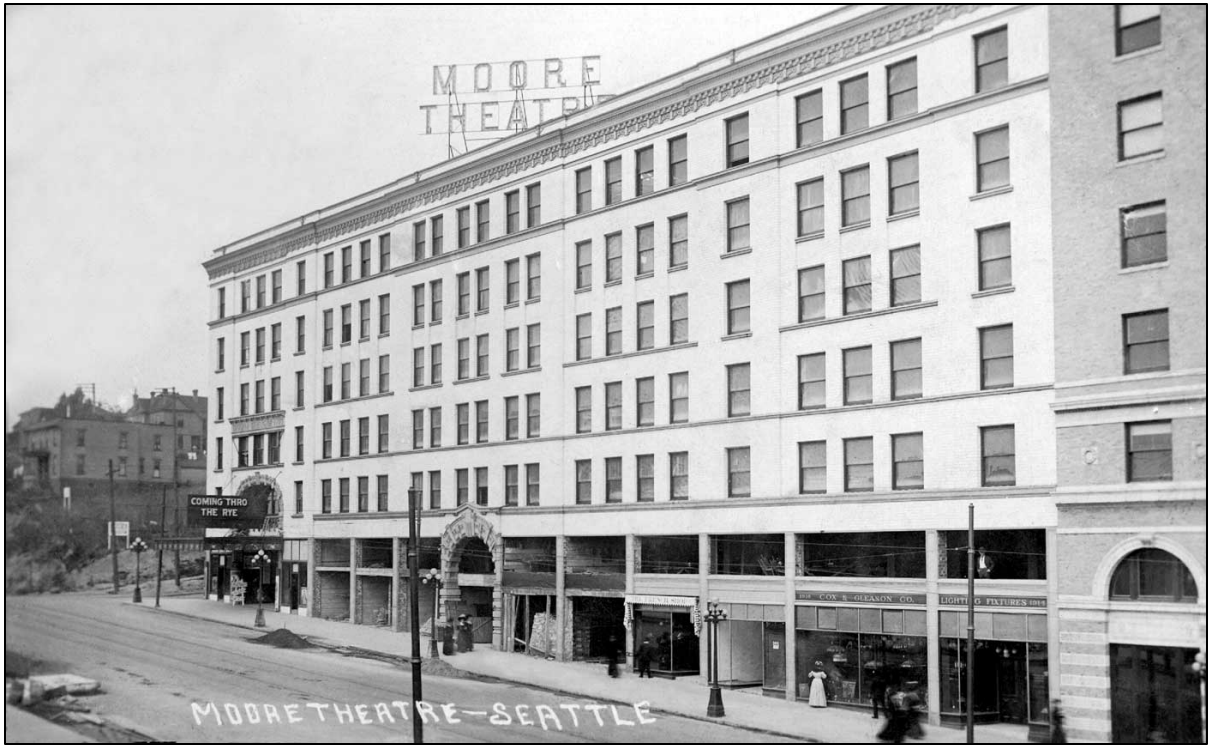


Fig. 77 – 1907 view of the Moore Theater, under construction.

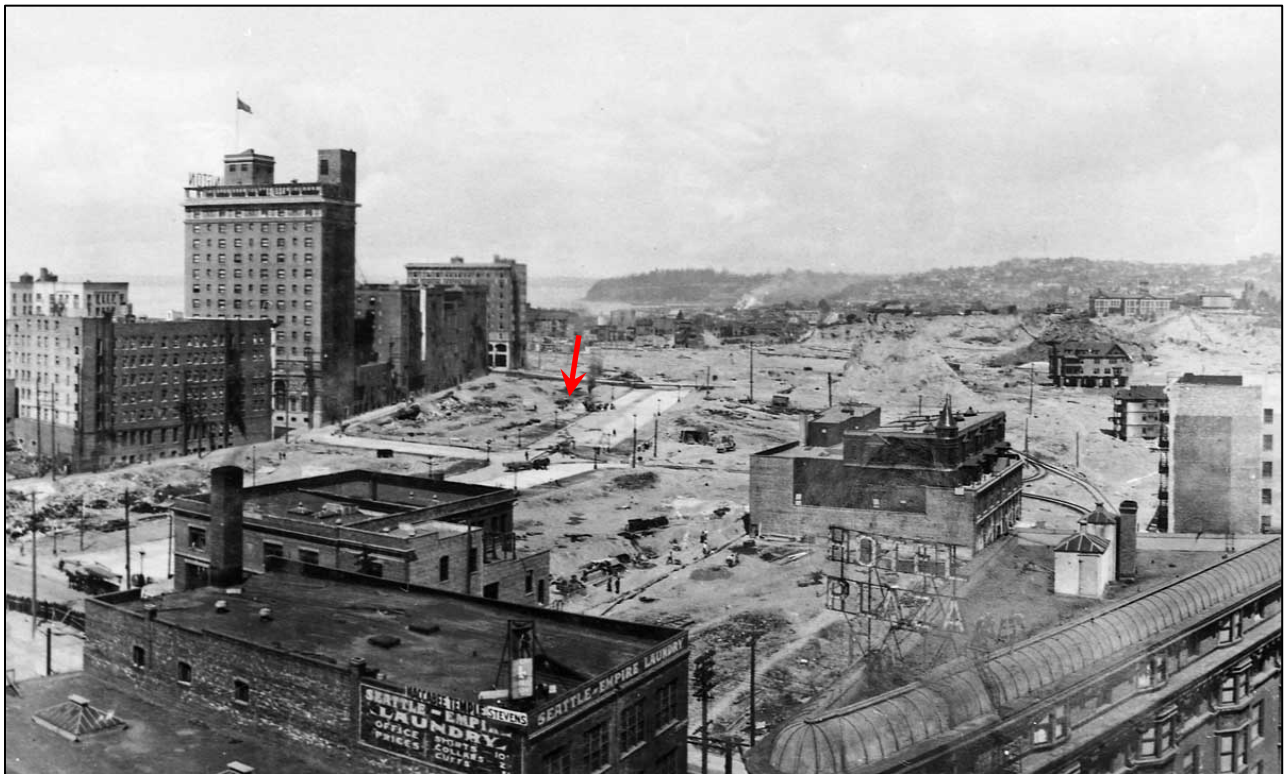


Fig. 78 – Circa 1905-10 view of the Denny Regrade. Subject site approximately indicated by arrow. (www.pauldorpat.com)



Fig. 79 – Baist Map of 1912, showing the development of north downtown retail core. North is up. Subject parcel indicated by red box and arrow. The subject building will be constructed in 1920. The empty parcels at upper right had been the location of the recently regraded Denny Hill.

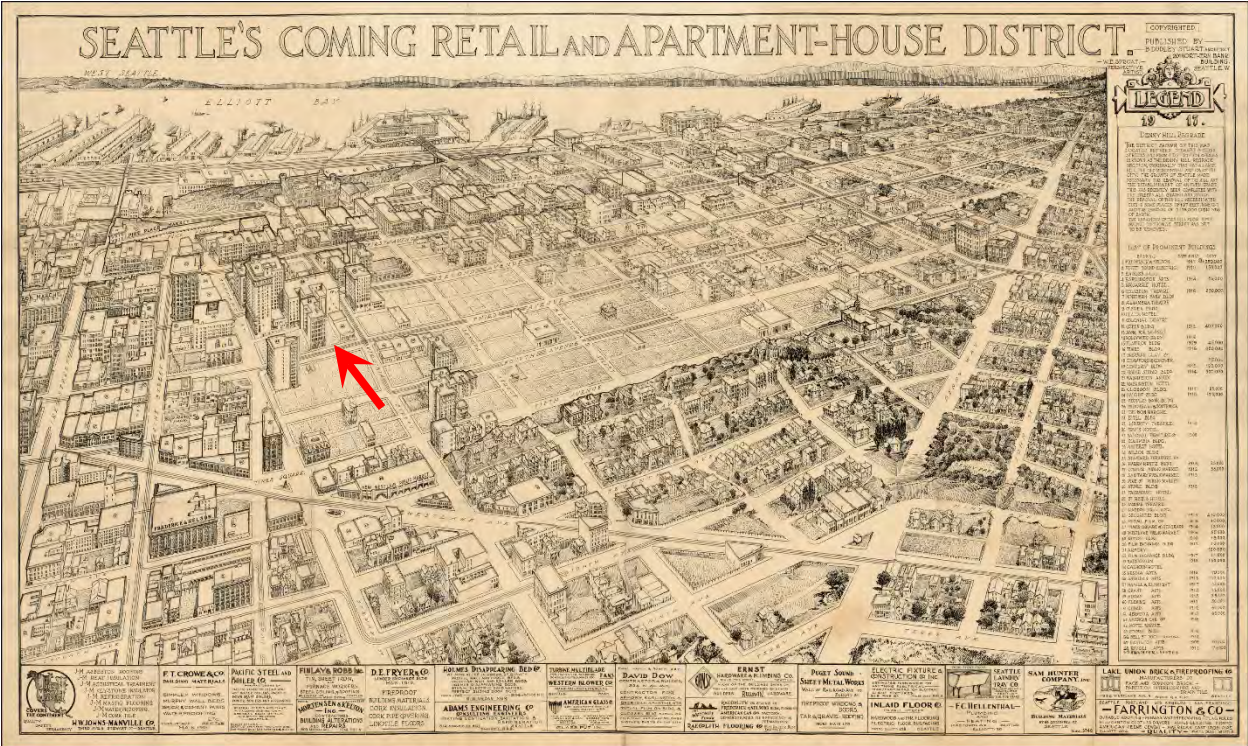


Fig. 80 – “Seattle’s coming retail and apartment-house district,” a birds-eye view promotional map from 1917, by architect B. Dudley Stewart and artist W. E. Sproat. Subject site (indicated by arrow) is an empty lot in 1917.



Fig. 81 – Context: 1936 view of southwards on 3rd towards the subject site. (Paul Dorpat)



Fig. 82 – Context: 1937 view of the adjacent building, constructed in 1916 as the Mutual Film Co. The building was demolished in 1959 and replaced with a parking structure. (PSRA)



Fig. 83 – Context: Security Public Market (b.1929) in 1937, across 3rd Avenue from the subject site. This view is from 4th & Virginia. Two levels of parking were added in 1959. The building is today occupied by a Bed Bath & Beyond store. (PSRA)



Fig. 84 – Context: 1959 view of the alley; subject building at left, behind the car. (SMA 61059)

