



Federal Transit
Administration

Madison Street Corridor Bus Rapid Transit (BRT)

Cultural Resources Assessment

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**Seattle Department of Transportation
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ABSTRACT

The Seattle Department of Transportation (SDOT) is preparing to construct the Madison Street Corridor Bus Rapid Transit (BRT) project (Project). The Project includes construction of 11 BRT station areas with 21 directional platforms along a 2.4-mile corridor that includes portions of 1st Avenue, 9th Avenue, Spring Street, and Madison Street in downtown Seattle. Many of the proposed station locations either are paved sidewalks/roadways, or will be placed in islands in the center of the existing road right-of-way.

The project is receiving Federal funding from the Federal Transit Administration (FTA), which requires FTA compliance with Section 106 of the National Historic Preservation Act ("Section 106"). Environmental Science Associates (ESA) was retained by SDOT to conduct a cultural resources assessment for the Project. ESA conducted background research, reviewed existing cultural resource surveys, and inventoried historic properties.

A project Area of Potential Effects (APE) was defined as an approximately 2.4-mile long corridor between 1st Avenue and Martin Luther King Jr. Way E, in the road rights-of-way, adjacent parcels, proposed station locations, and equipment staging and access areas. Areas planned for ground disturbance include bus shelter foundations, station amenities, traction power substation foundation, new and replaced pavement, storm drainage relocations, storm detention pipes, and utility relocations. The maximum depth of ground disturbance for the project is 30 feet, but most project elements will require excavation to a shallower depth.

No archaeological sites were identified within the APE. In total, 83 properties within the APE were inventoried for the project, 40 of which are listed or recommended for listing in the National Register of Historic Places (NRHP). While there may be temporary construction impacts such as noise and vibration, no permanent impacts (e.g. physical or visual) to any historic-aged property is expected. Therefore, ESA considers that this project will result in No Adverse Effect for these historic properties.

Plans for the Madison Street Corridor BRT Project have not yet been finalized. Based on available information it is possible that ground-disturbing activities will encounter old roadways or other infrastructure. ESA recommends archaeological monitoring for that ground disturbing work west of I-5 in anticipation of encountering buried infrastructure. This monitoring should be guided by an Archaeological Resources Monitoring Plan/Inadvertent Discovery Plan (ARMP/IDP), which will provide protocols to follow in the event that a buried archaeological resource is encountered. Once the 100% plans become available, they should be reviewed to determine any changes to the current understanding of the Project, the extent of ground disturbance, and the likelihood for encountering buried cultural resources. The ARMP/IDP should be developed following review of the 100% plans.

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1.0 INTRODUCTION

Environmental Science Associates (ESA) was retained by the Seattle Department of Transportation (SDOT) to conduct a cultural resources assessment for the Madison Street Corridor Bus Rapid Transit (BRT) project (Project) in Seattle, King County, Washington. Historical Research Associates, Inc. (HRA) was retained by SDOT to assist in preparing the historic property inventory. The Project is located in downtown Seattle. The project spans Sections 28, 31, 32, and 33 of Township 25 North, Range 4 East, on the Seattle South 7.5' series topographic map (Figure 1). It is located primarily within public rights-of-way with some work proposed on adjacent parcels.

1.1 Project Description

The City of Seattle's Department of Transportation (SDOT) proposes to provide new Bus Rapid Transit (BRT) service on Madison Street between 1st Avenue and Martin Luther King, Jr. Way East (MLK Jr. Way E.), Spring Street between 1st Avenue and 9th Avenue, and 1st Avenue and 9th Avenue between Madison Street and Spring Street as part of the Madison Street Corridor Bus Rapid Transit (Madison BRT) Project. The project will include 11 BRT station areas with 21 directional platforms along the project corridor, new Transit Only Lanes (TOLs) and Business Access & Transit (BAT) lanes, pedestrian and bicycle improvements, and signal and utility upgrades along the corridor.

Many of the proposed station locations either are paved sidewalks/roadways, or will be placed in islands in the center of the existing road right-of-way. All stations, with the exception of that on 1st Avenue, will have shelters and be about 60 feet long and roughly 10 feet tall. The bus layover and turnaround is located at Martin Luther King Jr. Way E and E Arthur Place. A traction power substation (TPSS), a 16 by 20-foot structure to house the substation for the overhead catenary system (OCS), would be needed somewhere near the eastern end of the project.

Construction impacts will generally consist of grading and/or repaving portions of the existing road corridors and sidewalks, installing bus shelters, sidewalks, pull-outs, bulb-outs, and curbs, OCS strain poles, signal/lighting poles, larger stormwater catch basins (to add stormwater filters), and utility work. Proposed OCS foundations are shown in Figure 5-Figure 8. Most excavation would go to a depth of about 10 feet, but utility work could extend 30 feet below the current ground surface.

Construction would start in 2018 and conclude in the fall of 2019.

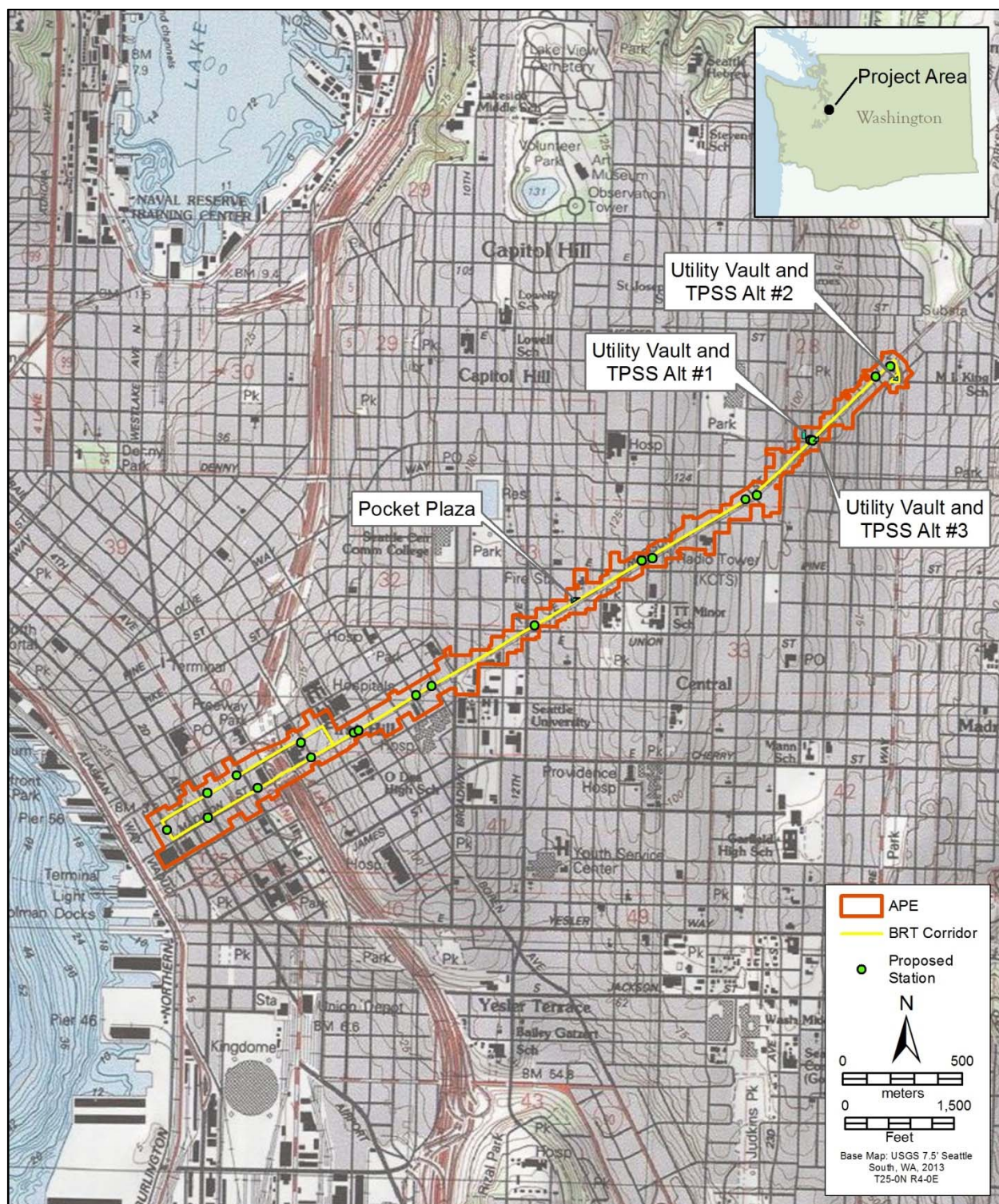


Figure 1. Madison Street Corridor BRT Project Area of Potential Effects (APE).

1.2 Regulatory Environment

Federal funding of the Project requires that the Federal Transit Administration (FTA) comply with Section 106 of the National Historic Preservation Act ("Section 106"). Section 106 requires that FTA consider the effects of this undertaking upon Historic Properties within the project's Area of Potential Effects (APE). Federal code implementing Section 106, found at 36 CFR 800, includes a requirement that an effort be made to identify Historic Properties. In coordination with the Washington State Department of Archaeology and Historic Preservation (DAHP); the Duwamish, Muckleshoot, Snoqualmie, Stillaguamish, Tulalip, and Yakama tribes; and other stakeholders, SDOT and FTA defined the APE for the Project (Attachment A). This report has been prepared to meet the standards of the Section 106 process and documents all of the steps taken to consider the effects of the Project on Historic Properties, and the results of the investigation.

Additional laws that apply to archaeological projects conducted within the State of Washington include: Archaeological Sites and Resources Law (RCW 27.53), Indian Graves and Records Law (RCW 27.44), Human Remains Law (RCW 68.50), and Abandoned and Historic Cemeteries and Historic Graves Law (RCW 68.60).

1.3 Area of Potential Effects

The Area of Potential Effects (APE) is approximately 2.4-miles long between 1st Avenue and Martin Luther King Jr. Way E, in the road rights-of-way, adjacent parcels, proposed station locations, and equipment staging and access areas. Some equipment staging will take place on adjacent, paved properties. Areas planned for ground disturbance include bus shelter foundations, station amenities, traction power substation foundation, new and replaced pavement, storm drainage relocations, storm detention pipes, and utility relocations.

The maximum depth of ground disturbance for the project is 30 feet for the overhead catenary system strain pole foundations, but most project elements will only require excavation to 10 feet, at most.

2.0 ENVIRONMENTAL SETTING

2.1 Geomorphology

Seattle is situated within the Puget Sound Lowland, a basin located between the Olympic Mountains to the west and the Cascade Range to the east (Troost and Booth 2008). Seattle's unique geology results from the movement of materials caused by tectonic, volcanic, glacial, fluvial (river), coastal, and gravity-driven processes, as well as human-induced changes. The range of processes at work creates a degree of geological variation and complexity uncommon in many cities. Subsurface conditions vary greatly and unpredictably over short distances.

The APE sits on a west-facing slope overlooking Elliott Bay. It is underlain by pre-Fraser glacial deposits, which predate the earliest evidence for people in Western Washington. The APE landform has been substantially altered through urbanization, including episodes of cut, fill, and grading within the historic and modern periods.

The dominant geological process that contributed to Seattle's current landforms is repeated cycles of glacial advance and retreat. At least seven glaciations have impacted the Seattle area within the last 2.4 million years (Troost and Booth 2008) leaving behind complex geologic materials, in addition to eroding, reworking, and burying evidence of previous glaciations. During the most recent glacial advance – the Vashon Stade of the Fraser Glaciation – the Puget Lobe of the Cordilleran Ice Sheet advanced south from Canada, overrode Seattle approximately 17,400 years ago, and reached the vicinity of Olympia. It then rapidly retreated from the region by approximately 16,400 years ago.

The APE has been mapped as pre-Fraser sediments, Vashon till, recessional lacustrine and recessional outwash deposits, subglacial meltout till, advance outwash, and glacial deposits. These intact glacial deposits have very low archaeological sensitivity due to their age and origin. Additionally, LIDAR and geological data reviewed shows that extensive grading has taken place for that part of the APE west of Interstate 5 (I-5). Part of this was from the regrading of the city in the early 1900s, and some was grading for other projects, likely in preparation for construction or road development. Only a small portion of the APE is geologically mapped as fill—that area near I-5 (Troost et al. 2005). However, utility corridors run beneath the road rights-of-way, greatly reducing the likelihood that intact sediments exist beneath the roadways.

2.2 Soils

The Natural Resources Conservation Service has no soils data available for the APE. Such an omission is common in cities where urbanization progressed prior to the systematic collection of soils data. However, much of the APE is covered by streets, parking lots, buildings, and other structures found in urban areas, as well as having been subjected to grading and other modifications that disturb natural soil formation (pedogenic) processes; soils in such modified settings are sometimes classified as Urban Land or part of an Urban Land soil complex.

2.3 Flora and Fauna

Seattle is located within the western hemlock (*Tsuga heterophylla*) vegetation zone. Native flora characteristic of this zone include a variety of ferns, Oregon grape, ocean spray, blackberry, red huckleberry, western red cedar, Douglas fir, and western hemlock. Native fauna typical of this zone include deer, cougar, elk, bear, coyotes, beaver, skunk, quail, grouse, weasel, muskrat, and river otter. Key aquatic resources within Elliott Bay include a variety of salmonids (salmon and trout) and shellfish. It is expected that the APE historically would have contained some of these resources; however, due to urbanization, the APE no longer contains native plants and animals.

3.0 BACKGROUND RESEARCH METHODS

ESA conducted a literature review of the Project's Study Area (0.50 mile in every direction from the footprint of the APE). Information reviewed included previous archaeological survey reports, ethnographic studies, historic maps, government landowner records, aerial photographs, and regional histories. These records were reviewed in order to determine the presence of any potentially significant cultural resources or Traditional Cultural Properties (TCPs), recorded land use, and known conditions in and around the APE. Relevant documents were examined at the Washington State Department of Archaeology and Historic Preservation (DAHP), Seattle Landmarks Preservation Board, the University of Washington Libraries, online, and ESA's research library.

4.0 PRECONTACT BACKGROUND

The precontact cultural chronology of the Pacific Northwest and Puget Sound from the Late Pleistocene onward has been previously summarized (Ames and Maschner 1999; Blukis Onat et al. 2001; Kidd 1964; Matson and Coupland 1995; Nelson 1990). The various chronologies generally agree on broad patterns in culture but may differ regarding the timing and significance of changes in specific aspects of culture, such as subsistence, technology, and social organization. The following discussion of cultural-historical sequence draws broadly on the various chronologies, but follows Ames and Maschner (1999) by recognizing five periods, which are summarized in Table 1. The Late Pacific period overlaps slightly with the Ethnographic period, as discussed below.

Table 1. Precontact Periods.

Time Period	Approx. Date Range	Characteristics
Paleoindian	Before 12,500 years ago	Often referred to as Clovis culture and located in the uplands; represented by projectile points*
Archaic	12,500 to 6,400 years ago	Often referred to as Olcott culture and located in riverine and lake settings; represented by cobble tools and lanceolate* projectile points
Early Pacific	6,400 to 3,800 years ago	Located in marine and estuary settings; represented by large shell middens* and decorative artifacts such as labrets* and bracelets
Middle Pacific	3,800 to 1,800/1,500 years ago	Represented by large plank houses, increase in decorative items, woodworking tools (adzes*, mauls*, wedges*)
Late Pacific	1,800/1,500 years ago to AD 1851	Represented by seasonal camps associated with resource procurement and increased variability in burial methods
Ethnographic Period	AD 1792-1851	The same as Late Pacific sites; non-Native tools and materials may be present

*Projectile points are chipped stone artifacts used to tip arrows, dart points, or spears; Lanceolate projectile points are a specific type of projectile point; middens are archaeological deposits consisting of refuse from human activities, usually composed of a mixture of soil, charcoal, and various food remains such as bone, shell, and carbonized plant remains—they may also contain human remains; labrets are personal adornment items made of stone or bone and are worn in the lower lip; adzes, mauls, and wedges are hand tools used for woodworking.

5.0 ETHNOGRAPHIC BACKGROUND

5.1 Overview

The ethnographic period is when the first non-Native peoples came to the area. In the Puget Sound, the ethnographic period is generally considered to have begun in 1792 with the arrival of European explorers and ended in 1851 with the arrival of the Denny Party. The project is located within the traditional territory of the Duwamish people (Buerge 1984; Costello 1895; Haeberlin and Gunther 1930; Spier 1936; Swanton 1979). Descendants of the Duwamish are members of the following Federally-recognized tribes: Snoqualmie Tribe, Tulalip Tribes, Suquamish Tribe, and Muckleshoot Indian Tribe (BIA 1996, 1997; Miller and Blukis Onat 2005). The Duwamish are considered part of a shared Southern Coast Salish culture group who traditionally spoke a common dialect of the Southern Lushootseed language (Suttles and Lane 1990:485).

The Duwamish relied heavily upon salmon for subsistence, supplementing this diet with other resources found in marsh, lake, and saltwater environments. Local hunting and fishing was practiced during the lean winter months, while the group shared supplies of preserved food, including smoked fish and shellfish and dried berries. Smaller groups moved seasonally during the warmer months, providing a broad subsistence base including shellfish, marine and

freshwater fish, land game, waterfowl, sprouts, roots and bulbs, berries, and nuts (Suttles and Lane 1990). Food resources acquired during the spring, summer, and fall were used for winter supplies and trade, as well as immediate consumption. In addition, varieties of plant resources were exploited for medicinal and other uses. Western red cedar was used for making rope, baskets, and numerous household items; tules and cattails were collected near streams and marshes and were used for making mats (Suttles and Lane 1990:490).

Village structures were typically cedar plank houses where communities aggregated at the close of the growing season. During the Ethnographic period, the lands surrounding the APE contained numerous named places and villages (Hilbert et al. 2001; Thrush 2007). The Duwamish people predominantly practiced canoe/tree burials whereby the deceased would be placed in a canoe, and the canoe placed in a tree or on a frame (Suttles and Lane 1990:496). Often, as the canoe decayed and collapsed, the human remains would come to rest on the ground below.

The Duwamish people were traditionally living along and utilizing the shores of Elliott Bay in 1851 when settlers arrived at Elliott Bay and established the town of Seattle. With the passage of the 1850 Donation Land Act of Oregon, more settlers followed and began to claim homestead lands throughout the Puget Sound region. The traditional mobile subsistence strategies of native hunter-fisher-gatherers were increasingly disrupted as Euroamerican settlement progressed. Early Euroamerican settlements and land claims were understandably focused around key routes of access and areas rich in resources.

Impacts on Native Americans in Puget Sound increased as treaties were signed with the US Government and reservations were established. The Federal Government negotiated the Treaty of Point Elliott with the Duwamish and 21 “allied tribes” in 1855. Under the provisions of this treaty, ratified in 1859, the US Government established four reservations within the Puget Sound region for the “Duwamish and allied tribes” to reside. Not all Duwamish people relocated to the established reservations (BIA 1996). Today, the Duwamish are not a Federally-recognized tribe but are actively petitioning the US Government for acknowledgement (BIA 1996, 2001, 2015).

5.2 Ethnographic Resources within the Study Area

There are no recorded ethnographic resources within the APE. However, there are seven recorded Native American place names within 0.50 mile of the APE (Table 2), demonstrating Native American use of the APE vicinity. These sites are concentrated on shorelines of Elliott Bay and Lake Washington, but also include upland prairies near today’s Belltown. The locations include four villages, one cemetery, and two geographical features.

The western terminus of Seneca Street was originally a deep ravine spanned by a bridge (Bass 1937:56). A memoir of one of Seattle’s early settlers notes that a Native American cemetery was located on the south side of this ravine; this places the cemetery between Seneca and Spring Streets (Bass 1937:56). This is the only source that mentions this cemetery. Spring Street was named for the freshwater springs that once flowed near the western terminus of

today's Spring Street. The shoreline here was historically sandy and used by Native Americans who camped and lived in cabins a few blocks away from the springs (Bass 1937:57). Just south of Spring Street, the shoreline at the western terminus of Madison Street was also historically sandy (Bass 1937:62).

Near the western end of the APE were several villages and camping locations, likely selected for their proximity to sandy beaches and freshwater springs. The village of *QulXáqabeexW* was mapped at the western terminus of Cherry Street, which is three blocks south of Madison Street (Phelps 1856). A general description of the waterfront between Columbia Street and Madison Street states the area was "usually lined with their [Native Americans'] shacks" (Bagley 1916:96).

A natural lagoon once extended through today's neighborhood of Pioneer Square. It formed a peninsula on the west side, known as "The Neck" and connected with Elliott Bay through a narrow inlet on the south formed by a sand spit (Figure 2). The Neck spanned approximately four blocks, between Yesler Way and S. King Street. The lagoon was filled by 1899 (US Coast and Geodetic Survey 1899 – Seattle Bay and City).

The important Duwamish village of *dʷidʷəlalič* was located at or near today's King Street Station, which is approximately 0.50 mile south/southeast of the APE. The village was situated on a promontory at the shores of an historic lagoon, and once featured at least eight longhouses; by 1852 only one longhouse remained and was in ruins (Thrush 2007:229). Other sources place this village at the western terminus of Yesler Way and another notes that it was the location of a trail that extended south to today's Renton area (Bass 1937:152). The name of the village was widely used by Lushootseed speakers to refer to the entire Seattle area until at least the 1940s (Thrush 2007:230).

Table 2. Recorded ethnographic place names within 0.50 mile of the APE.

Approx. Location	Lushootseed Name	English Translation	Description	Citations*
Vicinity of today's Belltown	<i>babáqWab / báqWbaqWab / babak^wab</i>	Little Prairie / Large Prairie / Prairies	A Duwamish village consisting of two longhouses, each approx. 48 x 96 feet. The shoreline was also used for camping.	Hilbert et al. 2001:60 (#22); Thrush 2007:228 (#33); Waterman 1922:188 (#13)
Two blocks north of the western terminus of Pike St	<i>scHapaqW</i>	Sour Water	A hole in the sand visible at low tide, thought to be a tunnel where young whales traveled to Lake Union.	Thrush 2007:228 (#34)
Western terminus of Spring St	<i>bóólatS</i>	Spring	A freshwater spring and village site.	Bass 1937:57; Thrush 2007:228 (#35)
Between Seneca St and Spring St	---	---	A Duwamish cemetery on the south side of a former ravine.	Bass 1937:56
Between Columbia St and Cherry St or Seneca St and Spring St	<i>QuIXáqabeexW</i>	Grounds of the Leader's Camp	A Duwamish village, possibly led by a brother of Seeathl.	Thrush 2007:228 (#35)
Vicinity of today's King Street Station	<i>Djidjilál31tc / d̥id̥əlalič / sdZéédZul7alee cH</i>	A little place where one crosses over	A principal Duwamish village with two locations on either side of a former promontory on the lagoon. Included up to eight longhouses.	Hilbert et al. 2001:45, 60 (#23); Thrush 2007:229 (#37); Waterman 1922:188 (#14)
Vicinity of today's Lakeview Park	<i>Bastiqééyoo / B̥isti'Exqle'u</i>	It Has Wolves	On the western shore of Lake Washington where the water is very deep.	Hilbert et al. 2001:101(#134); Thrush 2007:249 (#102); Waterman 1922:192 (#107)

* Parenthetical numbers are the map locations used by each publication.

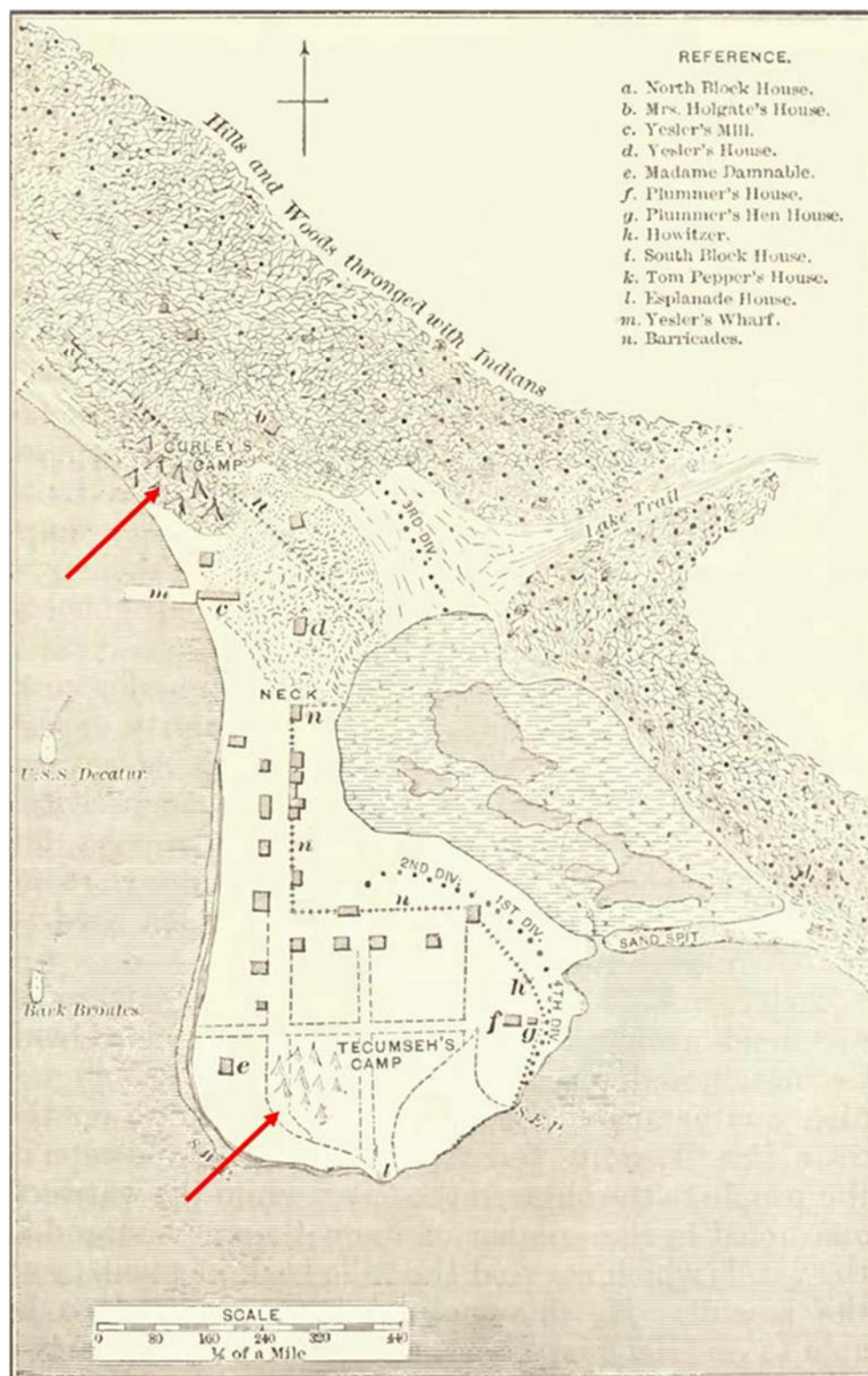


Figure 2. Map of Seattle during the Frontier Period (Source: Phelps 1856). Red arrows note the locations of “Curley’s Camp” near Yesler Way and “Tecumseh’s Camp” on the Neck.

6.0 HISTORICAL BACKGROUND

6.1 Overview

The history of Seattle can be generally divided into four historical periods: Frontier, Developmental, Metropolitan, and Modern (Table 3). During the Frontier Period, dense forests and steep terrain limited major eastward growth of Seattle. Prior to the series of regrades and filling during the Developmental Period, it was not uncommon for street grades to be 20-30% (Phelps 1978:6). The first regrade project was along Front Street (1st Avenue) in 1876, between Pike Street and Yesler Way; this was followed by a series of individual localized projects throughout the city, which lasted until 1930.

Table 3. Seattle Historical Periods.

Historical Period	Date Range	Major Historical Events
Frontier	1850-1899	Arrival and settlement of area by non-Native people, construction of primarily wood-frame residences, stores, and other community buildings.
Developmental	1890-1940	Reconstruction after the Great Fire of 1899 with emphasis on brick construction materials, improvements to sewer and water systems, sidewalk improvements, street regrading and filling, tideland filling, and construction of street car lines.
Metropolitan	1941-1967	Increased industrial/commercial development, increased employment opportunities during the World War II supplies industry, population growth, and rise of residential housing.
Modern	1968-present	Construction of Interstate 5 through the city, civil rights movement, passage of the National Historic Preservation Act.

Madison Street, named after President James Madison, was established in the 1870s (Phelps 1978:99). Madison Street and Yesler Way were originally the only two streets that stretched from the Seattle waterfront to Lake Washington. Madison Street ended at the home of John McGilvra in today's Madison Park neighborhood. At the western terminus of Madison Street, near the intersection of Second Street, stood Seattle's First Methodist Protestant Church, also known as the Brown Church. The Brown Church was a community-gathering place where lectures, concerts, and political events were held (Bass 1937:58-59). Originally, this rough wagon road passed over a series of hills and ravines, starting with First Hill, and continued east through dense forests (US Coast and Geodetic Survey 1875, 1901). In 1889 the Madison Street Cable Railway Company formed to operate a line between the western terminus of Madison Street and east to 25th Avenue. The line's powerhouse was located on Madison at 22nd and 23rd Avenue. The line was extended all the way to Lake Washington by 1891 (Bagley 1916:439; Bagley 1929:517). It closed in 1940 (Thompson 2016).

In 1889, the Great Fire of Seattle was started by an overturned glue pot in a shop on the corner of 1st Avenue and Madison Street (Bagley 1916:419). The fire spread through the town and destroyed the business district within seven hours. While the devastation was immense, the

reconstruction period allowed Seattle leaders to design improved infrastructure and many buildings were rebuilt using fireproof materials of stone or brick.

Madison Street was also impacted by the series of regrading efforts that took place across Seattle, collectively referred to as the Regrades. Starting in the late 1870s, Seattle's main north-south streets adjacent to the waterfront were regraded. These early projects impacted Madison Street at the intersections only, leaving Madison Street itself untouched (Figure 3).

