



The City of Seattle

Landmarks Preservation Board

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

Name Sheridan Apartments Year Built 1915
(Common, present or historic)

Street and Number 2011 Fifth Avenue

Assessor's File No. 065900-1015

Legal Description Block 16, Lot 11, Heirs of Sara A. Bell addition, less portion for the street
Heirs of Sara A. Bell

Plat Name: addition Block 16 Lot 11

Present Owner: Chainqui Development Virginia Present Use: apartments

Address: 3601 Fremont Ave N, Suite 314, Seattle WA 98103

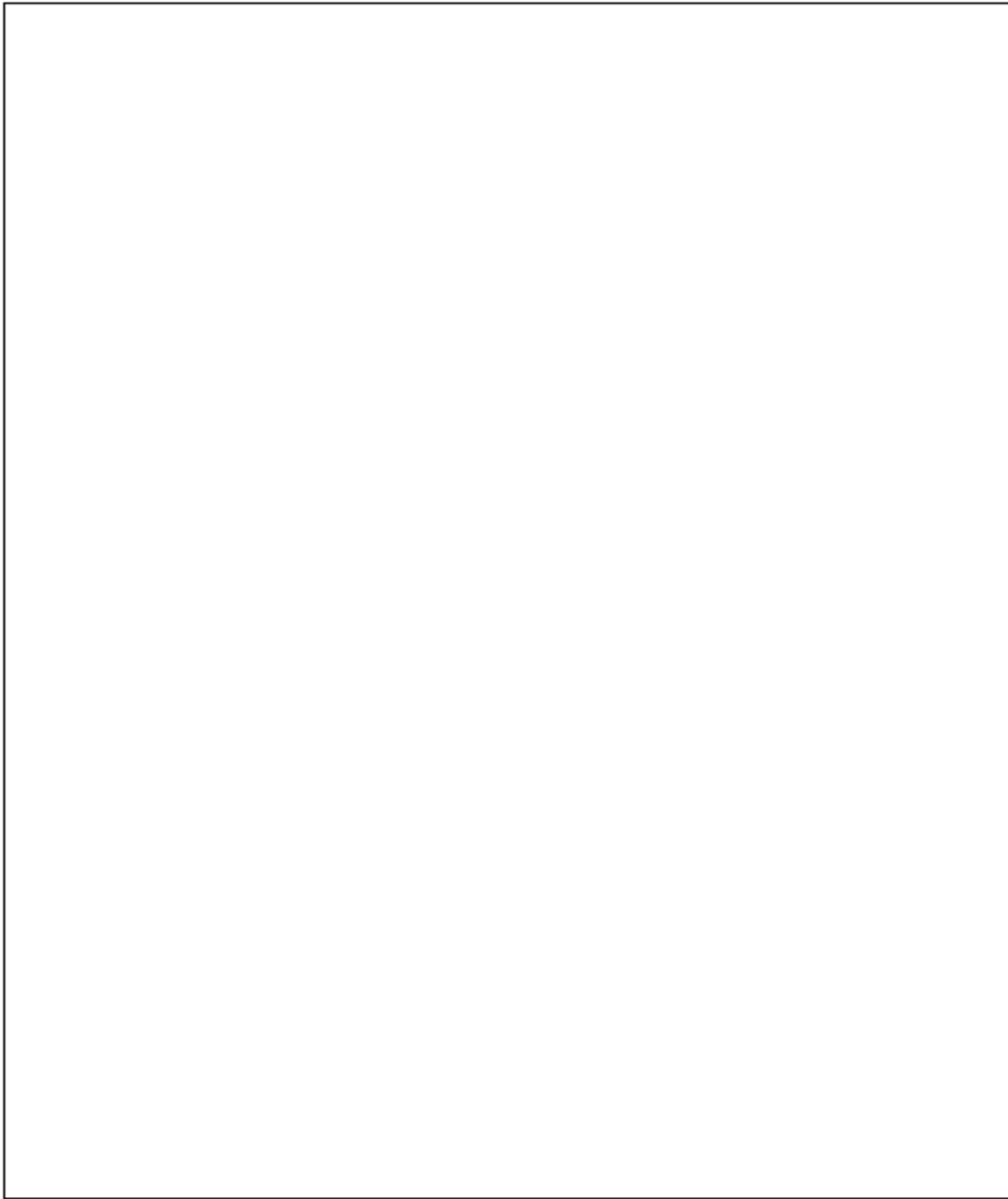
Original Owner: Mr. W. D. Perkins

Original Use: Apartments

Architect: David Dow

Builder: David Dow

Photographs



Submitted by: Lee Loveland, lloveland@gwestarch.com

Address: DSA Development Services, 3601 Fremont Ave N, Suite 314, Seattle WA 98103

Phone: 206-849-4746 Date _____

Reviewed: _____ Date _____
Historic Preservation Officer

Sheridan Apartments

Landmark Nomination Report
2011 Fifth Avenue, Seattle WA 98121
November 2016

Prepared by:
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Sheridan Apartments Landmark Nomination Report

NOVEMBER 2016

1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the Sheridan Apartments. The building is located at 2011 Fifth Avenue on the eastern side of the Belltown Urban Center Village neighborhood of Seattle, Washington, also known as the Denny Regrade area. The Johnson Partnership prepared this report at the request of Chainqui Development Virginia LLC, the owner of the building.

1.1 Background

The City of Seattle's Department of Construction and Development (DCI)—formerly the Department of Planning and Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from DPD, Chainqui Development Virginia LLC is providing the following report to the staff of the Seattle Landmarks Preservation Board to resolve the status of the Sheridan Apartments.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

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

1.2 Methodology

Larry E. Johnson, AIA, Principal, Ellen F. C. Mirro, AIA, and Katherine V. Jaeger, MFA of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research on this report between August and November of 2016. Research was undertaken at the Puget Sound Regional Archives, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, and the Seattle Times digital archive, available through the Seattle Public Library. The buildings and site were inspected and photographed on September 30, 2016 to document the existing conditions.

2. PROPERTY DATA

Building Name: Sheridan Apartments

Address: 2011 Fifth Avenue

Location: Belltown Urban Center Village (Denny Regrade area)

Assessor's File Number: 065900-1015

Legal Description: Block 16, Lot 11, Heirs of Sarah A. Bell's addition, less portion for the street

Date of Construction: 1915

Original/Present Use: Apartments

Original/Present Owner: Mr. W. D. Perkins/Chainqui Development Virginia

Original Designer & Builder: David Dow

Zoning: DMC 240/290-400

Property Size: 6,480 square feet (0.15 acres)

Building Size: 36,880 gross square feet

3. ARCHITECTURAL DESCRIPTION

3.1 Location & Neighborhood Character

The subject building is located slightly north of the central business district on the eastern side of the Belltown Urban Village district, a commercial area lying between Belltown to the west and the Denny Triangle to the east, also known as the Denny Regrade neighborhood.

The Sheridan Apartments is located within a commercial district that includes hotels, multifamily residential buildings, and medium-density office and street-level retail. Surrounding buildings range from masonry and terra cotta-faced buildings and manufacturing and office buildings of the 1920s to the two towers of the 1970s-era Westin Hotel located across Fifth Avenue from the site. The nine-story Hotel Åndra (former Claremont) is located to the northwest of the site, and the Times Square Building and Medical Dental Building are located to the southeast of the site. The original monorail line, starting from Seattle Center and running south to its terminus at Westlake Mall, runs on elevated concrete rails along Fifth Avenue immediately alongside the building.

The street grid in this neighborhood shifts at Stewart Street and Olive Way, with the north-south-oriented streets of the Central Business District turning toward the west for a northwest-southeast orientation. For the purpose of this report, we will consider project north to be actual northwest, so that the façade along Fifth Avenue that is actually facing northeast will be called the eastern façade, the alley façade will be called the western façade, and so forth. *See figures 1-8.*

3.2 Site

The Sheridan Apartment Building is located mid-block on the western side of Fifth Avenue between Virginia Street and Lenora Street. The site measures approximately 60 feet in the north-south direction and 108 feet in the east-west direction, and the building footprint covers the entire site. The grade slopes from the northeastern corner of the lot upward approximately 8 feet to the west and downward a few inches along Fifth Avenue. There is an alley located at the rear of the lot running from Virginia Street to Lenora Street. Two street trees are located in the right of way along Fifth Avenue. *See figure 8.*

3.3 Building Structure & Exterior Features

The Sheridan Apartments is a six-story terra cotta-clad apartment building with the top portion of the basement revealed at street level windows. The building is “H”-shaped, with approximately ten-foot-deep light courts located at the northern and southern façades. The building measures approximately 60 feet by 108 feet, encompassing almost the entire lot. Stylistically it could be identified as Beaux-Arts. Almost all of the windows in the building have been replaced with aluminum sash sliding windows or aluminum sash fixed and awning windows.

The eastern façade of the building is the only façade clad in terra cotta. The façade is divided into a typical Beaux-Arts configuration of base, shaft, and capital. *See figure 9.*

The base of the building extends up past the first-floor windows, and is distinguished by white terra cotta cladding with accents of black painted terra cotta at lower portion and around the main entry at the northern end of the façade. The main entry extends the height of the base of the building, with painted black terra cotta tile pilasters on either side of the glass door. The pilasters have three verticals of stylized fluting and are capped with shields and scroll ornaments on typical ogee-and-fillet and fascia molding column capitals. The entablature above consists of a black painted terra cotta architrave below the white terra cotta frieze. The frieze consists of a recessed panel inscribed with the name “Wm D. Perkins” (the owner of the building at the time of construction) between two rosettes with eyebolts at the centers. These eyebolts originally supported the entry canopy. Above the frieze, a dentil band supports a larger cornice with rectangular modillions, capped by a bed course and crown molding. *See figures 10-11.*

Typical field tile at the base are white terra cotta tiles laid in a Flemish bond pattern with approximately two-inch rabbeted relief at the head of each tile, forming a recessed band at each

course. Two courses of flat painted black terra cotta tiles extend up approximately two feet from the sidewalk level and are capped by a matching quarter-round molding which projects out approximately three inches. Three courses of field tiles are laid above the black painted terra cotta. Six aluminum sash basement windows with wrought iron grills are equally spaced within these three courses and engage the black painted base. The sills of the windows are also painted terra cotta. The window heads are distinguished with terra cotta tiles laid in a flat brick arch pattern in a continuous course of matching white terra cotta tiles. A course of tiles above the window heads project out approximately two inches and have an ogee profile at the bottom with an approximately one-foot-tall congé above delineating the main floor level. Three large window openings alternate with three smaller window openings at the main floor level. Terra cotta window trim at the main floor level is outlined by stepped backband relief, which continues in bands across the building at windowsill height. Windowsills consist of a smaller terra cotta ogee set within the trim. Window heads of the three larger windows have flat jack arch elements at the corners, and fluted keystones capped with tall scroll ornaments. The three smaller windows have tall flat keystones with a recessed panel, and a small ogee molding across the top of the trim. The main floor-level field tile is eight courses of the typical rabbeted relief in a Flemish bond pattern. Above this is a flat course of terra cotta, capped with a tall crown molding. *See figure 12.*

The shaft (middle) portion of the eastern façade extends four stories above the base portion of the building. It is comprised of cream-colored terra cotta field tiles with white terra cotta accents. The field tile at this portion of the building is flat, and laid in a modified Flemish bond pattern. The edges of the building are delineated with white terra cotta quoins. The windows at each level consist of four larger sliding aluminum sash windows alternating with three smaller horizontal aluminum sash windows. At the second floor the four larger windows are each capped with a cornice supported on scrolled corbels bracketing square modillions. All other windows at this portion of the façade have terra cotta ogee sills and white terra cotta jack arch tiles with similar tall flat keystones with recessed panels. The jack arch elements at the fifth floor windows project out, and are as tall as the keystone. White recessed terra cotta panels with ogee-trimmed backbands are set below each window at the fourth and fifth floors, and below the smaller windows at the third floor. *See figures 13-14.*

The sixth-floor windows are set within the façade capital or “crown.” The sixth floor level is delineated with white terra cotta tile coursing below arched windows. The field tile around the alternating large and smaller typical aluminum sash windows is cream-colored terra cotta. Pairs of projecting vertical white terra cotta panels are set between each window. The terra cotta coursing above the arch windows also arches above the windows, with tall keystones. White terra cotta recessed panels with cream-colored terra cotta backbands are situated above each window. Pairs of elaborate white terra cotta acanthus leaf scrolls support the white terra cotta cornice. A dentil band spans the corbels, supporting an egg-and-dart molding below acanthus leaf modillions. *See figure 14.*

The northern façade is painted, panel formed, poured-in-place concrete. Evident panel joints show panels were 16 inches tall by 32 inches wide. The façade is divided in three portions. The easternmost portion is located at the lot line, and contains a single aluminum-frame sliding window at each floor level on the eastern end. The middle portion is recessed for a light well, with two windows at the return at each floor level, and three larger and four smaller windows alternating across the façade. The larger windows are aluminum-frame sliders and the smaller windows are aluminum with fixed sash above an operable awning sash. The return to the western portion of the façade mirrors the return to the eastern portion, and the western portion is a blank painted concrete wall with a chimney at the westernmost end rising approximately five feet above the parapet level. *See figure 15.*

The alley façade shares the material characteristics of the northern façade, and contains four windows at each floor level, and at the center of the façade, offset windows at the location of the stairwell. *See figure 16.*

The façades at the courtyard share the material characteristics of the northern and alley façades. These façades include replacement aluminum sash windows at all floor levels except the basement. *See figure 17.*

The roof is a flat membrane roof, with an access penthouse and small roof deck at the eastern side.

See figures 18-20.

3.4 Plan & Interior Features

The plan is “I”-shaped, with an inverted “T”-shaped hall. The western end of the “T” connects to a utility stair. The maintenance elevator is located adjacent to the stair on the northern side of the hall. The main tenant elevator is located at the crux of the “T” in the northwestern corner, with the main tenant stair located just to the north of it. At the main floor, the main entry stair and lobby connect to the hall at the northeastern end. The marble entry stair rises steeply from the entry door, through a marble wainscoted entry hall with plaster relief ornamentation framing the upper parts of the walls in an elaborate crown molding consisting of egg-and-dart, dentil band and acanthus scroll corbels. The ceiling also contains a band of plaster relief ornamentation, along with a non-original chandelier. The glass entry door is non-original. It is set at an angle, and some of the original marble trim has been removed to accommodate the new configuration. *See figures 21-22.*

At the top of the entry stair, a small seating area is located adjacent to the marble first-floor stair, with a simple painted newel and geometric painted metal stair railing. Original brass mailboxes are located at the entry hall. The metal stair railing continues up all the way to the fifth floor, but past the first floor the stair is carpeted or wooden. The tenant elevator is non-original. Hallways are carpeted, and walls are simple plaster, with flat painted wood trim. *See figure 23-26.*

The basement contains a shared laundry facility, storage areas, and mechanical rooms. Each floor level contains nine studio or one-bedroom apartments. The leg of the “T” hall is double-loaded, with four apartments on the southern side, and three on the northern side. The eastern end of the hall (the top of the “T”) is single-loaded with two apartments across the eastern end of the building. One apartment in the building was combined in the 1990s to create a two-bedroom apartment. *See figures 27-29.*

3.5 Documented Building Alterations

There have been few alterations to the building through the years. Apparent changes not reflected in the permit record include the replacement of almost all of the original windows with aluminum frame windows. The front entry door has been altered and reconfigured, and is now installed on an angle with a modern glass storefront sidelights and transom. The other changes include improvements and remodels at the interior of individual apartments. Some apartments retain remnants of their original layouts and bathrooms, but most of the kitchens have been altered over the years, and at least two of the units have been combined into one two-bedroom unit. The main tenant elevator has been replaced in the existing shaft. The existing service elevator retains some original elements. HVAC and electrical systems have been updated.