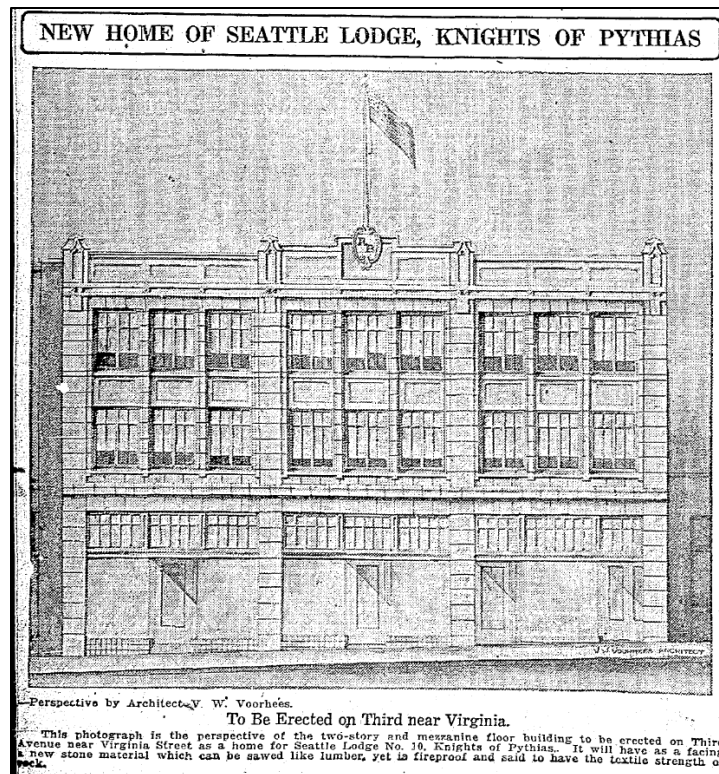
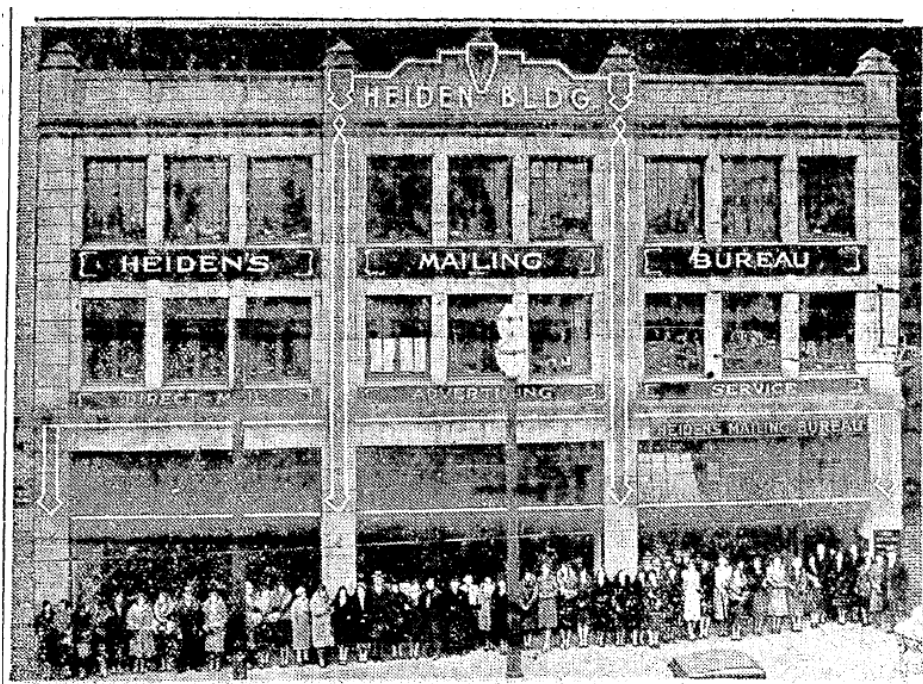


Fig. 85 – 1920 rendering of the subject building by architect Victor Voorhees. The escutcheon at the top of the parapet, with the initials “RB” for the owners, Rhodes Brothers, was not built. (Seattle Times, March 21, 1920)



Here, with the big plant of the organization as a background, is the personnel of Heiden's Mailing Bureau, which in a quarter-century has grown from a one-man enterprise with primitive equipment to a foremost business establishment with batteries of the most modern devices for handling its steadily expanding activities.

Fig. 86 – 1931 image of the subject building, showing Heiden's Mailing Bureau staff. (Seattle Times, February 13, 1931)



Fig. 87 – 1937 view of the subject building. (PSRA, original poor)

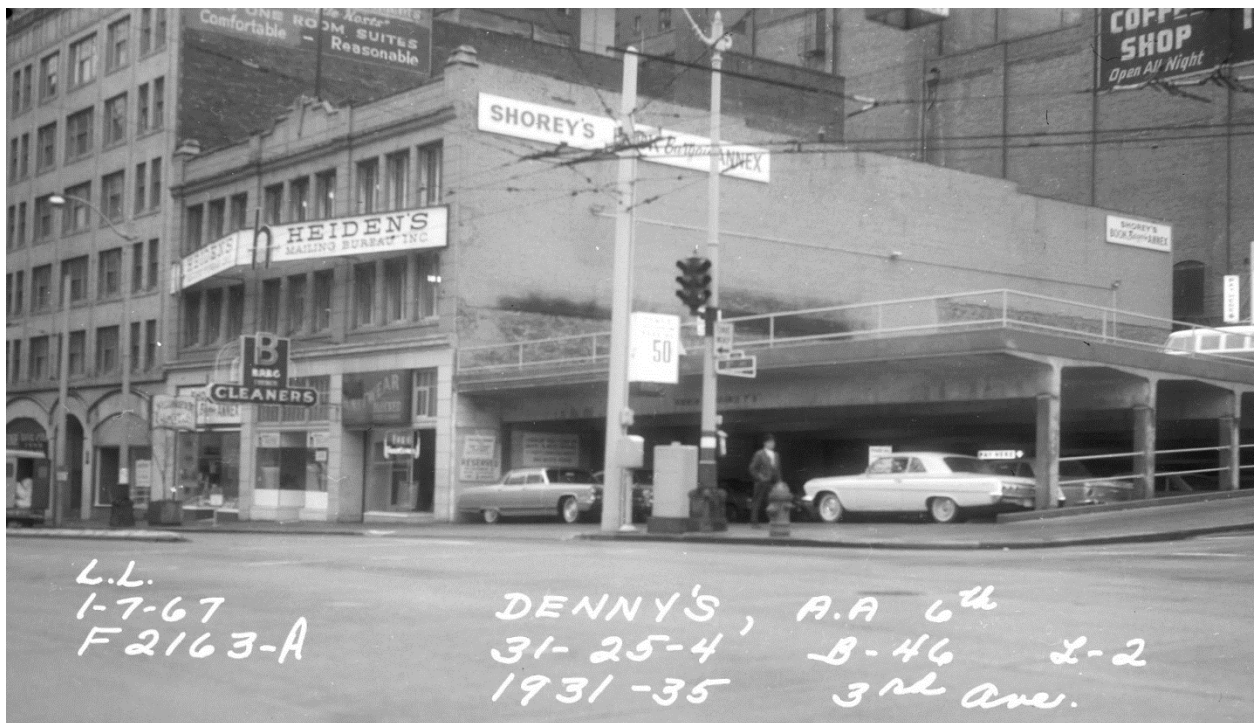


Fig. 88 – 1967 view of the subject building.
(King County Tax Assessor photo for the adjacent building)



Fig. 89 – Henry A. Rhodes (1863-1954).
(Seattle Times, November 28, 1926). No images could be found of his wife, Birdella A. Booher Rhodes (1863-1941)



Fig. 90 – Rhodesleigh (Heath & Gove, 1922), the home of Henry and Birdella Rhodes, near Tacoma on Lake Steilacoom. The 70 acre property is listed on the National Register. (Joe Mabel)



Fig. 91 – Elizabeth Adell Van Ingen Rhodes (1871-1929), wife of Charles W. Rhodes (1871-1964).
(Seattle Times, May 20, 1905). No images could be found of Charles W. Rhodes.



Fig. 92 – Albert J. Rhodes (1864-1921) and Harriett A. Williams Rhodes (1872-1944).
(Seattle Times, February 17, 1921; and July 6, 1944)



Fig. 93 – Albert and Harriett Rhodes residence (Augustus W. Gould, 1915) at 1901 10th Avenue in Seattle. Woman in foreground may be Harriett Rhodes. (MOHAI 1983.10.10587)



Fig. 94 – William L. Rhodes (1867-1945)
(Seattle Times, February 18, 1927); no image could be found of his wife Claudia Rhodes.



Fig. 95 – William and Claudia Rhodes home (1909) at 1005 Belmont Place in Seattle,
a contributing property in the Seattle and National Register Belmont Historic District.
(MOHAI 1983.10.8267.1).



Fig. 96 – Rhodes Department Store, 950 Broadway in Tacoma, c. 1900.



Fig. 97 – Rhodes Department Store, 950 Broadway in Tacoma, c. 1911, after expansion.
The building still exists but was substantially altered after the store closed c.1970.
(Washington State Historical Society 1981.94.523)



Fig. 98 – The Arcade Building, c.1902 (destroyed).



Fig. 99 – Arcade Building c.1913, after renovations to enlarge exterior arcade for Rhodes Department Store (at right in image). Destroyed. (MOHAI 1983.10.9588)



Fig. 100 – Rhodes Brothers Ten Cent Store at the Arcade Building, interior, c.1920.
(MOHAI 1996.10.29)



Fig. 101 – Rhodes Brothers Ten Cent Store at the Arcade Building, interior, c.1925.
(MOHAI 1996.10.58)



Fig. 102 – The Arcade Building Annex, on 1st Avenue between University and Union, c.1907. By 1920, The Rhodes stores expanded to this building too, thereby occupying the entire block between Union and University, and 1st to 2nd Avenues. The main Arcade Building on 2nd Avenue was connected by enclosed corridors over the alley which separated the two buildings. The building at far left is still intact, at the northeast corner of 1st and Union.



Fig. 103 – The Arcade Building Annex, view north on 1st Avenue towards University Street c. 1916. The site is today occupied by the Seattle Art Museum. The building at right, known as the Diller Hotel, is still intact at the southeast corner of the intersection. The Arcade Building Annex on 1st Avenue connected across the alley to the Arcade Building, which fronted 2nd Avenue. Both buildings were completely occupied by the Rhodes stores by 1920. (Everett Library, Paul Dorpat)



Fig. 104 –Rhodes Department Store at 2nd & Union (Harlan Thomas, 1927, destroyed). (Puget Sound Theater Organ Society). Rhodes' radio station KFOA broadcasting towers on roof.



Fig. 105 – New Rhodes Department Store at 2nd & Union, interior, 1927. (MOHAI 1983.10.3850.11)



Fig. 106 – 1960s view, 2nd Avenue side of the old Arcade Building (left) and new Rhodes Department Store, which was built on the demolished northern half of the Arcade Building. (right). The block, from 1st to 2nd Avenues, and from University to Union Street, is now the site of the Seattle Art Museum and Russell Investments Tower.



Fig. 107 – 1982 view, 1st Avenue side of the Rhodes Department Store (left) and old Arcade Annex (right). The building is now the site of the Seattle Art Museum, at University Street. (Lawton Gowey, Paul Dorpat)



Fig. 108 – Rhodes Brothers Ten Cent Store at 1507 4th Avenue (Harlan Thomas, 1924, destroyed)
(MOHAI 1983.10.506)



Fig. 109 – Rhodes Brothers Ten Cent Store at 1507 4th Avenue (Harlan Thomas, 1924, destroyed)
(MOHAI 1996.10.16)



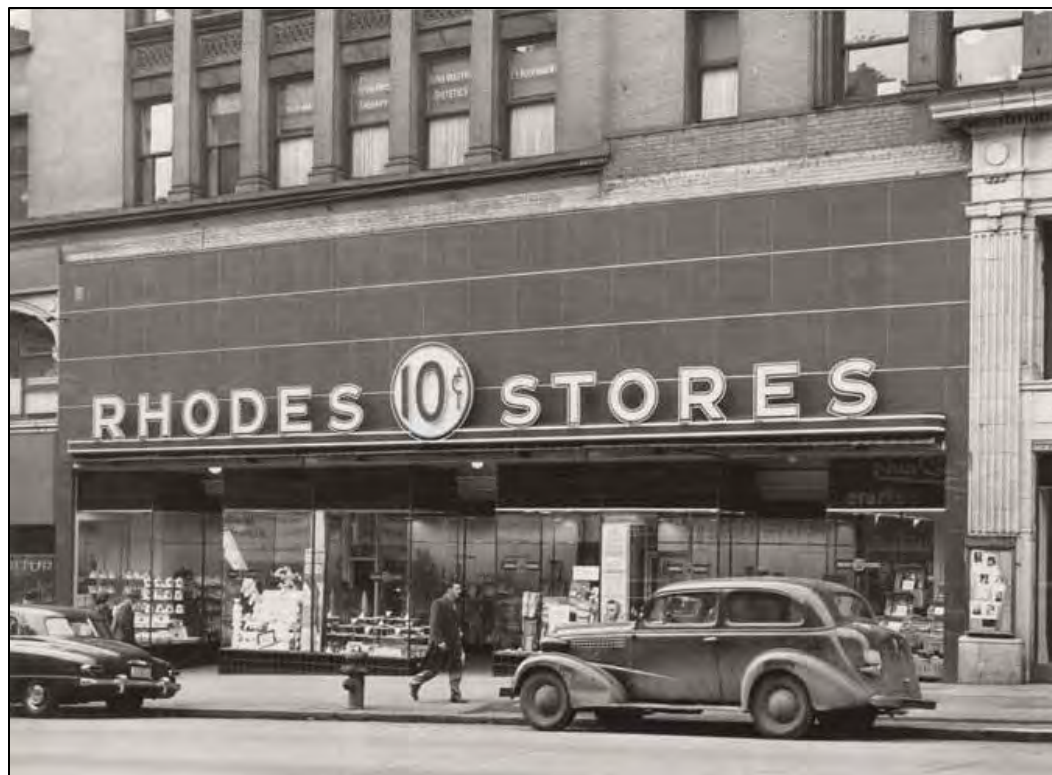
Fig. 110 – Rhodes Brothers Ten Cent Store at 1507 4th Avenue, interior, in 1924.
(MOHAI 1996.10.62)