Madison Street improvements were first ordered by city council in 1901 (Seattle Daily Times 1901). Plans to improve the street were discussed in segments, with proposed work between 1st and 6th Avenues to include wooden curbs and planked streets. Between 6th and 9th Avenues, Madison was to be paved with vitrified brick and feature a mix of granite and cement curbs. Between 9th and Terry Avenues, the street would be planked and feature wooden curbing. Continuing east, the segment between Terry Avenue and Broadway was first proposed for vitrified brick but instead it was agreed that asphalt paving would be used. Between Broadway and 23rd the street would be surfaced with wood planks.

In 1907, part of Madison Street itself was regraded as part of the 3rd Avenue Regrade project (Figure 4). The 1907 work was so severe it required the Madison Street cable car tracks to be temporarily lifted on wooden cribbing in order to allow for continued use.

Development along Madison Street during the 19th and early 20th centuries included a mix of commercial warehouses, hotels, retail businesses, churches, and residences (Baist Map Company 1905, 1912; Sanborn Map Company 1884, 1888, 1893, 1904). Madison Street passes through the First Hill neighborhood. This area was the desired location for Seattle's earliest permanent homes, which gave way to the hill's name (Bass 1947:129). Starting in the early 20th century, many of the 19th century single-family residences were demolished and new apartment buildings and hotels were built. First Hill remained predominately residential until the 1930s and 1940s, at which time the area became a center for clinics and hospitals (Bass 1947:131).

During the 1930s, development along Madison Street between its western terminus and First Hill was predominantly commercial; east of First Hill the corridor was primarily residential (Pacific Aerial Surveys, Inc. 1937a, 1937b, 1937c, 1937d).

6.1.1 Auto Row

During the 1920s and 1930s, the East Madison Street corridor was home to many automobile service stations, automobile garages, and distribution retailers. The street was a popular route connecting downtown Seattle with the recreational opportunities of Lake Washington. Many of the original service stations have since been demolished or converted into new buildings. During the 1950s, the area supported numerous dry cleaners and several bank branches.

6.1.2 First Hill and Renton Hill

The First Hill and Renton Hill neighborhoods were historically affluent areas. Located just east of downtown, the neighborhoods were easily accessible via the Madison Street trolley line and offered desirable views of the Olympic Mountains and Puget Sound. Large residences were constructed in the area during the 1880s, many of which were converted into rooming houses around the turn of the century. After 1900, development switched from single-family residences to apartment buildings, hospitals, banks, and hotels.

6.1.3 Central District

Seattle's Central District is bounded by E Madison Street on the north, Jackson Street on the south, 12th Avenue on the west, and Martin Luther King Jr Way on the east. In its early days, it was a very diverse neighborhood, but the African American population in particular flourished here in the 1930s. After World War II, discrimination and restrictive covenants in other parts of the city led to this area being home to most of Seattle's African American population, many of whom lived within three or four blocks of Madison Street, which is where their homes and businesses were centered. They were drawn to the area by the transportation, religious and social life, including the First African Methodist Episcopal Church (1890) and Mount Zion Baptist Church (1890), and housing such as The Chandler (2416 East Madison) and The Adelphi (230-232 23rd Avenue N), which were owned by African Americans.

In 1940, the Central Area became a majority African American neighborhood, concentrated on those blocks along Madison Street between 21st and 23rd Avenues. The area did not age well, however, due in part to social inequality and deteriorating schools. A number of initiatives were undertaken in the 1960s, and eventually, schools were desegregated. Today, the First A.M.E. Church remains a cornerstone of the Central District, new schools and social centers have developed, and the racial composition began to change.



Figure 3. Madison Street, c. 1891 showing cable car in use and regraded intersections at Front Street (now 1st Avenue) and 2nd Avenue (UW Digital Collections, Museum of History and Industry Photograph Collection, Image No. 1983.10.6300.1).



Figure 4. Intersection of Madison Street and 3rd Avenue in 1907 (UW Digital Collections, Asahel Curtis Collection, Image No. CUR212).

7.0 PREVIOUS CULTURAL RESOURCES RESEARCH

In preparation for this project, ESA conducted a records search of DAHP's online Washington Information System for Architectural and Archaeological Records Data (WISAARD) on June 1, 2016. The records search resulted in the identification of 55 completed cultural resources surveys and 24 recorded sites within a 0.50-mile radius of the APE. None of the recorded sites is located within the APE. There are four cemeteries within 0.50 mile of the APE. Burials from two of the cemeteries have since been relocated; the other two cemeteries are currently active. In addition, there are 24 aboveground historic-aged properties within the APE.

7.1 Previous Cultural Resources Surveys

Fifty-five prior cultural resources surveys or assessments have been completed within 0.50 mile of the APE (Table 4). They were completed as part of an evaluation of transportation improvements, residential housing improvements, cellular tower installations, sewer and stormwater facilities, trail improvements, park improvements, and specific historic building evaluations. Ten of the studies identified and recorded historic properties and 19 of the studies identified, recorded, or further evaluated archaeological sites.

Nine of the cultural resources surveys completed overlap with the APE. Only two recorded cultural resources—these were historic properties. Three of these are listed in the National Register (see Table 6), and one was recommended not eligible for listing.

Table 4. Prior cultural resources studies conducted within 0.5 mile of the project.[†]

Citation	Project	Cultural Resources Identified
Askin 2013	Historic Properties Survey of Pioneer Square (Colman Building) Telecom Installation	Multiple Historic Properties
Bartoy 2011	SR 99, S. Hudson St to Ward St Automated Viaduct Closure Gates	---
Berger 2010	Yesler Terrace Redevelopment	---
Berger 2011	Yesler Terrace Redevelopment – East of 12 th Sector	---
Boyle 2010	Yesler Terrace Redevelopment – Historic Resources	Multiple Historic Properties
Compas and Gilpin 2015	NRHP Evaluation of 45-KI-1027	45-KI-1027
Courtois 1999	Central Link Light Rail, Final EIS Technical Report, Historic and Prehistoric Archaeological Sites, Historic Resources, Native American Traditional Cultural Properties, and Paleontological Sites	---
Darby 2002	Dexter Horton Rooftop Antenna Installation	---

Citation	Project	Cultural Resources Identified
Elder 2015	Tunnel Boring Machine Repair Shaft Shell Deposit (45KI1221) Testing	45-KI-1221
Elder and Cascella 2014	Archaeological Testing for the Alaskan Way Viaduct Replacement Project Tunnel Boring Machine Repair Shaft	---
Elder and Hofkamp 2015	Revised Final Supplemental Section 106 Technical Report Vol. 2: Archaeological Resources SR 99: Alaskan Way Viaduct Replacement Project	---
Elder et al. 2013	Final Cultural Resources Discipline Report, Seattle Multimodal Terminal at Colman Dock	Multiple Historic Properties
Finley 2015	Results of a cultural resources study of the WA-SEA0675E14.1 cell site (Trileaf #617165),	Multiple Historic Properties
Forsman et al. 1997	Denny Way / Lake Union Combined Sewer Overflow Control Project	---
Gillis et al. 2005	Archaeological Resources Monitoring and Review of Geotechnical Borings from South Spokane St to the Battery St Tunnel	---
Gunn 2014	SE03XC052 Central Hospital Washington DAHP Submission Packet	---
Gunn 2015	WA6384 Volunteer Park (3C) Section 106 Report	---
Heideman et al. 2015	Final Cultural Resources Assessment for the Yesler Way over 4 th Avenue South Bridge	Multiple Historic Properties
Hodges et al. 2007	Archaeological Assessment, Bents 93 and 94 Emergency Repair, SR99 Alaskan Way Viaduct & Seawall Replacement Project	---
Hoyt et al. 2012	Archaeological Monitoring and Data Recovery at 45-KI-737 Old Pine Street	45-KI-737
Johnson 2010	Archaeological Monitoring for the Central Link Light Rail Transit Project Contract U211: Demolition and Environmental Mitigation-Capitol Hill	45-KI-946
Johnson et al. 2013	Additional Data Collection Required to Evaluate Sites 45-KI-1012 and 45-KI-1013, SR 519 Seattle Multimodal Terminal at Colman Dock Project (Seattle Multimodal Project)	45-KI-1012, 45-KI-1013
Kachmarsky 2011	Historical Resource Technical Report: Former Federal Reserve Bank of San Francisco, Seattle Branch	Federal Reserve Bank of San Francisco, Seattle Branch
LaBree 2013	Antenna Replacements, Project # SE73XC047	Multiple Historic Properties
Landreau 2005	Cell Tower installation at 1111 E. Madison Street (First Hill)	---
Lewarch et al. 2004	Part 1 Seattle Monorail Project Green Line	45-KI-685

Citation	Project	Cultural Resources Identified
McReynolds 2016	Visual Effects Report, Proposed Telecommunications Non-Tower Collocation Site, SEA 4th and Seneca	---
Merrill 2010	Interim Report on Archaeological Monitoring for the Central Link Light Rail Transit Project, University Link Contract U230: Capitol Hill Station	45-KI-973, 45-KI-974, 45-KI-975
Merrill and Johnson 2012	Cultural Resource Monitoring Results for King Street Station Construction Phase IIb	45-KI-244
Merrill et al. 2011	Cultural Resource Monitoring at King Street Station	45-KI-244, 45-KI-1016
Nelson 1998	King County Administration Building Investigation	---
Northwest Archaeological Associates, Inc. 2006	Geoarchaeological Examination of Solid-Core Geoprobes: Alaskan Way Viaduct and Seawall Replacement Project	---
Ostrander et al. 2015	Arboretum Loop Trail Project	45-KI-849
Pinyerd 2012	Cell Tower installation at 110 Union St	Multiple Historic Properties
Pinyerd 2013a	Cell Tower installation at 2308 E. Union St	Multiple Historic Properties
Pinyerd 2013b	Cell Tower installation at 1111 E. Madison St	Multiple Historic Properties
Raff-Tierney et al. 2016	Archaeological Monitoring Report for the 400 South Jackson Street Project	45-KI-1223, 45-KI-1027
Reed et al. 2012	Cultural Resources Monitoring Report: SR99 South Holgate Street to South King Street Viaduct Replacement Project Archaeological Monitoring Stage 2	---
Roberts 2011	Underwater Reconnaissance Survey, Elliott Bay Seawall Project	45-KI-1011, 45-KI-1012, 45-KI-1013
Rooke 2002a	Cell Tower installation at WA-0790 (Olive Site)	---
Rooke 2002b	Cell Tower installation at WA-795 (Gatewood)	---
Rooke 2002c	Cell Tower installation at WA-799 (Nettleton)	---
Rooke 2002d	Cell Tower installation at WA-0793 (King County Administration Building)	---
Rooke 2009	Madison Valley Long-term Stormwater Project Corridor	45-KI-849
Rooke 2011a	Data Recovery Report for the Washington Park Landfill (45KI849)	45-KI-849
Rooke 2011b	Damage Assessment for the Washington Park Landfill (45KI849)	45-KI-849

Citation	Project	Cultural Resources Identified
Rooke 2012	Data Recovery and Damage Assessment for the Washington Park Landfill (45KI849)	45-KI-849
Schneyder et al. 2011	Revised Archaeological Treatment Plan, SR 99: Alaskan Way Viaduct Replacement Project	---
Schumacher 2007	Monitoring for William Kenzo Nakamura United States Courthouse	---
Sheridan 2008	Section 106 Technical Report, Historic Resources S. Holgate St to S. King St, Viaduct Replacement Project	---
Silverman et al. 2009	Monitoring for Starbucks Coffee Company's 505 First Avenue South Construction Site	45-KI-930
Torrey 2015	SC72 Union and 23 rd	---
Valentino et al. 2008	Cultural Resources Investigations, Yesler Way Stabilization Project	---
Wilson et al. 2013	Pike Place Market Waterfront Entry Project (PC1-N)	45-KI-1161
Wilt 2012	Monitoring and Recording of Two Buried Walls (45KI1084 and 45KI1085) in the Seattle Central Waterfront District	45-KI-1084, 45-KI-1085

† Bold entries are projects within the APE.

7.2 Recorded Cultural Resources

7.2.1 Archaeological Resources

There are 24 recorded archaeological resources with 0.50 mile of the APE (Table 5). However, there are none within the APE. All resources are from the historic period. Four of the sites are submerged along the Elliott Bay waterfront. Other sites range from building foundations, refuse deposits, railroad properties, roads, retaining walls, and segments of sewer and stormwater conveyance.

Table 5. Recorded archaeological resources within 0.5 mile of the project.

Site Number	Site Name	Site Type	Description	NRHP Status
45-KI-0244	King Street Station	Historic	Railroad Passenger Terminal, deposits of rail segments, structural footings, roof tiles, 1904-1906.	Listed
45-KI-0685	Sinking Ship Areaway	Historic	Mosaic tile flooring, remnant of former buildings, 1889 / 1890.	Determined Not Eligible
45-KI-0737	Old Pine Street	Historic	Residential debris, wooden foundations, wooden storm and sewer drains, c. late-1800s – early-1900s	Eligible

Site Number	Site Name	Site Type	Description	NRHP Status
45-KI-0849	Washington Park Landfill	Historic	Landfill deposits, c. 1907-1915	Determined Eligible
45-KI-0930	---	Historic	Railroad, c. pre-1959	Not Evaluated
45-KI-0946	---	Historic	Brick foundation footings, c. late-19 th century	Determined Not Eligible
45-KI-0973	---	Historic	Nail, wood, bottle, shell, metal, bone, c. late-1800s – early-1900s	Determined Not Eligible
45-KI-0974	---	Historic	Pipe, 42-inch diameter, c. late 1800s – early-1900s	Determined Not Eligible
45-KI-0975	Old Denny Way	Historic	Road, c. late-1800s – early-1900s	Determined Not Eligible
45-KI-1011	Pier 54 Submerged Debris Scatter	Submerged Historic	Historic bottles, ceramics, brick and construction debris, c. early to mid-20 th century	Not Evaluated
45-KI-1012	Washington State Ferry Submerged Pier	Submerged Historic	Submerged pier and wooden planking, c. mid-19 th – 20 th century	Determined Not Eligible
45-KI-1013	Washington Street Submerged Historic Scatter	Submerged Historic	Ceramics, bottles, glass, metal, bricks, remnant piles, c. late-19 th – mid-20 th century	Determined Not Eligible
45-KI-1016	---	Historic	Granite footings, faunal, glass, leather, metal items, c. 1889-1904	Determined Not Eligible
45-KI-1027	Downtown Hotel Concrete Block	Historic	Concrete post, c. 1916	Determined Not Eligible
45-KI-1084	Wood Wall under the Alaskan Way Viaduct	Historic	Wooden wall	Not Evaluated
45-KI-1085	Western Ave. Concrete Wall	Historic	Concrete wall	Not Evaluated
45-KI-1099	Pier 62/63 Submerged Historic Debris Scatter	Submerged Historic	Wood, glass, c. early to mid-20 th century	Not Evaluated
45-KI-1161	Municipal Market Building Foundation	Historic	Historic residential debris	Eligible

Site Number	Site Name	Site Type	Description	NRHP Status
45-KI-1189	Ballast Island	Historic	Sandstone, granite, pebbles, cobbles, boulders, brick, and wood fragments, c.1880s-1905	Not Evaluated
45-KI-1221	--	Historic	Debris scatter with shell refuse deposit, c. 1892-1896	Not Evaluated
45-KI-1223	Seattle Gas Light Company Gasification Plant	Historic	Brick foundation, wood piles, cement slab, metal poles, c. 1881-1906	Not Evaluated
45-KI-1233	200 Occidental	Historic	Building foundations and debris, c. 1880-1960s	Not Evaluated
45-KI-1243	Broadway Rail Line	Historic	Railroad, c. 1890s – c. 1931	Determined Not Eligible
45-KI-1277*	Road	Historic	Road with granite paving, c. early-1900s	Determined Not Eligible

*No site form on file at DAHP

7.2.2 Aboveground Historic Properties

Background research identified 23 properties within the APE that are listed in, determined eligible for listing in, or recommended eligible for listing in a historic register (Table 6). Many of these properties are listed in more than one register. Eleven are listed in the NRHP, 15 in the Washington Heritage Register (WHR), and 10 are designated Seattle City Landmarks. Six properties have been determined eligible for listing in the NRHP by DAHP, but are not formally designated. These properties/locations include historical event locations, churches, commercial buildings, hotels, banks, single-family residences, and multi-family residences. These properties were built between 1890 and 1968.

7.2.3 Belowground Historic Properties

Several of the buildings identified above have associated areaways (belowground spaces within rights-of-way enclosed by sidewalks above and building foundations and street supports on either side). Areaways attached to an NRHP-listed building are considered part of the building, and are also considered NRHP-eligible. Areaways may also be associated with Seattle City Landmark properties, depending on the Controls and Incentives for those Landmarks. Historic register properties with associated areaways are listed in Table 6.

Table 6. Historic Register Properties in the APE.

NRHP*	WHR*	Seattle Landmark	Address	Site No.	Property Name	Year Built	Areaway
---	Listed	---	East side of 5 th Ave, between Spring and Madison St	45-KI-106	First Catholic Hospital Site	---	---
---	Listed	---	1 st Ave, between Madison and Marion St	45-KI-137	Start of 1889 Seattle Fire Site	---	---
---	Listed	---	Mid-block, 1 st Ave, east side between Marion and Madison St	45-KI-564	First Post Office Site	---	---
---	Listed	---	3 rd Ave, east side, between Spring and Madison St	45-KI-107	First Public School Site	---	---
Listed	Listed	Designated	1115-1117 1 st Ave	45-KI-089	Grand Pacific Hotel	1898	Yes
Listed	Listed	Designated	1119-1123 1 st Ave	45-KI-087	Colonial Hotel	1901	Yes
Listed	Listed	Designated	1005 1 st Ave	45-KI-088	Globe Building	1904	Yes
Listed	Listed	Designated	1013 1 st Ave	45-KI-088	Beebe Building	1904	Yes
Listed	Listed	Designated	1021 1 st Ave	45-KI-088	Hotel Cecil	1904	Yes
Listed	Listed	Designated	1018-1022 1 st Ave / 107 Spring St	45-KI-094	Holyoke Building	1890	Yes
Listed	Listed	Designated	1105 6 th Ave	45-KI-925	Women's University Club	1922	---
Listed	Listed	---	1010 5 th Ave	45-KI-673	US Court House	1940	---
Listed	Listed	---	1015 2 nd Ave	45-KI-062	Federal Reserve Bank of San Francisco	1950	Yes
Listed	Listed	---	1605 17 th Ave	45-KI-112	Galland, Caroline Kline, House	1903	---
Listed	Listed	---	909 1 st Ave	45-KI-672	Federal Office Building	1932	Yes
Eligible	---	---	1001 4 th Ave	--	Seattle First Tower	1966	Yes

NRHP*	WHR*	Seattle Landmark	Address	Site No.	Property Name	Year Built	Areaway
Eligible	---	---	1103 E Madison	--	Seattle University – Gene E. Lynn Building	1920	---
Eligible	---	---	1111 E. Madison	--	Hunt Transfer Company	1910	---
Eligible	---	---	1101 2 nd Ave	---	Washington Mutual Bank	1968	Yes
Eligible	---	---	1100 2 nd Ave	---	Baillargeon Building / National Bank of Commerce / Security Building	1907	Yes
---	---	Designated	1012 1 st Ave	--	Schoenfeld Building	1893	---
---	---	Designated	900 Madison	--	Sorrento Hotel	1909	---
---	---	Designated	1522 14 th Ave	--	First African Methodist Episcopal Church	1912	---

* NRHP = National Register of Historic Place; WHR = Washington Heritage Register

7.2.4 Cemeteries

Four cemeteries are within 0.50 mile of the APE (Table 7). Two date from the 19th century but were relocated. The other two are currently active and are associated with churches. None are located within the APE.

Table 7. Recorded cemeteries within one-half mile of the APE.

Address	Site No.	Cemetery Name	Known Burial Dates	Status
Stewart St (relocated to Denny Park)	45-KI-0896	Denny Hotel Cemetery	Earliest: unknown; Latest: 1860	Inactive - Relocated
804 9 th Ave	45-KI-0904	St. James Cathedral Crypt	Earliest: 1997	Active
711 2 nd Ave (relocated to Denny Park)	45-KI-0909	Little White Church Cemetery	Earliest: 1856	Inactive - Relocated
1115 Harvard Ave	45-KI-1171	First Baptist Church Columbarium	---	Active

7.3 Expectations

According to the Statewide Predictive Model (DAHP 2010), the 2.4-mile APE varies from moderately low to very high risk for cultural resources. Little of the APE has undergone cultural resources surveys as part of other projects, and geological and historical data indicates that there is a low probability of encountering intact, buried precontact archaeological sites due to grading, and a moderate probability for encountering buried historic period archaeological sites such as old roadways and infrastructure.

8.0 ARCHAEOLOGICAL ASSESSMENT

Because the APE is highly urbanized and locations of proposed ground disturbance (e.g. station locations, guide poles, or utility trenches) are entirely paved, the strategy for evaluating the potential for buried cultural resources focused on evaluating the environmental and background research, previous cultural resources surveys, and geotechnical data.

Geological data for Seattle indicates that the road corridor has been graded as part of the larger Seattle regrades or as part of smaller infrastructure projects to level roadways (SDT 1901; Troost et al. 2005). While this is likely true of most of the road corridor, the single cultural resources survey in the APE that had a subsurface component revealed fill overlying glacial sediments. This was located at the Nakamura Federal Courthouse plaza at 5th Avenue and Madison Street (Schumacher 2007). No depth of fill was provided, but this material may have been deposited during construction of the original courthouse and landscaping of the parcel in 1940. The fill directly overlaid glacial sediments, as expected.

Based on LIDAR data, fill overlying (and capping) intact precontact cultural resources is not anticipated to be in any of the Project road corridor because of previous grading. However, it is likely that modern roadways and sidewalks directly overlie their historic counterparts (e.g., brick or cobble roads, planked sidewalks, or road cribbing), which may be considered archaeological resources, particularly for that part of the APE west of I-5 where the most intensive grading has been completed.

For that portion of the APE east of I-5, the potential TPSS at E John Street and 24th Avenue E and at E Harrison Street and Martin Luther King Jr. Way, have some potential for containing buried archaeological resources, such as remnants of the residences that occupied the property in the early 1900s (Baist 1912). However, all work in this location will be conducted within the right-of-way.

9.0 HISTORIC PROPERTY SURVEY

Several important Seattle historical events or early municipal services were started within the APE: the origin point of the 1889 Great Fire, the site of the City's first post office, and the site of the City's first public school. Madison Street was also the route of the Madison Street Cable

Railway Company's line, which functioned as one of only two routes between the Seattle waterfront and Lake Washington.

Because the APE is located within Seattle's historic core, there are 91 historic-aged buildings located within the APE. Each of these buildings was intensively recorded for the Project (DAHP Project No. 2016-06-03962; Table 8, Figure 5-Figure 8), with few exceptions. Of the 91 historic-aged properties, three were previously determined Not Eligible for NRHP listing in the past 10 years. They were not re-inventoried here. Fifteen other properties are currently listed in historic registers. Five of these were inventoried in the past 10 years and are not re-inventoried here. The other ten register-listed properties is briefly described below, but not intensively surveyed. In sum, those properties that are over 50 years old (pre-1968) and have not been recorded in DAHP's historic property inventory (HPI) system during the past ten years (the threshold for re-inventorying a property) were intensively recorded during for this project (n=83).

An assessment of effects for all properties that are register-listed or recommended for register-listing is provided in Section 9.2.

Table 8. Historic Properties Inventoried for the Madison Street Corridor BRT Project.

Map #	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
1	909 1st Avenue / Federal Office Building	1932	x				53591
2	1001-1023 1st Ave / Globe Building, Beebe Building and Hotel Cecil	1904	x			x	44881
3	1107 1st Avenue (95 Spring Street) / Colman Building (aka Coleman Building)	1915			x	x	708770
4	1018-1022 1st Ave / Holyoke Building	1890	x			x	44883
5	1012 1st Avenue / Schoenfeld Furniture Store Building	1900		D			99053
6	415 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building	1964		R			344660

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
7	1100 5th Avenue / Spring Apartment Hotel	1922		R			708771
8	1105 6th Avenue / Women's University Club	1922	x				53453
9	1010 5th Ave / Nakamura Federal Courthouse	1940	x				344590
10	1102 8th Avenue / Lowell Apartments	1928		D			45195
11	1101-1123 9th Avenue / Virginia Mason Parking Garage	1966			x		344705
12	701-725 Spring Street / First Presbyterian Church	1969			x		344699
13	1013 8th Ave / Mark A. Mathews Memorial Christian Education Building and Chapel	1962			x		668122
14	1000 8th Avenue / Nettleton Apartments	1949		D			344560 / 87159
15	1018 9th Avenue / Paul Revere Apartments	1923			x		45236
16	902 Madison Street / Queen City Garage	1926			x		708854
17	823 Madison Street / St. Francis Hotel	1902		R			43890 / 343392
18	901-911 Madison Street / First Hill Pharmacy	1908			x		344297
19	900 Madison St / Sorrento Hotel	1909		R		x	44526 / 705936
20	1000-1014 Madison Street / Sorrento Drug Store and Pharmacy	1929		R			48033/ 705934

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
21	1016-1024 Madison Street / G.O. Guy Drugs	c. 1929		R			48028
22	1005-1011 Boren Avenue / Delicatessen	c. 1930		R			48031
23	1006-1012 Terry Avenue / Modern Laundry	c. 1930			x		708855
24	1016 1/2 Madison Street / Bon Ton French Bakery	1946			x		708856
25	1004 Boren Avenue / Stacy House	1912		D			42825
26	1122 Madison Street / People's National Bank	1956			x		344230
27	1401 Madison Street / Swedish Hospital Medical Center	1962		R			344607
28	915 10th Avenue / Seattle University (Administration Building)	1941		R			42888
29	916 E Marion Street / Garrard Building	1900		D			42889
30	1025 E Madison Street / Madison Street Cable Car Terminal Barn	1910			x		339667
31	1020 E Spring Street / Seattle University Student Union – Hunthausen Building	1951			x		708857
32	950 E Madison Street / IHOP	1965		R			708772
33	1000 E Madison Street / 5 Point Cleaners	1959			x		708773
34	1018 E Seneca Street / Richfield Oil Company Service Station	1950			x		708774
35	1401-1403 12th Avenue / Northwest Motors	1913		R			343184
36	1400-1412 12th Avenue / Bekins Moving & Storage	1919		R			708775

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
37	1300 E Madison Street / Seattle First National Bank	1963			x		343472
38	1324 E Pike Street / Safeway	1926			x		708776
39	1400-1404 E Pike Street / J.A. Stavig Dry Goods	1909			x		343681
40	1522 14th Avenue E / First African Methodist Episcopal Church	1912					45375
41	1605 17th Ave / Caroline Kline Galland House	1903	x				45540
42	1201 E Union Street / Vanderbilt Building	1920			x		342634 / 44591
43	1213 E Union Street / Arnold R. Berkey House	1894			x		337927
44	1221 E Madison St / Texaco Automobile Station	1941			x		336674
45	1305 E Madison Street / Robinson Apartments	1907			x		340866
46	1313-1315 E Madison Street / Willis-Jones Machinery Company	1911			x		337435
47	1319 E Madison Street / Talbot Building	1920			x		342976
48	1325-1327 E Madison Street / Super Simonizing Station	1937			x		340517
49	1427 E Pike Street / Imperial Apartments	1905			x		673179
50	1509-1515 E Madison Street / Fenton Apartments	1908		R			338472
51	1519 E Madison Street / Beachmont Apartments	1920			x		85657
52	1605 E Madison Street / Olympian Apartments	1913		R			43894

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
53	1625 E Madison Street / Madkin Apartments	1904		R			335747
54	1728 E Madison Street / N.E. Morgan Residence	1905		R			339786
55	1640 18th Avenue / Apartments	1927			x		708777
56	1812 E Madison Street / Chapman Apartments	1925			x		339671
57	1700 20th Avenue / Jimmie's Café	1959			x		708778
58	2108-2110 E Madison Street / DeCharlene's Beauty Boutique	1956		R			705928
59	105 22nd Avenue E / Residence	1910			x		655522
60	104-124 23rd Avenue E / Seattle Opportunities Industrialization Center (SOIC) Training Center	1923		R			340908
61	2310 E Madison Street (Building 1) / Trilby's Grill	1951			x		708780
62	2310 E Madison Street (Building 2) / Cleo W. Nash Residence	1910			x		708852
63	2324-2332 E Madison Street / Dunlap Pharmacy	1909			x		708779
64	2416 E Madison Street / Apartments	1909			x		708781
65	2424 E Madison Street / Broadview Apartments	1951			x		708782
66	2524-2526 E Madison Street / Residence	1967			x		85707
67	2606-2608 ½ E Madison Street / Lee Residence	1920			x		708783
68	2610-2610 ½ E Madison Street / Anderson's Oil Heating Service	1912			x		708858

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
69	2821 E Arthur Place / Hopwood Residence	1904			x		42701
70	2817 E Arthur Place / Anderson Residence	1905			x		708784
71	2815 E Arthur Place / Rehbein Residence	1905			x		278309
72	332 Martin Luther King Jr Way E / Riley Residence	1908			x		708785
73	2701-2703 E Madison Street / Sprague Building	1896			x		705926
74	2323 E Madison Street / Johnson Residence	1901			x		708786
75	2319 E Madison Street / Roston Residence	1903			x		340592
76	2239 E Madison Street / Methodist Union of Seattle	1900		R			338857
77	2227 E Madison Street / Hamlet & Lewis Texaco Station	1967			x		342952
78	2037-2041 E Madison St / Dr. Robert N. Joyner Clinic	c. 1950		R			705931
79	1650-1658 20th Avenue & 2011 E Olive Street / Stable Building	1919			x		344210
80	1634 19th Avenue / Mount Zion Baptist Church Education Center	1962		R			45632
81	1620 18th Avenue / Madison Street Hospital	1938			x		708859
82	1729 E Madison Street / KCTS Broadcast Tower	1966			x		342584
83	1802 E Madison Street / KCTS Television Transmitter Building	1900			x		708789

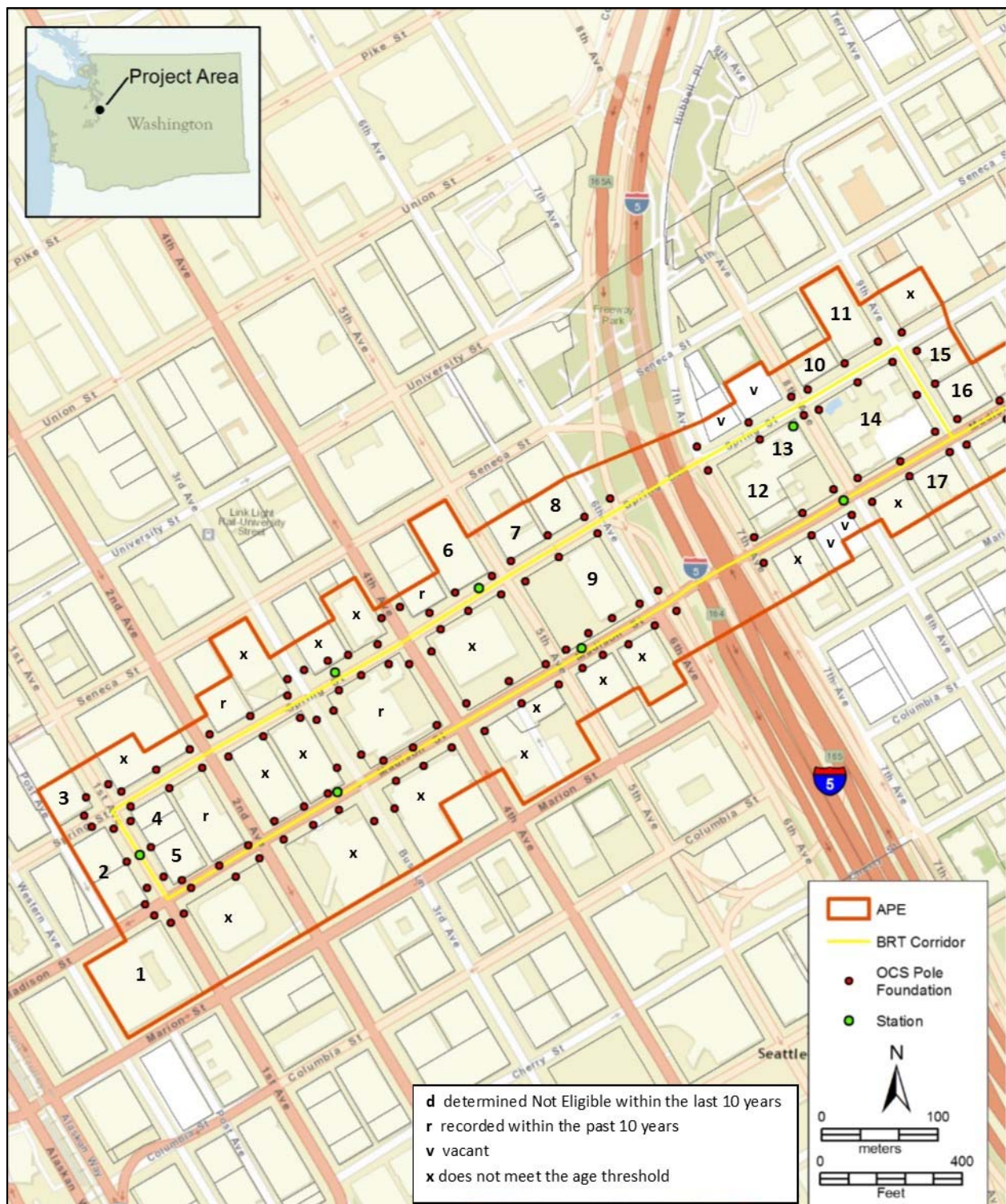


Figure 5. Madison Street Corridor BRT Project showing historic-aged properties, map 1 of 4 (Base Map: ESRI OpenStreetMap).