Date	Description	Permit #
1915	Construct Building—60 x 108 F.P. apartment	130741
1926	Repair fire doors	257730
1940	Repair per floor plan	340483
1963	Enclose openings around elevator doors	503171
1973	Install doors to comply with ord. 98868	547501
1974	Install fire door in sub-basement	552062
1974	Install sprinklers in existing apt.	552829

4. SIGNIFICANCE

4.1 Historic Site Context: Development of the Denny Regrade District¹

The development of the Denny Regrade district—generally considered the area stretching north of the central business district from Stewart Street to near Mercer Street—is a reflection of the gradual early 20th century expansion of the business community northward from its origins in Pioneer Square to major focal points along Second Avenue. Spurred by the economic boom, a direct result of the 1897 Klondike Gold Rush, Seattle’s population rose dramatically—growing from around 43,000 in 1890, to 88,000 in 1900, to over 236,000 by 1910, with subsequent northward expansion of the downtown business district.²

Rapid growth of the city was also aided by the improvements to and expansion of the streetcar lines, which tended to dictate the location of both commercial and residential developments. Second Avenue provided major streetcar links through downtown and to nearby residential developments on Queen Anne Hill.³ Before 1904, downtown commercial expansion had essentially stopped just north of Pike Street due to the abrupt grade change as Second Avenue ran into Denny Hill, essentially making Pike Street the “end of town.” As the bluff overlooking Elliott Bay halted development west of First Avenue, and southward development was limited by the Duwamish tidal estuary, commercial development generally moved eastward to Third Avenue and then to Fourth Avenue. *See figures 30-31.*

When Seattle’s leaders envisioned a shortage of developable land, they turned to engineers to remake the landscape. R. H. Thompson was appointed City Engineer in 1892, and quickly developed schemes to continue re-grading and paving Seattle’s downtown streets, continuing northward from the developed central business district and subsequently leveling Denny Hill. Work began in 1898, and continued in segments until 1911. Denny Hill—with its crowning Victorian edifice, the Denny Hotel—was shoveled and sluiced away beginning in 1905, under the direction of City Engineer Thompson, and the Duwamish tidal areas south of town were systematically filled with soil from the Jackson Street Regrade and Dearborn cut beginning in 1907, increasing available land for industrial development.⁴

The first phase of the Denny Regrade, from Second Avenue to Fourth Avenue, was completed in 1911; over three million cubic yards of soil were removed. Land values in the area rose dramatically, to the extent that lots valued at \$2,500 before the regrade subsequently rose to \$15,000.⁵ The first wave of development in the Denny Regrade area came as soon as the most westerly portions of the former Denny Hill area were accessible, and consisted of a variety of hotel types. The nearby Pike Place Market was another new commercial venue supporting general growth of the area. In C.H. Hanford’s *Seattle and Environs*, the author describes the early development of the area:

Building enterprise advanced to the Denny hill regraded district, and in rapid succession the New Washington Hotel, the Archibald [destroyed], Holland, Calhoun and Gowman Hotels, Wilson Modern Business College, the Haight Building, the Securities Building and the Moore Theater were erected. The Times Building, home of the Seattle Daily Times, is also located in that district. The

¹ Text from Larry E. Johnson. “National Cash Register Building Landmark Nomination Report,” The Johnson Partnership, June 2007, revised December 2014.

² Richard C. Berner, *Seattle in the 20th Century, Vol. 1, Seattle 1900-1920, From Boomtown, Urban Turbulence, to Restoration* (Seattle, WA: Charles Press, 1991) p. 60.

³ Beth Dodrill-Rezghi, “Commodore Hotel—2013-17 Second Avenue—Landmark Nomination Report,” August 2006, p. 8.

⁴ Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 17-18.

⁵ Phelps, *Public Works in Seattle*, p. 21

*Standard Furniture Company's nine-story building is a distinct feature of the same district.*⁶

Other smaller businesses such as clothing distributorships, furniture and upholstery shops and sewing machine sales and repair shops also existed in the area—likely drawn to the availability of parking and the proximity to both the retail shopping district and the wholesale trade facilities nearby at the Terminal Sales Building. Service businesses in the vicinity either catered to the needs of other commercial businesses, e.g., print shops and sign companies, or catered to the residential or tourist occupants of the nearby hotels, including tailors, dry cleaning, and shoeshine shops and auto and garage services.⁷ **See figures 32-33.**

The Sheridan Apartment Building is consistent with the commercial and residential development occurring between 1911 and 1930 in Belltown and the Denny Triangle. In 1923, the city adopted one of the nation's first zoning ordinances, designating most of Belltown and the Denny Triangle a commercial district.⁸ This designation led to greater variety than in the office-heavy downtown core, with uses including residential (hotels and apartment buildings), service-oriented (banks, fire stations, telephone exchanges, laundries), recreational (theaters and dance halls), and light industrial (printing presses, office supply manufacturers).⁹ The new zoning structure also led to an increase in apartment buildings in Belltown, and businesses sprang up to serve the influx of new residents.¹⁰ The subject building reflected Belltown's new commercial diversity by housing not only the regional sales offices of the National Cash Register Company, but also musicians' clubs and speakeasies, a church, and additional retail concerns (See section 4.1.2 for a more thorough discussion of the building's former occupants.)

Expectations of major development of the area north of Virginia Street, however, would go largely unfulfilled, with most development through the late 1920s concentrated in what was considered the new commercial core, extending eastward from Second Avenue to Sixth Avenue south of Stewart Street. Developments that marked the eastward shift included:

- the Joshua Green Building (1911-12, John Graham Sr.) at Fourth Avenue and Pike Street;
- the Times Square Building (1913-15, Bebb & Gould) at Fourth Avenue and Stewart Street; **See figure 34.**
- the new Frederick & Nelson Department Store (1916-19, John Graham Sr.) at Fifth Avenue and Pine Street;
- the Medical Dental Building (1924-25, John A. Creutzer) adjacent to the north on Olive Street; and
- the new Bon Marché Department Store (1927-29, John Graham, Sr.), taking an entire block between and Third and Fourth Avenues and Stewart and Pine Streets. **See figure 35.**

Henry Bittman's Terminal Sales Building (1923) at First Avenue and Virginia Street; his Northwestern Mutual Building (1928-31, now known as the Olympic Tower) at Third Avenue and Pine Street; Victor W. Voorhees' Joseph Vance Building (1927) at Third Avenue and Union Street; and the eleven-story Republic Building (1927) at Third Avenue and Pike Street were some of the last projects built at the northern edge of the central business district before the Great Depression.

The first Denny Regrade stopped short of leveling the streets and land on the eastern half of Denny Hill and subsequently property values deteriorated in this area, as developers were reluctant to invest in the area before the inevitable completion of the regrade. In 1928, work commenced on the second and final Denny Regrade, which focused on a trapezoidal area bounded by Virginia Street to the

⁶ C. H. Hanford. *Seattle and Environs* (Chicago & Seattle: Pioneer Historical Publishing Co, 1924), p. 433.

⁷ Beth Dodrill-Rezghi, "Commodore Hotel—2013-17 Second Avenue—Landmark Nomination Report," August 2006, pp. 8-10.

⁸ Mimi Sheridan, "Belltown Historic Context Statement," Seattle Department of Neighborhoods, November 2007.

⁹ Karin Link, Thomas Street History Services, "Context Statement, Denny Triangle, Historic Survey and Inventory," Seattle Department of Neighborhoods, June 2006.

¹⁰ Mimi Sheridan, "Belltown Historic Context Statement," Seattle Department of Neighborhoods, November 2007.

south, Fifth Avenue to the east, Thomas Street to the north, and Westlake Avenue to the west, resulting in the lowering of the grade throughout that area, as well as Denny Park, which had for years loomed over the surrounding commercial district.¹¹ **See figure 36.**

The Orpheum Theater (1926-27, B. Marcus Priteca) and the adjacent Benjamin Franklin Hotel (1928, Earl A. Roberts) were both built at the southeastern corner of the district, at Stewart Street and Fifth Avenue, prior to the regrading, but further commercial development of the area after the regrade occurred at a much slower pace and scale than originally anticipated, primarily due to the economic slowdown associated with the Depression of the 1930s, as well as concentration on war-related industries during World War II. During this time and through the 1960s, the neighborhood generally became a service area for the central downtown commercial core and the nearby theater and shopping district, with the construction of small and medium-scaled store and office buildings for retail, wholesale, and service businesses. Parking lots, garages, and auto service centers tended to be located on the eastern side of the district, where property values were lower. **See figure 37.**

During the 1950s and 60s, major regional development was directed to outlying areas, stimulated by post-war prosperity and increased availability of automobiles and highways. The Seattle World's Fair of the early 1960s was one attempt to stimulate investment in this area, with the original monorail and its elevated concrete tracks running from the fair site at Mercer Street south along Fifth Avenue to Westlake. Development in the downtown, when it occurred, was mainly directed to the Central Business District, with development of another generation of modern curtain-wall skyscrapers. The Orpheum Theater and the adjacent Benjamin Franklin hotel were razed in 1967 for the development of the new Westin Hotel. **See figures 38-40.**

A brief real estate boom and bust cycle in the 1980s and 1990s brought new office construction and condominium development, and today the area presents a rather mixed urban fabric that belies its renewed struggle for a less marginalized urban identity.¹²

4.2 Building History: The Sheridan Apartments

The Sheridan Apartments were constructed in 1914 by W. D. Perkins. They contained fifty-seven separate units with two to five rooms each, which rented throughout the 1920s for between \$45 and \$85 per month including "light, gas, and telephone." The rooms were advertised as modern, convenient, in a fireproof building, close to downtown, soundproof and with an elevator.¹³ In 1927, some of the apartments were furnished for rental, and rented for an additional \$10 per month.¹⁴ By 1928, rentals were down to \$40 to \$65 per month, but one of the largest apartments, with five rooms, a "panoramic" view, Tiffany walls, a fan, refrigerator and other furnishings was advertised for \$70 per month (just a little under \$1,000 a month in today's dollars).¹⁵ By 1930, the rents had been reduced to \$37.50 for two rooms, \$47.50 furnished, and were advertised as "especially for business people."¹⁶ After 1931, the Sheridan no longer advertised rooms for rent in the *Seattle Times*. **See figures 41-43.**

Directory information indicates that rooms were rented almost equally to women and men as the primary renter in the 1930s and 40s.¹⁷ However, in 1966 the percentage of female renters rose to 80 percent, falling back down to 52 percent just ten years later, with an even 50 percent of primary female tenants by 1980.¹⁸ Because some of the primary male tenants were married, and some of the

¹¹ Phelps, pp. 29-31.

¹² Dodrill-Rezghi, "Commodore Hotel," p. 10.

¹³ *Seattle Times*, "Unfurnished Apartments," classified advertisements, February 28, 1921, p. 18; July 24, 1923, p. 15; April 19, 1925, p. 25; July 3, 1927, p. 31.

¹⁴ *Seattle Times*, "Furnished Apartments," classified advertisements, April 10, 1927, p. 57; July 24, 1927, p. 46.

¹⁵ *Seattle Times*, classified advertisement, May 20, 1928, p. 59; August 25, 1929, p. 55. CPI Inflation Calculator, <http://data.bls.gov/cgi-bin/cpicalc.pl?cost1=70.00&year1=1929&year2=2016>.

¹⁶ *Seattle Times*, "The Sheridan," classified advertisement, October 19, 1930, p. 43; February 8, 1931, p. 37.

¹⁷ R. L. Polk Co., *Seattle City Directory*, 1938, 1944.

¹⁸ R. L. Polk Co., *Seattle City Directory*, 1966, 1975, 1980.

apartments rented by primary female tenants were shared with other women, the total percentage of female tenants was probably always greater than 50%.

Despite the fact that the apartments were advertised for business people, families also lived in the building. These included the Hull family, whose son Taylor played baseball and later went to Yale Law School. In 1927 the Hull family entered the *Seattle Times* outdoor Christmas tree contest, although it is not certain if they set up their tree on the sidewalk or in the empty lot to the north of the building. There are also examples of married couples, mothers sharing with their adult children, and young professional female tenants who shared apartments.

Despite the fact that there were families living in the Sheridan, not many babies were born to the tenants, with only three births recorded in the *Seattle Times* between 1922 and 1942, and none mentioned thereafter. However, there were many more engagements of tenants; all together, twelve engaged couples were reported in the *Seattle Times* between 1935 and 1978, including the engagement between tenants of two separate apartments in 1972.

At least twenty-one tenant deaths occurred between 1918 and 1978. Most of the deaths were due to natural causes, disease or old age. Two tenants died from suicide by the gas plumbed to the building (1928 and 1942), and two tenants were young people who died in boating accidents (1941 and 1943).

Most tenants were white-collar professionals such as salespeople, a cigar dealer, insurance and real estate workers, and hospitality industry workers. There were also dental assistants and Boeing workers. One of the Boeing workers was Miss Johanna Hiscocks, a Boeing electrical technician who didn't miss a day of work in 1944. At least one tenant had a son, Lieutenant Donald Wright, who served in WWII.

Tenants held club meetings at their apartments; they served on juries; a husband and wife participated in the Salmon Derby of 1941; and one young woman tenant caught a thief in 1936.

Before 1943, William Mathewson owned the building. National Bank of Commerce acquired it from Mathewson in 1943, and the Sheridan Investment Company purchased the building in 1948.¹⁹ Hazel Bloss, a philanthropist, acquired the building sometime before 1975, and owned it until her death in 1990. According to the *Seattle Times*, Bloss was able to control the rents in the building, which meant that many tenants, many of whom were elderly and on fixed incomes, lived in their units for more than twenty years. When the new owners, Richard and Gertrude Mesher, raised the rents in the early 1990s, the tenants negotiated a more gradual increase.²⁰

4.3 Historic Architectural Context

The relevant architectural context of the subject building includes the typology of the building, the materials the building is created from, and the style of the building. The building is relevant to the typology of apartment buildings in Seattle as a whole, and specifically to Belltown as an apartment district. The history and use of terra cotta cladding applies to the eastern façade of the building as the dominant character-defining feature of the building. The building exhibits some elements of the Beaux-Arts style, and a brief overview is included in this section.

4.3.1 Typology: Seattle and Belltown Apartment Buildings²¹

Between 1880 and 1900, multi-family dwellings in Seattle were mainly boarding houses, tenements, or single-room hotels, catering primarily to single men. These small-scale buildings were usually built either of brick masonry or frame construction and were limited to three or four stories with one or two stairways and double-loaded corridors. Bathrooms were shared, and common areas such as lobbies were minimal. Some single-room hotels incorporated interior enclosed light courts allowing

¹⁹ Puget Sound Regional Archives, property record card.

²⁰ Elise Lanoue, "Tenants' Rents—and Anxieties—Take Steep Rise," *Seattle Times*, August 29, 1991, p. F3.