Fig. 111 – Rhodes Brothers Ten Cent Store at 4509 University Way, c.1940.
(MOHAI 1996.10.21)



**Fig. 112 – Rhodes Brothers Ten Cent Store at 6410 Roosevelt Way, c.1946.
(MOHAI 1996.10.20)**



**Fig. 113 – Rhodes Brothers Ten Cent Store at the Arcade Building, c.1950.
The old 1913 façade had been updated in the late 1940s. (MOHAI 1996.10.19)**



Fig. 114 – Rhodes Brothers Ten Cent Store, location unknown, interior, c.1950.
The dimestore business model was developed around 1880 by the Woolworth Company, and was based on selling a wide variety of inexpensive, mass-produced household goods, all for a nickel or dime, although prices increased over time.



Fig. 115 – Knights of Pythias band in Seattle parade, 1885.
(MOHAI SHS99)



Fig. 116 – Knights of Pythias membership certificate, c.1890, showing imagery associated with the Damon and Pythias story. The group was established in 1864 “to heal the wounds of the Civil War between the North and South and promote friendship among men and relieve suffering.” It was the first fraternal order to be chartered by an Act of Congress. (Wikimedia Commons)



Fig. 117 – Examples of Knights of Pythias lodges nationwide

(Top): Virginia City, NV (1876), the oldest extant KoP lodge in the US; Ft. Worth TX (1902)

(Middle): Cuero TX (1902); Weiser ID (1904)

(Bottom): Baker City OR (1907); Houston TX (n.d.)

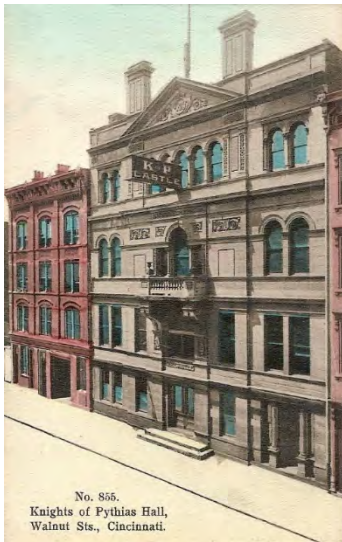
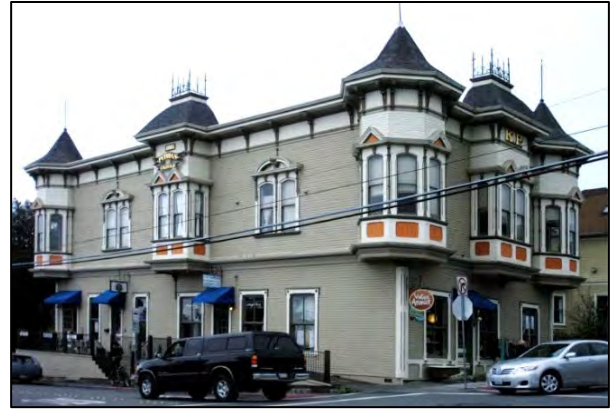


Fig. 118 – Examples of Knights of Pythias lodges nationwide

(Top): Pythian Castle, Circleville OH (n.d.); Arcata CA (n.d.)
 (Middle): Cincinnati OH (n.d.); Louisville KY (n.d.); New York City NY (1927), an Art Deco design;
 (Bottom): Middletown CT (1874, remodeled 1938); Montgomery AL, Grand Lodge (n.d.)



**Fig. 119 – Examples of Knights of Pythias retirement or children’s homes nationwide.
 (Top): Knights of Pythias Children’s Home of Ohio, in Springfield;
 (Bottom): Pythian Home of Missouri, in Green County; and Pythian Home of Washington/Oregon,
 in Vancouver WA. The latter, in Vancouver, is intact but has been significantly altered.**



**Fig. 120 – Frye Block/Hotel Stevens, at the northeast corner of 1st & Marion, Seattle.
 The Knights of Pythias’ meeting rooms, the “Pythian Castle Hall,” were located in this building
 from 1890 to 1901. (www.pauldorpat.com)**



Fig. 121 – Pythian Building (1901, altered) at 1st & Pike, Seattle, in 1902. The Pythian assembly room was in a south-side second floor interior room without exterior windows. The building is today known as the Economy Market. (UWSC CUR176)

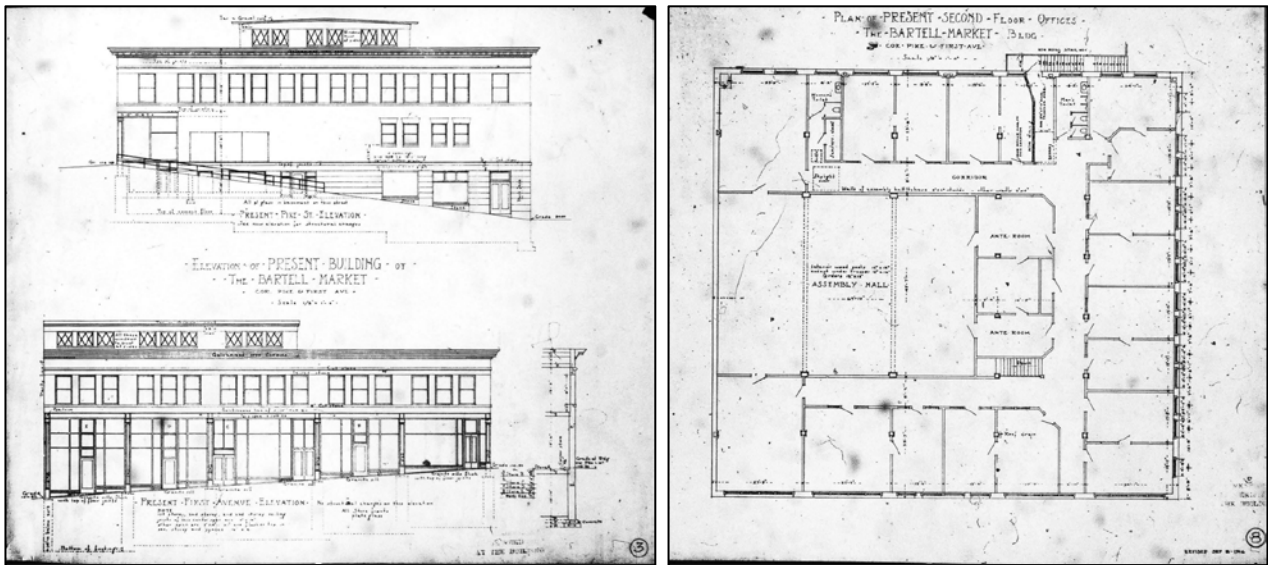


Fig. 122 – Pythian Building (1901, altered) at 1st & Pike, Seattle, architectural drawings. Although not the original 1901 drawings, these sheets from a 1916 set for a building remodel shows as-built conditions at the time. The Pythian meeting space corresponds to the large central assembly hall, and the clerestory roof feature which lit the assembly space. There were no windows on the exterior wall. The clerestory is not visible in the above photo because it is set back from the street elevation. The assembly hall was reached by a stair and door on the 1st Avenue elevation on the right side of the center bay.



Fig. 123 – Knights of Pythias lodge, Fairhaven (Bellingham) WA, built 1892. The building was constructed in conjunction with the Freemasons. (Joe Mabel)

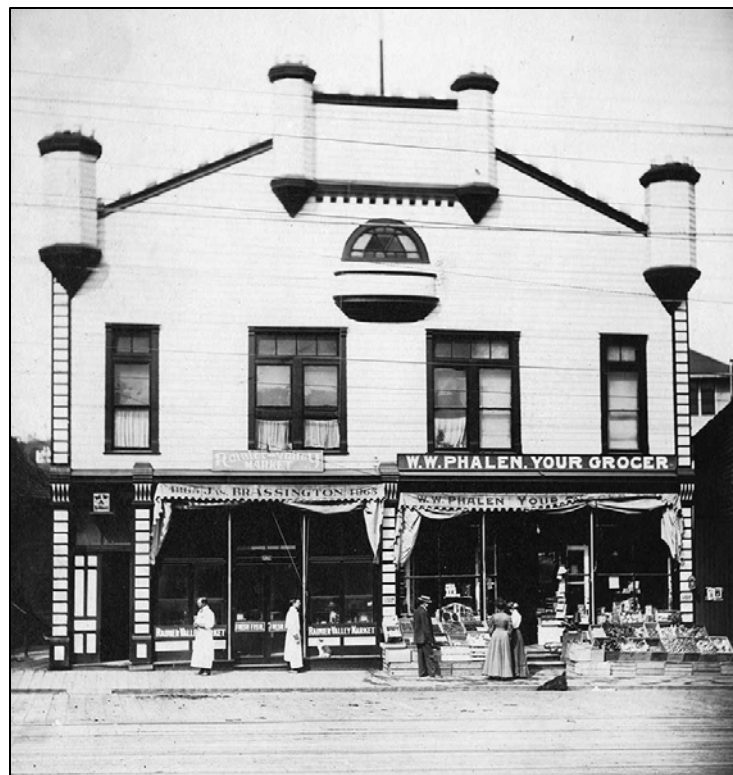


Fig. 124 – Knights of Pythias lodge, on Rainier Avenue in Columbia City, Seattle, c.1909. The building is no longer extant. (Rainier Valley Historical Society)



Fig. 125 – Knights of Pythias, Pythian Hall, Tacoma WA (Frederick Heath, 1907)
(Joe Mabel)



Fig. 126 – Knights of Pythias, Pythian Hall (Commencement Lodge #7), Tacoma WA, c.1921,
showing members wearing ceremonial garments. (Tacoma Public Library G231070)



Fig. 127 – Knights of Pythias, Pythian Hall, Tacoma WA, interior (Frederick Heath, 1907)
(Joe Mabel)



Fig. 128 – Knights of Pythias, Pythian Hall, Tacoma WA, interior (Frederick Heath, 1907)
(Joe Mabel)

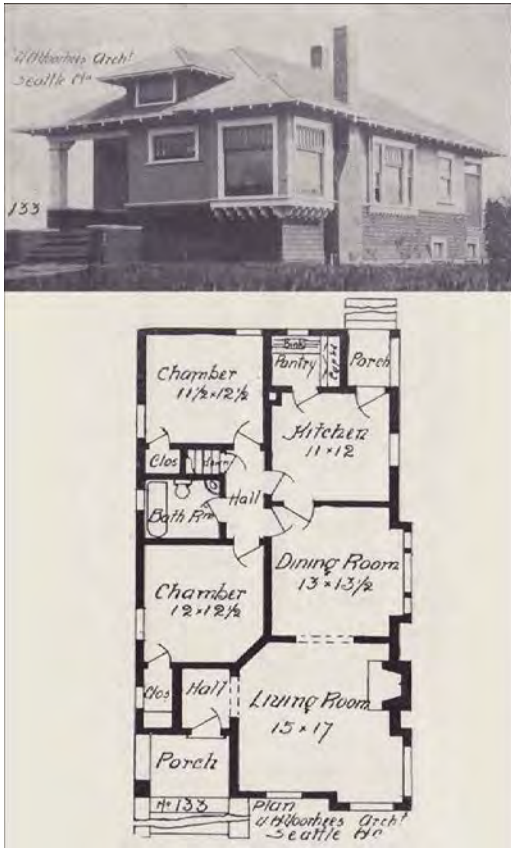


Fig. 129 – (Left) Victor Voorhees typical home designs; (Right) Georgetown City Hall (Voorhees, 1909) (Left from his c.1907-11 book, *Western Home Builder*; right from SMA 11932)



Fig. 130 – Washington Hall of Danish Brotherhood (Victor Voorhees, 1908). (PSRA)



Fig. 131 – Willys-Overland automobile agency (Victor Voorhees, 1913, and 1915 upper two stories).
Now the Monique Lofts condominiums at 11th and Pike (UWSC SEA2472).