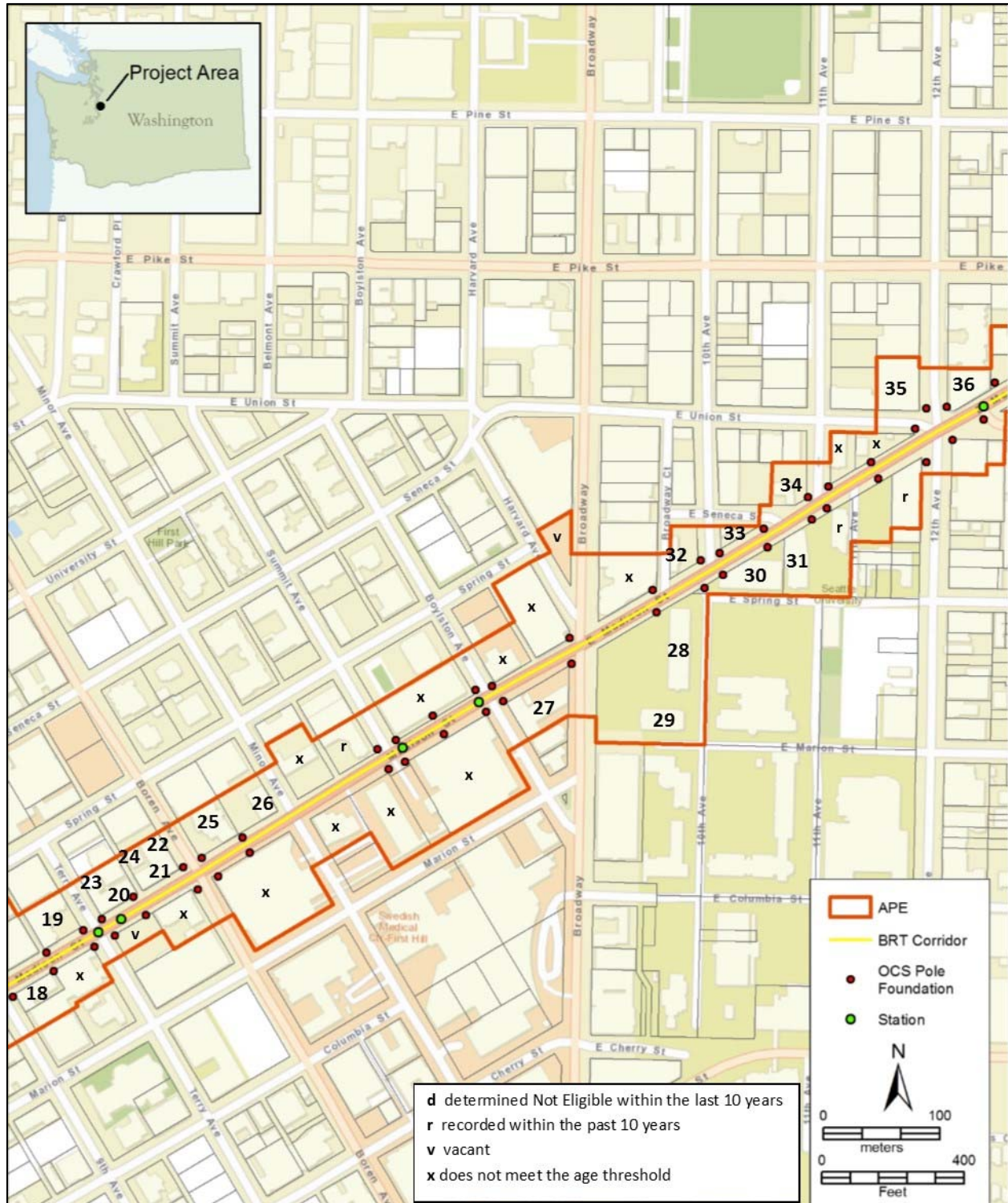


Figure 6. Madison Street Corridor BRT Project showing historic-aged properties, map 2 of 4 (Base Map: ESRI OpenStreetMap).



Figure 7. Madison Street Corridor BRT Project showing historic-aged properties, map 3 of 4 (Base Map: ESRI OpenStreetMap).

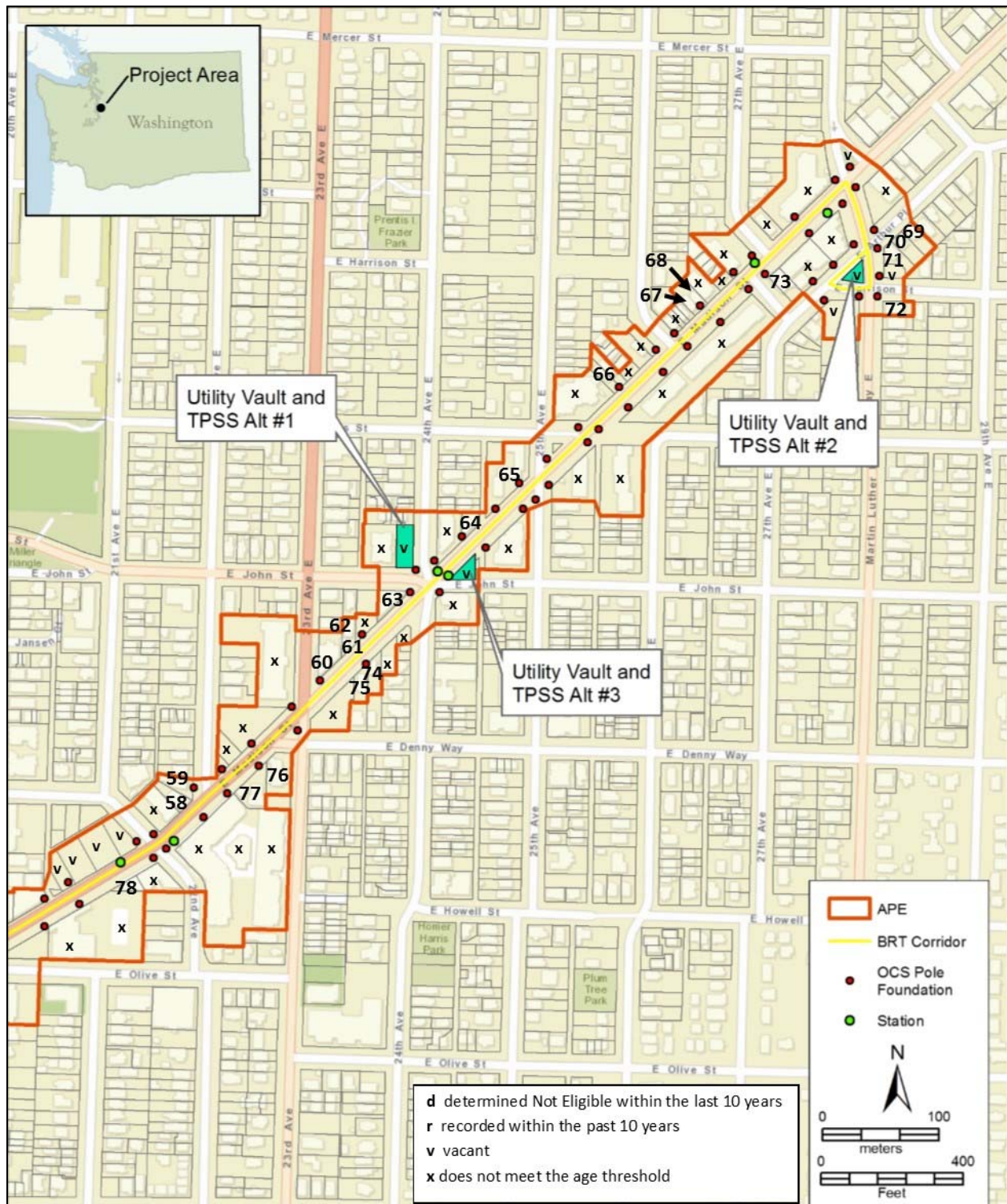


Figure 8. Madison Street Corridor BRT Project showing historic-aged properties, map 4 of 4 (Base Map: ESRI OpenStreetMap).

9.1 Historic Property Survey

The 83 buildings inventoried for the Project are described and evaluated below. Ten of these are already listed in an historic register—these are briefly described but not re-inventoried. Sources for each property are provided in the bibliography at the back of this document, organized by property.

9.1.1 909 1st Avenue / Federal Office Building (DAHP #53591; Map #1)

The Federal Office Building (1932) is listed in the NRHP (Figure 9). It was not re-inventoried here. A general description of the facility states:

The subbasement, basement, and first floor occupy the full 220' X 230' dimensions of the building. They form a tan terra cotta-clad base, from which the rest of the building rises. The red brick second through fifth floors are wrapped around the north, east, and west walls of the building, thus forming a "U"-shaped light court which has its open end at Western Avenue.

Floors six through nine comprise the "tower" above the principal facade. These floors become progressively smaller. The tower is capped by a concrete step pyramid faced with blocks of tan terra cotta (excerpt from Kvapil nd).

An areaway is associated with this building.

Statement of Significance

The Federal Office Building was determined Eligible for listing in the NRHP on April 30, 1979, under Criteria A and C. It retains its significance today.



Figure 9. 919 1st Avenue / Federal Office Building, view southwest (Source: HRA, 2017).

9.1.2 1001-1023 1st Avenue / Globe Building, Beebe Building, Hotel Cecil (DAHP #44881; Map #2)

The Globe Building, Beebe Building, and Hotel Cecil comprise a half block facing 1st Avenue between Madison and Spring Streets. Each of the buildings face 1st Avenue, were designed by architect Max Umbrecht, and were built in 1904. A detailed architectural summary of these buildings has been previously recorded as part of the property's nomination to the NRHP (Hansen 1982).

In 1980, the Office of Urban Conservation prepared a National Register nomination for the following seven buildings, referring to them as the First Avenue Groups: the Globe Building (1001-1011 First Avenue), the Beebe Building (1013 First Avenue), the Cecil Hotel (1019-1023 First Avenue), the Coleman Building (94-96 Spring Street), the Grand Pacific Hotel (1115-1117 First Avenue), the Colonial Hotel (1119-1123 First Avenue), and the National Building (1006-1024 Western Avenue). The Coleman Building is the only property from this group that was not listed in the National Register (National Park Service 2003).

The Globe Building is on the northwest corner of 1st Avenue and Madison Street (Figure 10). The first floor is storefronts with plate glass display windows, followed by two stories with a row each of double hung windows and a top story with a row of arched round windows. The south elevation along Madison Street is designed similarly, but with a recess along the façade below an elliptical arch that originally opened to a courtyard. The courtyard has since been enclosed. The west side of the building on Post Avenue is functionally designed with a basement level that consists of plate glass window openings and solid metal doorways. The second story has a series of balconies extending from large two-over-six windows, and the upper three stories have a series of one-by-three double hung windows.

The Beebe Building, in the middle of the block, was constructed in the English Renaissance style (Figure 11). Like the Globe Building, the first floor is storefronts with large plate glass display windows. The building has a unique design along the 1st Avenue elevation, with three window bays, horizontal divisions between stories, multiple columns, and ornamentation.

Hotel Cecil, the northern building on the block, has two styled facades, one each on 1st Avenue and Spring Street (see Figure 11). The six stories are organized as a two-story base, a three-story body, and a single-story top story. Like the Globe Building, the west elevation is functional.

Since the block's nomination was prepared, assessor's records and photographs show slight modifications to the exterior of the buildings, the most obvious being changes to the advertising and storefront signage. These are each reversible changes. The windows appear to be the same.

Areaways are associated with these buildings.

Statement of Significance

The Globe Building, Beebe Building and Hotel Cecil (also known as the Colonial Hotel and Grand Pacific Hotel) were listed in the NRHP under Criterion C in 1982 (Hansen 1982). They are also in the Washington Heritage Register and Seattle City Landmarks. The buildings retain those elements that make them eligible for listing in the NRHP and WHR.



Figure 10. 1007 1st Avenue / Globe Building, looking northwest (Source: ESA, 2016).



Figure 11. 1007 1st Avenue / Hotel Cecil (at center) and the Beebe Building (at left) looking southwest (Source: ESA, 2016). The Globe Building is on the far left.

9.1.3 1107 1st Avenue (95 Spring Street) / Colman Building (aka Coleman Building) (DAHP #708770; Map #3)

The property at 1107 1st Avenue in Seattle, Washington is currently known as the Watermark Tower, a residential condominium building constructed in 1983. Two buildings once stood at the location of the Watermark Tower: a 1915 building at 1101-1105 1st Avenue and a 1925 building at 1107 1st Avenue. An areaway is associated with this building.

The architect and builder of the 1925 building is unknown. Construction of the Watermark Tower destroyed the 1925 building but preserved elements of the 1915 building's terracotta façade, visible on the Spring Street and 1st Avenue elevations. A plaque on the building identifies it as the Colman Building, a Seattle Landmark, which was designed by Carl F. Gould and Charles H. Bebb (Bebb & Gould). Between 1914 and 1924 the firm constructed over 200 projects; these were diverse in type and style. Both architects were local and national leaders in the AIA and their projects under the partnership include 18 of the University of Washington campus buildings including Suzzallo Library (1922-1927) and Anderson Hall (1924-1925).

The original 1915 and 1925 buildings were commercial retail buildings. Former tenants include F. S. Lang Manufacturing Company (furnaces), a shoe repair business and an awning and tent supplier. The 1983 Watermark Tower was designed by the Bumgardner Architects and built by Sellen Construction Company.

A plaque on the base of the building notes the building as Seattle Landmark the Colman Building: "Only the base of this building, designed by the well-known firm Bebb and Gould, in 1915, was designated. In 1982, the Bumgardner Partnership saved the façade and merged it into a new tower for the Cornerstone Development Corporation" (Figure 12, Figure 13). Only the exterior of the original building is a designated landmark (Ordinance No. 111058).

The building is rectilinear in plan and occupies approximately half a city block, bounded to the south by Spring Street, to the west by Post Avenue, to the east by 1st Avenue, and to the north by Grand Pacific Hotel (1115-1117 1st Avenue), an NRHP-listed building. As originally constructed in 1915, the Colman Building was a single-story tall fronting 1st Avenue, with a three-story volume when viewed from Post Avenue due to the steeply sloping nature of the parcel. The original volume, designed by Bebb & Gould, was stripped-Beaux Arts in design, with an elaborate broken-pediment entrance fronting Spring Street. The building's façade, including decorative white terra cotta cladding, belt courses, and the aforementioned entrance with decorative flanking lion head ornaments, modillions, and central vase, were retained during the 1983 alterations. Those alterations retained only the façade and a small selection of architectural details and ornaments (such as the original multi-light entry door and sidelights).

The 1983 alterations converted the modest, one- to-three story volume into a massive 22-story tower featuring 95 luxury condominiums. The tower massing steps back from the original Colman Building façade as it rises: the first four stories above ground level (on 1st Avenue) step back slightly, before stepping significantly back for the central tower volume. The whole of the 1983 massing is clad in a combination of glass, concrete, and stone in a light buff color,

designed to be complimentary but not exactly match the original terra cotta. The main entrance, located on 1st Avenue, is protected by a metal and glass awning beneath a decorative, multi-light window with a chevron-esque design. The entrance also features a multi-colored tile-clad detail reminiscent of an art deco style, though with a modern aesthetic indicative of the 1980s.

Statement of Significance

The Colman Building was nominated for listing in the NRHP in 1980 as part the First Avenue Groups but is the only property from this group that was not listed in the National Register. The property is recommended Not Eligible for listing in the NRHP. Research did not find any significant people or events associated with the building. As noted, portions of the subject building were designated a Seattle Landmark in 1982. Following that designation, a major rebuild altered the building extensively. This type of façadism is generally considered incompatible with the Secretary of the Interior's Standards for the Treatments of Historic Properties. As such, the Colman Building does not appear to be eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.



Figure 12. 1107 1st Avenue / Colman Building, view northwest (Source: Washington State Archives -- Puget Sound Regional Branch, no date).



Figure 13. 1107 1st Avenue / Colman Building, view northeast (Source: HRA, 2017).

9.1.4 1018-1022 1st Avenue / Holyoke Building (DAHP #44883; Map #4)

The Holyoke Building, facing 1st Avenue, was built in 1890 (Figure 14). It is a five-story, brick masonry commercial structure constructed in the Victorian style. A detailed architectural summary of the building has been previously prepared as part of the property's nomination to the NRHP (Susman 1976). Since the building's nomination was prepared, assessor records mention that it had some renovations completed in 1987—perhaps the most obvious of these renovations is the removal of an exterior, steel fire ladder that had been on the north elevation. The ladder was not original to the building. An areaway is associated with this building.

Statement of Significance

The Holyoke Building was listed in the NRHP in 1976 (Susman 1976). It is also in the Washington Heritage Register and is a Seattle City Landmark. The building retains those elements that make it eligible for listing in the NRHP and WHR.



Figure 14. 1018 1st Avenue / Holyoke Building, looking southeast (2016).

9.1.5 1012 1st Avenue / Schoenfeld Furniture Store Building (DAHP #99053; Map #5)

The Schoenfeld Furniture Store Building, facing 1st Avenue, is a six-story commercial building (Figure 15). The building has a stacked vertical block composition with five window bays. The windows have been replaced, but are similar in appearance. The first floor storefronts are currently undergoing renovation. A detailed architectural summary is provided in the building's historic property inventory form completed in 2009 (Sheridan 2009).

The most significant change to the building since 2004 is the removal of the steel fire escape (stairs) on the west (front) elevation (see Figure 15). The removal of those stairs results in a better reflection of the original design.

Statement of Significance

The Schoenfeld Furniture Store Building was determined Eligible for Listing in the NRHP in 2013 (#051209-10-FHWA; Sheridan 2009). The building retains those elements that make it eligible for listing in the NRHP.



Figure 15. 1012 1st Avenue / Schoenfeld Furniture Store Building; looking east (Source: King County Tax Assessor Records 2004).

9.1.6 413-423 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building (DAHP #344660; Map #6)

The Olympic Hotel Parking Garage and Airline Terminal Building was built in 1964 in the modern, Brutalist style (Figure 16, Figure 17). The structure is nine stories of precast and poured concrete and faces Seneca Street. The south and north elevations have a brick veneer, and the east and west elevations have a six-over-twenty grid openings for ventilation. These openings have chain link fence on the interior for safety. The roof also functions for parking.

The Olympic Hotel Parking Garage and Airline Terminal building was constructed in 1964 for the Seattle Olympic Hotel Company by the J. C. Boespflug Construction Co. with additional work by the John H. Sellen Construction Co. It was designed by prolific architect John Graham, Jr. Graham is best known for designing the Northgate Shopping Mall (1950) and Space Needle (1962).

The Boespflug Construction Co. was formed in 1919 by Jerome C. Boespflug, a German immigrant. Boespflug formed the company in Montana but relocated to Seattle to build the Yesler Terrace Housing Project. The company worked on large projects including additions to Harborview Hospital and the Elmendorf Air Force Base hospital in Alaska.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The property is recommended Eligible for the NRHP under Criterion C, as being a work of architect John Graham Jr, and embodying the distinctive characteristics of a type, period, or method of construction, specifically the Brutalist style.

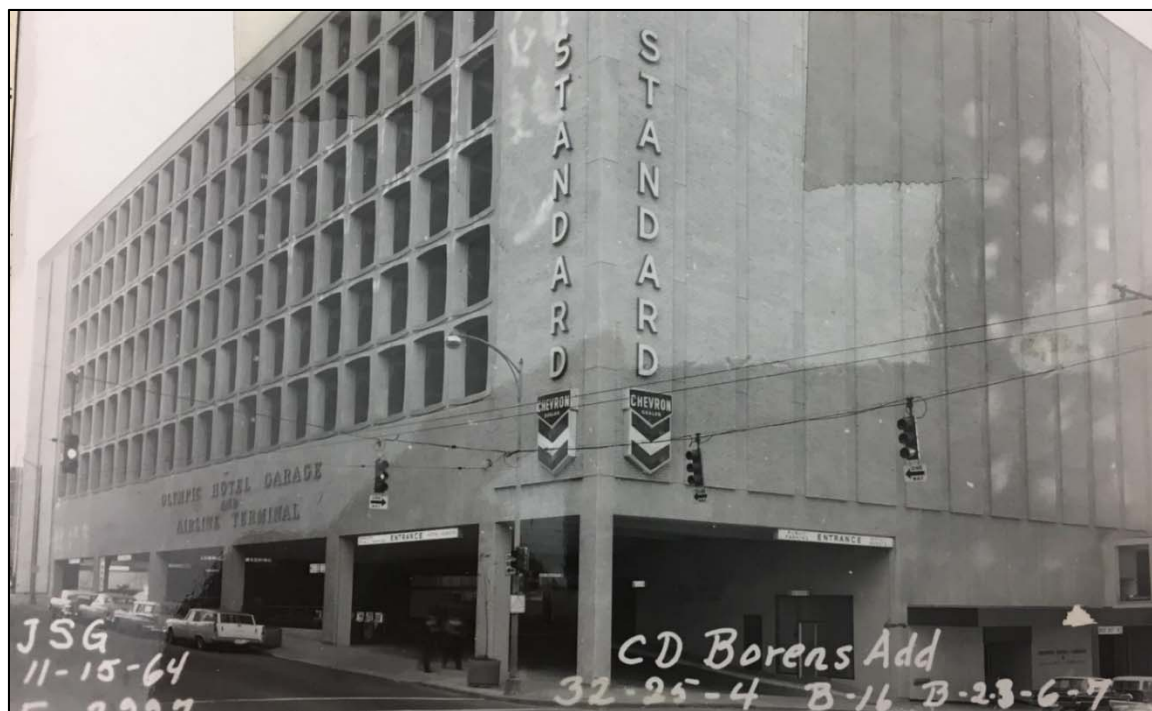


Figure 16. 413-423 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building, view southwest (Source: Washington State Archives -- Puget Sound Regional Branch, 1964).

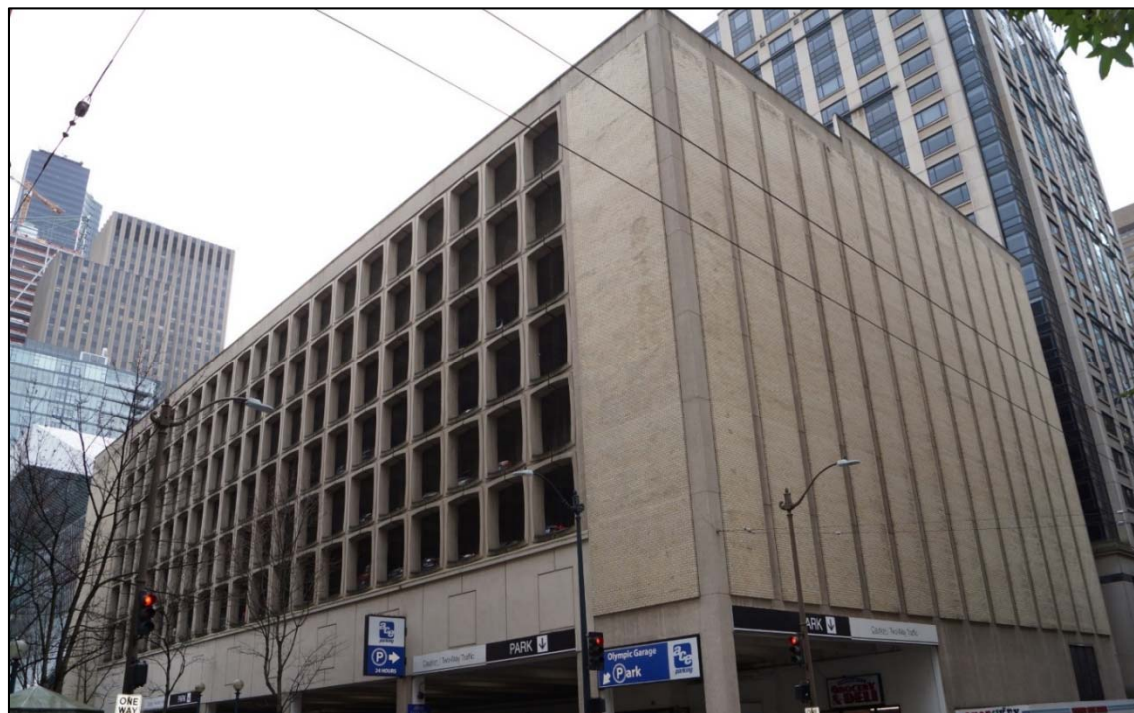


Figure 17. 413-423 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building, view southwest (Source: HRA, 2017).

9.1.7 1100 5th Avenue / Spring Apartment Hotel (DAHP #708771; Map #7)

Currently the Hotel Vintage (Figure 18, Figure 19), the building is bounded to the south by Spring Street, to the west by 5th Avenue, to the east by an unnamed alley, and to the north by the NRHP- and WHR-listed YWCA Building (1118 5th Avenue). The 11-story building is rectangular in plan, fronts west on 5th Avenue, and is located on a gently-sloping lot that slopes upwards to the east approximately one-story. The building has a neo-classical tri-partite style on both the south and west faces. The ground floor and mezzanine levels are demarcated with buff-colored stone (or possibly terra cotta) panels topped by an elaborate belt course featuring fluted pilasters, dentils, and a cornice. The central eight-story volume is clad in red brick, with buff-colored key stones and window sills highlighting window openings. The upper-most floor returns to the buff-colored panel cladding, and again features elaborate belt courses at both the top and bottom, including a cornice supported by modillion brackets. The building features one-over-one windows throughout (with exceptions on the ground floor storefronts).

The north and east faces are clad in concrete indicative of the building's brick-veneer construction. The west face features a central fire escape. The north face has an attached, three-story (above grade) parking garage that is modern in style, with no adornment aside from an attached grid of vertical planter boxes.

The property at 1100 5th Avenue in Seattle, Washington is a commercial hotel constructed in 1922, currently known as the Hotel Vintage. When first built, the subject property was constructed for William H. Hainsworth and was operated as the Spring Apartment-Hotel. John M. Emel purchased the property and operated it from the 1940s until his death in 1965. Emel was a hotelman who had distinguished himself in the Alaska salmon-cannery industry. During his tenure, the property was known as the Emel Motor Hotel, and an addition to the north of the original building included parking for up to 140 automobiles; the addition was designed by notable architecture firm NBBJ. Upon Emel's death, the hotel was purchased by Jack Baird & Associates, and renamed the Kennedy Hotel after the Kennedy family (although after no Kennedy in particular). At that time the building was upgraded and no longer functioned as an apartment hotel. The property was sold and renamed in 1992 when it became the Hotel Vintage Park, with each room named after a Washington winery or vineyard.