²¹ Larry E. Johnson, "Appendix A - Historic and Cultural Resource Report, Two First Hill Properties Seattle, Washington, DPD PROJECT # 303307," The Johnson Partnership, May 2006. Mimi Sheridan, "Franklin Hotel Landmark Nomination."

rooms without exterior windows. As building codes changed, light wells and courts began to provide required light and ventilation. Meals were provided at boarding houses and workers hotels, not at boarding houses. The areas north of the Central Business district, Belltown and the Denny Regrade, were residential areas. Belltown contained cottages, rooming houses, and hotels that served industrial and maritime workers and their families.²² *See figure 44.*

In the late 1890s and early 1900s, the apartment building and apartment hotel became a new type of housing in Seattle, providing suitable housing for the growing numbers of middle-class families arriving in Seattle as the economy prospered. Early apartment hotels provided meals in a central dining room, but would also include a kitchen in the private units.²³ Apartments provided secure convenient housing for single people or couples with shared amenities such as spacious lobbies, elevators, laundry rooms, and rooftop gardens. Apartment Buildings with a single entry, and kitchens and baths private to the units started being build around 1900 in Seattle. The earliest known apartment building is the St. Paul on first Hill constructed in 1901.²⁴ Many of these upscale apartment buildings were originally located on First Hill, Capitol Hill, and the south slope of Queen Anne Hill. Extant early examples of apartments incorporating these features are the Chelsea Hotel Apartments on Queen Anne Hill, built in 1906-07, and the Old Colony Hotel on First Hill, built in 1910. *See figure 45.*

Although elevators became common in commercial buildings after 1900, they didn't become common in residential structures until 1910. Elevators and more sophisticated structural engineering allowed taller building and higher densities. Fold-up beds also became common during this period, allowing the development of efficiency units, now known as studios, which had private bathrooms, a small kitchen, and a single room that served as both a living room and bedroom. These small apartments were especially suited to the working class.

Apartment hotels catering to higher-income tenants were also built with servants' quarters, dining rooms, housekeeping and laundry service, as well as parking. The majority of these luxury apartment hotels, like those developed by Frederick Anhalt, were clustered on First Hill and Capitol Hill. Buildings of this type included the Sorrento and Perry Hotels on First Hill, and the Moore Hotel in the Denny Regrade area. The apartment buildings in Belltown were generally either single purpose apartments with elegant front entries and a lobby, or a mixed-use building with retail space below apartments above.

Between 1900 and 1920 women increasingly entered the work force as Seattle urbanized. Working women required affordable housing with private bathing accommodations. Social norms required that women keep separate from men, especially those of the working class. Single women worked in shops, offices, and factories, and participated in traditional women's careers such as teaching and health care. The new apartment buildings, such as those in Belltown and the Denny Regrade, provided economical and respectable housing for these women.

The first single-purpose apartment in Belltown was the Cedar Court Apartments at 320 Cedar Street (1908, Swope & Waterman, now known as the Watermark), a sixty-unit Classical Revival apartment building that was constructed during, but left untouched by, the 1903-1911 regrade. Other early apartment houses were the Hermosa at 2700 Fourth Avenue (1909, Theobald Buchinger) and the two-story multi-entry Vine Court at 2600 Third Avenue (1911). *See figures 46 & 47.*

The subject building, the Sheridan Apartments (1914, David Dow), is one of the earliest apartment buildings constructed in the Denny Regrade area.²⁵ In 1923 Belltown was designated an apartment district, due to the introduction of a zoning ordinance.²⁶ Major buildings populated Second Avenue, including the New Washington Hotel/Josephinum (1908) and the Moore Hotel and Theater (1907),

²² Sheridan.

²³ James, p. 72.

²⁴ Sheridan.

²⁵ James, pp. 112-111.

²⁶ Sheridan.

but the Denny Regrade area north of Virginia Street was still lightly populated with apartments.²⁷ In the six blocks surrounding the Sheridan Apartments, the Stratford/Nesika Apartments was constructed only two years after the Sheridan in 1916, followed by the Virginian in 1917, the Claremont Hotel in 1925, and the Benjamin Franklin Hotel (demolished) in 1928-29.²⁸ In addition to these larger masonry apartment buildings there were also smaller wooden buildings like the two-story Denny Hotel at 2015 Fifth Avenue, and larger wooden apartment buildings like the three-story building at 2018 Fourth Avenue. *See figures 48-50.*

By the mid-1920s, the demand for apartment units in Seattle exceeded available supply, mainly due to reduced construction during World War I. As the post-war economy thrived, dozens of large apartment buildings were built near streetcar lines in the older in-city neighborhoods and in newer suburban areas, including the University District, Greenwood, and West Seattle. Many of these buildings had spacious, house-like flats, with tenant services and handsome exteriors. Examples of this type include the Exeter and Gainsborough Apartments on First Hill.

Apartment buildings of three stories or fewer usually did not have elevators, so a central staircase would access a lobby, often clad with marble or other luxurious materials.²⁹ Double-loaded corridors meant that apartments had windows opening onto either the street or an inner courtyard or light well. Examples of these buildings include the Franklin Apartments (1918, Lawton and Moldenhour, City of Seattle Landmark, the Charlesgate Apartments (2230 Second Avenue, 1922), the Fifth Avenue Court (2132 Fifth Avenue, 1922), the Stone Cliff Apartments (2602 Fourth Avenue, 1923), the Cornelius Apartments (306 Blanchard Street, 1925), the Davenport Apartments (420 Vine Street, 1925), and the Devonshire Apartments (420 Wall Street, 1925). *See figures 50-53.*

Multi-story apartment buildings with elevators included larger lobbies and often had public dining areas. Examples of larger apartment hotels include the Camlin at 1619 Ninth Avenue (1926) the eleven-story Vintage Park/Spring Apartment at 1100 Fifth Avenue (1922), the twelve-story Lowell and Emerson Apartments at 1102 and 1110 Eighth Avenue, and the ten-story Exeter at 720 Seneca (1928, Stuart & Wheatley).

Mid-size apartment houses similar in size to the Sheridan include the Bonaire at 1806 Eighth Avenue (1925) and the Nesika at 2021 Fourth Avenue (1916).³⁰

Examples of mixed-use buildings include the Rivoli (2127 Second Avenue, 1910) with an elaborate terra cotta entry supporting a fine wrought-iron lamp, and the Hermosa (2700 Fourth Avenue, 1913) the Claremont/Hotel Åndra at 2004 Fourth Avenue (1926).

In all building types, efficiency apartments typically measured between 400 and 550 square feet with a living room, full bath, kitchen with appliances and cabinets, and sometimes a large closet or dressing room (which could contain the bed) opened off the living room. One-bedroom apartments would have a separate bedroom in place of the dressing room.³¹ Some apartments featured wall beds, built-in cabinets, and dinettes, with materials such as leaded glass windows, oak floors, and tile bathrooms. Larger units might even have had luxury treatments like the “Tiffany walls” of the Sheridan’s largest unit. The basement of the building would contain shared facilities such as laundry rooms and storage areas.³²

By 1930 at least twenty apartment buildings had been constructed in the Belltown/Denny Regrade area with most of the construction still focused along Second, Third, and Fourth Avenues.³³ The Great Depression of the 1930s signaled an end to new construction as financing for new apartment buildings dried up. The Grosvenor House (1949) at 800 Wall Street may have been the only

²⁷ David Peterson, “Wayne Apartments Landmark Nomination.”

²⁸ Pacific Coast Architectural Database, “Hotel Benjamin Franklin, Downtown Seattle, WA,” <http://pcad.lib.washington.edu/building/18151> (accessed September 27, 2016).

²⁹ Sheridan.

³⁰ James, p. 109 and p. 99.

³¹ Sheridan.

³² Ibid.

³³ Ibid.

apartment building constructed in Belltown after the onset of the Depression.³⁴ In the six-block area around the Sheridan Apartments, the New Washington/Westin Hotel had been added by 1969, the Royal Crest Condominium in 1973, and the Warwick Hotel in 1980.

In 1974, the City of Seattle created the Denny Regrade Development Plan to preserve existing buildings and encourage new housing development. Local and federal funding supplemented the construction of both new buildings and the rehabilitation of older apartment buildings.³⁵

4.3.2 Material: Local Terra Cotta Manufacture³⁶

After steel-framed construction was pioneered in Chicago in the 1890s, architects were free to increase the size of windows in commercial buildings, resulting in increased façade transparency and higher interior light levels, as well as allowing retail merchants “show windows” on the street-level facades.³⁷ At the same time and as a direct consequence of several disastrous downtown fires throughout the United States, building codes were developed, initially to protect property and eventually to save lives. After a major fire had destroyed Seattle’s nascent central business district in 1889, fireproof construction was mandated for new buildings in downtown Seattle. Free from the limitation of load-bearing masonry construction, architects employed classical revival styles, particularly Renaissance Revival, which provided architects with the opportunity to dress their buildings with florid ornamentation utilizing versatile, relatively light terra cotta, rather than heavier carved stone. Around 1920, terra cotta became the preferred cladding material for exterior wall surfaces because of its durability, lighter weight, and visual lightness. Using terra cotta, Seattle architects designed dozens of downtown buildings that became a “source of splendor, richness and architectural variety that contributes to Seattle’s vibrant architectural urban environment.”³⁸

Exceptional extant buildings from this period include, but are not limited to: the Arctic Club, (1914-17, A. Warren Gould), the Times Square Building (1915, Bebb & Gould), the Coliseum Theater (1916, B. Marcus Priteca, now Banana Republic), the Doyle Building (1919, Doyle & Merriam), the Decatur Building (1921, Henry Bittman), the Dexter Horton Building (1922, John Graham, Sr.), Eagles Auditorium (1924-25, Henry Bittman), and the Olympic Tower (1929, Henry Bittman). The Sheridan Apartments (1900) is a rare example of an apartment building with an entire façade clad in terra cotta tile. Other apartment buildings use terra cotta as an accent for ornamentation such as the Olympian at 1605 E. Madison, which has a terra cotta base, the Humphrey at 2205 Second Avenue which uses terra cotta at the entry, as a wide belt course at the first floor, window sills, and other accents along with the Rivoli, which uses high relief terra cotta in much the same way.³⁹ *See figures 54-59.*

As the demand for lighter and fireproof exterior cladding material grew in Seattle in the 1880s, four West Coast terra cotta manufacturing companies grew to dominate the industry. Two of these companies were locally based, the Puget Sound Fire Clay Company and the Northern Clay Company. The Washington Brick, Lime, & Sewer Pipe Company was based in Spokane, while the Gladding-McBean Company was located in Lincoln City, California. The Denny Clay Company was organized in 1882, after Arthur A. Denny took over the assets of the Puget Sound Fire Clay Company whose factory was near Van Asselt, a former town on the Duwamish where a Boeing factory is now located. By 1900, the company was marketing its tile along the West Coast from California to Alaska. Around that time the company relocated to Taylor, Washington, just east of Buckley, opening large clay mines and building a large factory. The Denny Clay Company merged with the Renton Clay Company in 1905, forming the Denny-Renton Clay Company. This company

³⁴ Ibid.

³⁵ Ibid.

³⁶ Larry E. Johnson, “Landmark Nomination Report for the Old IBM Building,” The Johnson Partnership, July 2007, revised December 2014.

³⁷ R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold & Sons, 1969), pp. 308.

³⁸ Lydia Aldredge, *Impressions of Imagination: Terracotta Seattle* (Seattle, WA: Allied Arts of Seattle, 1986), preface, p. 10.

³⁹ Diana E. James, *Shared Walls: Seattle Apartment Buildings, 1900-1939* (Jefferson, NC and London, UK: McFarland & Company, 2012).

produced terra cotta for many well-known downtown Seattle buildings, including the King County Courthouse, the Artie Building, and the Times Building. The Northern Clay Company was organized in 1900 in Auburn, and supplied terra cotta for the Coliseum Theater, the Washington Securities Building, the Crystal Swimming Pool, the Joshua Green Building, the Securities Building, and the Frederick & Nelson Department Store. The Washington Brick, Lime, and Sewer Company had a large plant in Spokane that was capable of a monthly production of 450 tons. Gladding-McBean was the “preeminent producer of terra cotta in California, and produced terra cotta for the Smith Tower, the Pioneer Building, and the Federal Office Building. In 1925, the Denny-Renton Clay Company merged with Gladding-McBean. Gladding-McBean is presently the only terra cotta manufacturer in the United States.”⁴⁰

4.3.3 Style: Beaux-Arts Style/American Renaissance

Beaux-Arts is a late, eclectic subset of neoclassical architecture. The style derives its name from the École des Beaux-Arts (School of Fine Arts) in Paris. This school emphasized the study of Greek and Roman art and architecture, and encouraged artists and architects to design “in the manner of” classical styles. American Architects including Richard Morris Hunt, H. H. Richardson, Bernard Maybeck, and Julia Morgan trained at the Paris school and brought the style and teaching curriculum back to the United States.⁴¹

Characteristics of the style include elaborate detailing and ornamentation, massive plans, attention to symmetry, and the classical forms of column, arch, vault, and dome.⁴² The style tends to incorporate features of Renaissance and Baroque design. Due to the large scale and heavy use of ornamentation, the style was generally reserved for large public buildings. The popularity among American architects of Parisian academic architecture and its emphasis on neoclassical forms led the style to be dubbed “American Renaissance.” The later manifestation of the style was called Beaux-Arts after the Parisian school.

Major international exhibitions of manufactured goods, or world’s fairs, became popular after the Great Exhibition of 1851 in London. The architects of American exhibitions in Philadelphia (1876), Chicago (1893), St. Louis (1904), and Seattle (1909) designed their campuses and temporary building in the Beaux-Arts Style. The most significant “debut” of the style was the 1893 World’s Columbian Exposition in Chicago. The director of works, Daniel H. Burnham, made the goal of the exposition architecture and sculpture, in contrast to the emphasis on engineering at the Paris Exhibition of 1889. The Chicago exhibition featured a clutch of all-white highly ornamented buildings, known as “The Great White Way.” Major buildings in the United States designed in the Beaux-Arts style include the Library of Congress in Washington, D.C. (1889-97, Smithmeyer and Pelz), and Grand Central Terminal in New York (1903-13, Reed & Stem with Warren & Wetmore).

Seattle’s best-known Beaux-Arts/American Renaissance buildings are the Alaska Building at 618 Second Avenue (1904, Eames & Young with Saunders & Lawton), the old City Hall/Public Safety Building at 400 Yesler Way (1909, Clayton Wilson) and the Pioneer Square Pergola (1910, Julian Everett). Many apartment buildings in Seattle also have Beaux-Arts Features. The St. George Hotel (1910) at 105 Fourteenth Avenue in the Central District demonstrates the style with its cornice, pilasters, window and door head entablatures, and Corinthian corbels. The Calhoun at 2000 Second Avenue (1910, William P. White) also demonstrates the Beaux-Arts tradition of tall building composition with base, shaft, and capital, along with ornament such as a large elaborate cornice, cartouches, swags, entablatures at selected windows, and a terra cotta-clad base with pilasters and Corinthian corbels. The Oxford (1909, Frank P. Allen and John Graham Sr.) at 1920 First Avenue also demonstrates the base, shaft, and capital composition with an oversized cornice, and remarkable

⁴⁰ Mark Smith, “The History of American Terra-Cotta and Its Local Manufacture,” *Impressions of Imagination: Terracotta Seattle*, ed. Lydia Aldredge (Seattle, WA: Allied Arts of Seattle, 1986), pp. 3-5.