Fig. 132 – (Left) Washington Arms Apartments (Victor Voorhees, 1919) (DON)



Fig. 133 – Great Western Motors (1920) (PSRA)



Fig. 134 – Henry Wold Building (Victor Voorhees, 1924, 1930; demolished) at 413 Fairview Avenue



Fig. 135 – Seattle Engineering School (1918) renovated for Vance Company (Victor Voorhees, 1925). Today the building is the Marqueen Hotel at Queen Anne Avenue and Mercer Street. (DON)



Fig. 136 – Troy Laundry (Victor Voorhees, 1927) (PSRA)



Fig. 137 – Projects by Victor Voorhees for the Vance Company.
(Top left and right) The Vance Hotel (1926) and Lloyd Building (1926) both at 6th and Stewart, and
(Lower left) the Joseph Vance Building (1929-30) at 3rd and Union in downtown Seattle. (Color
images from DON; upper left image from UWSC SEA1227). (Lower right) Photo of architect Victor
Voorhees (Image from Seattle Times, January 3, 1926, p. 31).



Fig. 138 – Arvesen & Lidral, contractors: Booth Undertaking Company at 1422 Bellevue Avenue (Alterations and additions, 1923). (DON)



Fig. 139 – Arvesen & Lidral, contractors: Chinese Baptist Church (Schack Young & Myers, 1923) (DON)



Fig. 140 – Tuff stone: St. Francis Cathedral (1905), Baker City, Oregon. (Wikimedia)



Fig. 141 – Tuff stone: Peter Byberg House (1916), Bend, Oregon. (Ian Poellet)



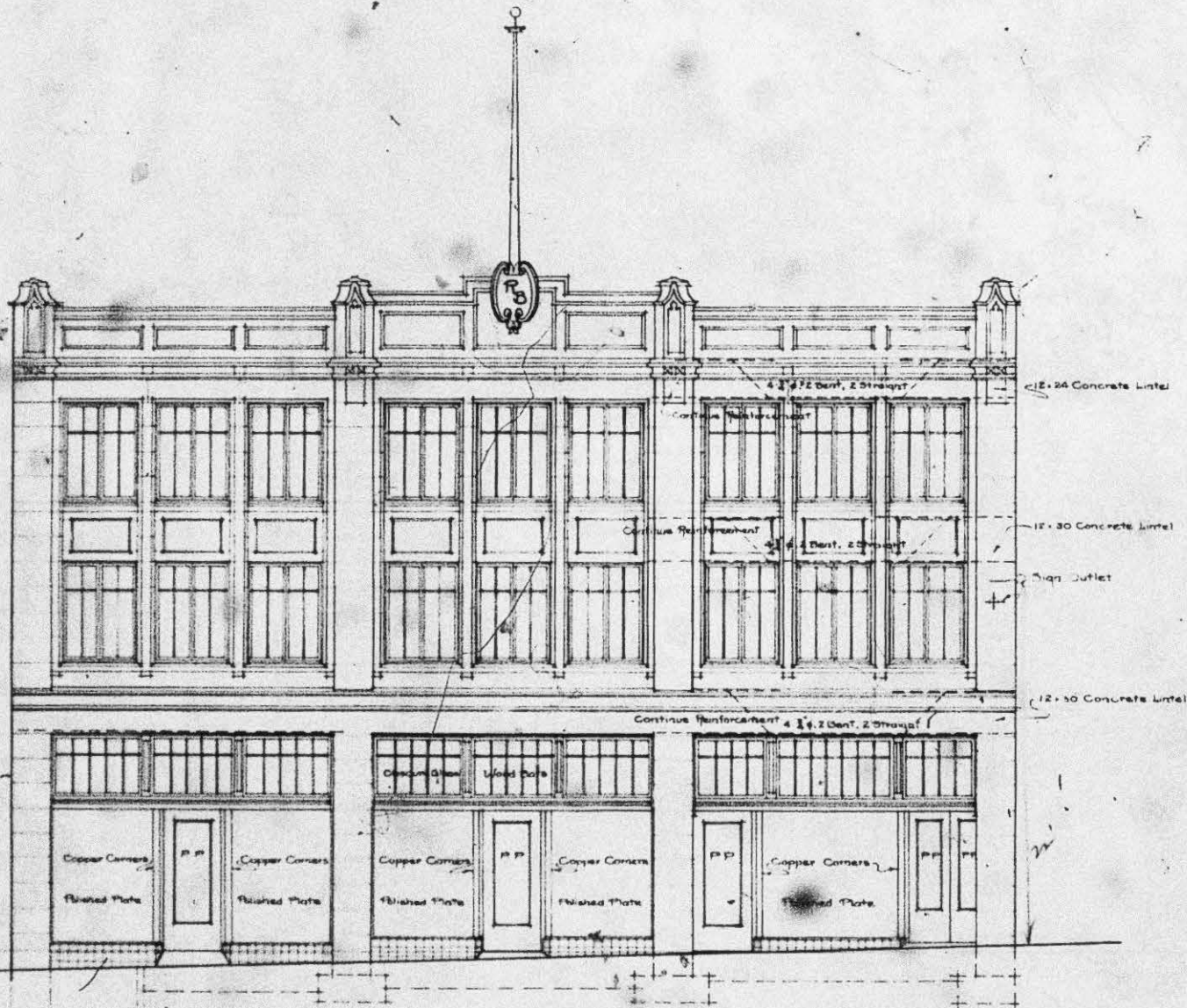
Fig. 142 – (Left) Sample of tuff, from Italy; (Right) Subject building front façade upper left window, detail of 1937 tax photo, when façade was unpainted. Tuff varies widely by texture and color. Tuff cladding the subject building was quarried in Mount Angel, Oregon.



Fig. 143 – St. Agatha Catholic Church (Ernest Kroner, 1920), in Portland, Oregon, constructed with stone from the Mount Angel Quarry. (Google Streetview)



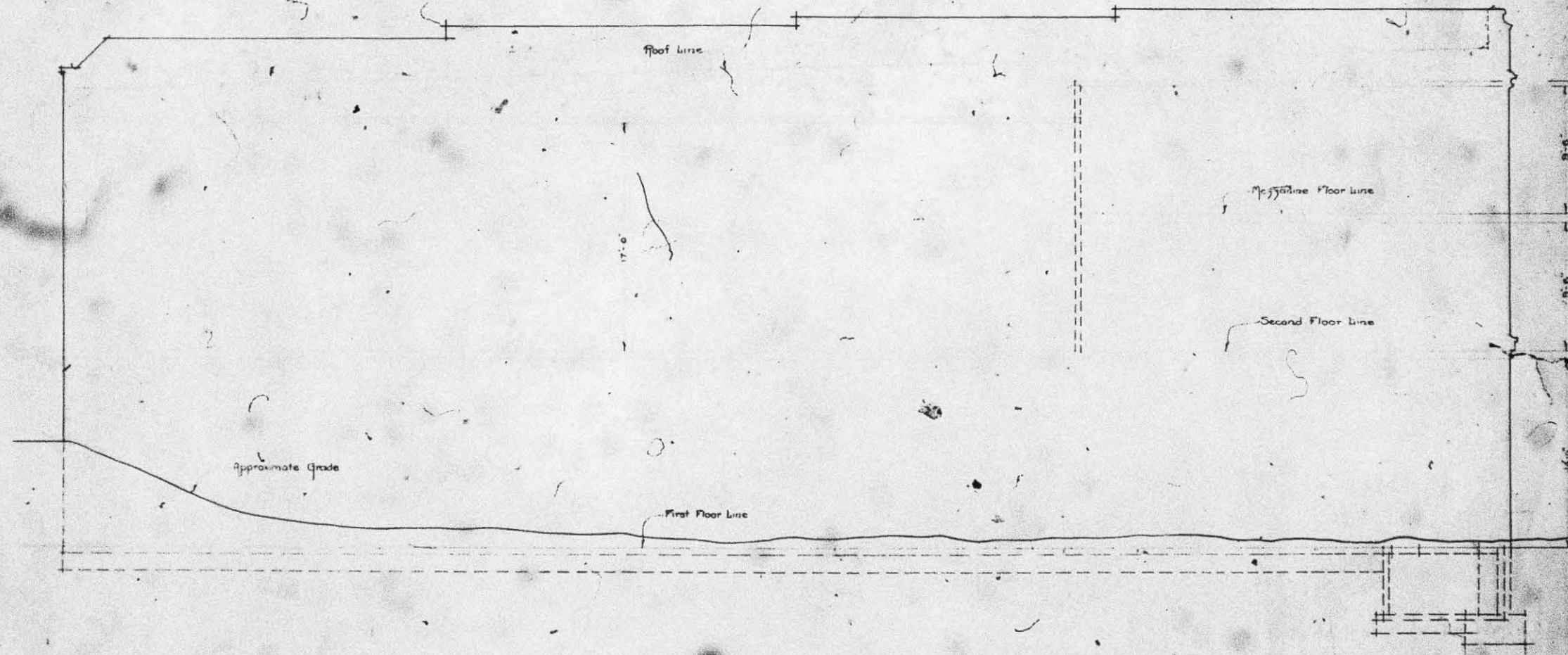
Fig. 144 – St. Agatha Catholic Church (Ernest Kroner, 1920), in Portland, Oregon, detail of exterior wall. (Lauren Deming)



FRONT ELEVATION
Scale 1/4" = 1 Foot

W. WOODHES ARCHITECT
CITY BUILDING, SEATTLE, WASHINGTON

BUILDING FOR RHODES BROS. CO.