The building was designed by John Graham Sr. and constructed by Hans Petersen for a cost of \$500,000. John Graham Sr. designed several of Seattle's notable commercial buildings, including Frederick & Nelson department store (Nordstrom, 1919), the Ford Motor Company Plant at South Lake Union (Public Storage, 1913), and the Joshua Green Building (1425 4th Avenue, 1913). Graham was particularly proficient in the Art Deco style, but his true skill lay in designing buildings with appropriate style and scale.

The Spring Apartment-Hotel was built during a construction boom in the 1920s and 1930s when newer, taller, higher-capacity hotels promoted for both apartment and hotel living were constructed. These include the subject property, as well as the Claremont Apartment Hotel (Hotel Andre, 1925) and the Camlin Apartment Hotel (1926). The first major alteration to the building was a 1959 project that altered the first floor to accommodate a modern storefront

along 5th Avenue. Like the parking addition, that work was designed by Naramore, Bain, Brady, and Johanson (NBBJ). Renovations throughout the interior and traditional storefronts were completed, reportedly by notable Seattle architect John Graham Sr. However, John Graham Sr. died in 1955, and his son passed away in 1991. It is possible that the renovations were designed by his firm, John Graham & Company.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Eligible for the NRHP under Criterion C, for its association with John Graham Sr. and NBBJ, and well as for embodying the distinctive characteristics of a type, period, or method of construction, specifically tri-partite midrise construction of the 1920s.



Figure 18. 1100 5th Avenue / Spring Apartment Hotel, view northeast (Source: (Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 19. 1100 5th Avenue / Spring Apartment Hotel, view northeast (Source: HRA, 2017).

9.1.8 1105 6th Avenue / Women's University Club (DAHP #53453; Map #8)

The Women's University Club (1922) is listed in the NRHP (Figure 20). It was not re-inventoried here. A brief description states:

The Women's University Club: a three-story building designed and constructed in 1921-22 to serve as a private women's club, purposes for which it continues to be used. The original 1922 building measures 60'x116' and is functionally interconnected to a two-story 1962 addition of roughly equal measurement. The original building exhibits a distinct two-part facade composition and Georgian Revival style architectural details. The lower scale 1962 addition is interconnect[ed] at a common north wall and is partially setback from the original clubhouse facade. It was designed in a modern minimalist architectural mode utilizing complementary massing, fenestration patterns, materials and architectural details and is notable for its architectural character (Jarvis and Croft 2009:Section 7 Page 1).

Statement of Significance

The Women's University Club Building was listed in the NRHP in 2009 (Jarvis and Croft 2009). It is also in the Washington Heritage Register. The building retains those elements that make it eligible for listing in the NRHP and WHR.



Figure 20. 1105 6th Avenue / Women's University Club, view southwest (Source: HRA, 2017).

9.1.9 1010 5th Avenue / Nakamura Federal Courthouse (DAHP #344590; Map #9)

The Nakamura Federal Courthouse was built in 1940 in the Modernist style by Supervising Architect Louis A. Simon and Consulting Architect Stanley Underwood. (Figure 21). This 12-story, reinforced concrete building faces 5th Avenue. The windows on the front (west) façade are plate glass, organized in a vertical pattern nine columns across. There are 15 windows horizontally across the top of the west façade. These windows were likely replaced as part of the 2007 renovations, and the cladding was likely replaced or rehabilitated—the terra cotta plates retain art deco styles, and those windows on the lower floors are ornamented, as with their original design. The uppermost floor is setback from the building walls, and the majority of the cladding is cut stone. That cladding towards the base of the building is tile/marble. The building opens to a large plaza with stairs encompassing the western half of the parcel.

Statement of Significance

The Federal Courthouse is listed in the NRHP and WHR. The front lawn, in particular, is an integral part of the Fifth Avenue streetscape. The building itself is a good example of the Modernistic style, and the building's facades are important in bringing "surrounding monolithic office towers 'down to earth'" (Kvapil 1979). Despite renovations in 2007, the building retains those aspects that make it eligible for listing in the NRHP and WHR.



Figure 21. 1010 5th Avenue / Nakamura Federal Courthouse, looking east (2016).

9.1.10 1102 8th Avenue / Lowell Apartments (DAHP #45195; Map #10)

The Lowell Apartments (Figure 22) were determined Eligible for listing in the NRHP in 2008. An undated, unattributed NRHP inventory form for the property notes the following physical description:

The eleven-story Lowell Apartments with its Eclectic Gothic Revival stylistic elements is part of the group of high-rise apartment buildings that began to appear on First Hill during the end of the 1920's. Located at the northeast corner of Eighth Avenue and Spring Street overlooking the Interstate Freeway which divides First Hill from Seattle's central business district, the Lowell is an imposing L-shaped, 158 unit building of reinforced concrete surfaced with brick and terra cotta. Designed as a middle-class residential structure, it is one of two adjacent buildings with identical stylistic elements differing from its neighbor, the Emerson, in size and scale of detail. The junction of the two buildings forms a small 'garden' court providing an inviting access to the Lowell Dining Room which has been an integral and historic part of the Lowell from its inception (DAHP 1993).

Statement of Significance

The Lowell Apartments were determined Eligible for Listing in the NRHP in 2008 (#100593-01-HUD; DAHP 1993). The building retains those elements that make it eligible for listing in the NRHP.



Figure 22. 1102 8th Avenue / Lowell Apartments, view northeast (Source: HRA, 2017).

9.1.11 1101-1123 9th Avenue / Virginia Mason Parking Garage (DAHP #344705; Map #11)

The Virginia Mason Parking Garage is located due west and across 9th Avenue from the hospital of the same name. The rectangular structure occupies half a city block, and is bounded to the east by 9th Avenue, to the north by Seneca Street, to the west by an unnamed alley, and to the south by Spring Street. The building is two-stories above grade when viewed from 9th Avenue, though its construction on a sloping lot yields a view of four-stories above grade from the corner of Seneca and the alley (Figure 23, Figure 24). The building is constructed in a no-style style that is reminiscent of Brutalist but without the exposed construction methods (such as fasteners or structural elements) that typically characterize that style. The building is constructed of and clad in concrete, and features open levels typical of parking structures. Structural columns are banded by unadorned horizontal concrete panels.

The property at 1101 9th Avenue in Seattle, Washington is a parking garage associated with the Virginia Mason Medical Center. The four-story garage was built in 1966 after a series of hospital expansions during the early 1960s. The garage was designed by Naramore, Bain, Brady, and Johanson (NBBJ), a notable architectural design firm. The builder is unknown.

The building has been altered. According to King County property cards, the building was initially constructed as a one-story (with the sloping grade accounting for a second-story) structure. The additions to the structure are almost undetectable, completed in exactly the same style and materials. As such, it is likely that the building was designed to accommodate an expansion that happened shortly after the initial build was completed in 1966.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events (Criterion A), or people (Criterion B). Although this was designed by NBBJ, this was not a notable style for this firm. The property does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C).



Figure 23. 1101-1123 9th Avenue / Virginia Mason Parking Garage, view north/northeast (Source: Washington State Archives -- Puget Sound Regional Branch, c.1937).



Figure 24. 1101-1123 9th Avenue / Virginia Mason Parking Garage, view north/northeast (Source: HRA, 2017).

9.1.12 701-725 Spring Street / First Presbyterian Church (DAHP #344699; Map #12)

The First Presbyterian Church, along with the Mark A. Mathews Memorial Christian Education building and chapel, occupy a city block bounded to the north by Spring Street, to the east by 8th Avenue, to the south by Madison Street, and to the west by 7th Avenue. The church and tower are located on the west half of the lot (Figure 25, Figure 26). The church is rectangular in plan, approximately three-stories tall, with a shallow-pitch gable roof. As viewed from the north looking south (the main entrance), the building appears to be situated on a raised dais above street-level, accessed via concrete steps and surrounded by a mature screen of trees. The north façade features a central, recessed entryway beneath vertical slats, which obscure a three-story window behind. The window is flanked with concrete massing on either side, modestly decorated with vertical raking (fluting). The east and west faces, though largely obscured from the public right-of-way, were originally constructed with a series of buttresses enclosing relief windows and decorative elements, again with a strong emphasis on verticality. These appear to be intact, as does the blank rear (south) face, again with decorative concrete raking. Two glass windows covered with a decorative metal screening flank the rear face at ground level.

The tower, which is detached from the church building, is a simple, rectilinear structure with slot windows at roughly the third-floor level on all elevations. The top of the tower is clad in white panels with a single gold cross on each of the four faces.

The property at 701-725 Spring Street in Seattle, Washington is the First Presbyterian Church of Seattle. The church was constructed in 1969 by the Christiansen Brothers and was designed by the prolific architectural design firm Naramore, Bain, Brady, and Johanson (NBBJ). It replaced the third First Presbyterian Church of Seattle, which was constructed at the same location in 1907. The 1969 church was completed and dedicated on the 100th anniversary of the church's founding.

Based on a review of property cards, there have been no alterations to the buildings.

Statement of Significance

The property is recommended Not Eligible for NRHP listing. Research did not identify any associations with significant events (Criterion A), or people (Criterion B). Although designed by notable architecture firm NBBJ, it is not an outstanding example of their work. While it does embody the distinctive characteristics of a type, period, or method of construction, i.e., a vaguely modernist example of a c1960s church, it does not appear to represent the work of a master, or possess high artistic values (Criterion C)



Figure 25. 709 Spring Street / First Presbyterian Church, view northeast (Source: Washington State Archives -- Puget Sound Regional Branch, 1969).



Figure 26. 709 Spring Street / First Presbyterian Church (at left), view northwest (Source: HRA, 2017).

9.1.13 1013 8th Avenue / Mark A. Mathews Memorial Christian Education Building and Chapel (DAHP #668122; Map #13)

The Mark A. Mathews Memorial Christian Education Building and Chapel built in 1962 (Figure 27) faces 8th Avenue. It is associated with the First Presbyterian Church on the same block, and has three stories above ground, and one partially exposed belowground story. It is designed in the curtain wall style, with the lower third of the window panels being opaque. It has a poured concrete foundation, flat with parapet roof, and is rectangular in plan. The north elevation is concrete and part of the south elevation is stone.

The property at 1013 8th Avenue in Seattle, Washington is the First Presbyterian Church's Mark A. Mathews Memorial Christian Education Building and Chapel. The building was constructed in 1962 by Jentoft & Forbes and was designed by Mandeville & Berge. Jentoft & Forbes also constructed the Sunset Life Insurance office building in Olympia, Washington.

The architectural firm of Mandeville & Berge was a partnership between Gilbert Harrison Mandeville and Gudmund Brynjulv Berge. The firm designed the Logan Building at 1400 5th Avenue in downtown Seattle (1959) which was one of Seattle's first curtain-wall buildings in Seattle and the "Sinking Ship" Garage in Seattle's Pioneer Square (1965). The firm also designed the Transportation Building (1961, now destroyed) for the Seattle World's Fair Century 21 Exposition (1961, destroyed) and the Ballard Branch of the Seattle Public Library (1963, destroyed). The firm also designed projects in Spokane and New York.

Prior to construction of the current building, a c.1900 automobile garage stood on the property; the garage was demolished sometime after 1938 and the land was used as a surface parking lot.

Statement of Significance

The property is recommended Not Eligible for NRHP listing. Research did not identify any associations with significant events or people (Criterion A and B). The building's integrity is considered good, but it does not appear to embody stylistic characteristics or a method of construction that would warrant special recognition (Criterion C).



Figure 27. 1013 8th Avenue / Mark A. Mathews Memorial Christian Education Building and Chapel, view southwest (Source: HRA, 2017).

9.1.14 1000 8th Avenue / Nettleton Apartments (DAHP #344560 / 87159; Map #14)

The Nettleton Apartments (1949; Figure 28) were determined Eligible for listing in the NRHP in 2011. Below is a brief description of the property:

The Nettleton (now called the 1000 8th Avenue Apartments) consists of two 14-story buildings covering an entire block, nearly 1.5 acres. Each building has an irregular H-shaped plan, with large wings connected by narrow sections, to give each unit maximum light and views. Construction is of reinforced concrete. The buildings are of contemporary design with no ornamentation. Interest is added by the contrasting color of the spandrels between each window, which contrast with the panels between the bays that emphasize the height of the buildings. On each main elevation the center two bays curve outward, with a strong horizontal banding on the spandrels. The spandrels are currently painted dark grey, contrasting with the rest of the building and emphasizing their design importance. Windows are aluminum sliders. The main entry to each building is in the courtyard formed by the H-shape. Entries are simple with steel and glass doors flanked by brick columns and with a contemporary canopy. The first floor is clad with Roman brick (Sheridan 2006).

Statement of Significance

The Nettleton Apartments were determined Eligible for Listing in the NRHP in 2008 (120710-25-FCC; Sheridan 2006). The building retains those elements that make it eligible for listing in the NRHP.



Figure 28. 1000 8th Avenue / Nettleton Apartments, view southeast (Source: Sheridan 2006).

9.1.15 1018 9th Avenue / Paul Revere Apartments (DAHP #45236; Map #15)

The Paul Revere apartment building is H-shaped in plan, four stories tall, on a partial daylight basement, and features a flat roof with parapet (Figure 29, Figure 30). The building, built in 1923, is clad in (painted) buff-colored brick, with (painted) green stone lintels and decorative belt courses at the top floor and cornice. The building occupies a quarter of a city block, bounded on the north by Spring Street, the west by 9th Avenue, and the south and east by unnamed alleys. The main entrance fronts west, and is accessed via a curvilinear concrete stair with red brick accents.

Decorative elements on the building are subtle, indicative of a stripped neo-classical style with slight nods to art deco. The brick work features reliefs indicative of coining (at the corners) and raking (throughout), with decorative relieving “arches” above doorways on the main and west faces. Central arched windows on both the east and west massing appear to have been covered over internally, though it is possible that the openings were always blank with vaguely Italianate detail in the faux-lattice. Elaborate cartouches mark the center of the parapet on the west and east massings of the façade. The building’s namesake is found on a bas-relief in a brick post at the main entrance.

Alterations to the building appear to be limited, based on property cards. Windows and doors have been replaced throughout. Original 10-over-1 wood sash windows were replaced with one-over-one, possibly vinyl. Though currently painted in an inverted color scheme to its original colors, the structural and most decorative elements of the building appear to be intact.

The four-story building was described in 1924 as “one of the notables among Seattle’s modern apartment buildings.” In 1971 its tenants, many of them elderly and on fixed-incomes, protested rent increases of up to 54%. The protesting residents urged City Council members to establish city-wide rent controls. This contributed to a city-wide discussion about rising rents.

The building was designed by architect Henry “Harry” E. Hudson and built by his brother, John S. Hudson. The Hudson brothers developed numerous apartment buildings in Seattle between 1923 and 1928. Other buildings include the John Alden (1924), Lowell and Emerson (1928), John Winthrop (1925), and Faneuil Hall (1928). Harry Hudson also designed a house in Queen Anne for James A. Gibbs, John’s development partner at the firm of Gibbs & Hudson. John was appointed eminent domain commissioner for King County in 1930 and Harry served as chair of the King County Parks & Recreation Committee from 1932 to 1957.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not demonstrate any significant events or people associated with the building. It is recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, and better examples of the Hudson brothers work are already listed in the NRHP (see the Lowell Apartments above). The building reads as a hodge-podge of styles popular at the turn of the twentieth century, including neoclassical,

stripped classical, art moderne, and Italianate. Though generally a change in paint color does not render a building ineligible, the inversion of the massing-to-openings, combined with the loss of original windows and doors, make it a poor example of a c1920s midrise apartment building of any or no style.



Figure 29. 1018 9th Avenue / Paul Revere Apartments, view east (Source: Washington State Archives -- Puget Sound Regional Branch, c.1937).



Figure 30. 1018 9th Avenue / Paul Revere Apartments, view east (Source: HRA, 2017).

9.1.16 902 Madison Street / Queen City Garage (DAHP #708854; Map #16)

The Sorrento Hotel Parking Garage, originally the Queen City Garage, is a two-story building constructed on a sloping lot (Figure 31, Figure 32). The building is bounded by 9th Avenue to the west, Madison Street to the south, and unnamed alleys to both the north and east. The building retains its original rectangular massing, poured-concrete construction and cladding, and flat roof with parapet. As originally constructed, the building features symmetrical banks of multi-light metal windows on the ground and second levels. The ground floor level windows have all been removed and blocked over; the second-level windows appear to be largely intact, though they have been painted over white to match the building's massing. Doors throughout, including pedestrian and large-scale vehicular garage doors, are modern.

The property at 902 Madison Avenue in Seattle, Washington contains a parking garage, built in 1926. The architect and builder are unknown. The two-story brick building was previously used as the Queen City Garage which included a Shell gas station and later as the Yellow Cab Company garage. Today the parking garage is used by the Hotel Sorrento, which was built in 1908 and is immediately adjacent.

Alterations to the building are limited, based on property cards. Windows and doors have been replaced throughout with exception of second-level windows, which are painted over.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction. The loss of windows and doors on a building constructed with limited or no decorative details represents a substantial loss of integrity. Alterations appear to be reversible, as windows could be restored.



Figure 31. 902 Madison Street / Queen City Garage, view east (Source: Washington State Archives -- Puget Sound Regional Branch, c.1937).



Figure 32. 902 Madison Street / Queen City Garage, view northeast (Source: HRA, 2017).

9.1.17 823 Madison Street / St. Francis Hotel (DAHP #43890 / 343392; Map #17)

The property at 823 Madison Street in Seattle, Washington contains what is currently known as the Madison Apartments, built in 1902. It is a four-story building on a partial daylight basement (Figure 33, Figure 34). The U-shaped building is located on a quarter of a city block, bounded by Madison Street to the north, 9th Avenue to the east, and unnamed alleys to the south and west. The style is modestly Georgian, with crisp symmetry and limited ornament. The tri-partite design is notable primarily on the south face, as the lot slopes down to the east. The ground levels are defined by a belt course, above which rises three levels topped with a cornice decorated with modillion brackets made to look like dentils. Windows are one-over-one throughout, with three recessed banks of four windows each emphasized by pilaster-style bays with a single window. This pattern (pilaster-recess-pilaster-recess-pilaster-recess-pilaster) is the same on the north, east, and west faces.

Alterations to the building are limited, based on property cards. Windows may be replacements for original wood sash, but are still one-over-one. Windows on ground-level at the northeast corner are infilled. The original square awning over the main entrance at the northeast corner has been replaced with cloth awning. Paint changes are evident at ground and basement levels.

When built it was known as the St. Francis Hotel. It was renamed Hotel Kennedy in 1907 and the Assembly Hotel in c.1914. This four-story building contains approximately 150 units. It was renovated in 1930. In 1947 the building was sold to Sol Millet and in 1957 to Abie Label. Millet and Label owned several hotels in Seattle.

The architect is unknown, however newspaper articles state the Assembly Apartments was built by John Jacob Wittwer, and managed by son Otto Wittwer. Builder Otto Roseleaf was also associated with the property. Roseleaf, a Swedish immigrant, specialized in residential projects and was awarded contracts for many of the regrading projects in Seattle. He was a trustee of Swedish Hospital and a charter member of the Swedish Club of Seattle.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Eligible for the NRHP under Criterion C, as embodying the distinctive characteristics of a type, period, or method of construction, specifically mid-rise residential construction of the early 1900s in a modest Georgian style.



Figure 33. 823 Madison Street / St. Francis Hotel, view southwest (Source: Washington State Archives – Puget Sound Regional Branch, c.1937).



Figure 34. 823 Madison Street / St. Francis Hotel, view southwest (Source: HRA, 2017).

9.1.18 901-911 Madison Street / First Hill Pharmacy (DAHP #344297; Map #18)

901 Madison Street is rectangular in plan with a clipped southwest corner that serves as the pedestrian entrance (Figure 35, Figure 36). The building is approximately one-and-a-half stories in height, constructed on a steeply sloping lot. The building is bounded by Madison Street to the north, 9th Avenue to the west, and abutting buildings to both the south and east. The roof is stepped-flat with parapet. The ground level is clad in applied faux-stone, and the upper level is clad in vertical board (likely T1-11) siding. The entryway is a modern aluminum door flanked by commercial-style side lights. Three modern picture windows are located at ground-level on the north face.

The property at 901-911 Madison Street in Seattle, Washington is currently being used as a restaurant. The building was constructed in 1908. The architect and builder are unknown. Originally the building included six separate storefronts that were later joined. The building was remodeled in 1961. Known former tenants include the Terry Tavern and the First Hill Pharmacy, as well as a laundromat, health center, ladies apparel, cleaners, and beauty salon. The pharmacy occupied the corner storefront and was converted into a café by 1960.

Alterations to the building are extensive, based on visual assessment. Windows, doors, siding are all altered.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction. The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.



Figure 35. 901-911 Madison Street / First Hill Pharmacy, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, c.1937).



Figure 36. 901-911 Madison Street / First Hill Pharmacy, view southeast (Source: HRA, 2017).

9.1.19 900 Madison Street / Sorrento Hotel (DAHP #44526; Map #19)

The Sorrento Hotel was built in 1908-1909 by renowned Seattle architect Harlan Thomas. The building faces the intersection of Madison Street and Terry Avenue (Figure 37). The entrance is tucked into the interior angle of the “L” shaped building that opens to a courtyard. The building was originally constructed as a tourist hotel, and operated as such throughout its history. Built in the Italianate style, it has a poured concrete foundation with gabled roof. This seven-story building hosts hotel amenities and services on the first floor, guest rooms on the second through sixth floors (approximately 15 rooms per floor), and the seventh floor has meeting space. A detailed architectural summary of the building has been previously recorded as part of the property’s nomination to the NRHP and as a Seattle City Landmark (Gordon 2008; Krafft 2012).

Statement of Significance

The Sorrento Hotel is designated as a Seattle City Landmark, and is recommended Eligible for listing in the NRHP. An NRHP-nomination form was prepared in 2012 (Krafft 2012). It retains those elements that make it eligible for listing to the NRHP.



Figure 37. 900 Madison Street / Sorrento Hotel, looking northwest (Source: ESA, 2016).

9.1.20 1000-1014 Madison Street / Sorrento Drug Store and Pharmacy (DAHP #48033 / 705934; Map #20)

1000-1014 Madison Street is located on the northeast corner of the intersection of Madison and Terry, and is bounded by Madison Street to the south, Terry Avenue to the west, an attached building (1008-1010 Terry Avenue) and parking lot to the north, and an unnamed alley to the east.

The building at 1000 Madison Street was built in 1929 and is a single-story, irregular, commercial structure facing Madison Street (Figure 38, Figure 39). It was constructed by Alexander Pearson Construction & Engineering Co. in 1929 in the Spanish Renaissance type style. It is currently occupied by six businesses. The west and south (front) elevations are plate glass, with inset glass doors. The windows have been replaced but are similar in style with the original. The east and north elevations are common-bond brick. The foundation is poured concrete and the walls are concrete block with a flat roof with parapet. The parapet is block concrete with several design elements. The rear of the building, in addition to doorways to access the respective businesses, has either one-over-one sash windows or three-over-three top-hung pivot windows.

An advertisement for retail spaces were placed in the *Seattle Daily Times* by Gerber Bros. in July 5, 1929. This building originally housed six storefronts occupied by various business tenants, including a pharmacy at the corner of Terry Avenue and Madison Street. The pharmacy held a grand opening on September 4, 1929, operating under the name of the Sorrento Drug Store and Pharmacy. It was Branch No. 3 of the Seattle Hallmark Drugstore and Pharmacies. Barney O'Conner, Pharmacist and the Secretary and Treasurer of Hallmark Pharmacies, helped to oversee the details of the drugstore. It featured a 24-stool soda fountain, modern lighting, and "the most complete stock" of medical supplies and sundries to provide for the Columbus Center area and its several hospitals and residences. This storefront remained a drug store and incorporated a postal position for most of the 20th century, eventually becoming Thorstenson's Pharmacy from the late 1950s to early 1980s. The space has since been altered for restaurant use and currently houses the Corner Café. Tenants of the other storefronts have included several types of businesses including: restaurants, a bakery, florists, lending library, barber, retail shops, and cleaners.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The property is recommended Eligible for the NRHP under Criterion C, as it embodies the distinctive characteristics of low-scale commercial development of the 1920s that can easily been viewed as the predecessor of the "strip mall." Documentation of the buildings sister property (1016-1024 Madison Street, below), noted that building is "part of a group of similar buildings at the important corner of Madison Street and Boren Avenue... As a group, they establish a style and scale important to the character of the First Hill neighborhood, which has now become primarily large institutional buildings" (Sheridan 2002:5).



Figure 38. 1000-1014 Madison Street / Sorrento Drug Store and Pharmacy, view northeast (Source: Washington State Archives – Puget Sound Regional Branch, c.1937).



Figure 39. 1000-1014 Madison Street / Sorrento Drug Store and Pharmacy , view northeast (Source: ESA, 2016).

9.1.21 1016-1024 Madison Street / G.O. Guy Drugs (DAHP #48028; Map #21)

The property at 1016-1024 Madison Street is located on the northwest corner of the intersection of Madison and Boren, and is bounded by Madison Street to the south, Boren Avenue to the east, an attached building (1007-1011 Boren Avenue) to the north, and an unnamed alley to the west (Figure 40, Figure 41). The building was recorded as the G.O. Guy Drugs building (DAHP Property #48028) in 2002. From that inventory, the following physical description was made:

This one-story terra cotta-clad building is roughly rectangular, with the two eastern-most stores being several feet deeper than the western part of the building. The notable feature is the simplified Gothic-inspired terra cotta ornament. Each of the four storefronts is topped with a Tudor arch with a shield medallion in the center. Arrow-shaped pilasters between each store pierce the simple terra cotta cornice. The corner storefront has an angled entry with a large square column at the corner supporting the building. The storefronts have been modernized with modern wide aluminum sash [windows], especially at the corner. The two western storefronts are more intact in their configuration and materials. There is one large display window on the alley (west) elevation, and on the Boren Street (east) elevation (Sheridan 2002).

Built c1929, it originally housed six storefronts. Tenants include a barber and beauty shop, grocery, variety store, cleaners, café, and one national chain drug store listed as G.O. Guys Drugs (1028 Madison St). The architect and builder are unknown. The property has continued to house an assortment of businesses. The most recent tenants include an Italian Family Pizza Restaurant, Plaza Select Mini Grocery, and Pho Saigon.

With the exception of new awnings installed above retail businesses, the building has not been altered since the 2002 inventory. With the exception of the removal of windows and doors on a non-primary (east) face, the building appears largely intact. The reversible awnings cover an important physical feature of the building, its chevron-shaped transoms over the storefronts; though these are not currently visible due to the installation of the awnings, it is assumed they are intact.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The property is recommended Eligible for the NRHP under Criterion C, as it embodies the distinctive characteristics of low-scale commercial development of the 1920s that can easily be viewed as the predecessor of the “strip mall.” The 2002 documentation also noted the building as “part of a group of similar buildings at the important corner of Madison Street and Boren Avenue... As a group, they establish a style and scale important to the character of the First Hill neighborhood, which has now become primarily large institutional buildings.” (Sheridan 2002:5)



Figure 40. 1016-1024 Madison Street / G.O. Guy Drugs, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, c.1937).



Figure 41. 1016-1024 Madison Street / G.O. Guy Drugs, view northwest (Source: HRA, 2017).

9.1.22 1005-1011 Boren Avenue / Delicatessen (DAHP #48031; Map #22)

The property at 1005-1011 Boren Avenue is bounded by Boren Avenue to the east, an attached building (1016-1024 Madison Street) to the south, an unnamed alley to the west, and a parking lot to the north (Figure 42, Figure 43). The single-story building, built in 1940, is rectangular in plan and appears to sit on a poured-concrete foundation. The building is clad in concrete or stucco, with a flat roof with parapet. The parapet on the front (east) façade feature a series of five raked joints that provide a modicum of visual interest at the roof line; aside from this, the building is void of ornamentation. The ground-level storefronts feature recessed clipped-corner entries with multi-light windows. An awning spans the length of the east face.

The architect and builder are unknown. The building original had four storefronts housing Boren Ave Hand Laundry, Style Crest Beauty Salon, Helen Rickert Gown Shop, and Alpine Delicatessen. The building continued to house several businesses including travel agents, various restaurants, and a publisher. The most recent occupants include a Mediterranean restaurant, Thai restaurant, the Hideout Bar, and Lundgren Monuments known for providing cast glass memorial headstones.

Alterations to the building are minimal, based on property cards. The awning appears to be covering additional raked joints and transoms that were part of the original design. As originally constructed, these details, combined with those at the parapet and the storefront entries, provided a more art-deco style than that portrayed today.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The building is recommended Eligible for the NRHP under Criterion C, as it embodies the distinctive characteristics of low-scale commercial development of the 1940s that can easily been viewed as the predecessor of the “strip mall.” This building appears to be part of a group of similar buildings at the corner of Madison Street and Boren Avenue which, as a group, are indicative of the style and scale important to the character of the First Hill neighborhood during its development in the early- to mid-twentieth century. The building may also feature characteristics of the 1940s stripped art deco or art moderne style.



Figure 42. 1007-1011 Boren Avenue / Delicatessen, view north (Source: Washington State Archives – Puget Sound Regional Branch, c.1937).



Figure 43. 1007-1011 Boren Avenue / Delicatessen, view west (Source: HRA, 2017).

9.1.23 1006-1012 Terry Avenue / Modern Laundry (DAHP #708855; Map #23)

The building at 1006-1012 Terry Avenue is located on the northeast corner of the intersection of Madison and Terry, and is bounded by Terry Avenue to the west, an attached building (1000-1014 Madison Street) to the south, and a parking lot to the north and east (Figure 44, Figure 45). The small rectangular building is only a single-bay wide by approximately two bays deep. The foundation type is unknown, though is likely poured concrete. The building is clad in brick, with a flat roof with parapet. The primary (west) façade has been substantially altered, with three vinyl sliders in a transom over a modern commercial storefront window surrounded by plywood siding. The north and east faces are void of windows or doors, and the south face is attached to an adjacent building. No exterior doors were observed.