⁴¹ John C. Poppeliers and S. Allen Chambers Jr., *What Style Is It?: A Guide to American Architecture* (Hoboken, NJ: John Wiley & Sons, 2003), p. 93.

⁴² Architectural Styles of America and Europe, “Beaux Arts,” <https://architecturestyles.org/beaux-arts/> (accessed October 13, 2016).

oversized cartouches at the upper level. *See figures 60-61.*

The most elaborate example of a Beaux-Arts apartment building in Seattle may be the Frye Apartments (1908, Bebb & Mendel) at 223 Yesler Way in Pioneer Square. The Frye is also symmetrically designed with a base shaft and capital, and has modulated corners outlined with an exaggerated pairs of quoins. The base is clad in terra cotta with elaborate cartouches and corbels, and an egg-and-dart motif under the geometric relief of the belt course. The oversized cornice is decorated with more cartouches and corbels. *See figure 62.*

The Sheridan Apartment building exhibits some of the characteristics of the Beaux-Arts style on the western terra cotta façade, including the terra cotta imitation of a variety of masonry forms, the idea of a rusticated base, quoins at the corners, the pronounced cornices and enriched entablatures. However, the building does not exhibit a symmetrical façade nor does it have an active roofline, nor any elements of the classical orders or columns.

4.4 Building Owner: W. D. Perkins (1867-1936)

The original owner of the Sheridan Apartments was William D. Perkins, whose name is inscribed above the entry. Perkins was a prominent West Coast investment banker.⁴³ He was born outside of Boston, where he attended public school and then the Bryant & Stratton Business College.⁴⁴ After a several-month visit to family Seattle and Washington State, Perkins returned to Massachusetts, where he got a job with the Erie Railroad Company.⁴⁵ During his five-year tenure at the railroad, he worked his way his way up to cashier and chief clerk. In 1888, Perkins moved to Kansas City, where he worked for the German American Bank and then the Commonwealth Loan & Trust Company of Kansas City. In 1890, Perkins moved to Seattle, and then quickly relocated to Dayton, Washington. In Dayton, Perkins organized the Citizens National Bank, and worked there as a cashier for two years until returning to Seattle in 1893. During that time he made a trip to Colorado where he married Cora Ells Chamberlain of New York.⁴⁶ Upon return to Seattle, he established the private banking house of Wm. D. Perkins & Co. Bankers. In 1905 Perkins incorporated the business with \$50,000 of capital. As a private corporation, Perkins held all the stock and ran the business, which was worth \$250,000 by 1929. Perkins was a stockholder in at least eight different banks, and was both vice president and director of the First National Bank of Sunnyside, Washington.⁴⁷

In addition to the Sheridan Apartments, Perkins and his finance company were also responsible for the construction of the Oxford Hotel at 1920 First Avenue (1909), the Englewood at 420 Terry Avenue (1925), Cascadia at 1621 17th Avenue (1924), Sovereign at 1317 Boren Avenue (1925), Spring-Summit Apartments at 2223 Spring Street (now first Baptist Church, 1910), and the Marlborough House at 1220 Boren Avenue (1927, Earl W. Morrison).⁴⁸

William and Cora had four children in the course of their marriage: one son who followed his father into the business, two daughters who married and moved away to London and San Francisco, and one daughter who stayed in Seattle.⁴⁹ Perkins was a member of the Knights of Pythias, the Sons of the Revolution, the Arctic Club, the Seattle Golf Club, the Seattle Athletic Club, and the Seattle Chamber of Commerce.⁵⁰

⁴³ *Seattle Times*, "Death Claims Wm. D. Perkins," September 18, 1936, p. 12.

⁴⁴ Clarence Bagley, *History of King County* (Chicago: S. J. Clarke Publishing Co., 1929), pp. 677, 678.

⁴⁵ Clarence Bagley, *History of Seattle*, vol. II (Chicago: S. J. Clarke Publishing Co., 1916), p. 582.

⁴⁶ Bagley, *History of King County*.

⁴⁷ Bagley, *History of Seattle*, p. 582.

⁴⁸ City of Seattle Historical Sites Survey, "Summary for 1920 1st AVE / Parcel ID 1977200940 / Inv #, Oxford Hotel/Oxford Apartments." <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1209716596> (accessed September 28, 2016). "Summary for 1220 Boren AVE / Parcel ID 5161400005 / Inv # Marlborough House," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=340240686> (accessed September 29, 2016).

⁴⁹ *Seattle Times*, "Death Claims Wm. D. Perkins," September 18, 1936, p. 12.

⁵⁰ *Who's Who in Washington State*, Vol. 1 (Seattle: Arthur H. Allen, 1927).

4.5 Building Designer and Builder: David Dow (1856-1928)

David Dow was the general contractor and the designer of the Sheridan Apartments.⁵¹

David Dow was born into a large family on June 19, 1855 in Braehead, Scotland, east of Glasgow. David, along with several of his brothers, learned carpentry in Glasgow, and immigrated to the United States together around 1875. David and his brother Matthew first moved to Forth Worth, Texas, where they founded a contracting firm. They soon moved to Belton, Texas, where they constructed buildings for Baylor Female College and the Belton courthouse. The brothers' parents and seven of their siblings joined them in Belton. In 1888, David married Mary Powers.⁵²

David and Matthew both settled in Seattle in 1889. They lived in Ballard and worked as carpenters until 1902. They were each prominent contractors and as early as 1907 were in business with each other as Matthew Dow & Company,⁵³ although David continued to do work under his own name, and had a separate business with his son Andrew. David Dow & Son were building contractors and owned a machinery rental business that Andrew kept up after his father's death.⁵⁴ In 1910, David was in business with his son with offices at 2102 E Spruce Street, and Matthew was in business with an office in the Walker Building, suite 401.⁵⁵

Unlike his contractor brothers, David Dow promoted himself as both an architect and a contractor,⁵⁶ and designed and constructed many buildings as a sole practitioner.⁵⁷ His best known individual work outside of his brother's contracting firm was the Cataract Building for the Snoqualmie Power Company, now known as the Furuya Building, built in 1900.⁵⁸ Two of his buildings are City of Seattle Landmarks: the upper story of the Eitel Building (1907, William Van Sicken),⁵⁹ and the Eastern Hotel (1911, David Dow).

Dow was known to have constructed several buildings in the International District. There are records of his work for the general merchandise Wa Chong Company, although he probably worked for others in the area as well. The first building he constructed for Wa Chong was a three-story building with a basement on Main Street between Fourth and Fifth avenues (1902, demolished).⁶⁰ In 1911 he designed and constructed the aforementioned Eastern Hotel for Wa Chong,⁶¹ located at 506 Maynard Avenue S.⁶² **See figure 63.**

Other buildings in Seattle that David Dow either designed and built or was the general contractor for include:

- Warehouse at 548 First Avenue South (unverified)⁶³
- The E. N. Fobes Building/Westinghouse Electric Supply Company, 558 First Avenue South (1904)⁶⁴ **See figure 64.**
- The Washington Laundry Company building on Eastlake Avenue (1910)⁶⁵

⁵¹ City of Seattle Building Permit #130741.

⁵² Bagley, *History of King County*, vol. II, p. 805.

⁵³ *Seattle Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

⁵⁴ *Seattle Times*, classified advertisement, 1935. R. W. Polk, *Seattle City Directory*, 1935.

⁵⁵ R. W. Polk, *Seattle City Directory*, 1910.

⁵⁶ *Seattle Times*, "Plans Drawn for Two Structures; W. D. Perkins will spend \$90,000 on Buildings and J. P. Peterson will put up House costing \$70,000," March 3, 1914, p. 16.

⁵⁷ *Seattle Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

⁵⁸ Scott Edward Harrison, "Landmark Furuya Building Still Intact Today," *International Examiner*, January 4, 2006, <http://www.iexaminer.org/2006/01/landmark-furuya-building-still-intact-today/> (accessed October 11, 2016).

⁵⁹ *Seattle Times*, "With the Architects," August 26, 1906, p. 65.

⁶⁰ *Seattle Times*, "Real Estate and Building Review," June 8, 1902, p. 32.

⁶¹ Walt Crowley, "International District Tour," HistoryLink Essay 7051, September 28, 2004, <http://www.historylink.org/File/7051> (accessed September 30, 2016).

⁶² Jessica Davis, "If These Walls Could Talk," *International Examiner*, July 7, 2011, <http://www.iexaminer.org/2011/07/walls-talk-historic-buildings-heart> (accessed September 30, 2016).

⁶³ City of Seattle Historical Sites Survey, "Summary for 558 1st AVE / Parcel ID 7666206865 / Inv # E. N. Fobes Building/ Westinghouse Electric Supply Company,"

<http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=901867013> (accessed September 30, 2016).

⁶⁴ *Ibid.*

- A two-story factory building at 2013-17 First Avenue S. (1910, architect George C. Dietrich)⁶⁶
- Cast concrete building for the Overland Agency on the northwestern corner of Eleventh Avenue and Pike Street (1913, architect Victor Voorhees)⁶⁷
- Store and apartment building for Mrs. John Collins located on the northeastern corner of First Avenue and Virginia Street (1914, demolished)⁶⁸
- Film exchange building at 1933 Third Avenue (1916)⁶⁹
- The Eyres Transfer and Warehouse Company building, 2203 First Avenue (1925, engineers Hall & Stevenson).⁷⁰ *See figure 65.*

An anecdote that illustrates more about the attitude of young men on a construction crew at the turn of the century than it says about Dow in particular is that in January 1909 David Dow's crew was careless while burning their construction debris and set the whole block at 510 First Avenue S on fire. Their burn permit was revoked by the fire marshal, who described the crew as "grossly negligent," and the fire capable of igniting buildings "fifty feet away."⁷¹

Over the years the Dow brothers variously merged their contracting firms and at different times operated independently. Matthew Dow settled in Ballard in 1895, where he became involved in politics and served as mayor of the town for a single term. After the annexation of Ballard, Matthew twice ran for mayor of Seattle before dropping out of the race to support fellow Democrat Judge Moore. He also ran unsuccessfully for a councilman seat on a municipal ownership ticket, which promoted municipal rail and water projects. Matthew Dow was a supporter of labor unions, and his contracting firm employed only union labor.

Matthew Dow's contracting firm was responsible for the construction of the following buildings:

- Baptist and Methodist Churches in Ballard, before 1907 (un-verified)⁷²
- National Bank Building, also known as the Pacific Block, now the Interurban Building (1890, Parkinson and Evers)⁷³
- The Marshall-Walker Building, referred to in the *Seattle Times* as the Walker Building, now known as the Globe Building, 310 First Avenue (1891, W.E. Boone)⁷⁴
- Residence for Klondike millionaire T. S. Lippy, 108-110 First Avenue (1900, E. C. McManus, demolished)⁷⁵
- The first story of (another) residence for T. S. Lippy, 712-716 Third Avenue (1900, Saunders & Lawton, demolished)⁷⁶
- Colonnade Hotel, a four-story brick building for the Stimson Bros, 1524-1534 First Avenue, corner of Pine Street (1900, C. H. Bebb, now called the Gatewood Hotel)⁷⁷
- Pacific Drug Company/Seattle Paint Company/Stadium Furniture, also known as Kelley-Clarke Building and US Rubber Building, 319 Third Avenue (1902, Boone & Corner)⁷⁸

⁶⁵ *Seattle Times*, "Construction Past \$1,000,000 in 1910," January 23, 1910, p. 34.

⁶⁶ *Seattle Times*, "To Build Home," June 19, 1910, p. 45.

⁶⁷ *Seattle Times*, "Broadway District Developing Rapidly," June 22, 1913, p. 38.

⁶⁸ *Seattle Times*, "Great Activity in new Building," March 22, 1914, p. 28.

⁶⁹ *Seattle Times*, "Building Permits are Issued By City," June 16, 1916, p. 2.

⁷⁰ City of Seattle Historical Sites Survey, "Summary for 2203 1ST AVE / Parcel ID 7666207175," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011942> (accessed September 30, 2016).

⁷¹ *Seattle Times*, "Fire Horses Skid Along Streets," January 6, 1909, p. 1.

⁷² *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

⁷³ *Ibid.*

⁷⁴ *Ibid.* City of Seattle Historical Sites Survey, "Summary for 310 1st Ave," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1812527310> (accessed October 4, 2016).

⁷⁵ *Seattle Daily Times*, "New Brick Block," December 28, 1899, p. 9.

⁷⁶ *Seattle Daily Times*, "Real Estate and Building Review," May 12, 1900, p. 13.

⁷⁷ *Ibid.*

⁷⁸ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Seattle Historical Sites Survey, "Summary for 319 3rd Ave," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2065285499> (accessed October 3,

- The four-story Walker Building, 1300-1312 Second Avenue, corner of University Street (1902, demolished)⁷⁹
- Western Dry Goods Company/Wax and Raine Building, also known as the Heritage Building and the Talbot Walker Building, 101 S Jackson Street (1904)⁸⁰
- The Coliseum Theater, renamed the Orpheum Theater in 1908, corner of Third and James streets (1907, E. W. Houghton and John Donnellan, demolished)⁸¹
- The Hancock Building, now known as the Harold Poll Building, 110 Union Street (1910, Graham & Myers)⁸²
- The Chapin Building, Second Avenue and King Street (1901, Boone & Corner, demolished)⁸³
- The Chapin Bank Building, also known as the Chapin Building or the Colonial Building, Second Avenue and Columbia Street (1888, Boone & Meeker)⁸⁴
- The Chapin Building, 117 S Jackson, also known as the W. P. Fuller Building and the Northcoast Building (1901, Boone & Corner)⁸⁵
- The Bemis Brothers Bag Factory building, 65 S Atlantic Street (1904-05, damaged in 1949 earthquake)⁸⁶
- The brick- and stonework of the Colman Building (1904 remodel, John Shand)⁸⁷
- Sullivan & Considine's Orpheum Theater, 919 Third Avenue (1911, William Kingsley, demolished)⁸⁸
- John Considine's Majestic Theater, Second Avenue and Spring Street (1909, demolished)⁸⁹
- Puget Sound Machinery Depot Building, also known as the Lowman and Hanford Printing and Binding Building, and the Washington Park Building, 68 S Washington Street (1890)⁹⁰

2016). *International Cable Directory of the World, in Conjunction with Western Union Telegraphic Code System*, 1909 (Google Books)

⁷⁹ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37, also *Seattle Sunday Times*, "Matthew Dow, Successful Builder and Contractor," February 27, 1910 p. 11, also *Seattle Daily Times*, "Permit for Large Building," July 4, 1902 p.7

⁸⁰ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. City of Seattle Historical Sites Survey, "Summary for 101 S Jackson St S, Western Dry Goods Company/Wax Raine Building," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-976529160> (accessed October 3, 2016).

⁸¹ *Seattle Daily Times*, "At the Theaters," July 18, 1907 p. 11.

⁸² *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. City of Seattle Historic Resources Survey, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2123966445> (accessed October 3, 2016). Clinton A. Snowden, *History of Washington: The Rise and Progress of an American State*, volume 5, 1911, p. 365.