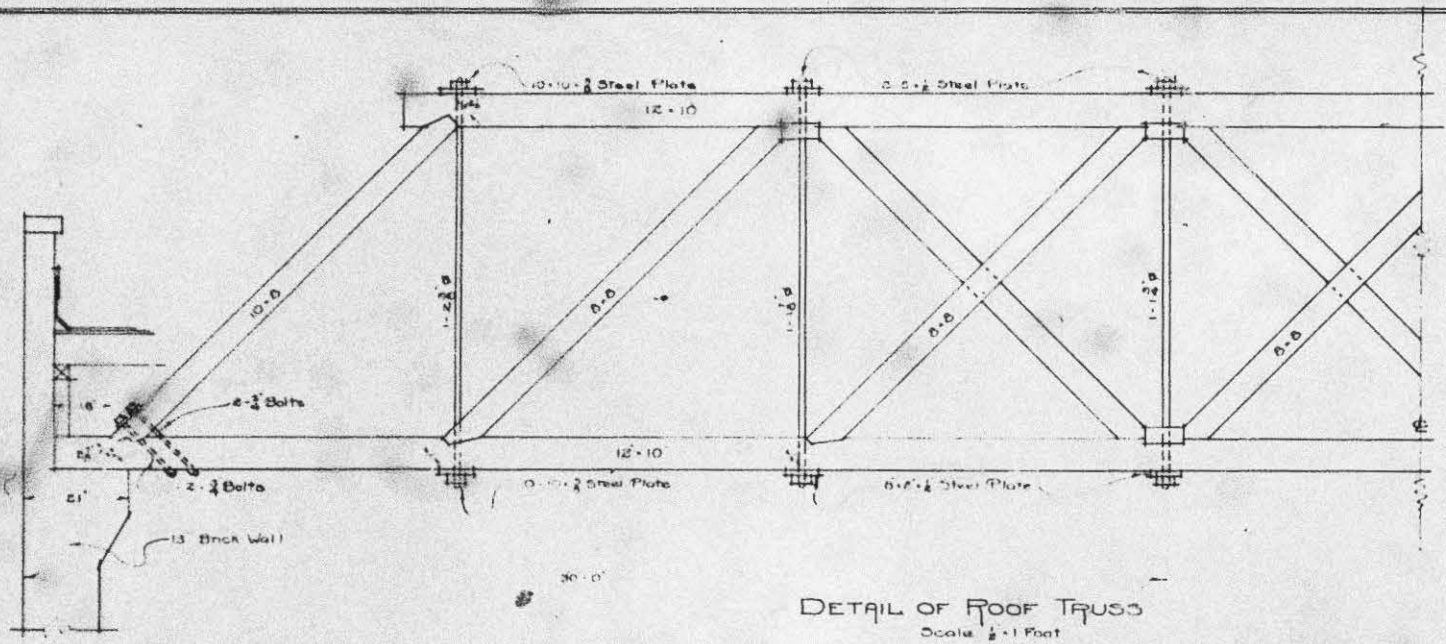


SOUTH SIDE ELEVATION

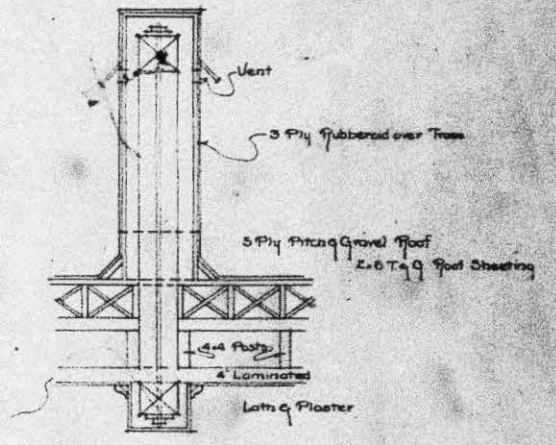
Scale 1/4" = 1 Foot

W. VOORHEES ARCHITECT
 CIVIL BUILDING
 SEATTLE, WASH.

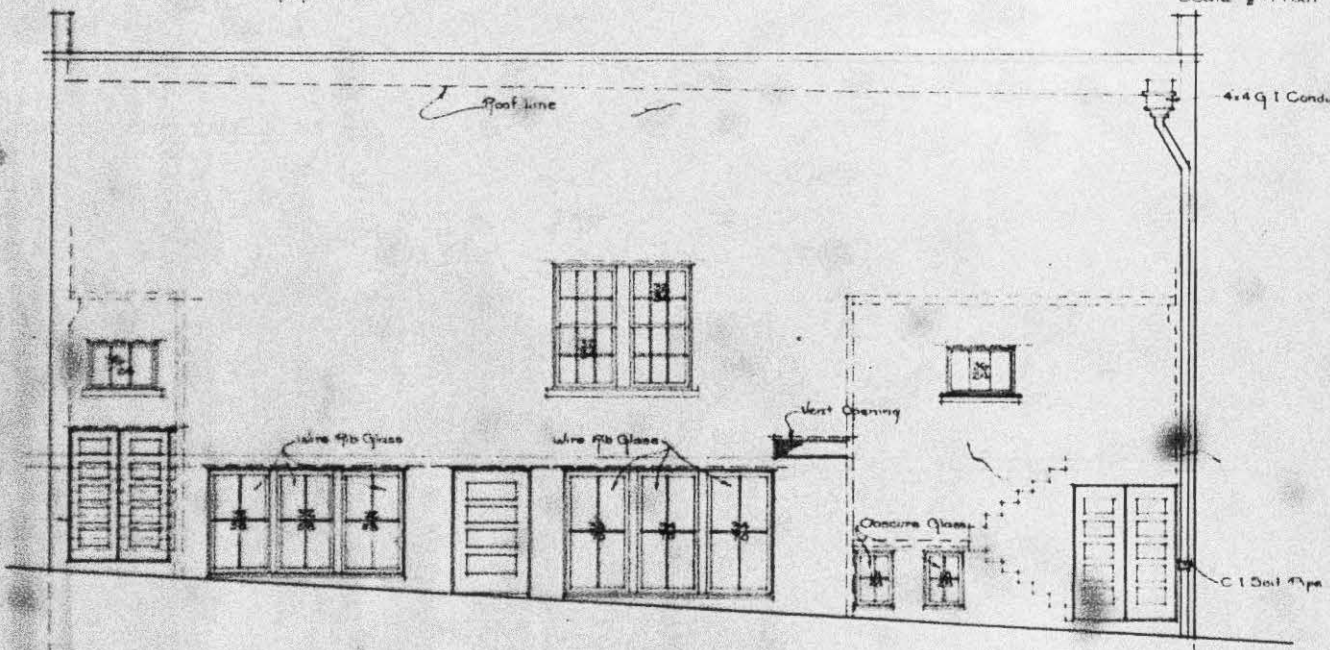
BUILDING FOR RHODES BROS. CO.



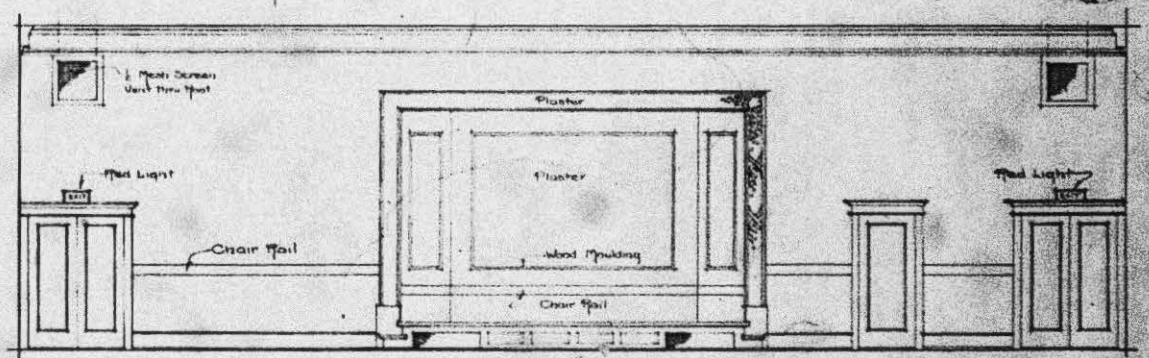
DETAIL OF ROOF TRUSS
Scale 1/2" = 1 Foot



SECTION OF ROOF TRUSS
Scale 1/2" = 1 Foot

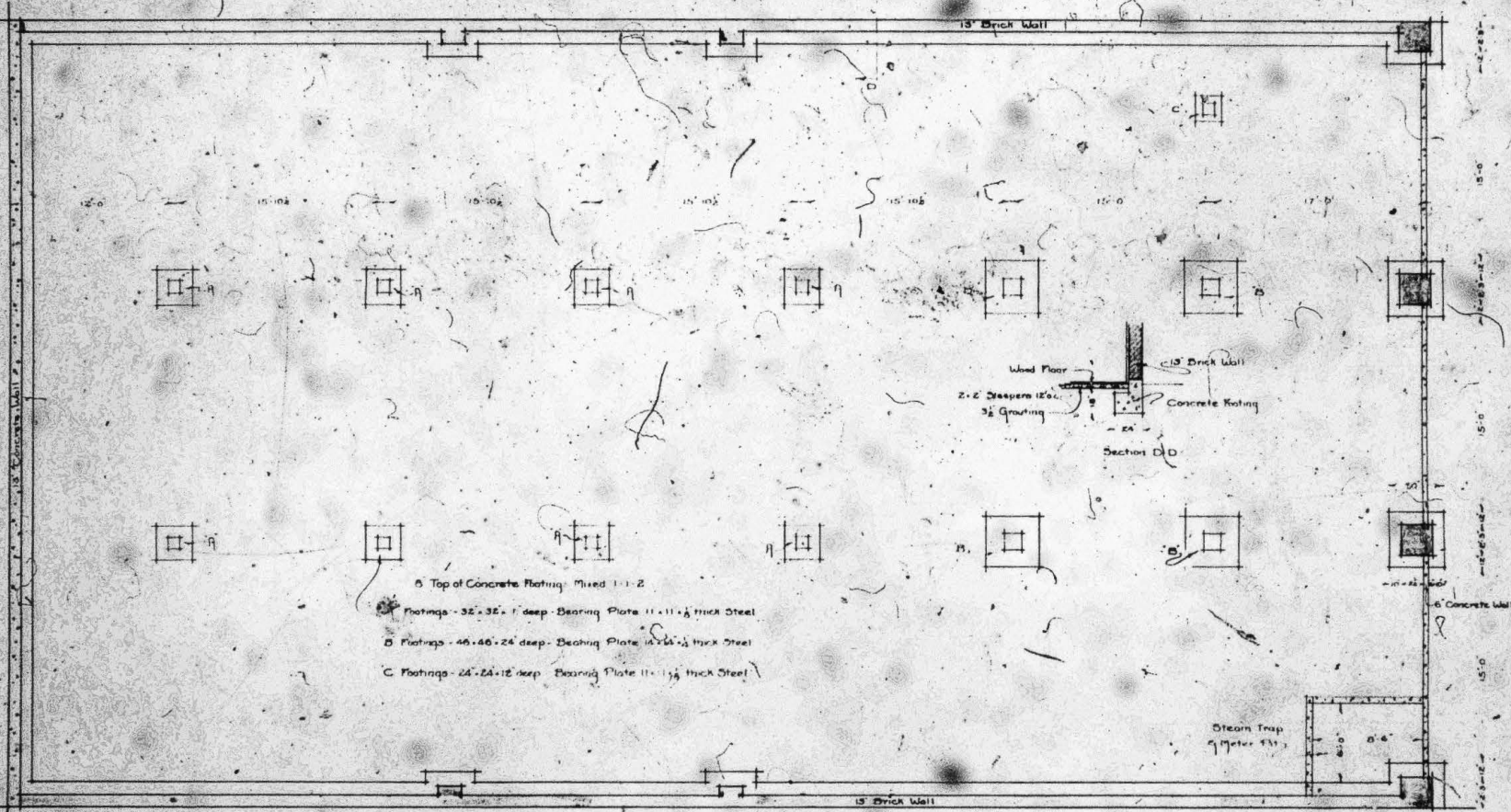


REAR ELEVATION
Scale 1/4" = 1 Foot



ELEVATION OF WEST END OF AUDITORIUM
Scale 1/4" = 1 Foot

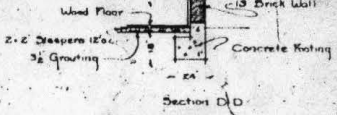
60'-0"



12'-0" 15'-0" 15'-0" 15'-0" 15'-0" 15'-0" 17'-0"