Built c1930, the architect and builder are unknown. The original building had four storefronts, three of which were torn down in 1968 to make room for more surface parking. The remaining property was used as a prescription department for the adjacent drugstore at 1000 Madison Street until the properties were remodeled for restaurant use. This building originally housed The Modern Laundry and is now part of the Corner Café.

Alterations to the building are extensive, based on property cards. The primary façade has been substantially altered, with loss of the original bank of three, six-light windows and the storefront, which likely included a doorway as initially constructed. The parapet and brickwork has also been altered: the original parapet coping featured a decorative cap that has since been removed, the parapet heightened and leveled flat.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C). The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.



Figure 44. 1006-1012 Terry Avenue / Modern Laundry, view east (Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 45. 1006-1012 Terry Avenue / Modern Laundry, view east (Source: HRA, 2017).

9.1.24 1016 ½ Madison Street / Bon Ton French Bakery (DAHP #708856; Map #24)

The building at 1016 ½ Madison Street is located within the parking area behind the 1000 block of Madison Street, and is bounded by a parking lot to the north and west, and detached buildings to the east (1007-1011 Boren Avenue) and south (1016-1024 Madison Street). Originally constructed as a bakery, the single-story building is rectangular in plan, sits on a concrete foundation, has a flat roof with parapet, and is clad in concrete masonry units (CMU) with some brick details at the entrance (Figure 46, Figure 47). With the exception of that entrance, located on the northeast corner of the building, all other windows and doors have been altered. The entrance features gently rounded corners clad in brick, which leads to a recessed pedestrian door topped with a four-light metal sash transom. The transom and brickwork appear to be the only original details remaining. The remainder of the building features either new windows and doors, or they are covered with plywood or removed.

Built in 1946, the primary façade has been substantially altered, with loss of all but one window. All other windows and doors altered, removed, or covered. The architect and builder are unknown. In 1956 the space was occupied by the Bon Ton French Bakery. The last known occupant of the building was SASCO Electric and a Xerox Corporation branch office.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It does not embody the distinctive characteristics of a type, period, or method of construction (Criterion C). The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.



Figure 46. 1016 ½ Madison Street / Bon Ton French Bakery view northeast (Source: Washington State Archives -- Puget Sound Regional Branch, 1947).



Figure 47. 1016 ½ Madison Street / Bon Ton French Bakery, view northeast (Source: HRA, 2017).

9.1.25 1004 Boren Avenue / Stacy House (DAHP #42825; Map #25)

The Stacy House was determined Eligible for listing in the NRHP in 2008 (Figure 48). An undated, unattributed NRHP inventory form for the property notes the following physical description:

The 1889 Stacy House is an example of a provincial interpretation of the Queen Anne Style with touches of Eastlake ornamentation. It is located on the northeast corner of the intersection of Boren Avenue and Madison Street. The building was originally two residences put together. The main or north wing which fronts on Boren Avenue was built in 1889 or slightly earlier by Martin Van Buren Stacy.

The two and one-half story wood frame structure has an irregularly-shaped plan expressive of its lively asymmetrical composition. At the intersection where the two separate building join at a right angle, a differentiation of style is readily discernible. The south wing which faces on Madison Street lacks the exuberance and quality of detail that occurs in the north wing. The wall surfaces of both wings are covered primarily in wood clapboard with some flush board siding. The irregular massing is reflected in the multi-plane roof interrupted with irregularly spaced dormers (DAHP nd).

Statement of Significance

The Stacy House was determined Eligible for listing in the NRHP in 2008 (#050598-09-FTA GAG). The building retains those elements that make it eligible for listing in the NRHP.



Figure 48. 1004 Boren Avenue / Stacy House, view northeast (Source: HRA, 2017).

9.1.26 1122 Madison Street / People's International Bank (DAHP #344230; Map #26)

Constructed as the People's International Bank in 1956, the building was vacant in 1971, and became a McDonalds c.1978 (Figure 49, Figure 50). The extant building is a single-story tall, rectangular in plan, and sits on a poured-concrete foundation. It is bounded by Madison Street to the south, Minor Avenue to the east, and unnamed alleys to the north and west. Those characteristics are the only that remain from the building's original construction. Currently, the building is clad in stucco and features modern commercial restaurant characteristics such as windows and doors. Nothing remains of the former International-style details with which the building was initially constructed.

In 1968 the bank was subject to a robbery. In 1978 the McDonald's Corporation awarded the restaurant the National Décor Award for Best New Store for its theme designed by Gordon Designs of Costa Mesa, California. Prior to construction of the Peoples National Bank, the property contained the Summit Apartments (1912), which were torn down in 1955.

The building was designed by architects Robert Fulton McClelland and Hugo Osterman (McClelland & Osterman). The Seattle-based firm operated from 1947-1967. It specialized in bank branches and other commercial buildings such as the Peoples National Bank in Kirkland (1964), the Seattle-First National Bank in Olympia (1959), the Mid-Columbia Bank in Pasco (1953), and the Dexter Branch of Peoples National Bank in Seattle (1957). McClelland was an instructor at the University of Washington Department of Architecture from 1918-1921 and president of the Washington State Chapter of AIA from 1934 to 1936. Hugo William Osterman served on the State of Washington Architectural Registration Board from 1949 to 1953 and was president of the Seattle Chapter of the AIA in 1961.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criteria A and B). While it is the architecture firm is renowned, there is a severe loss of integrity. It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction. The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.



Figure 49. 1122 Madison Street / People's International Bank, view north (Source: Washington State Archives -- Puget Sound Regional Branch, 1957).



Figure 50. 1122 Madison Street / People's International Bank, view northeast (Source: HRA, 2017).

9.1.27 1401 Madison Street / Aluminum Company of America (Alcoa) Office (DAHP #344607; Map #27)

The building is roughly T-shaped in plan, bordered to the north by Madison Street, to the east by Broadway, to the west by Boylston Avenue, and to the south by other buildings that are included in the Swedish Medical Center. The building was constructed in the International Style, with minimal, flat surfaces stripped of applied ornamentation or decoration, differentiated only by glass, steel, or concrete evidence in the structure (Figure 51, Figure 52). The building is two-stories tall constructed on circular concrete posts above a parking area, giving the building a sense of floating a level above the ground surface. Vertical metal divides and long banks of windows over and above spandrels give the building a strong emphasis on both the vertical and horizontal planes. The “ends” of the building are void of openings and clad in flat panels.

The property at 1401 Madison Street is the Aluminum Company of America (Alcoa) Office Building (currently known as Swedish Hospital Medical Center), constructed in 1963. The building was designed by architects James M. Klontz and Wrede (Klontz & Wrede) and built by the George E. Teufel Company. Prior to construction of the office building a 1906 single-family residence was on this parcel.

Klontz was born in Kent, Washington and trained as an architect at the University of Washington. After serving in World War II, he worked at the firm of Bliss & Massar from 1946-1951 then in private practice for a brief time before forming Klontz & Wrede in 1956. The partnership specialized in religious educational buildings. Other projects included shopping centers, clinics, and office buildings. Notable non-educational and non-religious projects include a PX Market in Bellevue (1961), Thriftway Shopping center in Inglewood (1965), and the Nordstrom store in Bellevue (c1962).

The building was constructed for the Aluminum Company of America (Alcoa) to house the company's Pacific District sales office. The building was designed to feature aluminum. The material was used in the curtain walls, entryways, handrails, trim, hardware, and other interior design elements. The curtain wall featured the company's Duranodic color finishes. The building was dedicated on the 75th anniversary of the company's founding in Pittsburgh, Pennsylvania in 1888.

Advertisements for available rental space within the building identify the property as the Alcoa Building. In 1964 other tenants included the Procter & Gamble Company for its Pacific Northwest sales office, insurance brokers McDonald & McGarry Company, State Mutual Life Assurance Company of America, and the architects Klontz & Wrede. The building was later owned by Seattle University and sold in 1984 to the Swedish Hospital Medical Center, who continues to own it today.

The building has had no alterations, based on visual inspection and property cards.

Statement of Significance

The property is recommended Eligible at the local level for the NRHP under Criterion C, as embodying the distinctive characteristics of a type, period, or method of construction, specifically the International Style.



Figure 51. 1401 Madison Street / Aluminum Company of America (Alcoa), view southwest (Source: Washington State Archives -- Puget Sound Regional Branch, 1963).



Figure 52. 1401 Madison Street / Aluminum Company of America (Alcoa), view southwest (Source: HRA, 2017).

9.1.28 915 10th Avenue / Seattle University Administration Building (DAHP #42888; Map #28)

The property at 915 10th Avenue was constructed for Seattle University in 1941 after the previously existing Garrard Building became too small to house the growing number of students. Students and staff members raised \$150,000 for construction of the new building which was designed by architect John William Maloney (1896-1978). The building originally housed the Liberal Arts Department and now houses SU Administration.

This three-story building is bounded by E Madison Street to the north, the Seattle University (SU) Campus Walk to the east, a detached building (916 E Marion Street, the Garrard Building) to the south, and Broadway Avenue to the west. The rectangular building fronts west towards a large landscaped lawn and Broadway Avenue. Designed in a “streamlined Gothic” style, the building was constructed of concrete with terra cotta facing, and features a flat roof with parapet (Figure 53, Figure 54). A notable feature is the tower topped with octagonal belfry, which was inspired by the adjacent Garrard building, designed by the architect of the same name.

Bilateral symmetry is especially apparent on the primary façade, where the central entry protrudes slightly from the main massing. The entrance bay is highlighted with a vertical bank of three arched windows that rise three-stories above single-light brass double-doors. Both the horizontal and vertical have a strong emphasis on the façade. The long linear horizontal face is accentuated by bands of eight-light metal sash windows on each of the three floors. Each window bay is then vertically banded with white terra cotta accents, creating vertical “boxes” of three windows at the ground, middle, and upper floors. The exception to this is at the north and south corners, where the upper and lower floor windows feature gothic-inspired trefoil details.

The gothic-inspired details extend to a central tower that rises an additional four levels above the main massing. The first two levels of the tower are square in plan and adorned with gothic-inspired terra cotta bands with a strong vertical emphasis. The third level, also square in plan, features rosette windows on all four cardinal elevations. The fourth and final level of the tower is the octagonal belfry, which is topped with a gold ball finial.

The east face is an almost exact mirror to the west façade. The north and south faces also feature central entrance bays with a vertical emphasis, though not as elaborate as on the main façade. Here the entryway is recessed, and topped with multi-light metal sash windows at the second and third floors.

Maloney was an architecture student at the University of Washington from 1917-1918 and began his architectural career in Yakima in 1919. In 1940 he designed the subject building for the Seattle University Liberal Arts department (currently known as the Administration Building). Construction was completed in 1941. He continued on as the unofficial campus architect from 1941-1971 and established a private practice in Seattle during that time (1941-1963). He designed and collaborated on several projects for campus buildings throughout Washington State. These include Smyser-Shaw Hall at Central Washington University (1925, altered), Wilmer Davis Hall at Washington State University (with Stanley A. Smith, 1935-1937), and

Holland Library at Washington State University (with Philip E. Keene, 1947-1950). Maloney also designed religious buildings including St. Paul's Catholic Cathedral in Yakima (with J. E. McGuire, 1925-1927) and the Seminary of St. Thomas the Apostle (now Bastyr University) in Kirkland (1956-1959).

Alterations: limited or no alterations, based on property cards.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The building was constructed in a Streamlined Gothic style with a Garrard-inspired octagonal belfry, and was dedicated on June 22, 1941. This is the first of many buildings designed on the SU campus by architect John William Mahoney. The building is recommended Eligible at the local level for the NRHP under Criterion C, as embodying the distinctive characteristics of a type, period, or method of construction, specifically the Streamlined Gothic Style adapted for institutional (educational) use.



Figure 53. 915 10th Avenue / Seattle University Administration Building, view west
(Source: Washington State Archives -- Puget Sound Regional Branch, 1942).



Figure 54. 915 10th Avenue / Seattle University Administration Building, view northwest
(Source: HRA, 2017).

9.1.29 916 E Marion Street / Seattle University Garrand Building (DAHP #42889; Map 29)

The Garrand Building was determined Eligible for Listing in the NRHP in 2008 (Figure 55). The Garrand Building is rectangular in plan and is bounded by Broadway to the west, the Seattle University Administration Building (915 10th Avenue) to the north, the SU Campus Walk to the east, and an unnamed alley to the south. The building is three-stories on a full basement, and features an ashlar stone foundation. The tri-partite building is constructed in a streamlined or stripped neoclassical style, with brick cladding accentuated by stone sills. Engaged brick pilasters are highlighted with stone bases and capitals in a flat Doric style. Windows are two-over-two or one-over-one wood sash with a vaguely Italianate detail in the relieving arches of the second and third floors. The hip-on-hip roof features a soffit decorated with modillion brackets.

The building has two primary facades, one to the west and one to the south. The west façade features an arched entrance at ground level topped by a three bay width balcony with three double doors topped with roman archways. The south façade is accessed via a central stone stairway to a double door topped with a four-light transom.

Statement of Significance

The Garrand Building was determined Eligible for Listing in the NRHP in 2008 (050598-09-FTA GAG; LK 1979). The building retains those elements that make it eligible for listing in the NRHP and WHR.



Figure 55. 916 E Madison Street / Seattle University Garrand Building, view east (Source: HRA, 2017).

9.1.30 1025 E Madison Street / Madison Street Cable Car Terminal Barn (DAHP #339667; Map #30)

The Madison Street Car Cable Car Terminal Barn, now used as the Seattle University Fine Arts Building, is bounded by E Madison Street to the north, Seattle University Campus pedestrian walkway to the west, an alley that becomes East Spring Street to the south, and an attached building (Hunthausen Hall) to the east. The single-story building was built in 1907 and is constructed on a poured-concrete foundation, clad in brick, and features a shallow-pitched gable roof (Figure 56, Figure 57). The architect and builder are unknown. The building is largely rectangular in plan, with a clipped northwest corner that follows the alignment of E Madison Street. The primary façade features a recessed pedestrian entry with single-light double-doors, surrounded by decorative terra cotta-colored panels. The entrance is flanked by a symmetrical façade, with two banks of two six-light windows on either side. A belt course bands the windows at the top and bottom and continues around the sides of the building, effectively “wrapping” all of the windows together. The west face features two additional banks of two six-light windows, and the north face features six of the same bisected by a smaller four-light window. The west face is attached to the adjacent Hunthausen Hall. The south face features similar details as on the north face.

Seattle University bought the property in 1941 and remodeled it to house the School of Engineering. In 1947 the Reverend Edmund B. McNulty, Seattle University Director of Engineering, designed the first remodel of the property and worked along with Seattle University teachers and contractors to remodel the terminal. The building underwent further remodeling in 1992 and was rededicated as the Fine Arts Building for Seattle University. Current studies in the building are focused on music, art, art history, design, and theatre.

Alterations: Extensive, based on property cards. The building was heavily remodeled in the 1940s, including changes to the fenestration, parapet, and cladding, as described below.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, and it has suffered an irretrievable loss of integrity.



Figure 56. 1025 E Madison Street / Madison Street Cable Car Terminal Barn, view south (Source: Washington State Archives -- Puget Sound Regional Branch, c.1937).



Figure 57. 1025 E Madison Street / Madison Street Cable Car Terminal Barn, view southeast (Source: HRA, 2017).

**9.1.31 1020 E Spring Street / Seattle University Student Union – Hunthausen Building
(DAHP #708857; Map #31)**

Hunthausen Hall fronts south, and is bounded to the north by E Madison Street, a detached building (the Lynn Building) to the east, an alley that becomes East Spring Street to the south, and an attached building (Seattle University Fine Arts) to the west. The building is irregular in plan though roughly rectilinear, clad in brick, with a flat roof. The south face features an asymmetrically-placed entry with modern aluminum doors and windows, topped with a multi-colored projecting aluminum window bank. Windows appear to be modern aluminum-clad.

The building at 1020 E Spring Street was constructed for Seattle University in 1951-1953. The architect and builder are unknown. It was dedicated as the new Student Union building with blessings by Reverend Thomas A. Connolly, Reverend A. A. Lemieux, University President, Seattle Mayor Allan Pomeroy, and student-body president Philip Smith. In 2004 it was renamed Hunthausen Hall for retired Seattle archbishop Raymond Hunthausen. Current studies in the building are focused on global engagement and faculty development. The building is home to the School of Theology and School of Ministry.

Alterations to the building are extensive. The entrance on the south face has been completely altered from a recessed expanse of multi-light windows to the current configuration. No original windows remain, and the extant windows are not similar to the original except to be in roughly the same horizontal plane.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction.



Figure 58. 1020 E Spring Street / Seattle University Student Union -- Hunthausen Building, view north (Source: Washington State Archives -- Puget Sound Regional Branch, 1954).



Figure 59. 1020 E Spring Street / Seattle University Student Union -- Hunthausen Building, view northwest (Source: HRA, 2017).

9.1.32 950 E Madison Street / International House of Pancakes (IHOP) (DAHP #708772; Map #32)

The International House of Pancakes (IHOP) building is bounded to the south by E Madison Street, to the west by Broadway Court, to the north by E Seneca Street, and to the west by 10th Avenue. Rectangular in plan, the one-and-a-half story building sits on a poured concrete foundation and features the characteristic steeply-pitched cross-gable roof iconic of the IHOP chain of restaurants (Figure 60, Figure 61). The building fronts east towards its own parking lot, and is clad in applied brick veneer at the ground level to a faux water table, topped with stucco, with vertical board siding in the gable ends. A single-story flat roof addition is located on the north face.

This building was constructed in 1965. The first IHOP opened in 1958 in Toluca Lake, California. The restaurant chain buildings all share the same A-frame roofline. The last of these buildings was constructed in 1979. This restaurant was one of four IHOPs built in Seattle. The 950 E Madison Street IHOP appears to be the first of the franchises to open in Seattle, posting want ads for employees in June 1965. Other IHOPs were located at 425 N Queen Anne Ave (1966, destroyed) and 4301 Brooklyn Avenue NE (1967, destroyed). Announcements for the construction these other restaurants state the Queen Anne neighborhood IHOP was Seattle's third and the University District IHOP was the fourth. In 1968 ads for the restaurant chain list another IHOP in Bellevue at 21 104th Avenue NE.

Alterations to the building are considered moderate, based on property cards. Though the characteristic blue roof marks the building as an IHOP, the windows, doors, and cladding have all been altered. Most notably, the original Tudor-esque nogging in the gable ends was replaced with vertical board siding.

Statement of Significance

It is recommended Eligible under Criterion A for being the first IHOP in Seattle and the last remaining example of the classic IHOP architectural style. It exemplifies the beginning of the chain restaurant family dining experience in Seattle. Research did not identify any associations with significant people (Criterion B). It is recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time.



Figure 60. 950 E Madison Street / IHOP, view north (Source: Washington State Archives -- Puget Sound Regional Branch, 1965).



Figure 61. 950 E Madison Street / IHOP, view northeast (Source: HRA, 2017).

9.1.33 1000 E Madison Street / 5 Point Cleaners (DAHP #708773; Map #33)

The property at 1000 E Madison St in Seattle, Washington is a two-story commercial building containing a dry cleaning business. The building was constructed in 1959. The builder and architect are unknown.

1000 E Madison Street is located on a key lot, bounded by 10th Avenue to the west, E Seneca Street to the north, and E Madison Street to the south and east. The two-story building is irregular in plan, though roughly rectilinear with a clipped southeast corner that parallels Madison Street (Figure 62, Figure 63). The building is constructed on a poured-concrete foundation of concrete masonry units (CMU), and features a variety of vinyl window types throughout. A flat-roof portico is located on the south face.

Historic assessor records note a former automobile service station on the property which was demolished in 1959. The drycleaners was originally constructed as a single-story building. A second story was added to the concrete block building at a later date. The building has continued to operate as a drycleaner since first built. The property was subject to multiple robberies.

Alterations to the building are extensive, based on property cards. As initially constructed in 1959, the building was a single story with a flat roof, with multi-light metal sash windows. Only the construction method of CMU appears to be extant; all other aspects of the building have been altered.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction. The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.

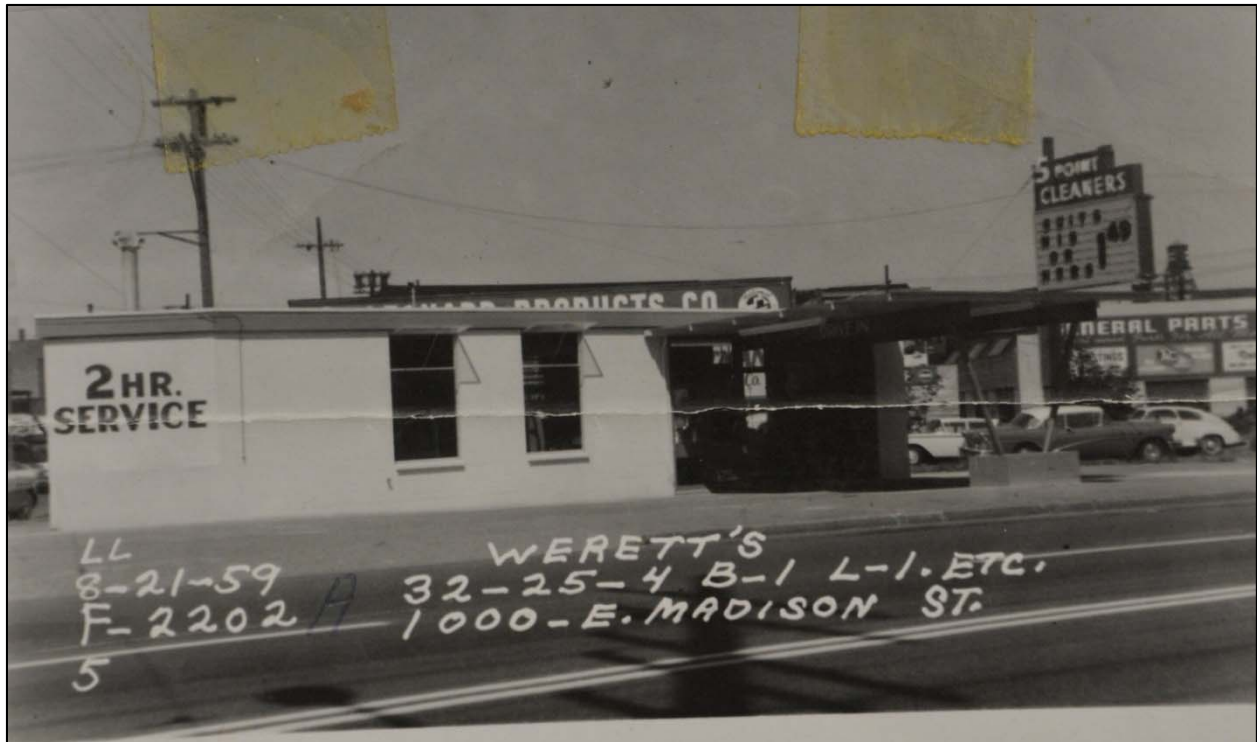


Figure 62. 1000 E Madison Street / 5 Point Cleaners, view north (Source: Washington State Archives -- Puget Sound Regional Branch, 1959).



Figure 63. 1000 E Madison Street / 5 Point Cleaners, view north (Source: HRA, 2017).

9.1.34 1018 E Seneca Street / Richfield Oil Company Service Station (DAHP #708774; Map #34)

The property at 1018 E Seneca Street in Seattle, Washington was constructed in 1950 as the Richfield Oil Company automobile service station. The architect and builder are unknown. It was remodeled in 1961 and 1967. The canopy over the gas pumps remains today. Prior to construction of the service station, a four-plex family residence (1902) stood on the property; it was demolished in 1948. It is currently occupied by a photocopy business.

The property at 1018 E Seneca Street is a single-story building located on a key lot bounded by E Madison Street to the southwest, 11th Avenue to the west, a parking lot to the north, an unnamed alley to the west, and E Seneca Street to the south and west. The building is rectangular in plan, with an attached portico that gives it an L-shaped plan (Figure 64, Figure 65). Built on a poured concrete foundation, the building is clad in CMU and features modern windows and doors throughout.

Alterations to the property are extensive, based on property cards. Originally built as the Richfield Service Station, the building once featured streamlined moderne details in the form of a tri-partite design with modest detailing in windows, doors, parapet, and signage. All original windows and doors, including bay placement, have been removed and remodeled for its current use as a retail store.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction. The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.

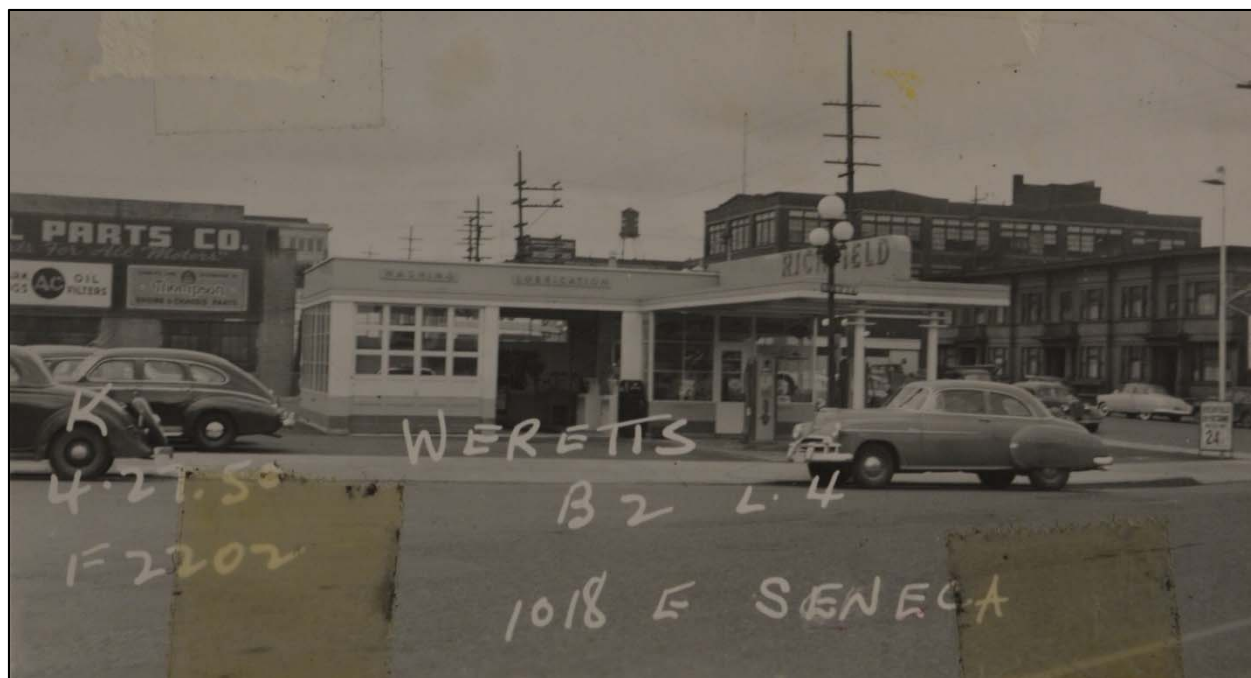


Figure 64. 1018 E Seneca Street / Richfield Oil Company Service Station, view north/northeast (Source: Washington State Archives -- Puget Sound Regional Branch, 1950).



Figure 65. 1018 E Seneca Street / Richfield Oil Company Service Station, view north/northeast (Source: HRA, 2017).

9.1.35 1401-1403 12th Avenue / Northwest Motors (DAHP #343184; Map #35)

The property at 1401-1413 12th Avenue in Seattle, Washington was constructed in 1913 as a one-story garage. The architect and builder are unknown. The garage has been occupied by a series of automobile dealerships. In 1944 occupants changed from the Northwest Motors to Ryan Cadillac Company and later to Grand Prix Motors. Currently, the building houses the Ferrari and Maserati of Seattle automobile dealership.

The property at 1401-1403 12th Avenue is located on the northwest corner of the intersection of E Union Street and 12th Avenue, with attached buildings to the north and west. The single-story building is square in plan, with a poured concrete foundation and a flat roof (Figure 66, Figure 67). The building is clad in concrete, with large expanses of large sash plate glass windows on the south and east faces. The east face also has three garage-style bays, two open and one larger bay that is partially enclosed with a garage door and a pedestrian door.

Alterations to the property are minimal, based on property cards. With the exception of new paint colors on the pilasters, this building is surprisingly intact based on property card photos from 1939, inclusive of window and door openings, which may be original. The only noticeable alteration is to the northern-most garage bay on the east face, which was enclosed with a garage and pedestrian door.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Eligible for the NRHP under Criterion C, as it embodies the distinctive characteristics of a type, period, or method of construction, specifically car showrooms of the 1930s and earlier.



Figure 66. 1401-1403 12th Avenue / Northwest Motors, view northwest (Source: Washington State Archives -- Puget Sound Regional Branch, 1939).



Figure 67. 1401-1403 12th Avenue / Northwest Motors, view northwest (Source: HRA, 2017).

9.1.36 1400-1412 12th Avenue / Bekins Moving & Storage (DAHP #708775; Map #36)

The property at 1408 12th Avenue in Seattle, Washington was constructed in 1919 as a warehouse. The architect and builder are unknown. The warehouse was purchased by Bekins Moving and Storage in 1935 and used as a storage building through the 1970s. The building has a long-standing history with the Bekins Company. In 2007 condominiums were added to the roof.

The three-story structure is triangular in shape to fit the irregular block where Madison Street cuts diagonally across 12th Avenue and Union Street. Cladding on the main (north) and east elevations is buff-colored brick, with decorative terra cotta elements in a belt course above the ground floor windows and again above the third floor window (Figure 66, Figure 67). The building is capped with a deep dentillated cornice of terra cotta. A penthouse level addition steps back slightly from the original roofline. The first floor has a ceiling height of 19 feet, with large transoms above display windows. All the windows at ground-level were replaced with new metal sash, and upper-floor windows are likely not original though are a compatible one-over-one. The penthouse level is done in black and grey, a sharp contrast from the original building and visually subservient. The building has a flat roof.