⁸³ *Seattle Daily Times*, "Real Estate and Building Review," April 20, 1901, p. 21. David Jeffers, NW Film Forum, "Trivia Challenge Answer," January 31, 2008, <http://blog.nwfilmforum.org/?p=348> (accessed October 3, 2016).

⁸⁴ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Pacific Coast Architecture Database, "Colonial Building, Downtown Seattle, WA," <http://pcad.lib.washington.edu/building/6152> (accessed October 3, 2016).

⁸⁵ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. *Seattle Sunday Times*, "Matthew Dow, Successful Builder and Contractor," February 27, 1910, p. 11. City of Seattle Historic Resources Survey, "Summary for 171 S Jackson Street," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1105496741> (accessed October 3, 2016). Waymarking.com, "Chapin Building—Pioneer Square-Skid Road District—Seattle, WA," http://www.waymarking.com/waymarks/WMB2ZK_Chapin_Building__Pioneer_Square_Skid_Road_District__Seattle_WA (accessed October 3, 2016).

⁸⁶ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Pacific Coast Architectural Database, "Bemis Brothers Bag Company Factory, Seattle, WA (1904-1905)," <http://pcad.lib.washington.edu/building/13973/> (accessed October 3, 2016).

⁸⁷ *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. *Seattle Sunday Times*, "Notable Addition to Seattle's Waterfront," October 30, 1910, p. 30. Dotty DeCoster, "Colman Building (Seattle)," HistoryLink Essay 8708, July 27, 2008, <http://www.historylink.org/File/8708> (accessed October 4, 2016).

⁸⁸ *Seattle Sunday Times*, "Newest Orpheum Showiest House America Affords," May 14, 1911 p. 20. David Jeffers, NW Film Forum, "Trivia Challenge Answer," January 31, 2008, <http://blog.nwfilmforum.org/?p=348> (accessed October 3, 2016).

⁸⁹ *Seattle Sunday Times*, "Matthew Dow, Successful Builder and Contractor," February 27, 1910, p. 11. Larry E. Johnson, "Neptune Theater Landmark Nomination Report," December 2010.

⁹⁰ *Seattle Sunday Times*, "Matthew Dow, Successful Builder and Contractor," February 27, 1910, p. 11. City of Seattle Historic Resources Survey, "Summary for 68 S Washington Street," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1104906314> (accessed October 3, 2016).

- The Seattle Armory Building, located in what is now Victor Steinbrueck Park (1909, Lohman & Place Architects, damaged by fire 1962, demolished 1968)⁹¹
- The Victoria Hotel, 1207 First Avenue, between University and Seneca streets (1906, demolished)⁹²
- Clubhouse for the Seattle Athletic Club (1903, Bebb & Mendel, demolished)⁹³
- Lincoln High School (1907, James Stephen).⁹⁴
- Grand Trunk Pacific Dock (1910, engineer Fred P. Lucas).⁹⁵

In addition to the works listed above, Matthew Dow and the Dow brothers have been credited with construction of buildings elsewhere in Washington State, including “A State training School in Chehalis,” and buildings in Alaska and Montana.⁹⁶

The Dow brothers both enjoyed the theater, and singing and dancing traditional Scottish songs and dances. They were leading members of Clan Mackenzie, the Caledonians, and the St. Andrew's Society.⁹⁷ Matthew Dow had a summer home at “Yarrow” on Lake Washington where he threw a birthday party in 1910.⁹⁸

Matthew Dow died in Seattle in May of 1912. David died of a heart attack at the age of 72 in the People's Bank Building on December 8, 1928.⁹⁹

4.6 Other Associated Individuals: Hazel Bloss (b. 1902- d. 1990)

Hazel Bloss was the owner of the Sheridan Apartments from at least 1975 until her death in 1990. She was born Hazel Kirk in Spokane, Washington in 1902. In 1937 she managed the Humphrey Apartments on Second Avenue and Blanchard Street in Belltown. In 1940 she was either the housekeeper or the assistant manager of the Humphrey Apartments, with William Mathewson as the manager.¹⁰⁰ By 1943 she was the manager of the Sheridan Apartments.¹⁰¹ She married Albert Bloss in 1947.

Throughout her career as a property manager, Bloss owned as many as six apartment buildings and townhomes in Seattle, including Hawthorne Square (1924, Lawton & Moldenhour), a 25-unit garden court condominium building in the Fremont neighborhood, where she lived up until her death.

As secretary of the Seattle Apartment Association, she worked to lobby for the rights of building owners in Olympia and Seattle.¹⁰² In the 1950s she was a founding member of the Seattle Yacht Club Women's Group, and served two terms as its president.

In 1949-1950 she was a trustee of the Seattle Apartment Operators' Association, and was a member through at least 1959, when she was secretary of the organization.¹⁰³ She was named a "general" in the charitable United Good Neighbors campaign in 1958.¹⁰⁴ In 1966 and 1967 Bloss was a member of the Fair Rent Committee, which was formed to review disputed rent increases, evictions, and

⁹¹ *Seattle Daily Times*, “Dow Blameless for Accident in new Armory,” February 4, 1910, p. 15.

⁹² Snowden.

⁹³ *Ibid.* *Seattle Times*, “Permit for Clubhouse,” June 29, 1903, p. 11.

⁹⁴ Seattle School Board Meeting Minutes, April 7, 1906, Record 6, p. 372.

⁹⁵ *Seattle Sunday Times*, “Notable Addition to Seattle's Waterfront,” October 30, 1910, p. 30.

⁹⁶ Bagley, *History of King County*, vol. II, p. 805.

⁹⁷ *Seattle Daily Times*, “Just Cogitating: W. W. Perrigo was First Trader in Redmond,” April 12, 1959, p. 89.

⁹⁸ *Seattle Daily Times*, “Society,” July 13, 1910, p. 3.

⁹⁹ *Seattle Times*, “David Dow, 72, Dies of Heart Ailment on Visit to Bank,” December 9, 1928, p. 17.

¹⁰⁰ US Census, 1940, Ancestry.com. Seattle City Directory, 1937, Ancestry.com.

¹⁰¹ Seattle City Directory 1943, Ancestry.com.

¹⁰² Anh Do, “Hazel Bloss, 88, Property Manager,” *Seattle Times*, November 14, 1990, p. F2.

¹⁰³ *Seattle Times*, “Apt. Operators Rename Officers,” December 6, 1949, p. 3.

¹⁰⁴ *Seattle Times*, “Three Named 'Generals' for U.G.N.,” September 28, 1958, p. 69.

dangerous living conditions.¹⁰⁵ In 1978 she taught in an all-day seminar on condominiums, leading a session on "an owner's inside tips on condominium conversion."¹⁰⁶

She came to be known as a patron of the arts, donating thousands of dollars to the Seattle Symphony and Seattle Opera.¹⁰⁷

Bloss died of lung cancer in 1990.

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¹⁰⁵ Seattle Municipal Archives, "49 Years Ago: Fair Rent Committee," *Archives Gazette*, Number 52, Summer 2015, p. 4.

¹⁰⁶ *Seattle Times*, "All Day Seminar: Condominium Conversion," classified advertisement, March 19, 1978, p. 94.

¹⁰⁷ Do.