15'-0" 15'-0" 15'-0" 15'-0" 15'-0" 15'-0" 15'-0"

- 6 Top of Concrete Slabbing Mixed 1-1-2
- A¹ Footings - 32" x 32" x 1' deep - Bearing Plate 11" x 11" x 1/2" thick Steel
- D Footings - 46" x 46" x 24" deep - Bearing Plate 16" x 16" x 1/2" thick Steel
- C Footings - 24" x 24" x 12" deep - Bearing Plate 11" x 11" x 1/2" thick Steel

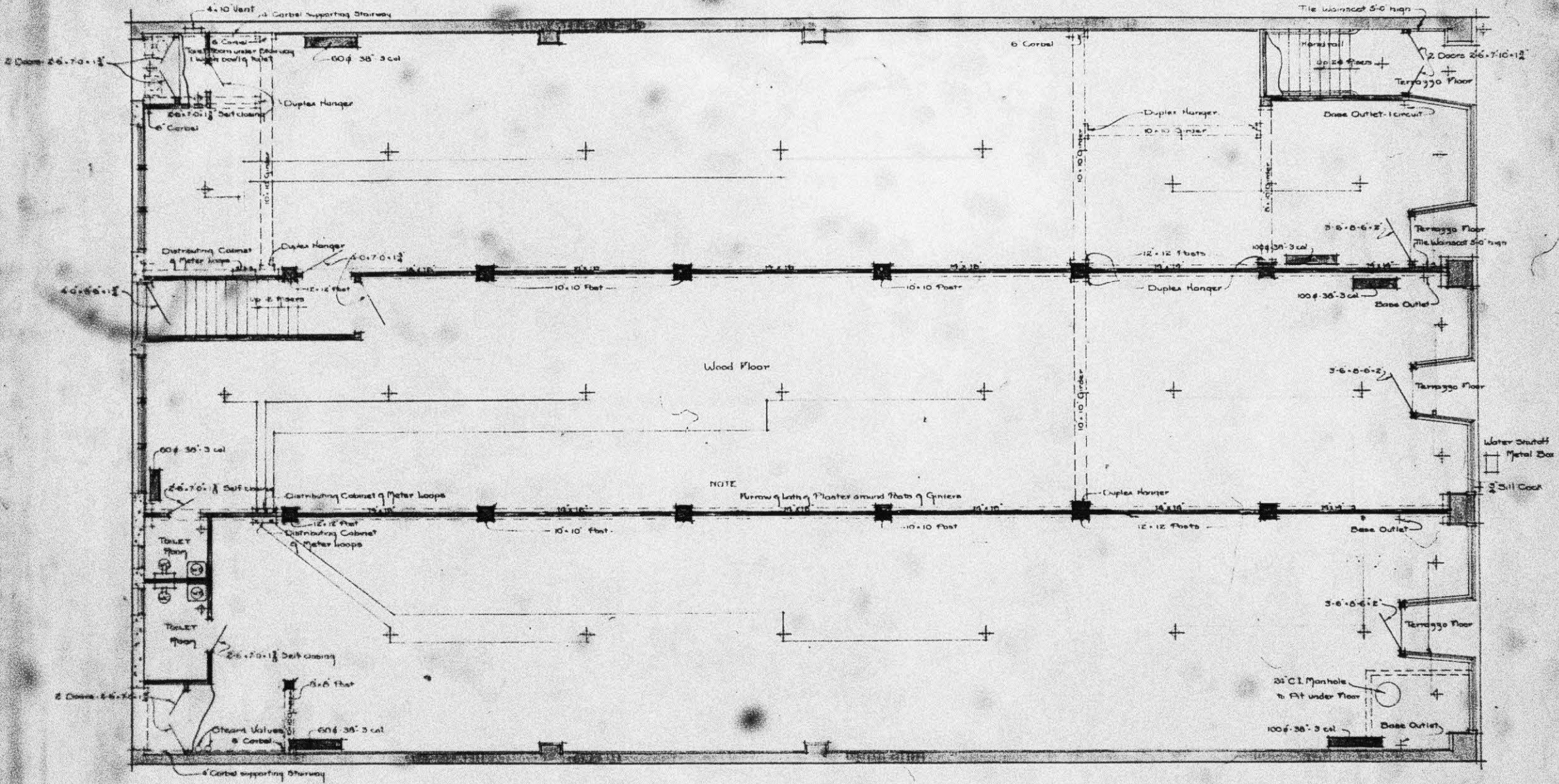


Steam trap
9 inches x 13

FOUNDATION PLAN
Scale 1/4" = 1 Foot

V. W. VOORHEES ARCHITECT
CITY BUILDING, SEATTLE, WASHINGTON

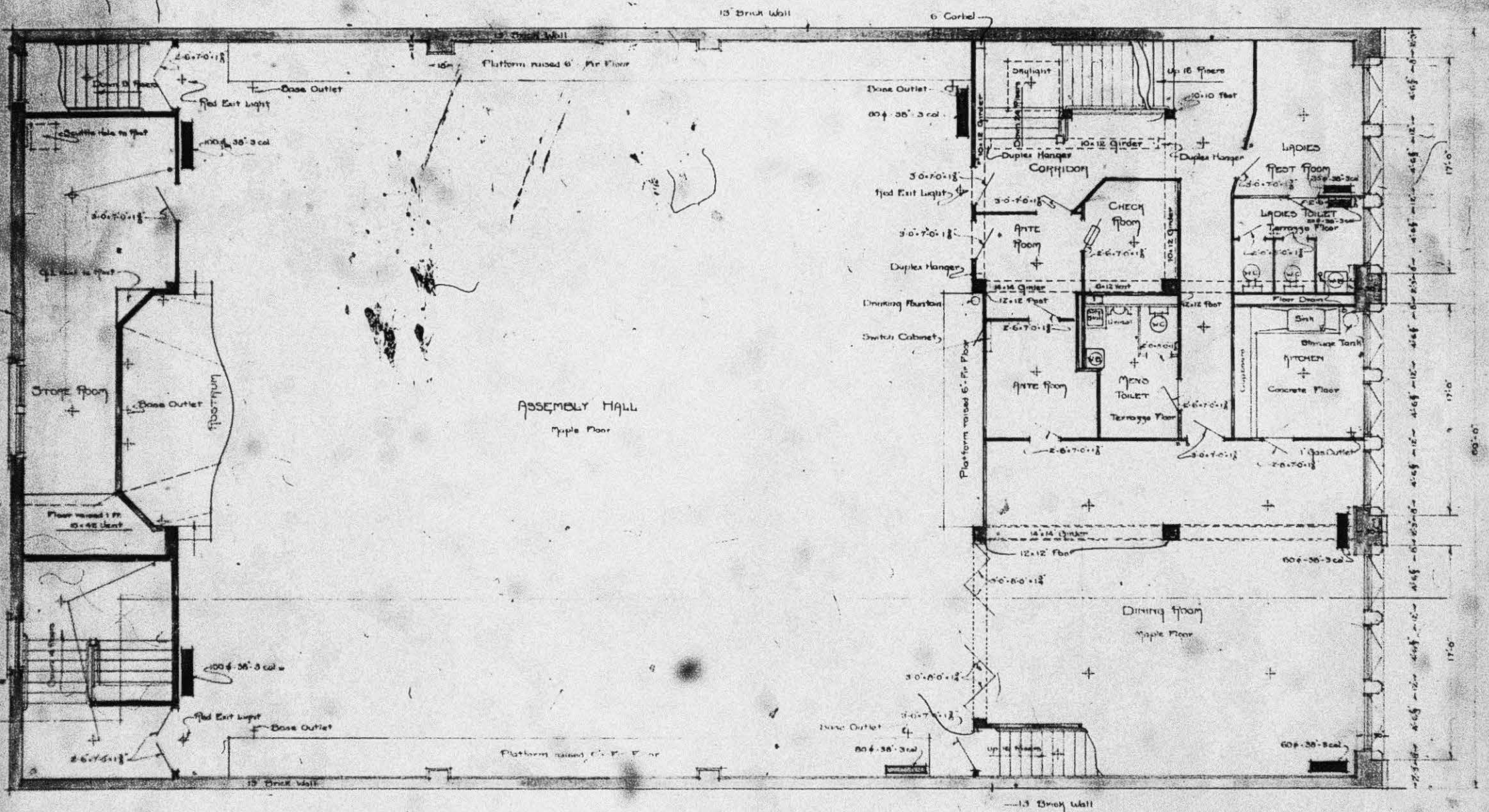
BUILDING FOR RHODES BROS CO



V. W. WOODRICKS ARCHITECT
 EITEL BUILDING
 SEATTLE, WASH.

FIRST FLOOR PLAN
 Scale 1/4" = 1 Foot

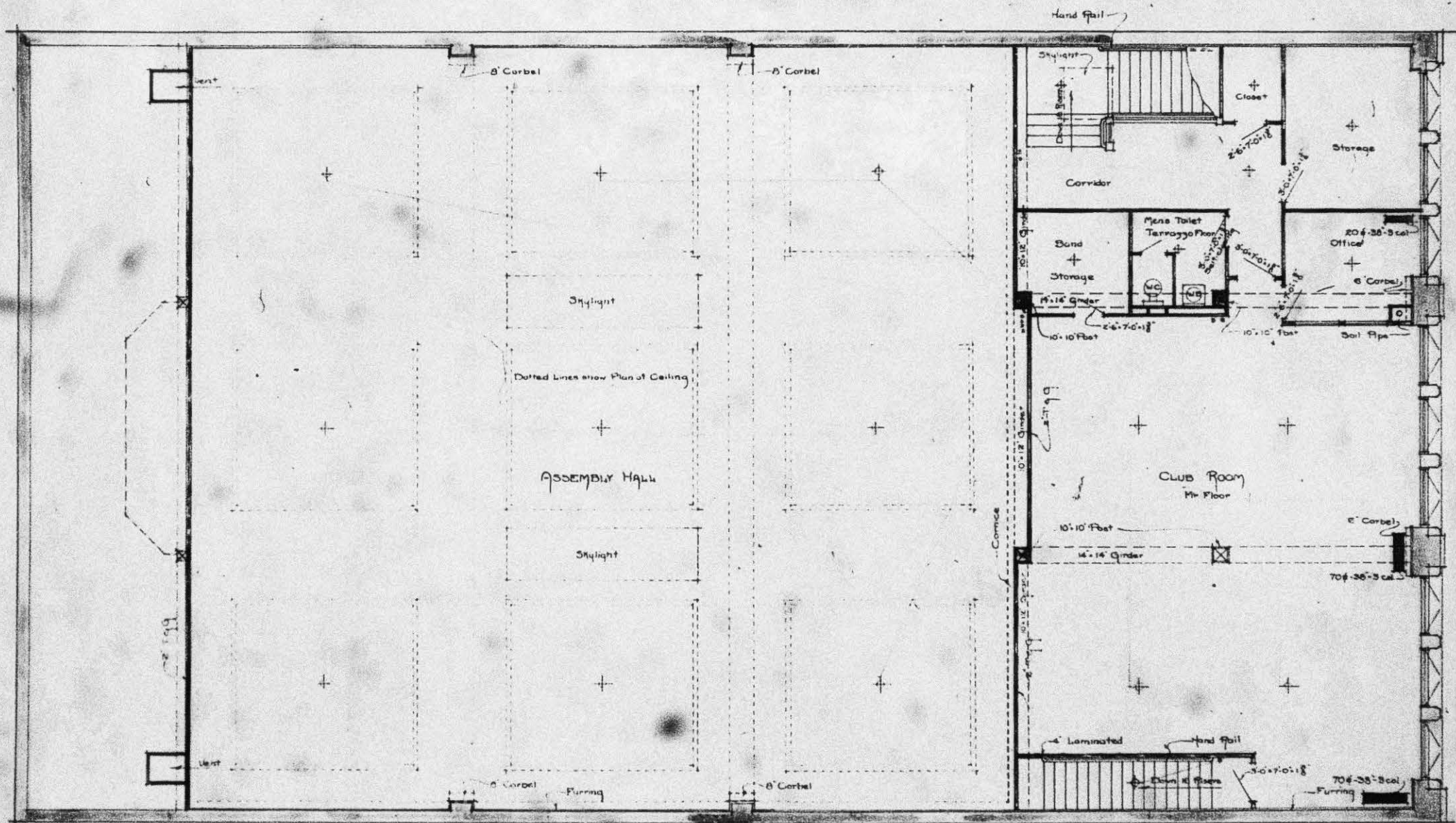