The Bekins Moving and Storage Company was founded in Seattle by Daniel Bekin, son of Dutch immigrants. He retired in 1935 and left the business to his son, Claude Bekin who was 23 years old at the time. Claude continued to operate the business and served as board chairperson as well as president of Bekins Van Lines and board chairperson for Bekins Van Moving & Storage. He also served as chairperson for the Seattle Transit Commission and Washington State Game Commission. He was active in other civic roles including serving the US Department of State advisory council for European affairs, executive committee of World Affairs Council of Seattle, Seattle Chamber of Commerce, and Seattle Rotary.

Alterations to the building are moderate. The addition of the penthouse level is an obvious alteration, though the addition was done respectfully to the form of the original. Though fenestration patterns are obviously differentiated, the penthouse is slightly set-back and does not diminish the form of the original building. Replacement storefront windows at the ground level are also not original, but are respectful to the design of the building.

Statement of Significance

The property is recommended Eligible for listing in the NRHP based on its association with the development of Bekins Moving & Storage Company (Criterion A). It is also recommended Eligible under Criterion C for retaining its original architectural style and decorative elements that make it a distinctive building in neighborhood.



Figure 68. 1400-1412 12th Avenue / Bekins Moving & Storage, view northeast (Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 69. 1400-1412 12th Avenue / Bekins Moving & Storage, view northeast (Source: HRA, 2017).

9.1.37 1300 E Madison Street / Seattle First National Bank (DAHP #343472; Map #37)

The property at 1300 E Madison Street in Seattle, Washington was constructed in 1963 as the Madison-Pike Branch of the Seattle-First National Bank. The architect and builder are unknown. This single-story building is located on the northeast corner of the intersection of 13th Avenue and East Madison, and is bounded by E Pike Street to the north and 14th Avenue to the east. The building is roughly rectangular in plan, with a rectangular attachment on the south face (clad in rubble stone veneer) and an attached portico/drive-thru on the north face (Figure 70, Figure 71). The building has a flat roof, and is clad in either stucco or stone veneer, with large expanses of plate glass windows.

Alterations to the building, if any, are minimal, based on property card.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). Though intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1960s bank building. As such, the building is recommended Not Eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 70. 1300 E Madison Street / Seattle First National Bank, view northeast (Source: Washington State Archives -- Puget Sound Regional Branch, 1963).



Figure 71. 1300 E Madison Street / Seattle First National Bank, view northeast (Source: HRA, 2017).

9.1.38 1324 E Pike Street / Safeway (DAHP #708876; Map #38)

The property at 1324 E Pike Street in Seattle, Washington was constructed in 1926 as a single-story commercial retail building. It was occupied by Beech's beverage store in 1948, Thrifty Toy House in 1955, and Scooters-Cycles, Ltd. during the 1960s. The property was subject to a fire in 1967 that was caused by a cigarette. The building originally housed a Safeway grocery store. This single-story rectangular building is located on the northwest corner of the intersection of E Pike Street and 14th Avenue. Constructed on a poured concrete foundation and clad in brick veneer, the building features a flat roof with parapet (Figure 72, Figure 73). The main façade fronts south, and features a flat commercial entry beneath a square overhanging awning, with brown tile cladding. The awning obscures some of the building's details, like engaged pilasters clad in stucco topped with stone capitals. The brickwork features a soldier course that defines the tops of the storefront windows on the south and east face, and also the tops of three 12-light windows on the east face. Also on the south face, decorative stone spandrels mark the ends of a pattern of bonding abutting three soldiers with three stretchers in two rows, enclosed in a border of running bond. The east face features a second storefront on the north corner, with what appears to be two original pedestrian doors and storefront flanked by engaged brick pilasters topped with stone capitals.

Alterations to the property are extensive, based on property cards. Though the east face appears to be intact, the primary storefront on the south face and wrapping the southeast corner have been altered. Stucco was added to the engaged pilasters, and the original recessed, clipped-corner storefront is now flat. The original storefront windows, doors, and transoms have all been removed and replaced, including vinyl transoms and tile cladding.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time.



Figure 72. 1324 E Pike Street / Safeway, view northwest (Source: Washington State Archives -- Puget Sound Regional Branch, c.1937).



Figure 73. 1324 E Pike Street / Safeway, view northwest (Source: HRA, 2017).

9.1.39 1400-1404 E Pike Street / J.A. Stavig Dry Goods (DAHP #343681; Map #39)

This two-story, rectangular commercial building was constructed in 1909 and faces E Pike Street (Figure 74, Figure 75). The building features a basement, first story commercial space, and second story apartments. It has a poured concrete foundation and flat roof with parapet of asphalt composite. The building is in the two-part commercial block style with masonry structure. The cladding is a combination of concrete block, brick veneer, and horizontal wood siding. All of the windows have been replaced, and two-over-ten glass block has been added to the base of the south (front) elevation beneath the primary windows.

The builder and architect are unknown. The building was remodeled in 1953. The building housed the J.A. Stavig dry goods store, Franklin Dry Goods, a shoe repair store, cleaners, and later Hans Henning Fine Furniture and Decorations. Currently, the building is occupied by the American Artificial Limb Company.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody stylistic characteristics or a method of construction that would warrant special recognition

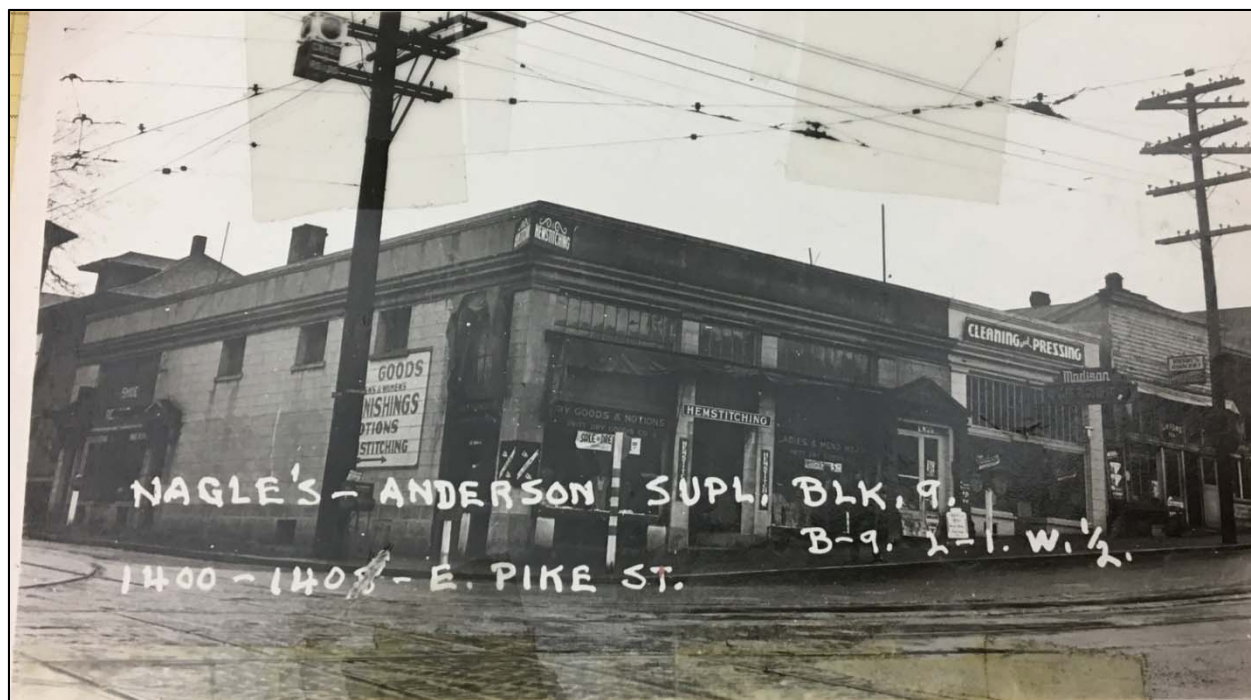


Figure 74. 1400-1404 E Pike Street / J.A. Stavig Dry Goods, view northeast (Source: Washington State Archives -- Puget Sound Regional Branch, nd).



Figure 75. 1400-1404 E Pike St / J.A. Stavig Dry Goods, view northeast (HRA, 2017).

9.1.40 1522 14th Avenue / First African Methodist Episcopal (DAHP #45375; Map #40)

The building at 1522 14th Avenue in Seattle, Washington is the First African Methodist Episcopal (A.M.E.) Church built in 1912. The structure is a designated Seattle City Landmark (for more detail, see Office of Urban Conservation Staff, 1980). It was designed by Hawley Alpheus Dudley and built by R.M. Sprinck.

The First A.M.E. Church is located on the southeast corner of the intersection of 14th Avenue and E Pine St. The parcel includes three attached buildings: the church (1912), and two attached ancillary buildings (ca. 1955 and ca. 1980). The church fronts west on 14th Avenue, is rectangular in plan, and is approximately two-and-a-half stories tall. The roofline features a front-gable massing as well as a tower form in the southwest corner. The building is clad in brick on the first two floors, and stucco in the gable and tower. The building has a recessed entry accessed via concrete stairs, with two pairs of double doors. The entry is flanked by engaged, battered pilasters supporting a simple gable porch. At the second level, plywood covers a three-light window opening. Two windows with gothic-inspired tracery flank the central porch volume at the second-story height. The edges of the building – north and south on the west face – feature a pattern of corbeled stepping.

Alpheus Dudley designed a number of churches in Seattle, including the Gilman-Park Methodist-Episcopal Church (1909-1910), Green Lake Methodist-Episcopal Church (1910) and the Trinity Methodist-Episcopal Church in Bellingham (1910-1911). No information could be found on R.M. Sprinck.

The building is one of Seattle's oldest and most substantial churches, is the city's oldest African-American church, and is a cornerstone in the Central District community. Seattle's Central District is bounded by E Madison Street on the north, Jackson Street on the south, 12th Avenue on the west, and Martin Luther King Jr. Way on the east. In its early days, it was a very diverse neighborhood, but the African American population in particular flourished here in the 1930s. After World War II, discrimination and restrictive covenants led to this area being home to most of Seattle's African American population, many of whom lived within three or four blocks of Madison Street, which is where their homes and businesses were centered. They were drawn to the area by the transportation, religious and social life, including the First African Methodist Episcopal Church (1890) and Mount Zion Baptist Church (1890), and housing such as The Chandler (2416 East Madison) and The Adelphi (230-232 23rd Avenue N), which were owned by African Americans.

In 1940, the Central Area became a majority African American neighborhood, concentrated on those blocks along Madison Street between 21st and 23rd Avenues. The area did not age well, however, due in part to social inequality and deteriorating schools. A number of initiatives were undertaken in the 1960s, and eventually, schools were desegregated. Today, the First A.M.E. Church remains a keystone of the Central District, and as new schools and social centers have developed, the racial composition has changed.

The First A.M.E. Church played a role locally in making changes in civil and human rights during the 1960s, provides educational assistance for middle school children, and provides housing units for senior and low incomes parishioners.

Modifications: Minimal or none, based on property cards. Though the tower and gable roof form appear truncated, it may be that this was as designed. All windows and doors appear to be original, with the exception of those on the main façade covered by plywood (the condition of which is unknown).

Statement of Significance

The property is recommended Eligible to the NRHP under Criterion A for its role in the local community. Though intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1910s church. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 76. 1522 14th Avenue / First African Methodist Episcopal Church, view northeast
(Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 77. 1522 14th Avenue / First African Methodist Episcopal Church, view northeast
(Source: HRA, 2017).

9.1.41 1605 17th Avenue / Galland, Caroline Kline, House (DAHP #45540; Map #41)

The Caroline Kline-Galland House was built in 1903 by architect Max Umbrecht, and currently operates as an assisted living home (Figure 78). The home was built in the Georgian Revival style with intersecting hipped roof and basalt stone foundation. It faces 17th Avenue. A detailed architectural summary of the building has been previously recorded as part of the property's nomination to the NRHP (Maddox 1979). Perhaps the most obvious change to the property since its 1979 recording, in addition to smaller safety and accessibility projects, is the planting of a tall hedge along Madison Street, obscuring the view to and from the building.

Statement of Significance

The Caroline Kline-Galland House was listed in the NRHP in 1980. It is also in the Washington Heritage Register. The building retains those elements that make it eligible for listing in the NRHP and WHR.

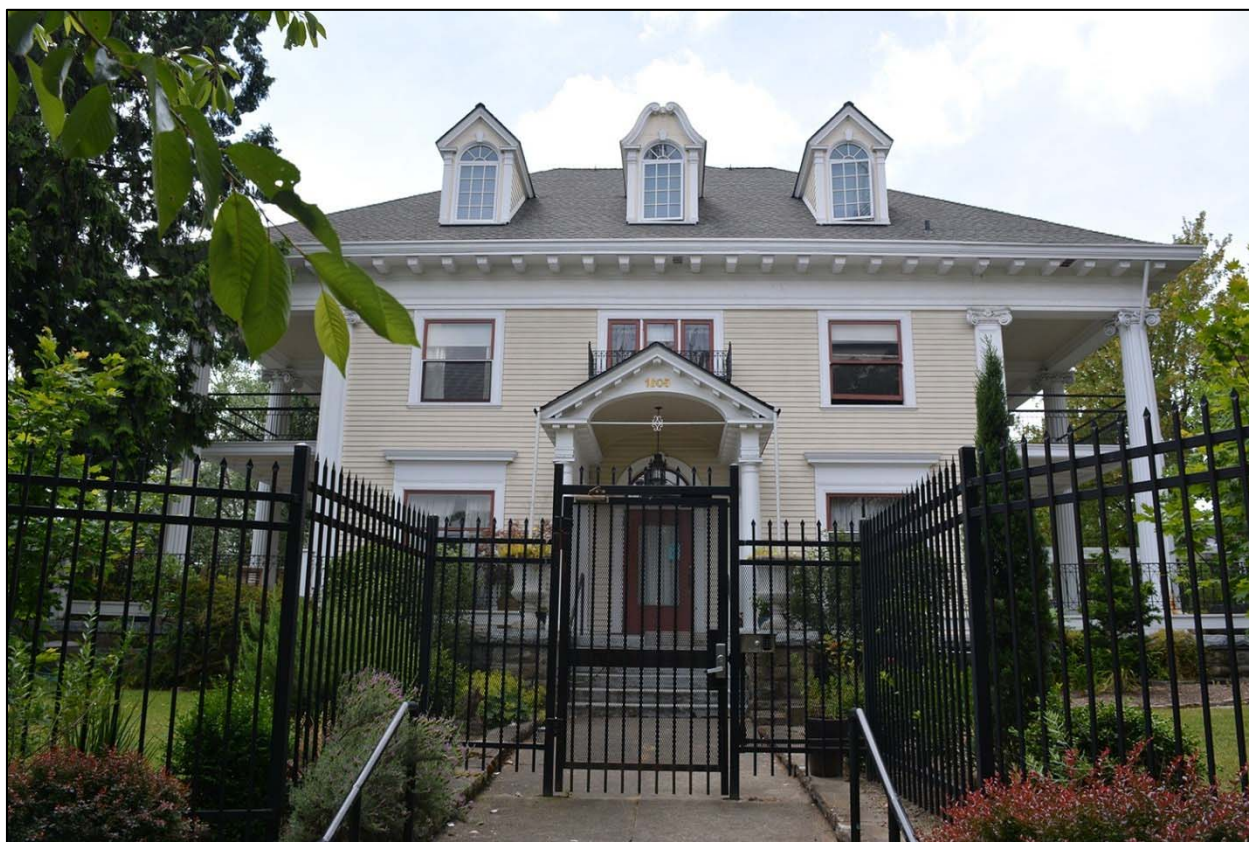


Figure 78. 1605 17th Avenue / Caroline Kline Galland House, view west (Source: ESA, 2016).

9.1.42 1201 E Union Street / Vanderbilt Building (DAHP #342634 / 44591; Map #42)

The property at 1201 E Union Street in Seattle, Washington is a two-story office building constructed in 1920. The architect and builder are unknown. It was first used as an automobile showroom in the 1930s and featured automobile entrances on the west and north elevations. These entrances were walled up by 1955 and converted to window bays by 1966. During World War II, federal censors and military police occupied the building. It was renovated in 1946 as office space for the Pacific Telephone & Telegraph Company. Today it is used by the Seattle Academy of Arts and Sciences.

This two-story building is roughly rectangular in plan with a clipped northwest corner. The building is located on the southeast corner of the intersections of E Union Street, 12th Avenue, and E Madison Street. The building sits on a poured concrete foundation, is clad in terra cotta panels, and features a flat roof. All windows and doors, including the buildings primary entrance in the clipped northwest corner, were removed in 1966 and replaced; the main entrance is no longer recessed, but is now a flat commercial storefront window. The building's decorative terra cotta, including the namesake relief over the former main entrance bearing the name "Vanderbilt Building" is extant.

Alterations to the building are extensive, based on property cards. All windows and the primary entrance were altered ca. 1966. Windows and doors remain in original bays. Alterations from the 1960s are extant.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time.



Figure 79. 1207 E Union Street / Vanderbilt Building, view southeast (Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 80. 1207 E Union Street / Vanderbilt Building, view southeast (Source: HRA, 2017).

9.1.43 1213 E Union Street / Thriftmore Apartments (DAHP #337927; Map #43)

The property at 1213 E Union Street in Seattle, Washington is a three-story apartment building constructed in 1894. The architect and builder are unknown. A 1905 advertisement describes the unnamed building as new and modern with rooms renting at \$25 per month. The building was known as the Thriftmore Apartments from at least 1962 until 1985. Since the 1980s the building has functioned as a rooming house for recovering drug addicts and alcoholics. It was named the Berkey House after Arnold R. Berkey, director of Pioneer Human Services, which operates the Berkey House.

The building is located mid-block between 12th and 13th Avenues on the south side of E Union Street. The building fronts north, and is detached but immediately adjacent to flanking buildings. The two-story building on basement is rectangular in plan, clad in vinyl siding, and features a flat roof (Figure 81, Figure 82). The north face features a central recessed entry accessed via stair faced in brick veneer with inset glass blocks. The north face features three-light vinyl sliders on the east side, and a single-light and one-by-one vinyl slider on the west side on each the ground and second levels.

Alterations to the building are extensive, based on property cards. As initially constructed in 1894, the two-story frame building featured a symmetrical façade clad in horizontal wood siding, with a decorative cornice at the roof. Windows were one-over-one wood sashes, and doors were three-paneled with a single light. The front of the building was accessed via a covered porch which supported a balcony for the second-floor units. By 1952, the building had been faced in brick veneer, the original porch and balcony removed, and the extant porch with glass blocks installed. At that time the windows and doors were also altered, with the second-floor doors replaced with windows and ground-floor entries replaced with new doors flanked by glass block. The preset configuration bears no resemblance to either the original 1894 construction or the ca. 1950s renovations, with the exception of the entrance stairway.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 81. 1213 E Union Street / Thriftmore Apartments, view southwest (Source: Washington State Archives -- Puget Sound Regional Branch, c1937).



Figure 82. 1213 E Union Street / Thriftmore Apartments, view southwest (Source: HRA, 2017).

9.1.44 1221 E Madison Street / Texaco Automobile Station (DAHP #336674; Map #44)

The property at 1221 E Madison St in Seattle, Washington is a single-story commercial building. The building was constructed in 1941 as a Texaco automobile service station. The builder and architect are unknown. It replaced a smaller service station that was built in 1926. The Texaco service station was converted to a drying cleaning business in the 1950s. In 1966 a significant addition of concrete block with cedar siding was added to form the building's tapered plan still evident today. This addition enclosed the once canopied space which extended between the service station's gas pump pillars and building.

During the 1950s until c.1981 the building housed the Al Phillips Cleaners, a local dry cleaning chain, and the Superior Cleaners. Both businesses were subject to robberies. In 1981 the building was occupied by the Acacia Florist business. In 2009 the building was converted into the Pony Bar, which continues to operate today.

The building is an irregularly shaped, one-story commercial structure built in 1941 (Figure 83, Figure 84). It is currently a bar with its primary entrance facing Madison Street. The eastern portion of the building is rectangular, with a triangular addition built onto its west side. The far western corner of the building is obscured by an unattached, wood frame wall that runs along the northwest and south edges of the property. That visible part of the building has T1-11 cladding and a small lean-to off the south wall. The windows along the north (front) elevation are horizontal sliding, as well as one three-over-one plate window. The building appears to have undergone window replacement, the addition of an access ramp, and enclosing the eastern part of the property.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody stylistic characteristics or a method of construction that would warrant special recognition (Criterion C). It is also not located in a cohesive grouping of similar building types. Therefore, the property is recommended Not Eligible for listing in the NRHP based on its architectural qualities or associations.

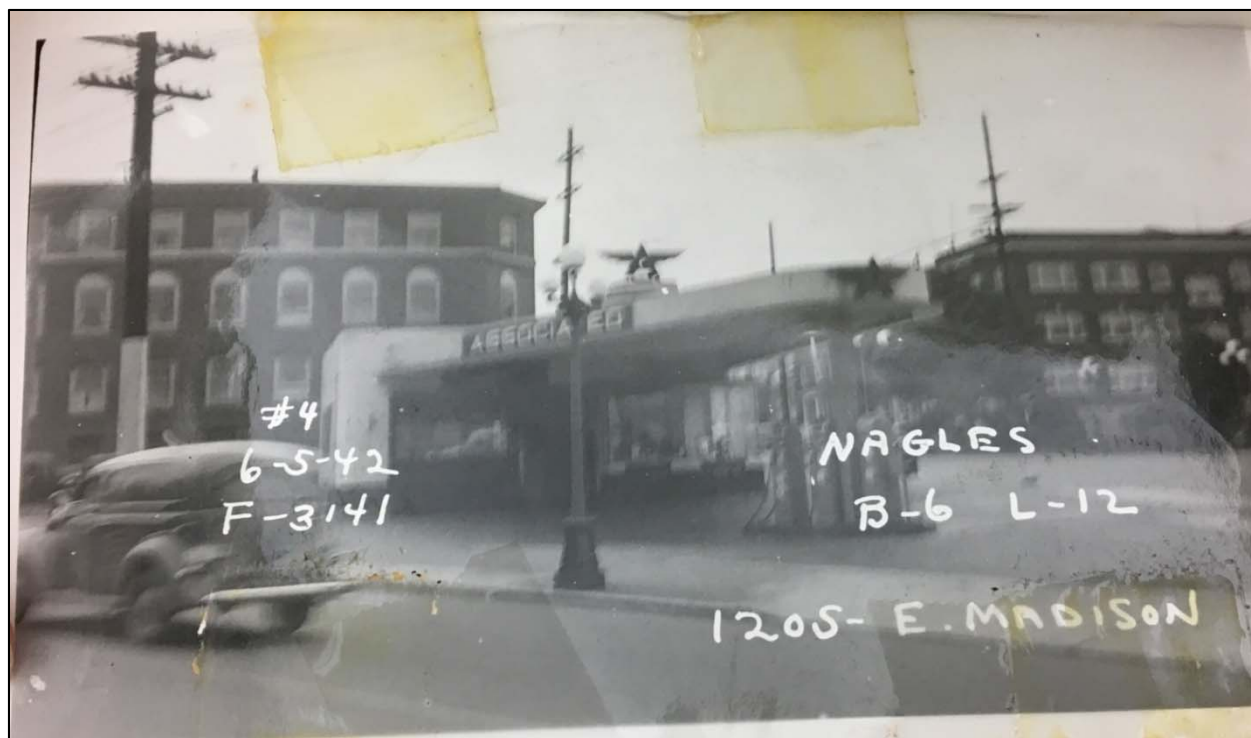


Figure 83. 1221 E Madison Street / Texaco Automobile Station, looking south (Source: Washington State Archives – Puget Sound Regional Branch, 1942).



Figure 84. 1221 E Madison Street / Texaco Automobile Station, view south (Source: ESA, 2016).

9.1.45 1305 E Madison Street / Robinson Apartments (DAHP #340866; Map #45)

The property at 1305 E Madison Street in Seattle, Washington is a three-story apartment building constructed in 1907. When built it was known as the Robinson Apartments, named after builder A. Robinson. The name changed in 1917 to the Lagonda Apartments. It is known today as the Park Hill Apartments.

The building was owned by several Japanese Americans from the late 1940s through the late 1960s. Owners include S. Suyama, Yoko Horita, Tom S. Furukawa, and Roy S. Furuta. The building was designed by architects John Graham, Sr. and David J. Myers (Graham & Myers) and built by A. Robinson. Under the partnership of Graham & Myers, the architects also built the Helen V/Algonquin (1321 E Union, 1907). Graham designed several of Seattle's notable commercial buildings, including Frederick & Nelson department store (Nordstrom, 1919), the Ford Motor Company Plant at South Lake Union (Public Storage, 1913), and the Joshua Green Building (1425th Avenue, 1913). Graham was particularly proficient in the Art Deco style, but his true skill lay in designing buildings with appropriate style and scale.

1305 E Madison Street is located on a key lot bounded to the north by E Madison Street, to the west by 13th Avenue, to the south by E Union Street, and to the east by attached buildings. The building is G-shaped in plan, with a central light well (Figure 85, Figure 86). The building features a poured-concrete foundation, is clad in brick veneer, and has a flat roof with cornice. The linear and primarily symmetrical faces along its west, north, and south faces are indicative of the building's construction in a neoclassical or Georgian-revival style. All windows and doors were altered, replacing original 15-over-one light wood sash with one-over-ones and removing the circular tracery details from arched openings on the second floor. Original frames around primary entrances were retained, and feature decorative modillion brackets supporting an applied wood lintel. The building is arguably tri-partite in design, with the ground-floor brickwork minimally differentiated from the upper floors via an alteration in the bond pattern. The ceiling height of the second floor is banded by a stone belt course, and the cornice defines the roofline.

Alterations to the property are moderate, according to property cards. All windows and doors were altered, replacing original 15-over-one light wood sash with one-over-ones and removing the circular tracery details from arched openings on the second floor.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). Although associated with architect John Graham, Sr., the building has suffered a loss of integrity. It is recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time.



Figure 85. 1305 E Madison Street / Robinson Apartments, view northeast (south (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 86. 1305 E Madison Street / Robinson Apartments, view northeast (Source: HRA, 2017).

9.1.46 1313-1315 E Madison Street / Willis-Jones Machinery Company (DAHP #337435; Map #46)

The property at 1313-1315 E Madison, currently the Madison Pub, is located mid-block between 13th and 14th Avenues on the south side of E Madison Street between two attached buildings. It was constructed in 1911; the builder and architect are unknown. The single-story building is roughly rectangular in plan, with the northwest corner clipped to parallel E Madison Street (Figure 87, Figure 88). The building fronts north, has a flat roof, and is clad in a combination of concrete and T1-11 siding. A recessed pedestrian door is located approximately center on the north face, with three small, square windows to the east of the door.

The building contains two storefronts – 1313 and 1315 E Madison. Shortly after construction both storefronts were occupied by the same business, the Willis-Jones Machinery Company, the name of which was painted across the entire front cornice and is partially visible in a photograph taken in the 1930s. This automotive engineering company relocated in 1926.

1315 E Madison once contained an apartment, which was available for rent in 1914. Other business tenants include a laundry service in 1912, the D. J. Talbot plumbing service and a sheet metal business in the 1920s and 1930s, and a Stork Diaper Service in the 1950s. In the 1960s the storefront of 1313 E Madison was converted into a garage entrance and 1315 E Madison was leased for campaign headquarters of Murray W. Gamrath, who was running for sheriff. Both storefronts of the building are currently occupied by the Madison Pub, which opened in 1991.

Alterations to the building are extensive, according to property cards. Originally constructed in 1911, the building at that time featured two separate store fronts characterized by brick and wood cladding, large expanses of wood-sash storefront, and a unifying cornice defining a parapet. The east storefront had a flat entrance, while the west storefront had a recessed entrance. By 1959, the cornice was removed, the brick and wood removed or skim coated with stucco or concrete, and the storefronts altered to aluminum sash. At that time, the east storefront was converted to a recessed entry, and the two storefronts almost exactly matched each other. By 1964, the west storefront was removed entirely to become either a garage or a parking area. The current configuration resembles none of these, with the west storefront deeply receded, and the east storefront partially recessed.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is likely unable to convey significance under any criteria for eligibility.



Figure 87. 1313-1315 E Madison Street / Willis-Jones Machinery Company, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, 1939).



Figure 88. 1313-1315 E Madison Street / Willis-Jones Machinery Company, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, 1939).

9.1.47 1319 E Madison Street / Talbot Building (DAHP #342976; Map #47)

The property at 1319 E Madison Street in Seattle, Washington is a two-story commercial automobile garage service and storage building constructed in 1920. The builder and architect are unknown. In the 1930s the Madison Motor Service occupied the building. It was later occupied by Callahan's Auto Garage. As early as 1906, prior to construction of the automobile garage, the Madison Tailoring & Dye Works business stood on the property.

The building is located mid-block between 13th and 14th avenues on the south side of E Madison Street between two attached buildings. The building is roughly rectangular in plan, with the northwest corner clipped to parallel E Madison Street (Figure 89, Figure 90). The building fronts north, has a flat roof with parapet, and is clad in brick, with plywood siding infilling former ground-floor window openings. A modern pedestrian door is located on the northwest-most bay, which historically served as the pedestrian entrance but which has been completely altered. The next bay to the east has a modern garage door with four lights. The third bay is infilled with plywood, and the fourth bay has a modern garage door. The upper floor features original windows, specifically four banks of multi-sash with operable awnings. The central two bays have the words "Talbot" and "Building" in relief above the windows.

Alterations to the building are moderate to extensive, based on property cards. Though the second floor appears to be completely intact, the ground floor has suffered from incompatible alterations. All original windows and doors were removed, with new windows or doors infilled in original bays.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time.



Figure 89. 1319 E Madison Street / Talbot Building, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 90. 1319 E Madison Street / Talbot Building, view southeast (Source: HRA, 2017).

9.1.48 1325-1327 E Madison Street / Super Simonizing Station (DAHP #340517; Map #48)

The property at 1325-1327 E Madison Street in Seattle, Washington is a one-story commercial retail building constructed in 1911. The builder and architect are unknown. In 1919 the location was listed as a polling place. In 1921 the business tenant was the Super Simonizing Station, an automobile cleaning service. In 1925 the Thomas Market, a meat market, was listed as occupying the building. In 1927 the building housed one of the Eba's Grocery and Market chain stores, which continued to occupy the property until the mid-1930s. During the 1940s it was a Tradewell grocery and in the 1950s switched to an AG Food Store. In 1956 Bailey's Rebuild Company moved into the space and occupied it until at least 1978. In 1997 the space became the Breakroom, a bar and music venue. In 2002 the Chop Suey bar and music venue opened in the building and still operates today.