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APPENDIX 1

FIGURES

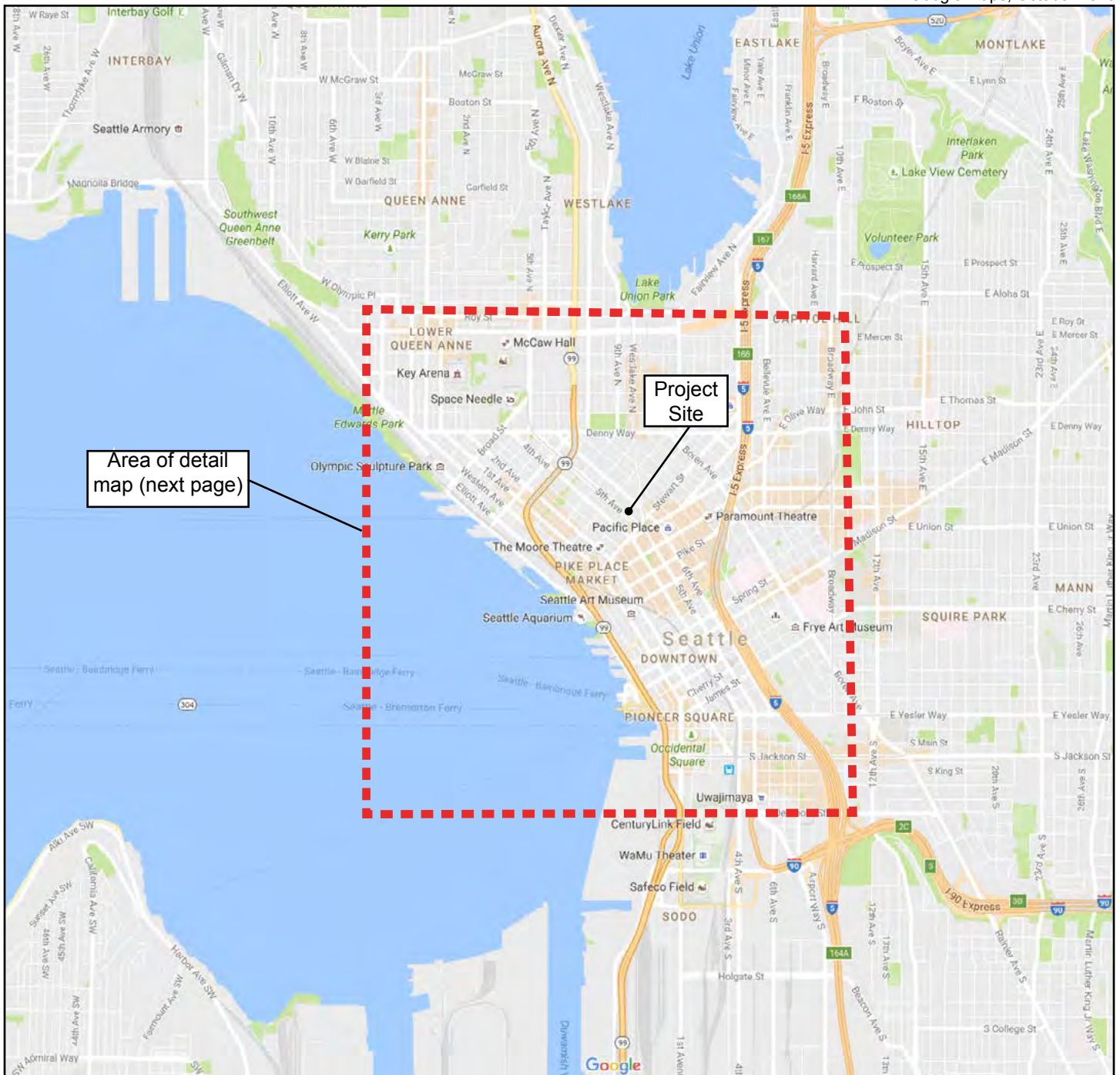


Figure 1 • Location Map



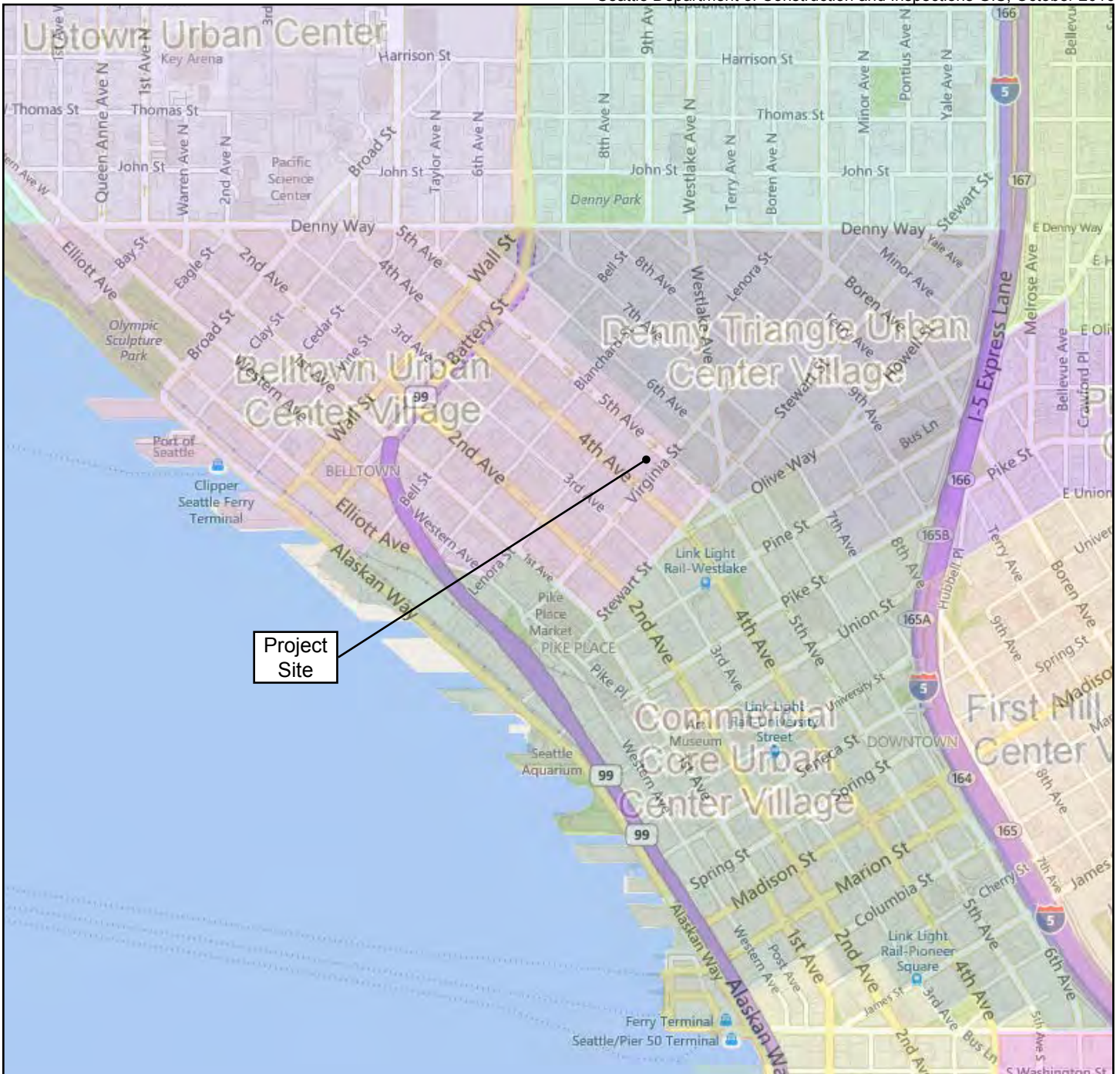


Figure 2 • Urban Village Map



Figure 3 • View Location Index





Figure 4 • View A - Viewing north on Fifth Avenue



Figure 5 • View B - Viewing south on Fifth Avenue



Figure 6 • View C - Viewing north across Virginia Street down alley



Figure 7 • View D - Viewing south down alley

Sheridan Apartments Landmark Nomination Report

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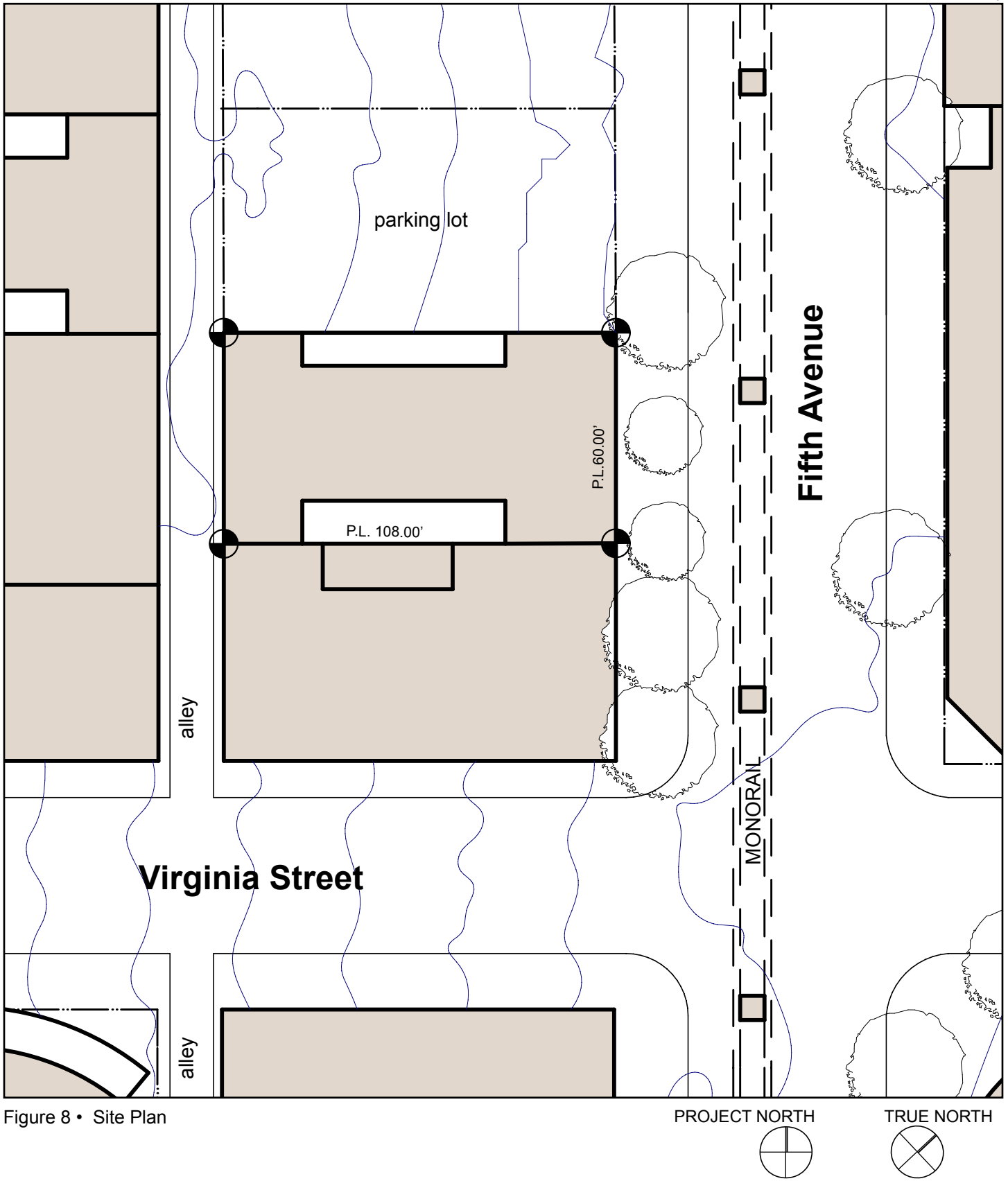


Figure 8 • Site Plan



Figure 9 • Sheridan Apartment Building, eastern façade viewing south

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Figure 10 • Sheridan Apartment Building, detail of base of building on eastern façade



Figure 11 • Sheridan Apartment Building, detail of second floor feature window head treatment



Figure 12 • Sheridan Apartment Building, detail of ground floor feature window head and trim



Figure 13 • Sheridan Apartment Building, detail of building title and molding above entry



Figure 14 • Sheridan Apartment Building, detail of cornice and upper level window treatment



Figure 15 • Sheridan Apartment Building, northern façade viewing south



Figure 16 • Sheridan Apartment Building, western alley façade viewing south

Sheridan Apartments Landmark Nomination Report

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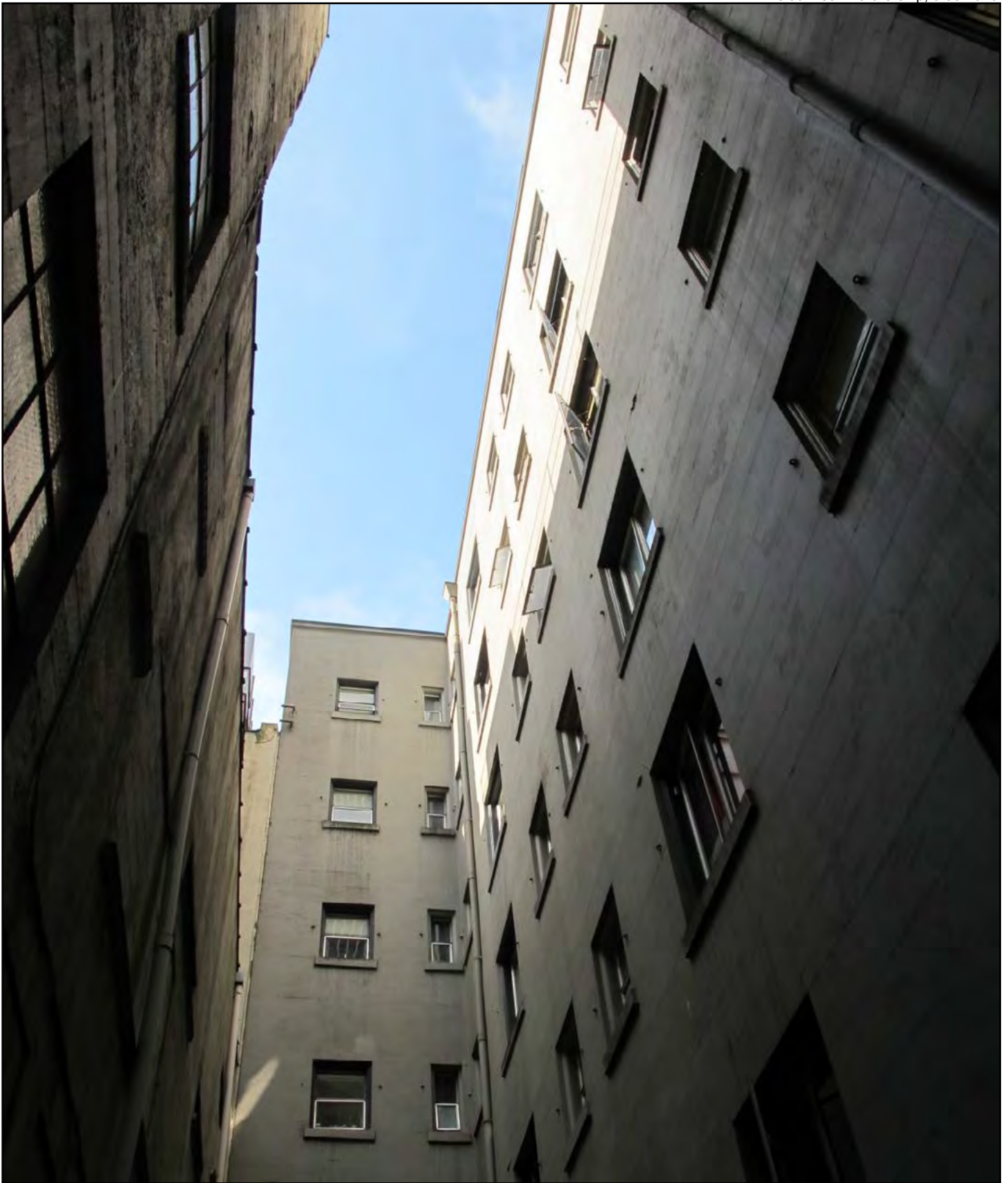


Figure 17 • Sheridan Apartment Building, southern and eastern façades in courtyard viewing west

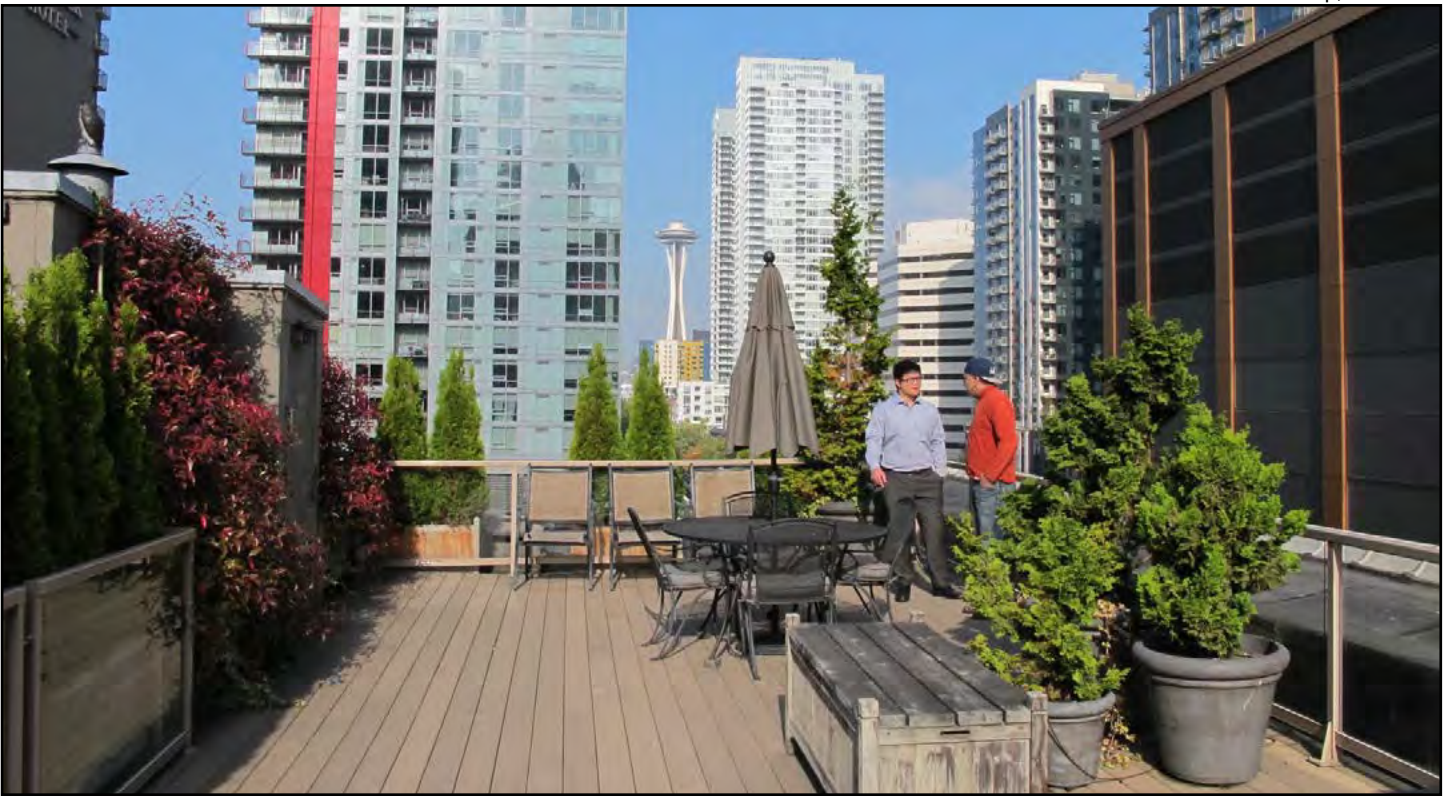


Figure 18 • Sheridan Apartment Building, viewing north from roof



Figure 19 • Sheridan Apartment Building, detail of top of cornice on eastern façade