BUILDING FOR RHODES BROS. CO



SECOND FLOOR PLAN
Scale 1/4" = 1 Foot

W. JOHNSON ARCHITECT
HOTEL BUILDING
SEATTLE, WASH.

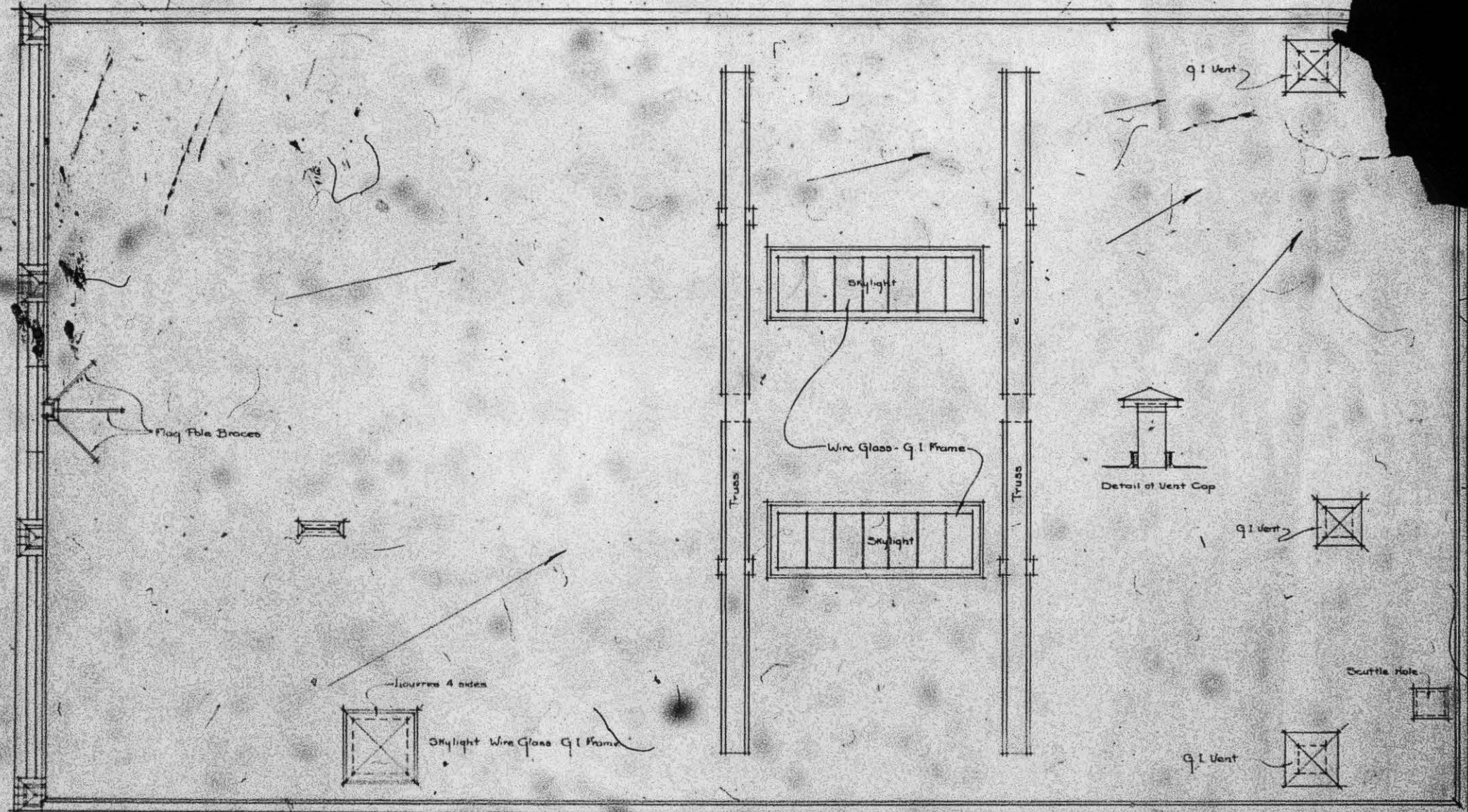
BUILDING FOR RHODES BROS. INC.



J. W. BOGHESS ARCHITECT
 1701 BROADWAY
 SEATTLE, WASH.

MEZZANINE FLOOR PLAN
 Scale 1/4" = 1 Foot

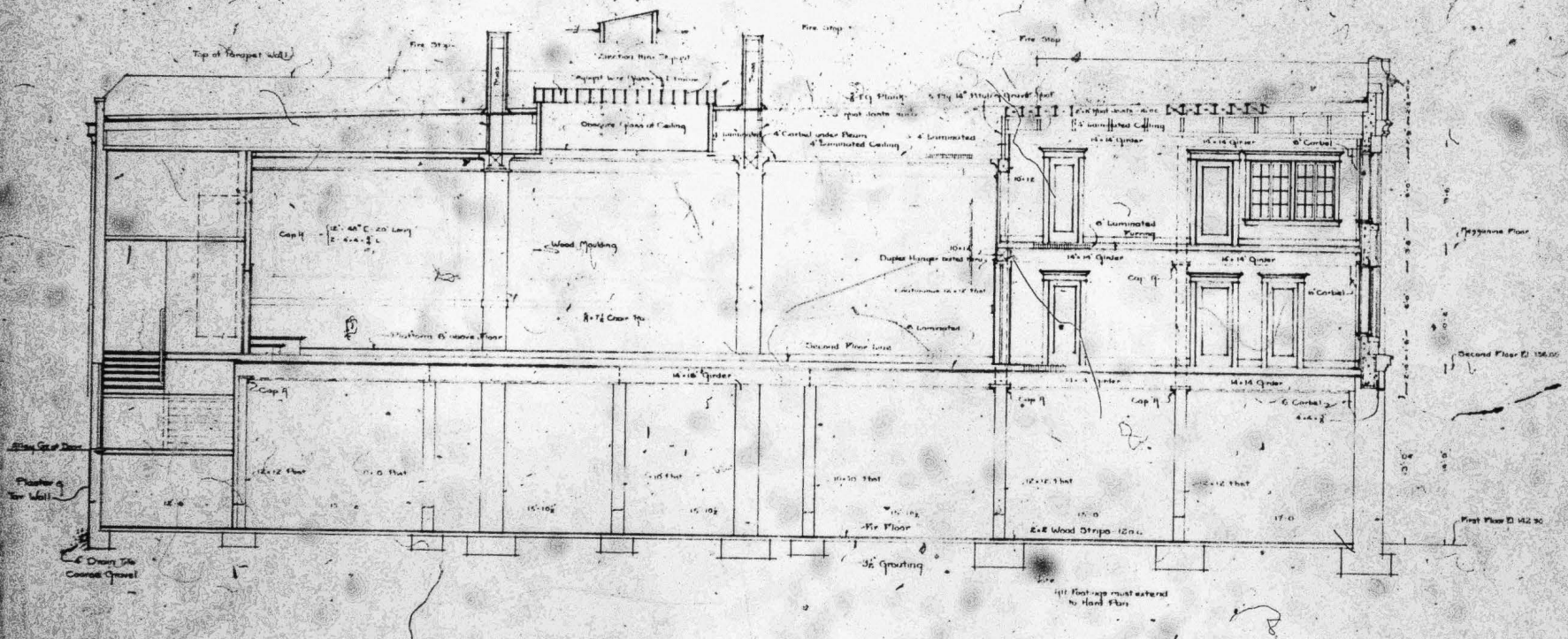
BUILDING FOR RHODES BROS. CO.



J.W. BURNERS ARCHITECT
CITY BUILDING
SEATTLE, WASH.

ROOF PLAN
Scale 1/4" = 1' - 0"

25 Feb 1920
189464
BUILDING FOR RHODES BROS CO



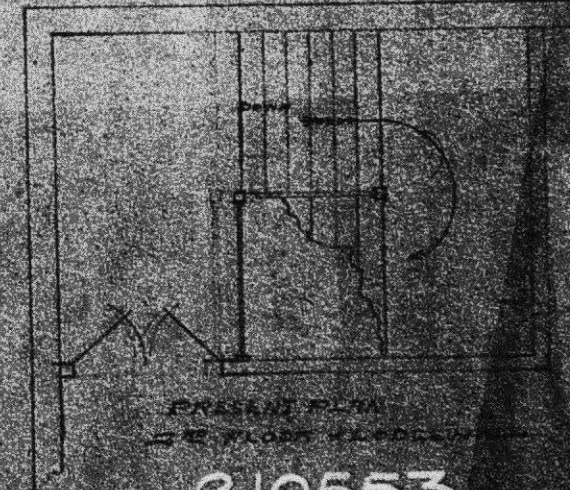
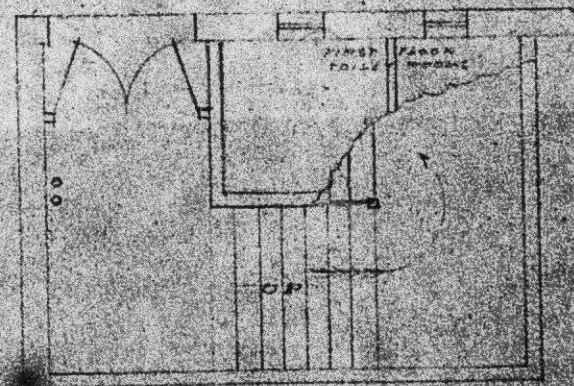
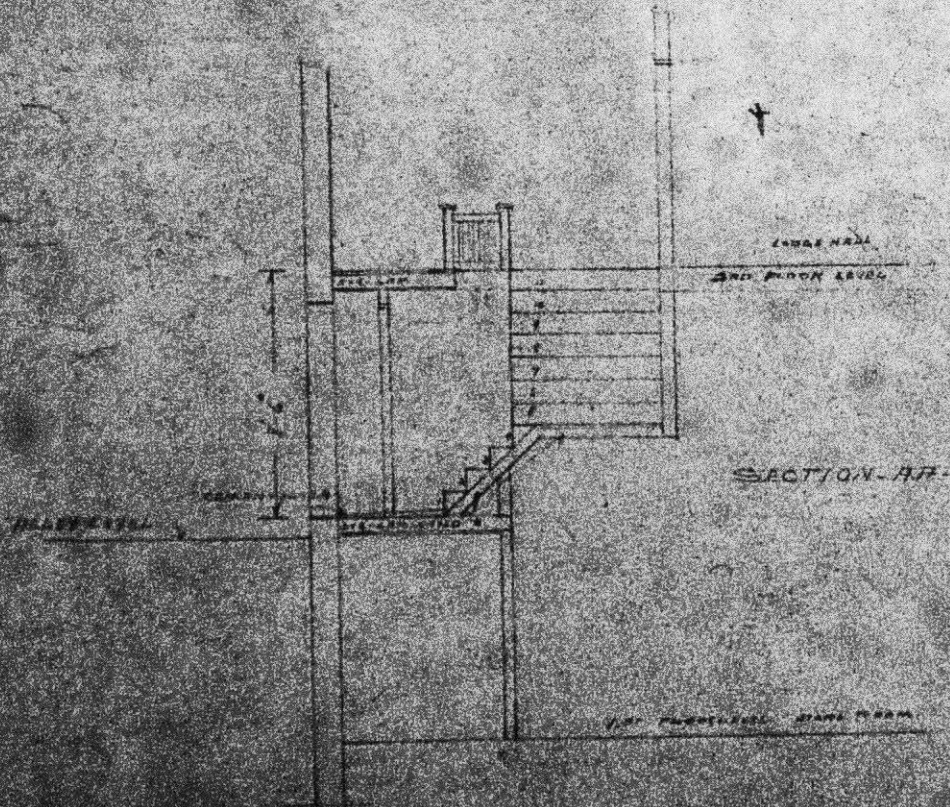
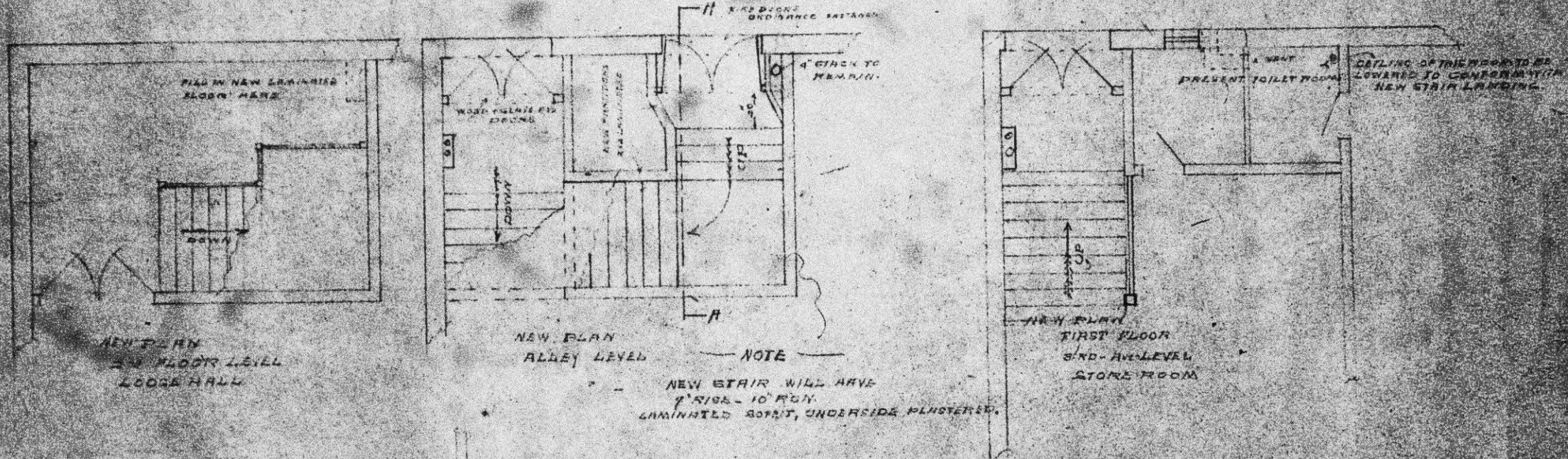
LONGITUDINAL SECTION