The building is located on a key lot on the southwest corner of the intersection of E Madison and 14th Avenue. The building is roughly rectangular in plan, with a clipped northeast corner (Figure 91, Figure 92). The building sits on a post-and-beam and concrete block foundation, is clad in brick veneer, and features a flat roof with parapet. The building features some original storefront windows and doors that wrap the north and east faces. The clipped-corner, which historically served as the primary entrance, has been infilled with windows, and storefront openings on the east face have been infilled with T1-11 siding. Extant transoms appear to be original. The brick is mostly painted, though some of the original buff-colored brick with red banding is visible on the clipped corner.

Alterations to the property are moderate to extensive, based on property cards. Though some of the original storefronts are extant and additional ones may be hidden behind T1-11 siding, the loss of the decorative brickwork (via paint) and the iconic clipped-corner entry are major alterations on such a simply adorned building.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction, due to alterations over time. The building suffers from a loss of integrity and is likely unable to convey significance under any criteria for eligibility in its current state.



Figure 91. 1325-1327 E Madison Street / Super Simonizing Station, view south (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 92. 1325-1327 E Madison Street / Super Simonizing Station, view south (Source: HRA, 2017).

9.1.49 1427 E Pike Street / Imperial Apartments (DAHP #673179; Map #49)

The property at 1427 E Pike Street in Seattle, Washington is a three-story apartment building constructed in 1905 at a cost of \$26,000. The Imperial Apartments were owned by William D. Perkins in 1916, Claude Billings in 1944, Stella May Hellard in 1955, Joe and Mary Hiramatsu in 1955, and Raymond Perkins in 1963. In 1970 the A.M.E. Church Housing Corporation purchased the property and continues to own it today, providing homes for senior and low income citizens.

The building was designed by architect William P. White; the builder is unknown. White specialized in apartment buildings, designing at least 17 in Seattle alone between 1903 and 1917, including the Imperial Apartments (1905), Madkin Apartments (1905) and Olympian Apartments (1913). Other projects outside of Seattle include San Juan County Courthouse (1906) and the port manager's house in Richmond, B.C. (1911).

The Imperial Apartments building is located on the southwest corner of the intersection of E Pike Street and 15th Avenue. The building is roughly square in plan, with two projecting bays on each the north, east, and west faces (Figure 93, Figure 94). The three-story building features a full daylight basement and has a flat roof with parapet. The building is clad in brick on the north and east faces, with the bays clad in stucco/concrete, with some T1-11 on the rear (south) central stairwell. T1-11 is also located above the bays where a projecting cornice once was. The bays feature decorative diamond detailing beneath the windows. Windows throughout are vinyl, either single paned fixed or one-over-one. The primary entrance, located on the north face, is recessed and topped by a neoclassical inspired pediment accented with brick coining. The brick coining is also located on the southeast, northeast, and northwest corners of the building.

Alterations to the building are moderate to extensive, based on property cards. All windows are modern vinyl. The original cornice, which wrapped the building's north face, has been removed.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). While it was designed by William P. White (Criterion C), better examples of his work remain (see Madkin Apartments, below). Further, it does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 93. 1427 E Pike Street / Imperial Apartments, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 94. 1427 E Pike Street / Imperial Apartments, view southeast (Source: HRA, 2017).

9.1.50 1509-1515 E Madison Street / Fenton Apartments (DAHP #338472; Map #50)

Presently known as the Madison Court Apartments, this three-story building on a full daylight basement is located mid-block between 15th and 16th Avenues on the south side of E Madison Street. The building is clad in brick done in an English bond, with alternating red stretchers and black headers (Figure 95, Figure 96). The ground (basement) level is articulated by a rough stone water table, as well as stone sills and wide-band stone lintels at windows on doors. The upper floors also feature stone sills beneath the window openings. The roof is hip with parapet, and features bell cast gable dormers on the main (north) and possible west façade. The wide eaves are supported with decorative brackets, which are also featured at the gable-roof tower entry on the west face at the 1st floor level. That tower, which is accessible via an arched entry at the basement level or via a series of brick stairs to the 1st floor, extends beyond the height of the roof and is topped with a decorative bellcast gable details mimicked by the roof dormers.

The building was constructed in 1908. The first fee owners for the apartments are listed as Atlas Inv[estment] Co. et al. Atlas Investment Company filed for Corporation in October of 1907 by A.B. Llewellyn and M.X. F. Llewellyn of Seattle. A 1912 classified ad placed by John Davis & Co. promoted the apartments as exclusive and exceeding modernity with reasonable rates. The architect and builder are unknown. The Fenton Court Apartments changed ownership six times during the 1940s-1950s.

Windows throughout are modern, one-over-one flanked with fixed light on the main (north) face and one-over-one on the remainder of the building. Assigning a style to the building is challenging, but it appears to be Stripped Tudor Revival.

Alterations to the building are minimal, based on property cards. The only alterations seem to be the loss of original windows, which were fourteen-over-one fixed flanked by four-over-one operable with decorative lambs' tongue detail on the main façade and multi-light-over-one on the remainder of the building. Though the loss of the windows is substantial, the modern replacements are located within original openings.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Eligible for the NRHP under Criterion C, as embodying the distinctive characteristics of a type, period, or method of construction, specifically a unique representation of the Tudor style of the early twentieth century.



Figure 95. 1509-1515 E Madison Street / Fenton Apartments, view south (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 96. 1509-1515 E Madison Street / Fenton Apartments, view south (Source: HRA, 2017).

9.1.51 1519 E Madison Street / Beachmont Apartments (DAHP #85657; Map #51)

The property at 1519 E Madison Street in Seattle, Washington is a 3-story apartment building constructed in 1920 at the cost of \$50,000. The Beachmont Apartments was designed by architect Arthur P. Wheatley for H. M. Smith. The builder is unknown. It was remodeled in 1936. The three-story building on basement is located mid-block between 15th and 16th Avenues and fronts north on E Madison Street. The building sits on a poured-concrete foundation, is clad in brick with frame details, and features a flat roof (Figure 97, Figure 98). Windows and doors throughout are modern replacements in original openings. The front (north) façade features two symmetrically placed oriel window bays that begin at the second level and stretch vertically to the third floor. The central bay of the building is highlighted by a ground-floor entrance topped with a flat pediment that draws the eye up towards decorative brick detailing culminating in an arch at the third floor level.

Wheatley was in private practice when he designed the Beachmont Apartments. In 1923 he formed a partnership with B. Dudley Stuart (Stuart & Wheatley) and the firm designed many apartment buildings in Seattle, including Claremont Apartment Hotel / Hotel Andra (1925), Continental Hotel / Earl Hotel / Seattle Hotel (1926, demolished), Exeter Apartment Hotel (1927), and the Marlborough Apartments (1928).

Past owners are Dorothy L. Briner in 1950, Edward and Gladys Yoh Chinn in 1954. The Chinns also owned the William Daniels Apartments at 3016 1st Avenue. Past owners do not appear to have been historically significant.

Alterations to the building are extensive, based on property cards. All windows and doors are modern, replacing original multi-light-over-one with one-over-one. The primary entrance was converted from a light-over-panel double-door entry to a single modern six-panel door flanked by glass sidelights. Perhaps the most substantial loss, however, was in the parapet, which was originally an elaborate balustrade highlighted with Flemish-gable cartouches decorated with draping garlands. The parapet was removed and the roof line capped.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 97. 1519 E Madison Street / Beachmont Apartments, view south (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 98. 1519 E Madison Street / Beachmont Apartments, view south (Source: HRA, 2017).

9.1.52 1605 E Madison Street / Olympian Apartments (DAHP #43894; Map #52)

The property at 1605 E Madison Street in Seattle, Washington is a five-story apartment building with 18-car garage structure constructed in 1913. It is located on the southeast corner of the intersection of E Madison Street and 16th Avenue.

The Olympian Apartments was designed by architect William P. White for Robert Fouts. Fouts initially named the building after himself but quickly renamed it the Olympian. Census records from 1920 list occupants as lawyers, physicians, managers, merchants, and teachers. The apartment featured an automobile garage.

This five-story apartment building is of reinforced concrete with buff brick cladding. It has an irregular shape, with a deep narrow entry court and other light wells, to maximize light and air to each unit. The first floor is clad in cream-colored terra cotta, with a low terra cotta wall and gateway in the entry court. The ornate arched doorway is surrounded with the same terra cotta material. The top floor is also ornamented, with terra cotta cladding, a heavy belt course, and a prominent cornice with large dentils. There are several terra cotta balconettes with terra cotta corbels. A modern penthouse has been added, and some of the top-floor windows have been replaced. However, most windows are six-over-one wood sash.

White specialized in apartment buildings, designing at least 17 in Seattle alone between 1903 and 1917, including the Imperial Apartments (1905), Madkin Apartments (1905) and Olympian Apartments (1913). Other projects outside of Seattle include San Juan County Courthouse (1906) and the port manager's house in Richmond, B.C. (1911).

Alterations to the building are moderate, based on property cards. The addition of the penthouse was stepped back and is difficult to see for the street right-of-way. The loss of specific windows on the upper floors does not appear to detract from the overall aesthetic of the building.

Statement of Significance

Research did not identify any associations to important people or events (Criterion A and B), but it is a work of prominent architect William P. White, and therefore is recommended NRHP-Eligible under Criterion C. It is also recommended Eligible under Criterion C, as it embodies the distinctive characteristics of a type, period, or method of construction, specifically neoclassical revival apartment buildings of the early twentieth century.



Figure 99. 1605 E Madison Street / Olympian Apartments, view south (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 100. 1605 E Madison Street / Olympian Apartments, view south (Source: HRA, 2017).

9.1.53 1625 E Madison Street / The Madkin Apartments (DAHP #335747; Map #53)

The Madkin Apartment building at 1625 E Madison Street was built in 1905 by architect William P. White (Figure 102). The main entrance is on E Madison Street. He specialized in apartment buildings, designing at least 17 in Seattle alone between 1903 and 1917 (Houser 2013). It is an irregularly shaped building with three aboveground stories, and one partially belowground story. It has brick veneer and a flat roof with eaves. There are two, two-story bay windows on the north (front) elevation on the third and fourth floors, as well as a small balcony over the entryway. Two, two-story bay windows are also on the third and fourth floors of the east elevation. The windows appear original and are primarily one-over-one sash windows, with the exception of the fourth floor, which has three-over-one, two-over-one, or four-over-one sash windows.

It first opened as the Renton Apartments and in 1914 was renamed the Alta Vista Apartments. In its early years, residents were of varied occupations including a real estate broker, miner, manager of clothing company, dry goods merchants, a lumberyard proprietor, and marine engineer. Some units housed families with servants and lodgers. The building, which was near the former Reform Temple De Hirsch Sinai, also housed several Jewish families.

The building was designed by architect William P. White; the builder is unknown. White specialized in apartment buildings, designing at least 17 in Seattle alone between 1903 and 1917, including the Imperial Apartments (1905), and Olympian Apartments (1913). Other projects outside of Seattle include San Juan County Courthouse (1906) and the port manager's house in Richmond, B.C. (1911).

The building had several owners, but its name is derived from one particular owner, Robert D. Madkin, who purchased the building and lived there with his wife Esther H. in 1954. Robert and Esther were African Americans. Madkin was involved in several anti-discrimination cases in Seattle during the 1950s-1970s. He was the owner of Bob's Baggage Service, which was contracted for baggage-handling services at SeaTac Airport. In 1972 his firm and African American employees protested against racial discrimination by airlines. Esther served on the 1956 Seafair Mardi Gras Festival planning committee.

Statement of Significance

Research did not identify any associations with significant events (Criterion A). However, the Robert Madkin was a prominent African-American landowner, activist, and businessman. Therefore, it is recommended Eligible under Criterion B. The Madkin Apartment building was also designed by prolific apartment architect William P. White (Criterion C). The building's integrity is considered very good, and it is prominently sited at a five-way intersection. The building has maintained its setting, being located among a small cluster of early 1900s buildings (adjacent to a 1912 apartment building and located across the street from the NRHP-listed Caroline Kline Galland House).



Figure 101. 1625 E Madison Street / Madkin Apartments, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, 1938).



Figure 102. 1625 E Madison Street / Madkin Apartments, view south (HRA, 2017).

9.1.54 1728 E Madison Street / N.E. Morgan Residence (DAHP #339786; Map #54)

The building at 1728 E Madison Street is located on the northwest corner of the intersection of E Madison Street and 18th Avenue. contains two-and-a-half single-family residence constructed in 1905. The original architect and builder are unknown.

The two-and-a-half story building is primarily rectangular in plan, with an elaborate roofline that can best be described as a hip-on-hip with shed, bell-cast and circular tower segments. The building was constructed on a poured-concrete foundation, is clad in horizontal cedar siding, and has limited decorative ornamentation. The building is constructed in a stripped Queen Anne style, indicated by the irregular roof lines, corner tower details, integral front porch, though lacking in the applied ornament generally characteristic of the style. Windows and doors appear to be original throughout.

Past owners include N.E. Morgan (1934), R. Martin Sr. (1941), Parker & Hill (1951), Designers Building Corporation (1958), and A. V. Perthou (1958). Perthou used the building as offices for his U.S. Appraisal Company. The building continues to function as offices.

Alterations to the building are minimal, based on property cards. With the exception of the loss of two chimneys, which were originally constructed of brick and located on the east (main) and south faces, the building appears to be largely intact. There may be an addition on the northeast corner, though it is hard to say if it is original or an addition from the exterior. One skylight was added to the original roofline on the main face.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). The property is recommended Eligible for the NRHP under Criterion C, as it embodies the distinctive characteristics of a type, period, or method of construction, specifically a stripped Queen Anne style of residential construction.



Figure 103. 1728 E Madison Street / N.E. Morgan Residence, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 104. 1728 E Madison Street / N.E. Morgan Residence, view northwest (Source: HRA, 2017).

9.1.55 1640 18th Avenue / Apartments (DAHP #708777; Map #55)

The building at 1640 18th Avenue is a two-story apartment building constructed in 1927 located on the northeast corner of the intersection of 18th Avenue and E Madison Street. The building is one of two almost identical buildings that make up the Madison @ 18th apartments; it contains 9 apartments. The building is rectangular in plan, two-stories tall, and features a flat roof. The building sits on a poured concrete foundation and is clad in red brick, with decorative white brick banding defining the building's window bays. A decorative stone cartouche is located above the primary entrance on the main (west) façade. The entryway itself is defined by white stone accents; an awning covers the entry's archway. Windows throughout are modern vinyl sliders.

The original architect and builder are unknown. The building is similar in design to the adjacent apartments at 1812 E Madison (Chapman Apartments) which were constructed in 1925.

Known previous owners are Susan Snyder (1926) and Dorothy H. Kobata (1957). The apartments are now condominiums.

Alterations to the building are moderate to extensive, based on property cards. Alterations include loss of original multi-light-over-one wood sash windows and decorative corbeling at the roof parapet.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 105. 1640 18th Avenue / Apartments, view east (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 106. 1640 18th Avenue / Apartments, view northeast (Source: HRA, 2017).

9.1.56 1812 E Madison Street / Chapman Apartments (DAHP #339671; Map #56)

The building at 1812 E Madison Street is located one building east of the northeast corner of the intersection of 18th Avenue and E Madison Street, adjacent to 1640 18th Avenue. The building is one of two almost identical buildings that make up the Madison @ 18th apartments. The building is rectangular in plan, two-stories tall, and features a flat roof. The building sits on a poured concrete foundation and is clad in red brick, with decorative white brick banding defining the building's window bays. Brick details on the south face include a 3-soldier by 3-stretcher rectangular form surrounded by white brick banding in the central bay. Windows vary throughout, with examples of aluminum sash and vinyl present.

The property contains the two-story Chapman Apartments, constructed in 1925. The building includes 7 units. The original architect and builder are unknown. The building is similar in design to the adjacent apartments at 1640 – 18th Avenue, which were constructed in 1927.

Known past owners are Laura E. Riley (1944), Archie T. Chisolm (1951), Robert M. Terao (1952), Robert Kobayashi (1956), Harry D. Saul (1959), Robert R. Dupree (1960), and E. A. Gilbert (1964). None of the owners are considered significant

Alterations to the building are moderate to extensive, based on property cards. These include loss of original 8-light-over-one wood sash windows and decorative corbeling at the roof parapet.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 107. 1812 E Madison Street / Chapman Apartments, view north (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 108. 1812 E Madison Street / Office, Chapman Apartments northwest (Source: HRA, 2017).

9.1.57 1700 20th Avenue / Jimmie's Cafe (DAHP #708778; Map #57)

The property at 1700 20th Avenue in Seattle, Washington contains a single-story restaurant constructed in 1959. The architect and builder are unknown. The building is located on the northeast corner of the intersection of 20th Avenue and E Madison Street. This single-story building is rectangular in plan, sits on a poured concrete foundation, and features a side-gable roof with a flat-roofed addition on the south face. The building is constructed of and clad in concrete masonry units (CMU), some of which have a painted parge coating. The main entrance, which fronts west on 20th Avenue, has projecting CMU blocks that define the recessed entry, topped with an arched sign detail. The roof is clad in green standing-seam metal. The addition on the south face is slightly taller than the rest of the building's massing, and is irregular in shape. Windows throughout are modern vinyl.

When built, it was owned by Jimmie Sumler, an African American man, and housed Jimmie's Café. Sumler also owned the South Side Café on S. Jackson Street and was involved in a State Liquor Control Board bribery scandal in the early 1960s. He went on to become a proponent and part-owner of the Central Area's Promenade 23 shopping center project.

Alterations to the building are extensive, based on property cards. As initially constructed in 1959, the building featured the rectilinear massing and side-gable roof form, with two cupolas on the ridge. Windows throughout have been altered from single-light plate glass to multi-light vinyl. An addition on the south face has altered massing.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 109. 1700 20th Avenue / Jimmie's Cafe, view north/northeast (Source: Washington State Archives – Puget Sound Regional Branch, 1962).

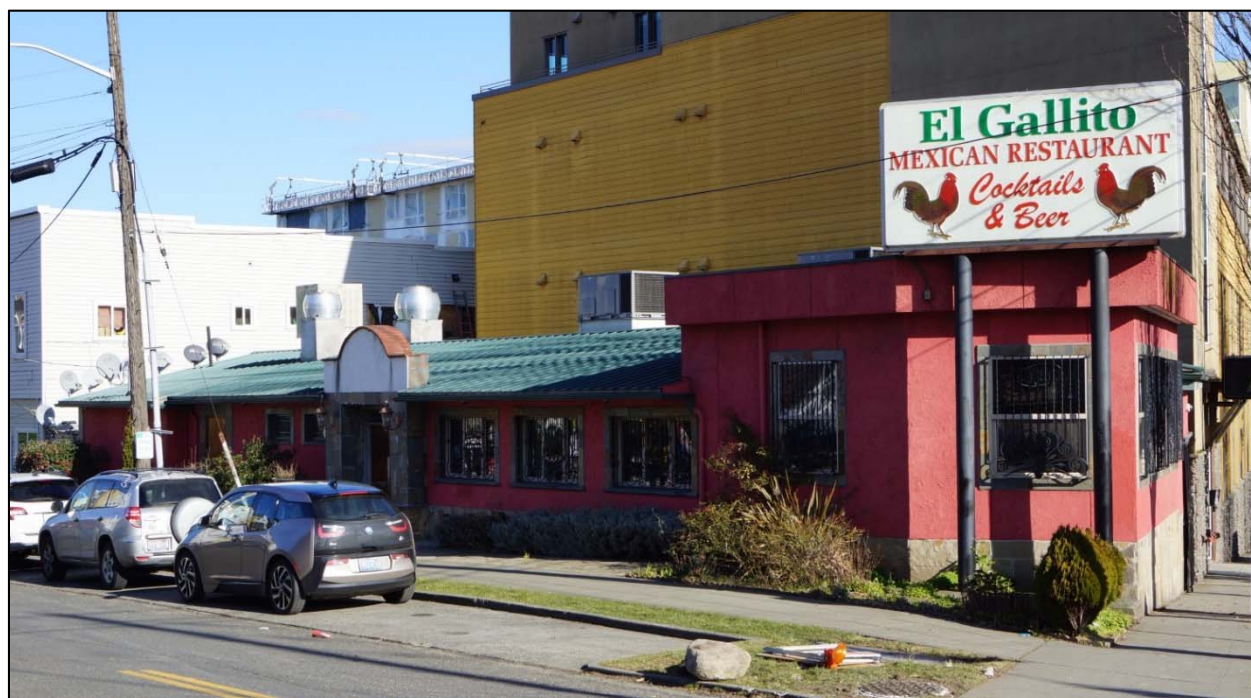


Figure 110. 1700 20th Avenue / Jimmie's Cafe, view north/northeast (Source: HRA, 2017).

9.1.58 2108-2110 E Madison Street / DeCharlene's Beauty Boutique (DAHP #705928; Map #58)

This single-story building is trapezoidal in shape, and fronts south on E Madison Street on the corner of 22nd Avenue E. The building includes three commercial storefronts, clad in stone veneer, with a flat roof with projecting front overhang. The property at 2110 E Madison Street in Seattle, Washington is a commercial building constructed in 1955. It was first owned by J. H. Henderson who was also listed as the architect. It was built by the Roney Brothers. No additional information could be found about Henderson or the Roney Brothers. Prior to construction of the current building, a small Texaco gas station that was later converted into a barber shop was located on the property; this was demolished in 1955. The building originally featured three storefronts. These were initially occupied by a café, shoe repair, and barber. The shoe repair was replaced by a beauty salon in 1968.

Alterations: Minimal or none, based on property cards.

Statement of Significance

The property is recommended Eligible for listing in the NRHP under Criterion A for its association with the development and improvement efforts surrounding the Central District. It is currently occupied by the DeCharlene Beauty Boutique, DeCharlene's Beauty College, and the Central Area Chamber of Commerce office. DeCharlene Williams has owned the subject property since 1968 (her first shop was at 2501 E Union Street). She is a pioneer businesswoman and an institution in the neighborhood. In 1991, she authored Volume I of "History of Seattle's Central Area" to tell the history of those African-American community leaders who are otherwise unrecognized. Sale of the booklet went toward paying an IRS bill incurred by area youths who participated in Project Pride, an initiative to employ area youths cleaning up the yards of indigent and elderly residents. Project operators, thinking they were tax exempt, did not deduct withholding taxes from the salaries of the young employees. Sales of her booklet would go towards paying their tax bills. The Central Area Chamber of Commerce, which she also leads, is instrumental in clothing drives, tutoring at the state reformatory in Monroe, a youth-employment program, and working to eliminate drugs and crime from the area. She was a member of Mayor Charles Royer's Small Business Task Force in the 1980s (which helped her found the Central Area Chamber of Commerce), ran for mayor in 1993, has been a local businesswoman of the year, and has been a cornerstone in a changing neighborhood.

Over the last 50 years, the neighborhood, once the center of Seattle's black economy and community, has succumbed to development. In the 1940s, this area along E Madison Street between 21st and 23rd Avenues was considered the most desirable neighborhood for African Americans, with many business and professional leaders of the African American community living here. Modern development, however, has resulted in many African Americans selling and moving away from the Central Area. DeCharlene's neighborhood went from 79% African American in 1968, to 58% in 1990, and now 21% African American.

Though intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1950s commercial building. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 111. 2108-2110 E Madison Street / DeCharlene's Beauty Boutique, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1956).



Figure 112. 2108-2110 E Madison Street / DeCharlene's Beauty Boutique, view northwest (Source: HRA, 2017).

9.1.59 105 22nd Avenue E / Residence (DAHP #655522; Map #59)

This one-and-a-half story building is rectangular in shape, and fronts east on 22nd Avenue E north of the intersection of E Madison Street. The architect and builder are unknown. The building sits on a poured-concrete foundation, is clad in horizontal board siding with decorative shingle imbrication in the front gable, and features a cross-gable on hip roof clad in asphalt shingles. The front (east) façade features a central entry door accessed via five concrete steps, topped with a small arch overhang. The door is flanked by an oriel window to the south and a two fixed pane windows to the north. A small vinyl slider is located in the gable. The south face features an exterior chimney and a bay window. The north face features two windows, asymmetrically placed. The property only appears in newspapers in mention of a death of one of its residents in 1963, and an intention to wed of two other residents (1968 and 1972, respectively). A fire occurred on property in the early 2000s, affecting the attached building in the rear. There are permit records from 2005 noting the repair work.

Alterations: Extensive, based on property cards. The building appears to have expanded over time, with the original ca. 1910 side-gable house of a single-bay wide and two-bay long evolving through the 1950s into roughly the current size and shape. By 1950, the massing was in its current form, though at that time the building was clad in faux-stone (asphalt) veneer. Windows appear to be from the ca. 1950s throughout, with the exception of the vinyl slider in the gable on the façade.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). The building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of either a 1910 or 1950s residential building that evolved over time. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 113. 105 22nd Avenue / Residence, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1950).



Figure 114. 105 22nd Avenue / Residence, view northwest (Source: HRA, 2017).

**9.1.60 104-124 23rd Avenue E / Seattle Opportunities Industrialization Center (SOIC)
(DAHP #340008; Map 60)**

The property at 104-124 23rd Avenue E in Seattle, Washington is a two-story 1923 building with street-level retail space. The architect and building are unknown. It was originally constructed as an apartment building (name unknown) and converted into office space in 1959-1960. Prior to construction of the apartment building, a single-family residence stood on the property.

The building is trapezoidal in shape, located on the northeast corner of the intersection of E Madison and 23rd Avenue. The building sits on a poured-concrete foundation, is constructed of and clad in concrete, and features a flat roof. The building is six-bays wide on both the west and south faces, defined by projecting pilasters. Within each bay, modern and historic-period windows are located on the first and second floors, in a variety of sizes, patterns, and materials. One bay on the west face features an open bay. In 1962 the property was known as the East Madison Professional Building. Prior tenants included a travel agency, gym, night club, and apartments. In 1964 the building contained the offices of the General Coordinating Council, Inc., which was a nonprofit civic organization established in 1964 in order to assist young African Americans with job placement. In 1967 the building housed the newly-formed Seattle Opportunities Industrialization Center (SOIC) training center. The SOIC was a national antipoverty and job-training program active until 1986. The center was responsible for training opportunities aimed at persons not being reached by other programs at the time. The property was remodeled in 1968 by nine volunteer University of Washington architecture and interior design students who sought to connect the university with the needs of the community. The team was led by fifth-year architecture student Steve Arai. Arai became a trustee of the Japanese American History Museum in Los Angeles from 1997-2006 and a founding board member of the Historic Seattle Preservation Foundation from 1998-2006. Staff and trainees of the SOIC assisted with the remodel work.

In 1973 the Lurie Construction Company conducted additional remodel work. This company specialized in medical clinics. Other projects include the Lakewood Medical Center (1957) and the medical center at 911 Seneca Street (1957).

Alterations: Extensive, based on property cards. As initially constructed in 1923, the building was three-stories tall on a steeply sloping lot. Alterations to the road surface have leveled out the lot, burying the original ground/basement level. Also as originally constructed, the building featured both brick and concrete cladding, multi-light wood sash windows, and chamfering of the concrete on the southwest corner. By 1960, all windows and doors had been replaced and most of the brick cladding parge coated.

Statement of Significance

The property is recommended Eligible for the NRHP under Criterion A for its association with the SOIC. The property is not associated with any significant person (Criterion B), and although Steve Arai worked on it, it was neither his design, nor does it embody the distinctive

characteristics of a type, period, or method of construction due to extensive alterations over time.



Figure 115. 104-124 23rd Avenue E / Seattle Opportunities Industrialization Center (SOIC), view northeast (Source: Washington State Archives – Puget Sound Regional Branch, 1937).



Figure 116. 104-124 23th Avenue E / Seattle Opportunities Industrialization Center (SOIC), view east (Source: HRA, 2017).

9.1.61 2310 E Madison Street (Building 1) / Trilby's Grill (DAHP #708780; Map #61)

The property at 2310 E Madison Street includes two buildings, a retail building which fronts south on E Madison Street (Building 1), and a residential building behind (north of) the retail (Building 2, described separately). Building 1, constructed in 1951, is two-stories tall, sits on a poured-concrete foundation, and is irregular in plan with a flat roof. The building is constructed of pumice block tile walls, which are clad in a skim coat of concrete. A recessed, V-shaped entrance on the ground level leads to separate retail space on the east and west side of the building. The entrance is flanked by three-light vinyl sliders. The upper floors also feature vinyl windows in a variety of sizes. A set of French doors on the southwest face lead to a small patio on the roof.

The architect and builder of the storefront are unknown. The retail building contains two storefronts, one of which was occupied by a restaurant. In 1967, the Trilby's Grill was located here, and was the site of a shooting. The victim was customer Thomas G. Skinner, who worked at the Seattle Opportunities Industrialization Center, located in the adjacent building at 120 23rd Ave E. Today the building is occupied by Beneluxe Imports: Gourmet Glass business.

Alterations to the building are extensive, based on property cards. The commercial building, as constructed in 1951, featured much the same layout, though the second floor was accessed via an exterior stair on the east face. The building also featured aluminum slider windows and exposed tile cladding. The building has lost all original windows, doors, and at least some if not all entry configurations.

Statement of Significance

The commercial property (Building 1) is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 117. 2310 E Madison Street (Building 1) / Trilby's Grill, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1952).