Figure 20 • Sheridan Apartment Building, roof viewing east over courtyard



Figure 21 • Sheridan Apartment Building, window and ceiling of main entry



Figure 22 • Sheridan Apartment Building, door and stairs of main entry



Figure 23 • Sheridan Apartment Building, main stair up from main floor



Figure 24 • Sheridan Apartment Building, main stair at an upper level



Figure 25 • Sheridan Apartment Building, hallway at an upper level

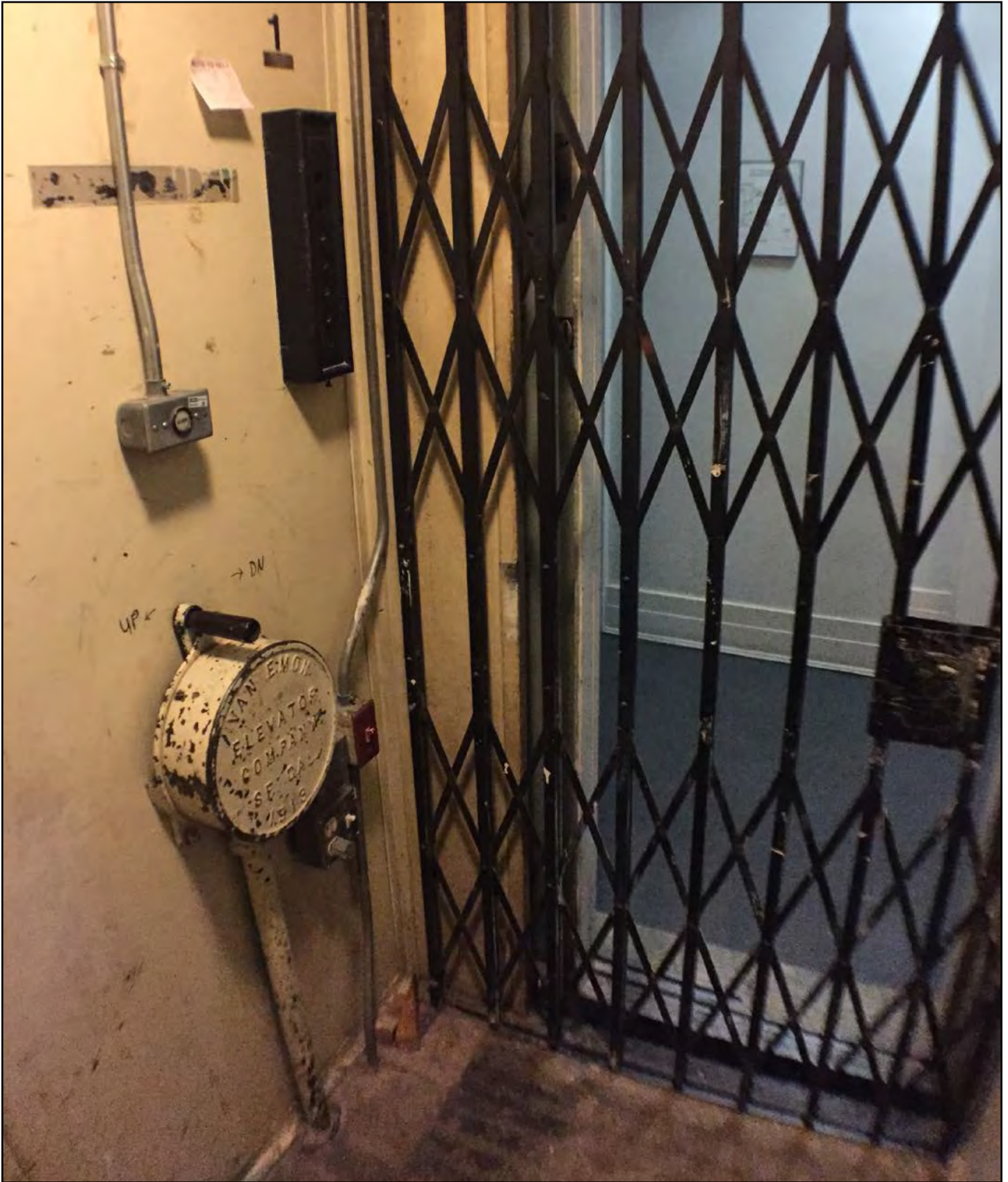


Figure 26 • Sheridan Apartment Building, service elevator



Figure 27 • Sheridan Apartment Building, typical apartment room



Figure 28 • Sheridan Apartment Building, typical bathroom, remodeled



Figure 29 • Sheridan Apartment Building, typical kitchen

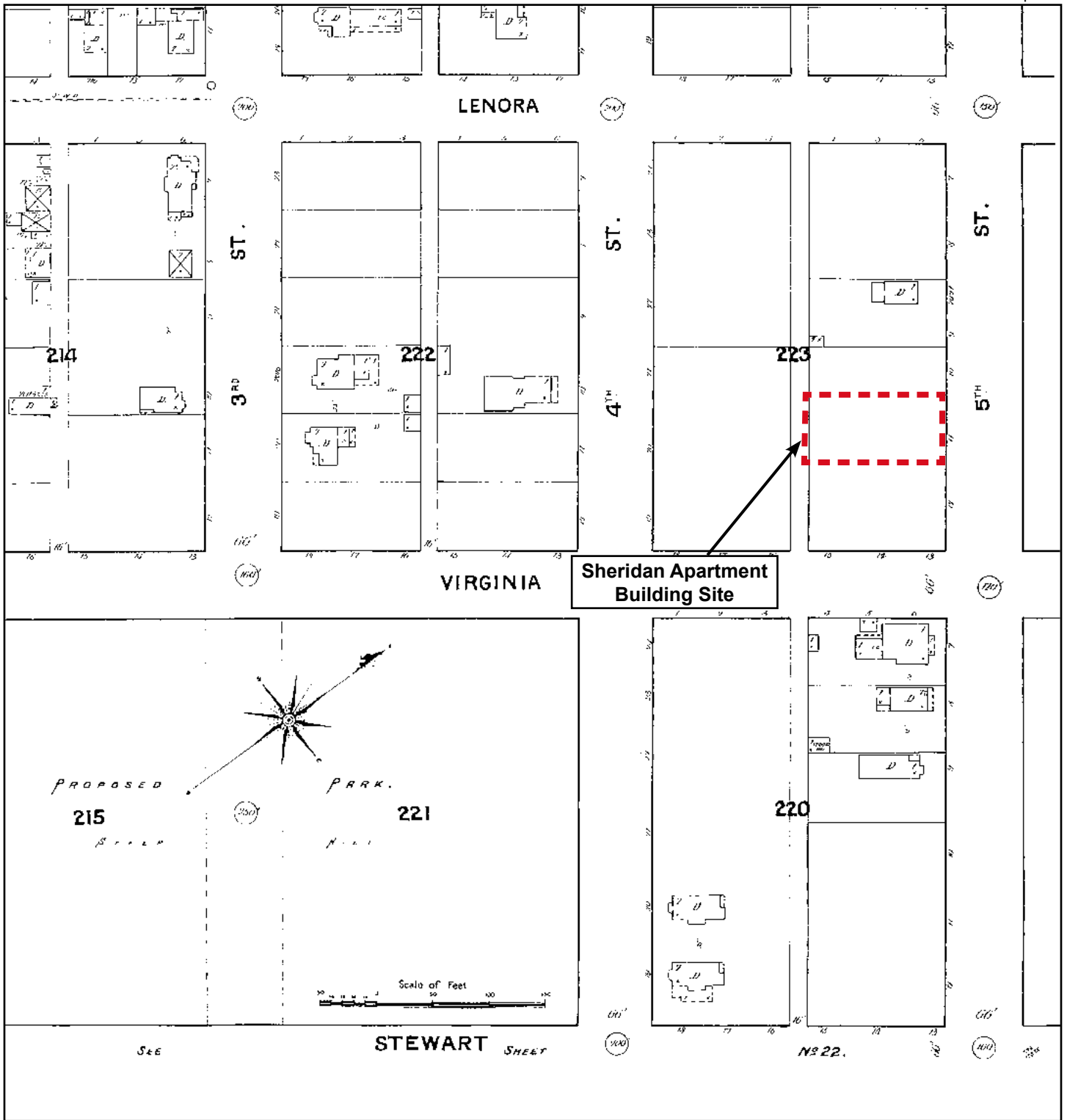


Figure 30 • 1888 Composite Sanborn Map

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November 2016

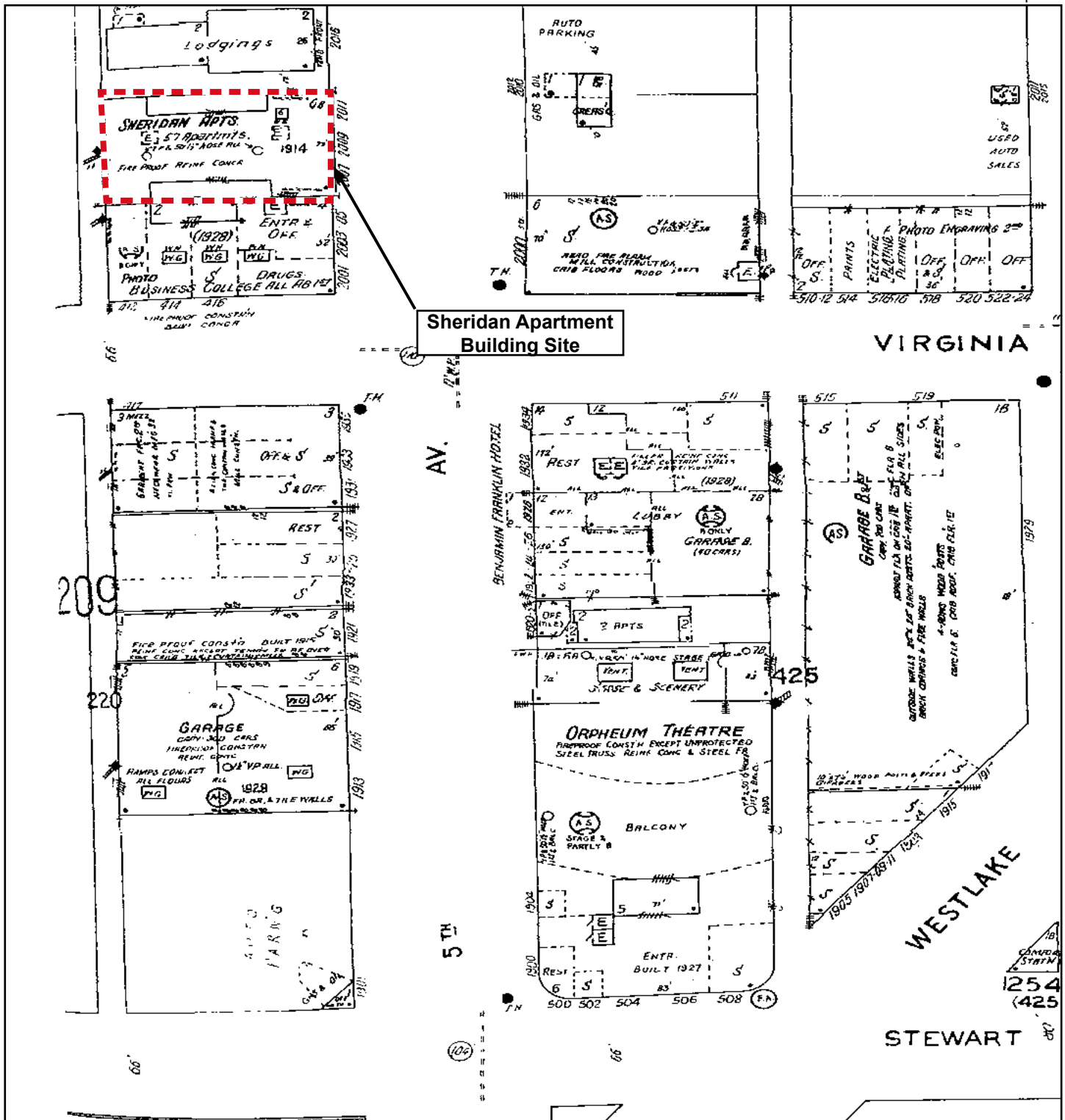


Figure 31 • 1905-1950 Composite Sanborn Map

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Figure 32 • Fifth Avenue, viewing north from Westlake Avenue and Olive Way, 1925

Seattle Municipal Archives, 3312

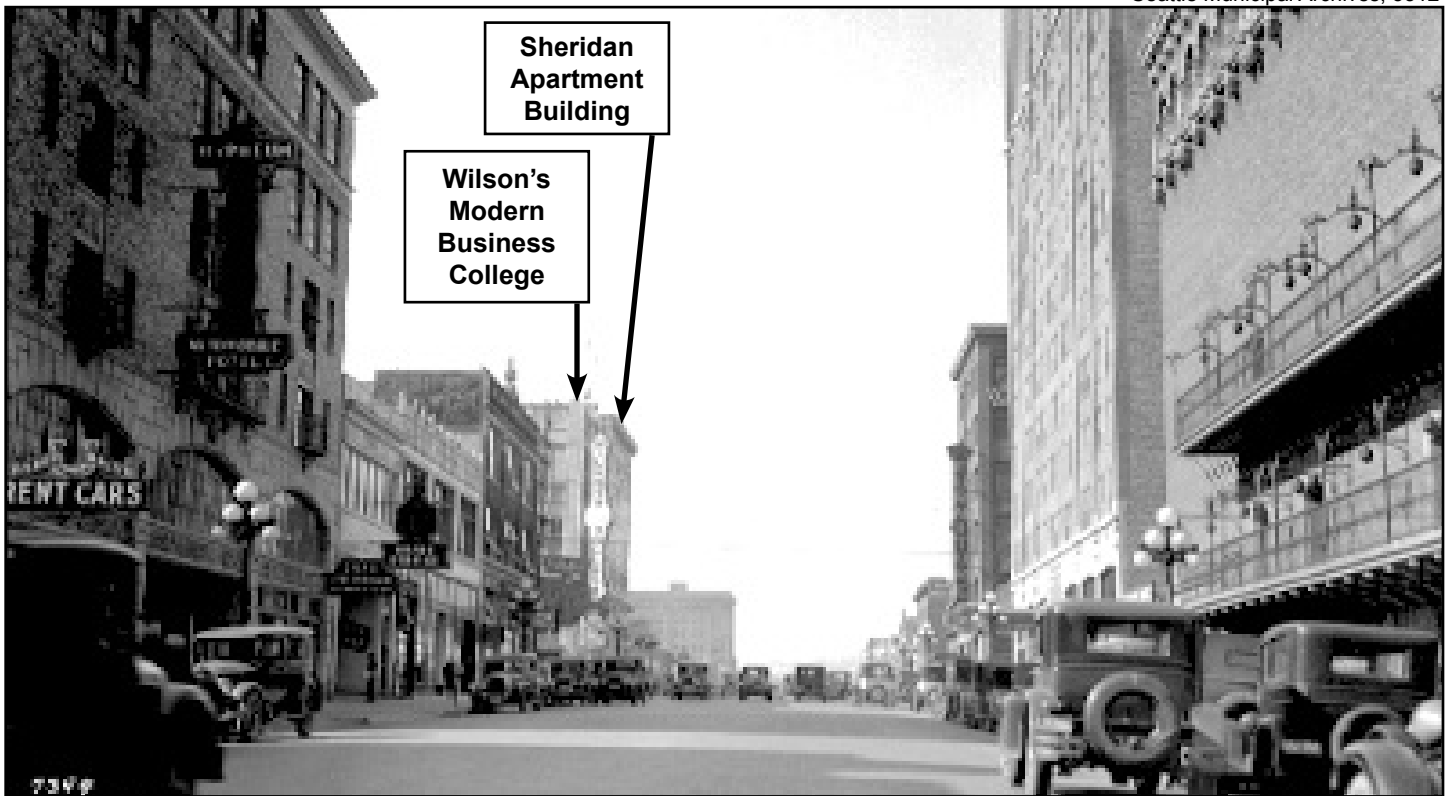


Figure 33 • Fifth Avenue from Stewart Street, March 18, 1929

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Figure 34 • Times Square Building, 1916



Figure 35 • The Bon Marché, 1927-29

UWSCD, James P. Lee Photograph Collection, LEE058

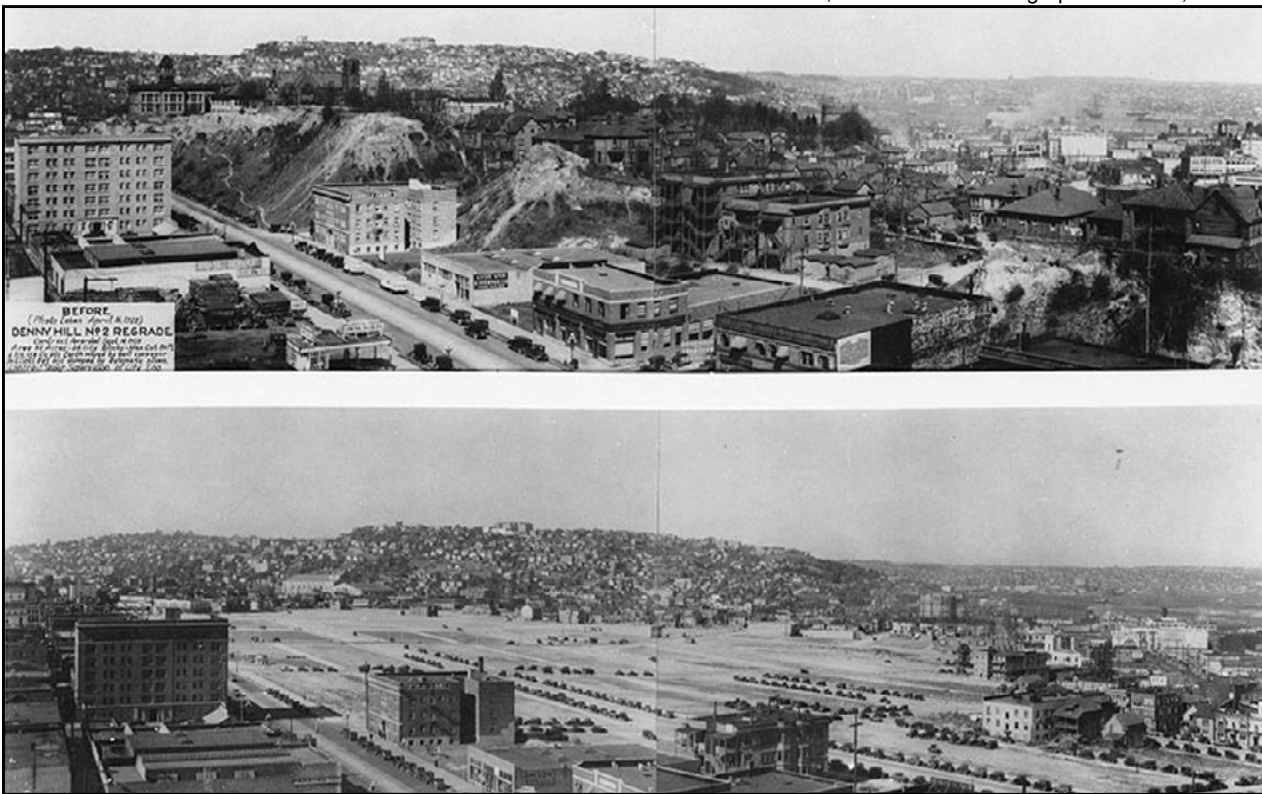


Figure 36 • Denny Regrade, 1928-1931

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Figure 37 • Orpheum Theater, 1928