Scale 1/4" = 1 Foot

W. H. WOODRUFF ARCHITECT
 25 F. B. BLDG.
 CHICAGO, ILL.

1894C4
 25 F. B. BLDG.
 CHICAGO, ILL.
 BUILDING FOR RHODES BROS CO

ALLEY - IN REAR OF 1925-27 3RD AVE

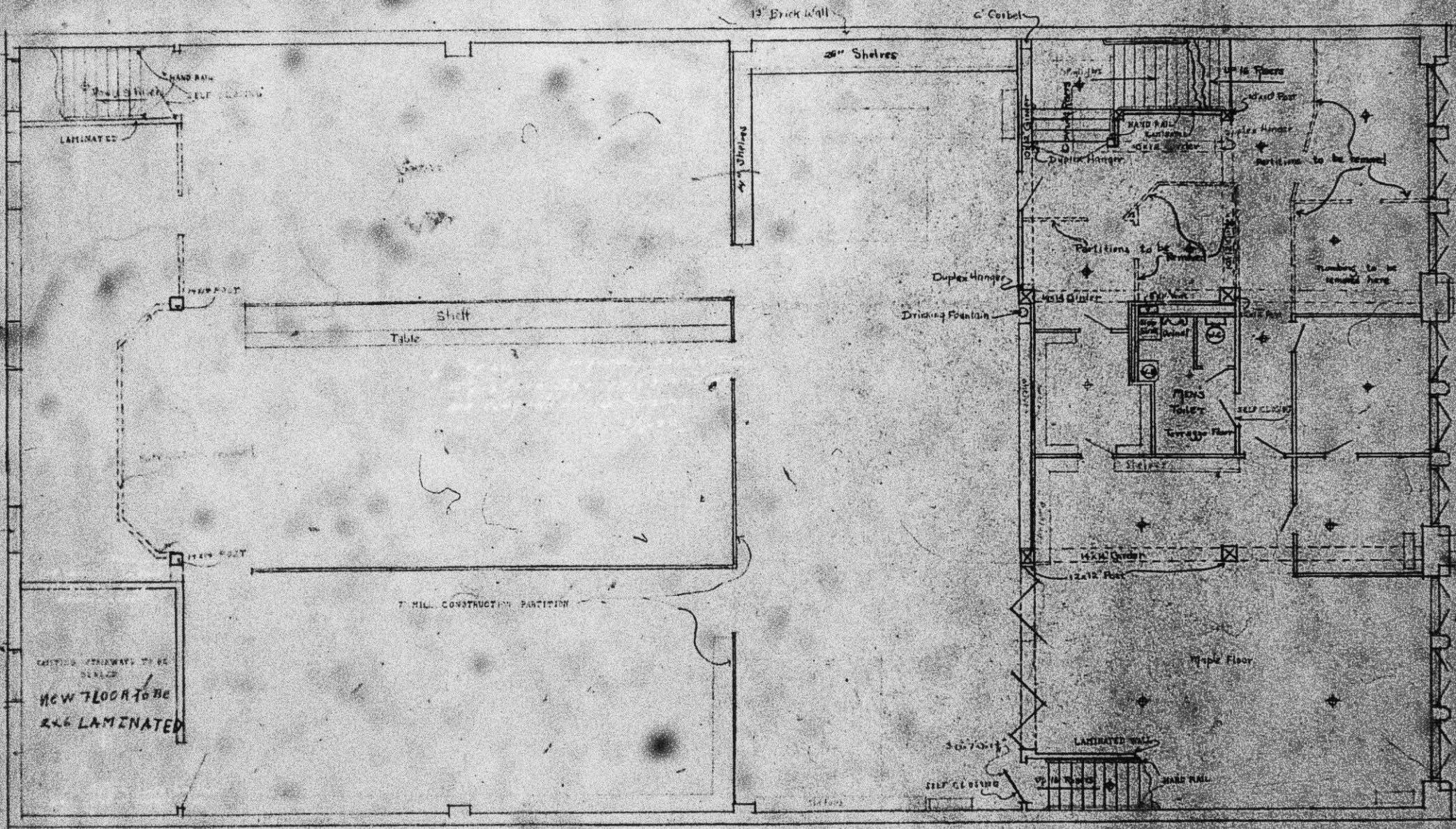


PROPOSED NEW STAIRWAY TO REAR W.L. RHODES BLDG 1925-27 3RD AVE

210553
28 Feb 22
1925 3RD AVE

SAMP 4-1

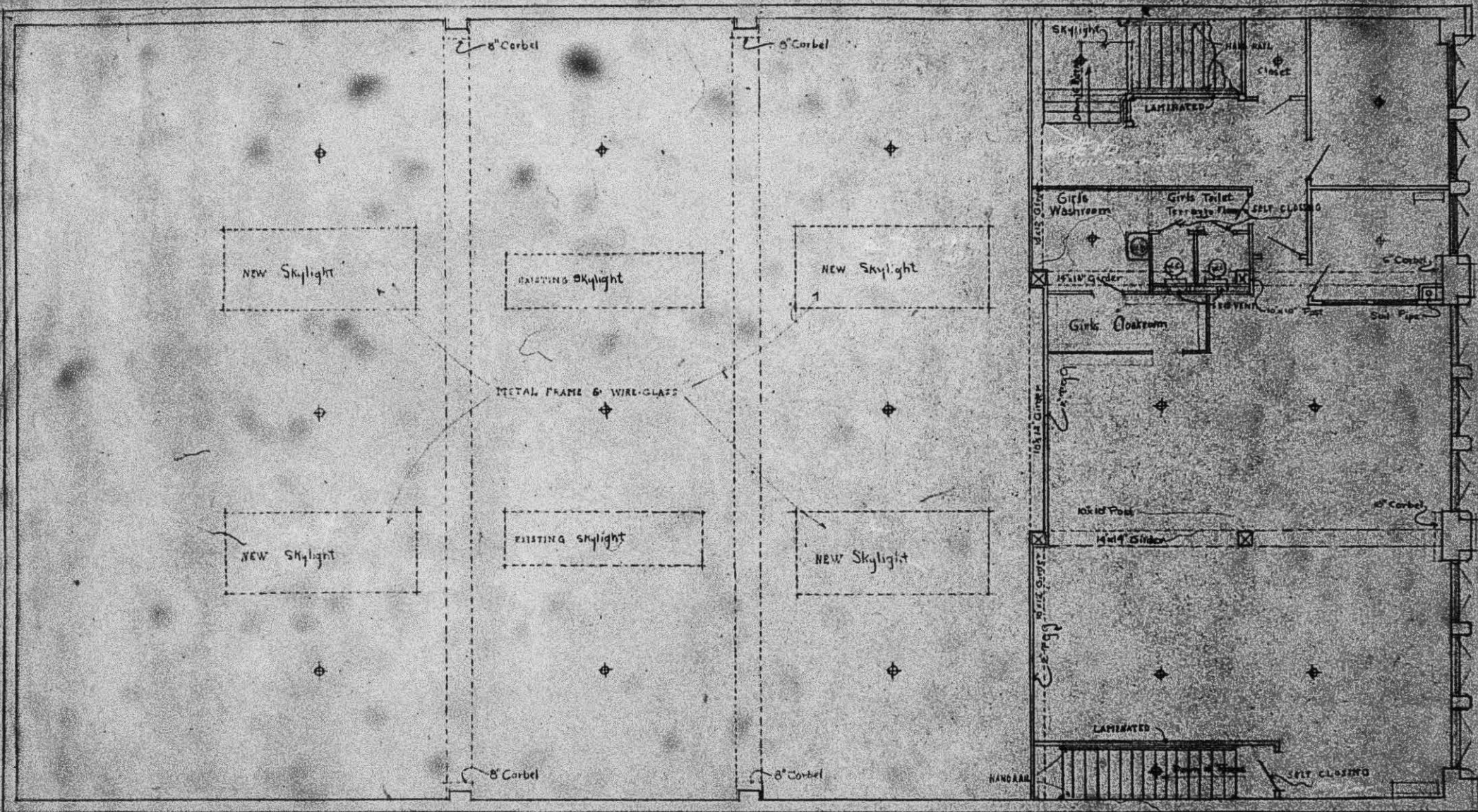
ACTS SELF CLOSING WIDE GLASS WINDOW



1929 THIRD Avenue
 Located upon Lot Three (3) Block forty-six (46)
 of A. A. Denny's Sixth Addition to the City
 of Seattle.

SECOND FLOOR PLAN
 Scale 1/4" = 1' - 0"

HEIDEN'S
 MAILING BUREAU



1929 THIRD Ave.
 MEZZANINE FLOOR PLAN
 Scale: 1/4" = 1 Foot

HEIDEN'S
 MAILING BUREAU