MOHAI PI27478



Figure 38 • Fifth Avenue and Virginia Street, 1957

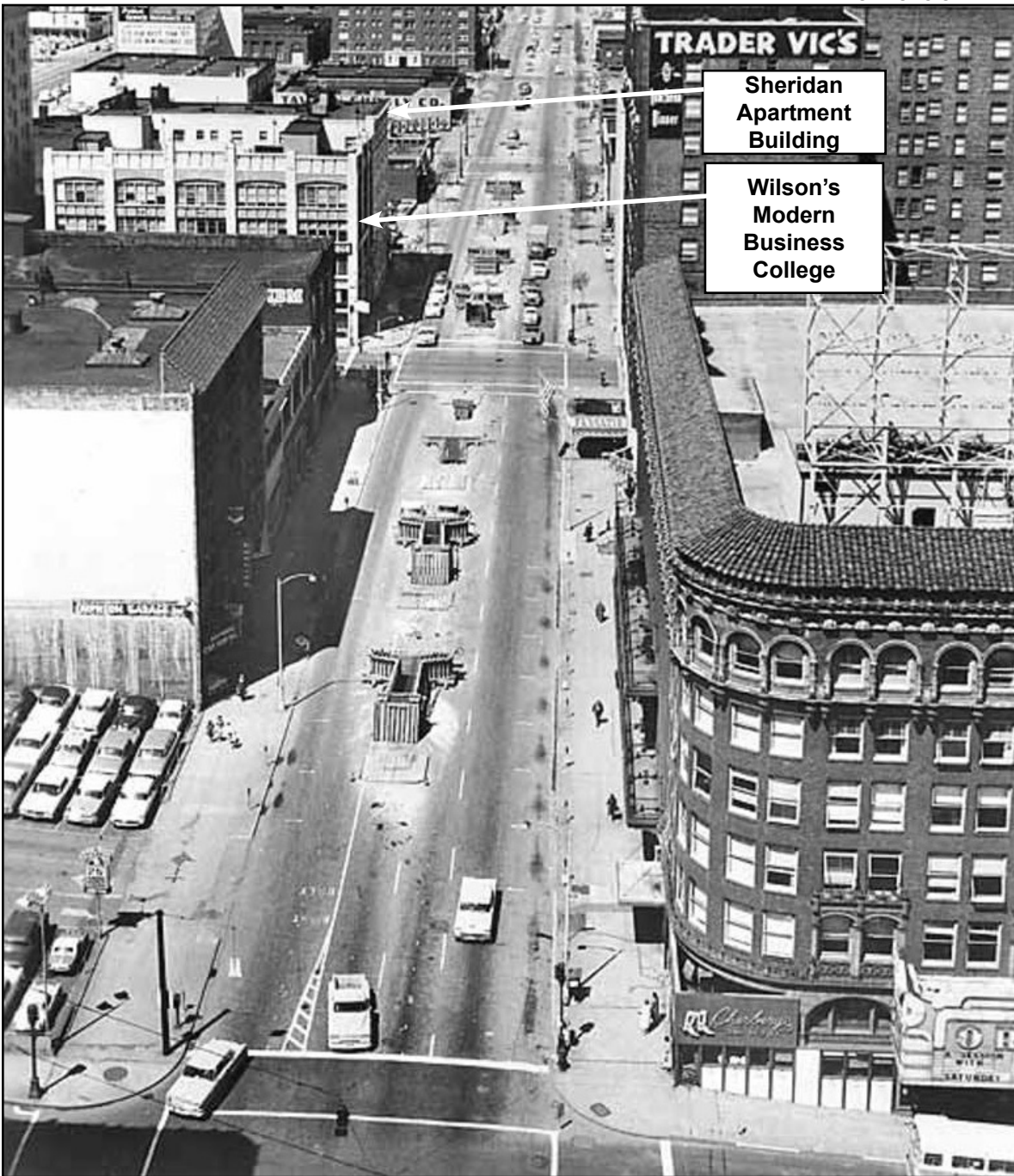


Figure 39 • Monorail Construction, Fifth Avenue, 1961

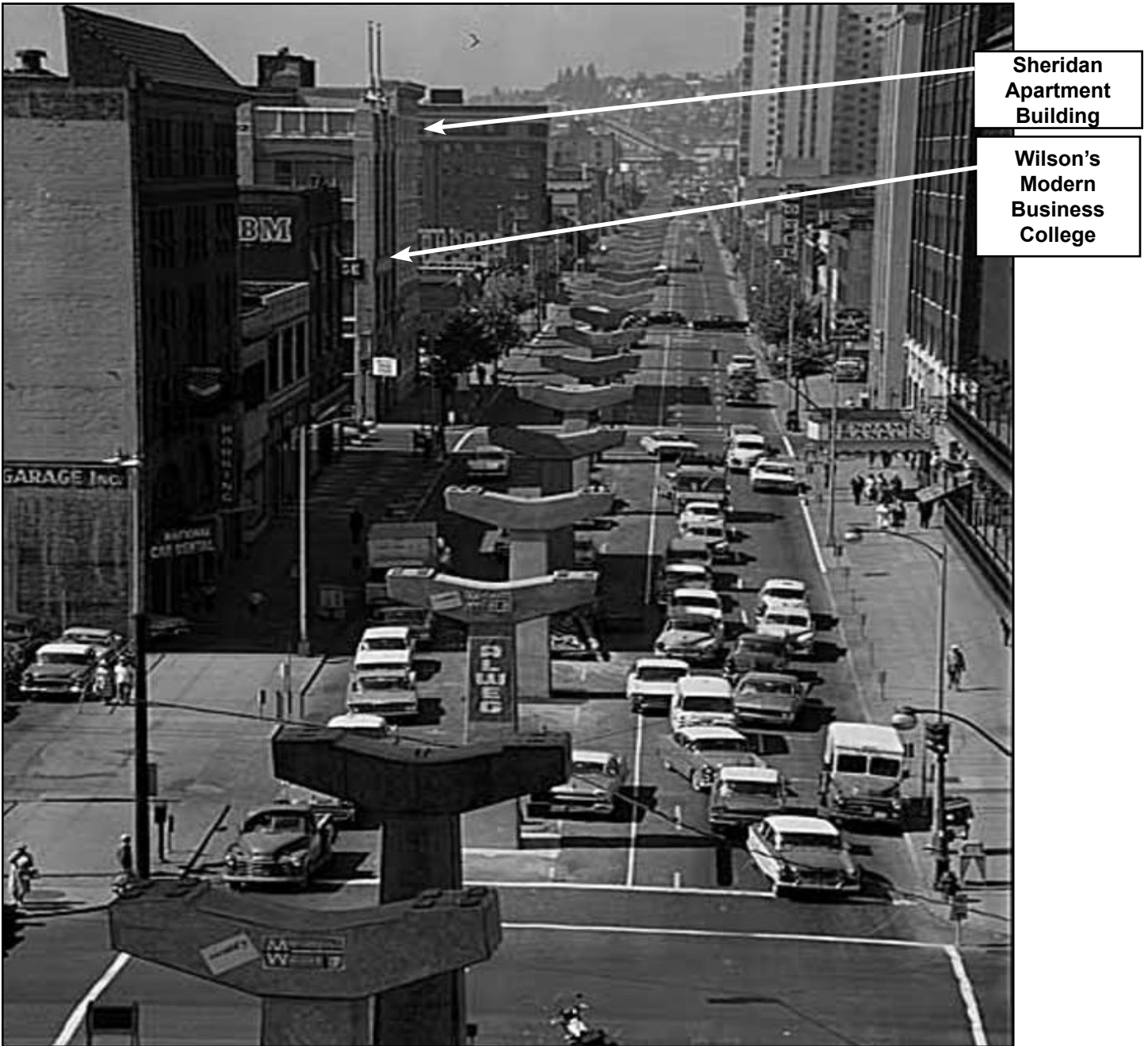


Figure 40 • Monorail construction, Fifth Avenue, 1961



Figure 41 • Sheridan Apartment Building, eastern façade, 1937



Figure 42 • Sheridan Apartment Building, 1938



Figure 43 • Sheridan Apartment Building (far left), 1958

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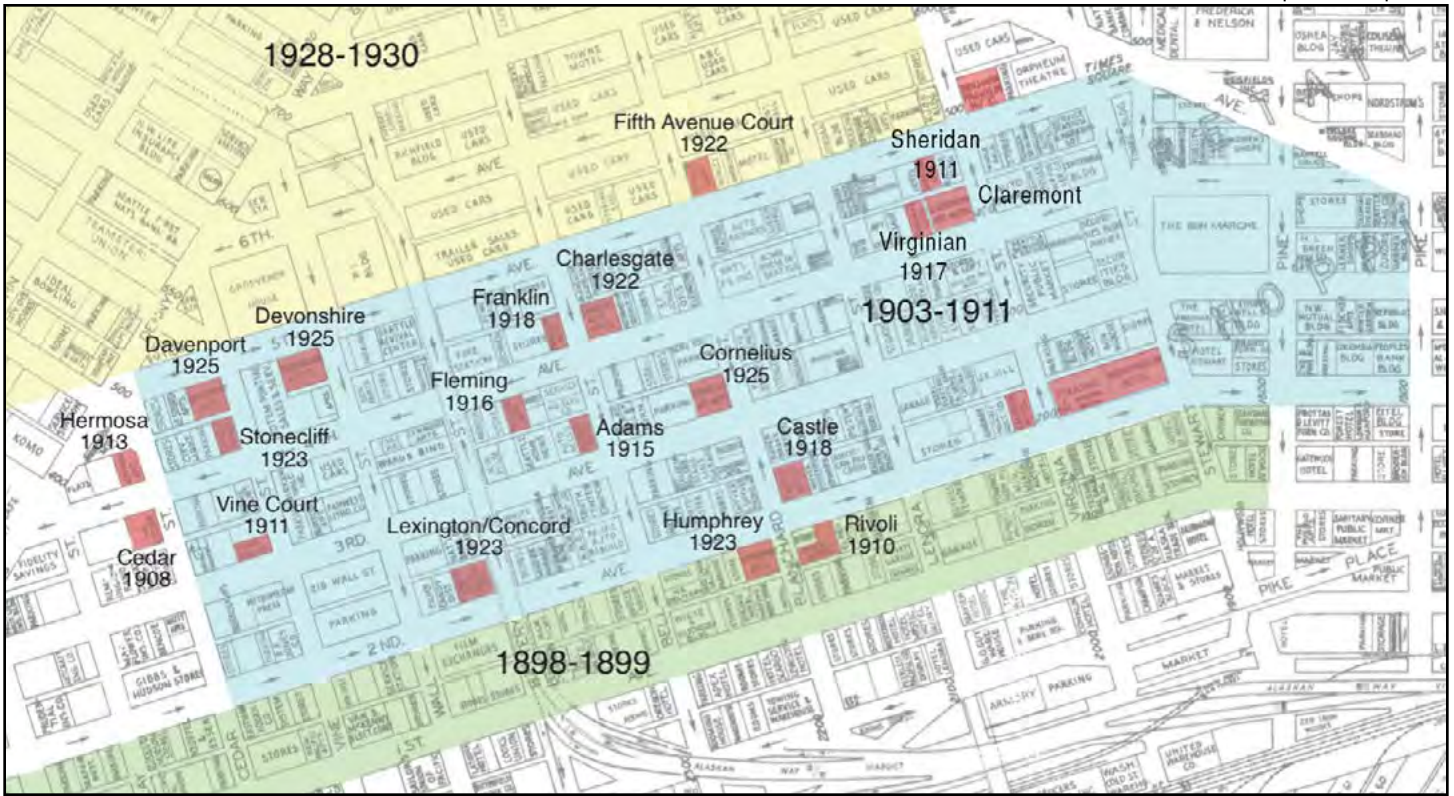


Figure 44 • Locations of apartment buildings in regraded areas of Belltown



Figure 45 • Chelsea Hotel Apartments, Queen Anne Hill (1906-07, Harlan Thomas)



Figure 46 • Watermark Apartments, 320 Cedar Street (1908, formerly Cedar Court Apartments)



Figure 47 • Vine Court, 2600 Third Avenue (1911)



Figure 48 • New Washington Hotel/Josephinum (1908)

The Argus, Seattle Public Library



Figure 49 • Moore Hotel and Theater (1907)

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Figure 50 • The Virginian (1917, Victor Voorhees)



Figure 51 • Franklin Apartment Building (1918, Lawton and Moldenhour, City of Seattle Landmark)

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Figure 52 • Fifth Avenue Court, 2132 Fifth Avenue (1922, George W. Lawton & Herman Moldenhour)

Puget Sound Regional Archives



Figure 53 • The Claremont/Hotel Ändra, 2004 Fourth Avenue (1926)



Figure 54 • Arctic Building (1914-1917, Bebb & Gould, City of Seattle Landmark)

Joe Mabel, 2007



Figure 55 • Terra cotta detail on the Alaska Building (1904, Eames & Young with Saunders & Lawton, City of Seattle Landmark)

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Figure 56 • Dexter Horton Building (1922, John Graham, Sr., City of Seattle Landmark)

MOHAI 1983.10.3141



Figure 57 • Eagles Auditorium (1926, Henry Bittman, City of Seattle Landmark)



Figure 58 • The Humphrey, 2205 Second Avenue (1923)



Figure 59 • The Rivoli, 2127 Second Avenue (1910)



Figure 60 • Old City Hall/Public Safety Building, 400 Yesler Way (1909, Clayton Wilson)

MOHAI 1983.10.8576



Figure 61 • Pioneer Square Pergola (1910, Julian Everett)



Figure 62 • Frye Hotel 223 Yesler Way in Pioneer Square (1908, Bebb & Mendel, now apartments)

Joe Mabel, 2008



Figure 63 • Eastern Hotel (1911, David Dow, City of Seattle Landmark)

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Figure 64 • E. N. Fobes Building/Westinghouse Electric Supply Company, 558 First Avenue South (1904, David Dow)



Figure 65 • Eyres Transfer and Warehouse Company building, 2203 First Avenue (1925, David Dow, Hall & Stevenson engineers)