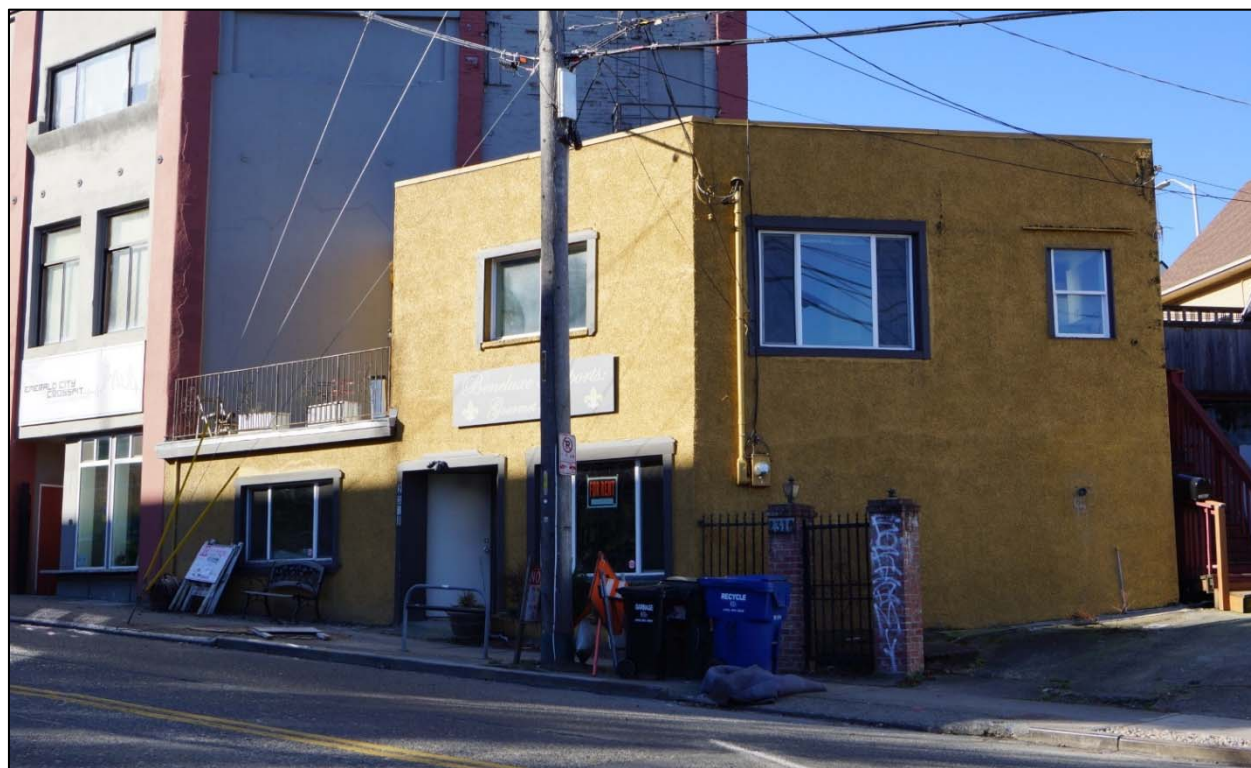


Figure 118. 2310 E Madison Street (Building 1) / Trilby's Grill, view northwest (Source: HRA, 2017).

9.1.62 2310 E Madison Street (Building 2) / Cleo W. Nash Residence (DAHP #708852; Map #62)

The property at 2310 E Madison Street includes two buildings, a retail building which fronts south on E Madison Street (Building 1), and a residential building behind (north of) the retail (Building 2). Building 2, constructed in 1910, is rectangular in plan with a hip-on-gable roof. The building sits on a concrete foundation, is clad in a combination of T1-11 and horizontal wood siding, and features a variety of vinyl windows throughout. The building is accessed via wood steps that lead to a door on the east face.

The architect and builder of the residence are unknown. The residence was remodeled in 1956. Known former owners are Cleo W. Nash (c.1918-c.1924) and Richard Gordon in 1946.

Alterations to the building are extensive, based on property cards. As initially constructed, the residential building featured one-over-one wood sash windows, an open front porch with decorative wood shingle imbrication in the gable end, and was surrounded by other residential houses of a similar scale. By 1955 the building featured shingle siding, wood sash windows, and was accessed via an enclosed front porch on the south face.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is also recommended Not Eligible for the NRHP under Criterion C, as it does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 119. 2310 E Madison Street (Building 2) / Cleo W. Nash Residence, view north
(Source: Washington State Archives – Puget Sound Regional Branch, pre-1951).

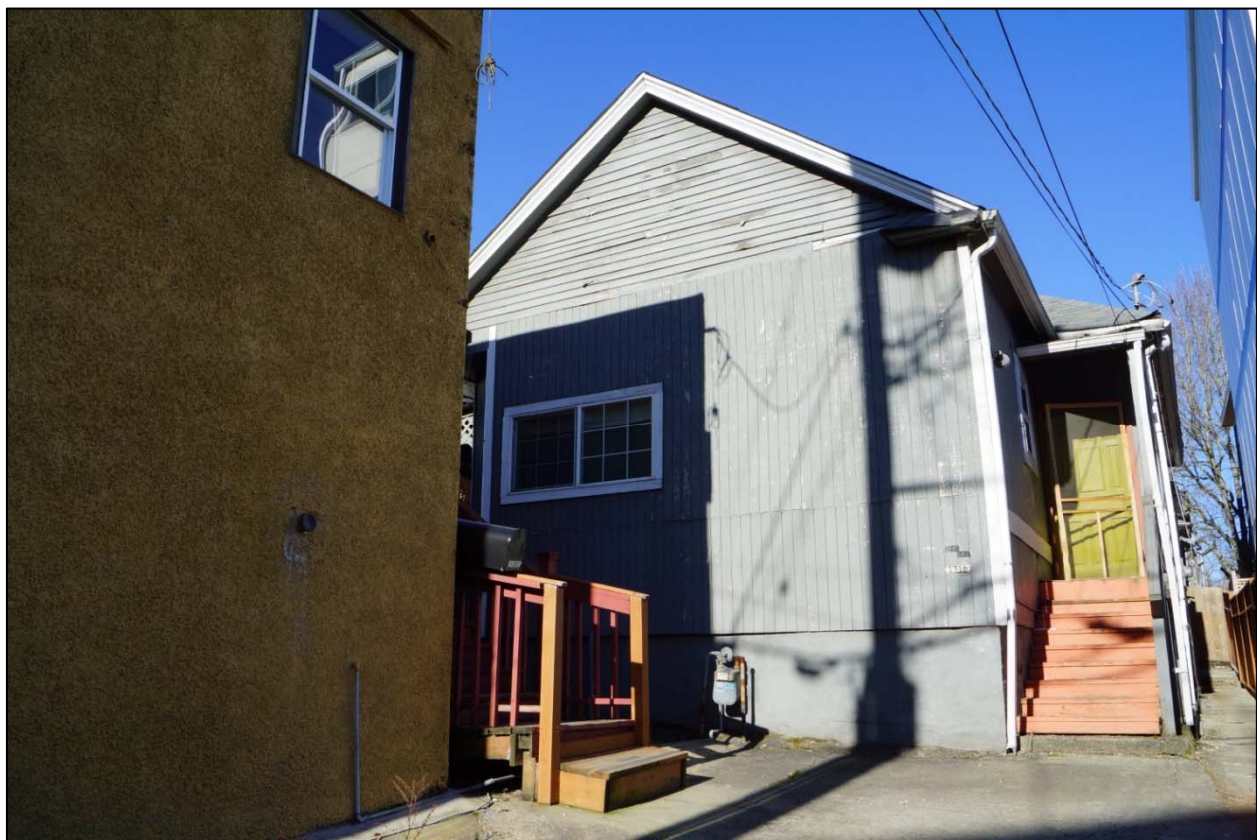


Figure 120. 2310 E Madison Street (Building 2) / Cleo W. Nash Residence, view north
(Source: HRA, 2017).

9.1.63 2324-2332 E Madison Street / Dunlap Pharmacy (DAHP #708779; Map #63)

The property at 2324-2332 E Madison St in Seattle, Washington contains a two-story commercial office building constructed in 1909. The original architect and builder are unknown. The building is roughly triangular-shaped and sits on the southwest corner of the 5-point intersection of E Madison Street, E John Street, and 24th Avenue; both the east and northwest corners of the building are clipped. The building is 2-stories tall, sits on a poured-concrete foundation, and has a flat roof. The building is clad in brick on the ground level, with stucco on the upper floor. Ground-floor storefronts feature some original configurations, primarily noted on the south façade where five banks of storefronts step down the gently sloped lot. Each storefront features original wood sash windows and a recessed entry. The upper floors on the south face feature a variety of modern windows, including one-, two-, and three-over-one configurations. The east corner features a large multi-light window flanked by engaged brick pilasters. The northwest corner features two pedestrian doors on the second floor, accessed via concrete stairs, and modern windows.

It was originally built to house apartments with four storefronts. The building was used as a polling location in 1926 and 1928. The Dunlap Pharmacy occupied the 2332 storefront as early as 1910 and the Stavig Brothers grocery occupied 2328-2330 E Madison as early as 1912. In 1939 a grocery was still located in the building.

In 1967 it was remodeled by architect John L. Blunt. No further information about Blunt or his projects could be identified. The building later served as offices for the Seattle Opportunities Industrialization Organization (SOIC). The SOIC was a national antipoverty and job-training program active from the 1960s until 1986 and served young African Americans. Currently it is occupied by two restaurants (Two Doors Down and Bottleneck Lounge) and a vacant storefront.

Alterations to the building are extensive, based on property cards. As originally constructed in 1909, the building featured ground-floor brick and upper floor shingle cladding, with two decorative fractables on the south face and a third on the east face. The second-floor windows featured an elaborate seven-over-one wood sash with an hourglass pattern in the upper lights. The south face also featured two bay windows. The building was remodeled in 1967, which effectively removed all decorative ornamentation. At that time, the roofline was flattened, the bay windows on the south face removed, all upper-floor windows replaced, the ground-floor clad in faux stone veneer, and the upper floor clad in stucco. A recent renovation has restored the ground-floor brick.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 121. 2324-2332 E Madison Street / Dunlap Pharmacy, view northeast (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 122. 2324-2332 E Madison Street / Dunlap Pharmacy, view northeast (Source: HRA, 2017).

9.1.64 2416 E Madison Street / Apartments (DAHP #708781; Map #64)

The property at 2416 E Madison Street is located midblock between 24th and 25th Avenues on the north side of E Madison Street. The building is roughly triangular in shape, three-stories tall, with a flat roof. The building sits on a poured-concrete foundation, is clad in stone veneer to the water table and vinyl siding above. All windows are vinyl, either fixed light or one-by-one sliders.

The apartment building (name unidentified) was constructed in 1909. The architect and builder are unknown. The building only appears in newspapers in mention of death and wedding announcements of residents, none of which were particularly noteworthy. Only the building owner is mentioned in the historic record – Brian Losh, a realtor. He is not attached to any large projects, however. Known former property owners are Janet Rooks (pre-1996) and Brian Losh (1996-present).

Alterations to the building are extensive, based on property cards. As originally constructed the building was neoclassical revival in style, with a grand temple-front entrance porch bounded by two sets of paired columns topped with a Doric lintel. Above the entrance on the second floor was a Palladian-style window, and windows throughout were multi-light-over-one. The building also featured a projecting cornice decorated with modillion brackets, and shingle imbrication in the parapet. By 1962, the building was remodeled: the temple front entrance and palladian window were removed, the building was clad in stone veneer at the water table and faux-brick (asphalt) veneer above, and the entryway enclosed by vertical board siding. In 1969, all windows were replaced with aluminum sliders and the building was clad in horizontal board siding.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 123. 2416 E Madison Street / Apartments, view southwest (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 124. 2416 E Madison Street / Apartments, view northwest (Source: HRA, 2017).

9.1.65 2424 E Madison Street / Broadview Apartments (DAHP #708782; Map #65)

The apartment building at 2424 E Madison Street is located on the northwest corner of the intersection of E Madison Street and 25th Avenue E. It was constructed in 1951. The building is irregular in plan, sits on a poured-concrete foundation, is three-stories tall on basement, and has a hip roof. The ground level features the exposed concrete foundation to the water-table. The first floor is clad in brick veneer. The upper two floors are clad in horizontal wood siding, with vertical board siding in the window plane. The windows are one-by-one vinyl throughout.

The property has 20 units and is currently the Madison Park View Apartments (formerly the Broadview Apartments). The architect and builder are unknown. Known property owners have included Richard Forms (pre-1995), Paul and Joyce Birkeland (1995-2002), and Madison Park View Apartments, LLC (2002-present).

Alterations to the building are moderate. New vinyl windows appear to have replaced original aluminum sliders in slightly different configurations within original window bays (example: three-light sliders were replaced with one-by-one sliders).

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). Though largely intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1950s apartment building. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.

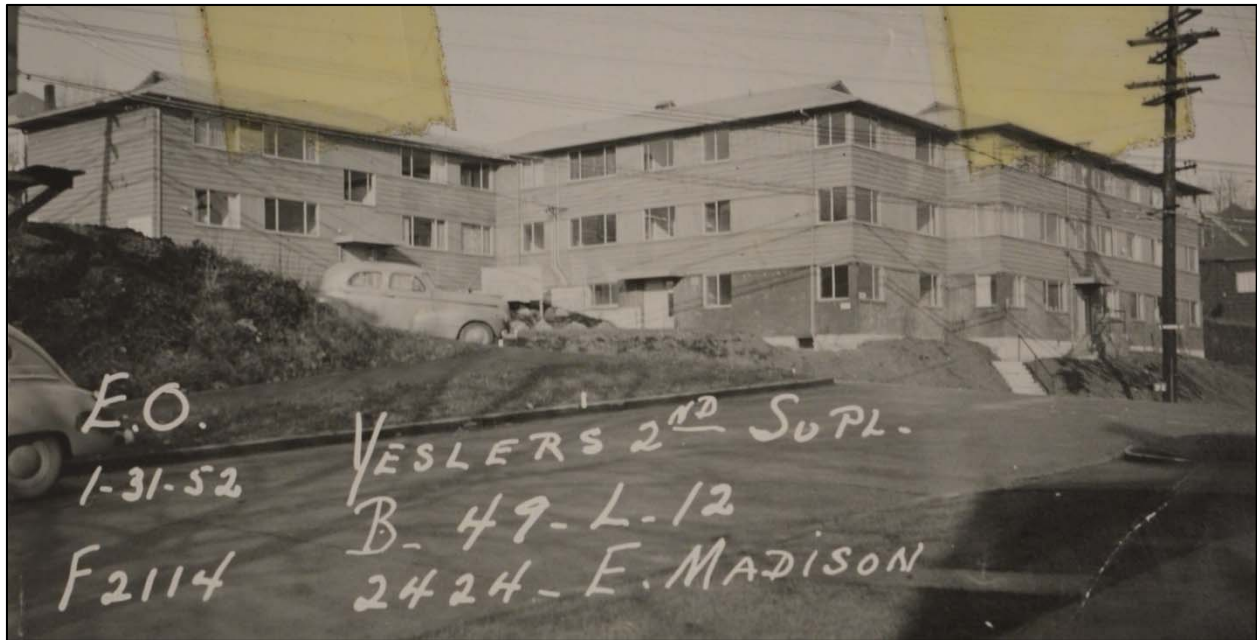


Figure 125. 2424 E Madison Street / Broadview Apartments, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1952).



Figure 126. 2424 E Madison Street / Broadview Apartments, view west (Source: HRA, 2017).

9.1.66 2524-2526 E Madison Street / Residence (DAHP #85707; Map #66)

The building at 2526 E Madison Street, Seattle, Washington is a single-family residence built in 1962. The architect and builder are unknown. The current owners purchased the property in 2000. The building is located mid-block between 25th and 26th Avenues and fronts south on Madison Street. The two-story building sits on a poured concrete foundation, is rectangular in plan, and features a front-gable roof. The south face is clad in the exposed concrete foundation to the water table, T1-11 on the first and second floors, and horizontal board siding in the gable. The west face is clad in plywood siding. Windows appear to be original aluminum sliders throughout, some covered with exterior storm windows.

A deck has been added to the north elevation, with an entrance to a ground floor area.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). Though intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1960s apartment building. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 127. 2524-2526 E Madison Street / Residences, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, 1967).



Figure 128. 2524-2526 E Madison Street / Residences, view northwest (Source: HRA, 2017).

9.1.67 2606-2608 ½ E Madison Street / Lee Residence (DAHP #708783; Map #67)

The building at 2606-2608 ½ E Madison St, Seattle, Washington is a multi-family residence built in 1892. The architect and builder are unknown. In 1970 Merdie L. Lee was the property owner. The property was constructed as a duplex and eventually became part of the adjoining property at 2610 E Madison and by 1990 was considered a 4-plex with retail storefront.

2606 E Madison is located approximately mid-block between 26th and 27th Avenues and fronts south on E Madison. The two-and-a-half story building is rectangular in plan, with a front gable roof. The building has an attached, drive-under garage, is clad in modern horizontal-board (possibly vinyl) siding, and features vinyl windows throughout. Two modern fiberglass doors are located above the garage and provide access to the building.

Alterations to the building are extensive, based on property cards. The building was originally constructed as a duplex, with drive-under garage and an open front porch. Alterations over time covered over original horizontal board siding on the first-floor and decorative shingle siding on the second floor and in the gable end. The front porch was enclosed, and the garage extended. All doors and windows, including diamond light windows on the second level, were removed.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 129. 2606-2608 ½ E Madison Street / Lee Residence, view northwest (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 130. 2606-2608 ½ E Madison Street / Lee Residence, view northwest (Source: HRA, 2017).

9.1.68 2610-2610 ½ E Madison Street / Anderson's Oil Heating Service (DAHP #708858; Map #68)

2610 E Madison is located approximately mid-block between 26th and 27th Avenues and fronts south on E Madison. It is a mixed-use building constructed in 1912 (Figure 131, Figure 132). The architect and builder are unknown. The two story building is rectangular in plan, with a flat roof with cornice, and is clad in modern horizontal (possibly vinyl) siding. The ground floor features an entrance to the upper floor, as well as the entrance to the first-floor commercial storefront, defined by a pedestrian door and a large plate glass window. The upper floor features two bay windows.

The lower floor is storefronts and the upper story is residences. Andersen's Oil Heating Service occupied the space in 1947 and in 1971 Lee's Barber was a tenant. The Seattle Daily Times reported a fire at the Andersen Oil Heating Company in April of 1948 that did extensive damage. The storefront was vacant for periods of time according to assessor records. The current tenants are Nouvelle Nails while the upper portion remains a residence.

Alterations are extensive, based on property cards. As initially constructed in 1924, the building's plan was largely the same, though the ground floor storefront included wood sash windows and wood entry doors to both the ground and second floor spaces. The bay windows on the second floor also included wood sash windows, and the building was clad in horizontal board siding.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time. The building suffers from a loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 131. 2610-2610 ½ E Madison Street / Anderson's Oil Heating Service, view southwest (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 132. 2610-2610 ½ E Madison Street / Anderson's Oil Heating Service, view southwest (Source: ESA, 2017).

9.1.69 2821 E Arthur Place / Hopwood Residence (DAHP #42701; Map #69)

2821 E Arthur Place is located approximately mid-block between Martin Luther King Jr Way E and 29th Avenue on the south side of E Arthur Place. The one-and-a-half story building fronts north, sits on a CMU foundation, is clad in horizontal board siding, and has a bellcast hip roof. The building has cross-gable dormers on the east and west elevations, and a hip dormer on the north (main) façade. Windows throughout appear to be vinyl, either single paned or with faux-lights. The basement level is accessed via a pedestrian door on the west face, and has a large picture window on the main (north) face. The main entrance is recessed, with a simple porch supported by a square post.

The architect and builder of the subject property are unknown. The original owner was Billie Hopwood. Walter W. Wallace bought the property in 1966.

Alterations to the building are extensive, based on property cards. As originally constructed, the building appears to have been a post-and-pier foundation, clad in horizontal clapboard siding, featured a turned-post at the porch, and decorative shingle imbrication in the two dormers (located on the north and west faces), both of which were hipped. Original windows were wood sash with a lambs-tongue detail. By 1955, the building was modified, with the basement level of CMU added. It is unknown when the additional roof dormer was added to the east face and the west face dormer modified, the porch rebuilt, or when the vinyl windows were installed.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 133. 2821 E Arthur Place / Hopwood Residence, view east (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 134. 2821 E Arthur Place / Hopwood Residence, view east (Source: HRA, 2017).

9.1.70 2817 E Arthur Place / Anderson Residence (DAHP #708784; Map #70)

2817 E Arthur Place is located one parcel northeast of the intersection of E Arthur Place and Martin Luther King Jr Way E on the south side of the road. The one-and-one-half story building fronts north, sits on a poured-concrete foundation, and features a front-gable roof with a shed dormer on the west face. The building is clad in a combination of horizontal and vertical board siding, and features a variety of window types that all appear to be modern vinyl or fiberglass. The building features a full width front porch and a central entry door.

The property was built in 1905, and the architect and builder of the subject property are unknown. Property cards list the owner of the property being Alma S. Anderson up until at least 1947. Clarence E. Davis bought the home on December 23, 1963. Davis sold in 1984 to Michael Hogan, who owned the property until 2004. Greenleaf Construction, Inc., who bought the property, did extensive remodeling; it has had two owners since the remodel.

Alterations to the building are extensive, based on property cards. As originally constructed, the building was a single-story with a hip roof and decorative telescoping gable on the northeast corner. The building featured horizontal board siding, shingles in the gable end, and wood sash windows with lambs-tongue detail. The entry was located beneath a recessed half-width porch with supported by a bettered post, located on the west corner of the north face. Alterations to the building are so extensive that the current configuration bears no resemblance to the historic period construction.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 135. 2817 E Arthur Place / Anderson Residence, view east (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 136. 2817 E Arthur Place / Anderson Residence, view east (Source: HRA, 2017).

9.1.71 2815 E Arthur Place / Rehbein Residence (DAHP #278309; Map #71)

The single-family residence at 2815 E Arthur Place was constructed c. 1905 (Figure 137, Figure 138~~Error! Reference source not found.~~). This is a one-story residence. It has a hip-roof (asphalt-composite shingles) and entrance at the northwest corner, facing E Arthur Place. The structure has a poured concrete foundation, balloon frame, and vinyl clapboard siding. There is a bay window on the north (front) elevation, and all of the windows on the building have been replaced with modern vinyl windows. The building was first owned by Frederick Rehbein a German immigrant laborer who came to the United States in 1889 followed by Juanita Jones. Jones owned the property from 1958 until 2010.

Alterations: Limited to moderate based on visual inspection and property cards. The windows have been replaced with vinyl—the styles of which do not match the original. The cladding has also been change the possibly aluminum or vinyl siding.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). The building's integrity is considered good, but it does not appear to embody stylistic characteristics or a method of construction that would warrant special recognition (Criterion C). Therefore, the property is recommended Not Eligible for listing in the NRHP based on its architectural qualities or associations.

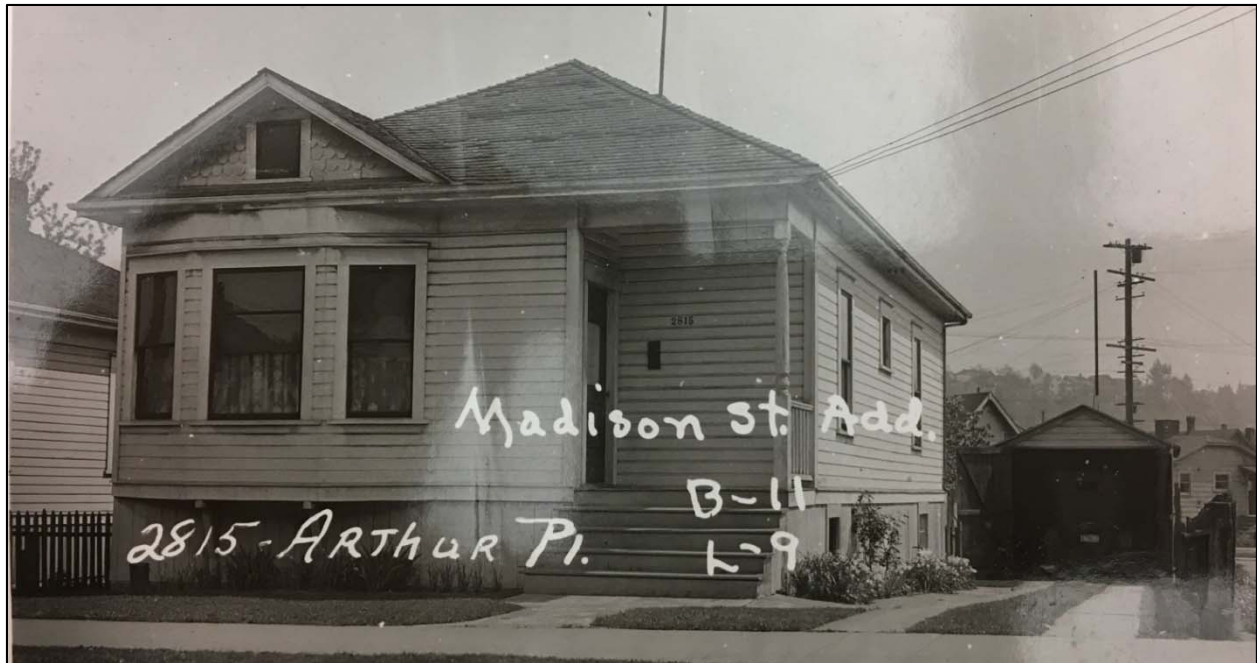


Figure 137. 2815 E Arthur Place / Rehbein Residence, view east (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 138. 2815 E Arthur Place / Rehbein Residence, view southeast (Source: ESA, 2016).

9.1.72 332 Martin Luther King Jr Way E / Riley Residence (DAHP #708785; Map #72)

This single-story residential building is located on the southeast corner of the intersection of Martin Luther King Jr Way E and E Harrison Street. Built in 1908, the building fronts west, sits on a poured concrete foundation, is rectangular in plan, and has a gable-on-hip roof clad in asphalt shingles. The building has a projecting gable-roof front porch, is clad in vinyl siding, and features vinyl windows throughout. The original architect and builder are unknown. Known former owners are Olga Riley (c. 1937), Lawrence Smothers (c. 1968), William Hollins (up to 2007), Johnnie and Myrtis Williams (2007), and Daniel Cohen (2007-present).

Alterations to the building are extensive, based on property cards. As originally constructed, the building featured a hip roof with exposed rafter tails, and hip-dormers on at least the west and north faces. The building also featured a full-width front porch on the west façade, was clad in horizontal board siding with shingle cladding in the dormers, and featured wood-sash windows.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 139. 332 Martin Luther King Jr Way E / Riley Residence, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 140. 332 Martin Luther King Jr Way E / Riley Residence, view southeast (Source: HRA, 2017).

9.1.73 2701-2703 E Madison Street / Sprague Building (DAHP #705926; Map #73)

The building at 2701 E Madison Street was constructed in 1896 and was modified in 1948 with the addition of an attached restaurant storefront. The building originally contained retail business space on the street front with dwelling quarters in the rear. The architect and builder are unknown. This one-story building with basement was probably originally a residence facing E Madison Street that was repurposed for commercial uses. What was likely the original building (2701) was rectangular with front-gabled roof. A setback, second rectangular addition (2703) with flat roof was added to the east side.

The front (north) elevation has a series of flat windows, and two entrances, one for each business. The east elevation has a roll-up bay door to open the business to the street for patio seating. The east elevation also has a second set of doors leading to another business, and an entrance in the rear (south) elevation leading to the basement. While the footprint of the original, rectangular structure remains, the windows and cladding have been altered significantly.

During the 1930s the building housed the Spot Dye Works, which was owned by the Kosaka family, Japanese Americans who were interned during World War II. In 1924 Kosaka's son, Fred, was subject to racial discrimination as a second-grader at Harrison Elementary in Seattle when he was cast as George Washington for a school play. The casting led to a series of newspaper articles in the Seattle Star discussing the role of Japanese Americans in Seattle.

Ownership transferred c1948 to Betty Ryan, who operated Betty's Café in the restaurant space and lived on the property in the dwelling quarters. Spot Dye Works became Spot Cleaners, which was owned by Mary Barber. In 1975 Ryan passed away in a house fire on the property. Subsequent businesses to occupy this building include Pete's Seafood Market in the 1980s and the Harvest Vine, which opened in 1999.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). The original architect and engineer are unknown, and several obvious, significant alterations have taken place to the structure. The building's integrity is considered poor, and it does not appear to embody stylistic characteristics or a method of construction that would warrant special recognition (Criterion C). It is also not located in a cohesive grouping of similar building types. Therefore, the property is recommended Not Eligible for listing in the NRHP based on its architectural qualities or associations.



Figure 141. 2701-2703 E Madison Street / Sprague Building, view east (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 142. 2701-2703 E Madison Street / Sprague Building, view southeast (Source: ESA, 2016).

9.1.74 2323 E Madison Street / Johnson Residence (DAHP #708786; Map #74)

The building at 2323 E Madison Street in Seattle, Washington is a single-family residence constructed in 1901. This two-story building is located approximately mid-block between 23rd and 24th Avenues on the south side of Madison Street. The building fronts north, sits on a poured-concrete foundation, is clad in vinyl siding, and has a gable-on-hip roof clad in asphalt shingles. The building features a semi-circular front porch supported by two original porch posts, with dual entries. All windows throughout are vinyl with the exception of a single diamond-shaped window located above the porch on the north façade. The architect and builder are unknown. In 1928 the property was owned by Mayme Johnson, in 1938 it leased to A. W. Porter, and in 1958 Robert W. Adams resided there.

Alterations to the building are extensive, based on property cards. As originally constructed the building featured a subtle bell-cast roof form over the porch, horizontal clapboard siding with corner boards, wood sash windows with lambs-tongue details, and shingles in the gable end on the north face. In 1957 the building was re-clad in a faux-stone (asphalt) cladding, and the bell-cast curve to the porch flattened to the same depth as the upper floor. It is unknown when the current siding and windows were installed, or when the gable was infilled with what appears to be plywood.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended not eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 143. 2323 E Madison Street / Johnson Residence, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 144. 2323 E Madison Street / Johnson Residence, view southeast (Source: HRA, 2017).

9.1.75 2319 E Madison Street / Roston Residence (DAHP #340592; Map #75)

This two-story residential form fronts north on Madison, and is located approximately mid-block between 23rd and 24th avenues. It was built in 1903. Though converted to a restaurant and retail shop, the building features many of its original characteristics including its T-shaped plan, poured concrete foundation, steeply-pitched gable-on-hip roofline, and original horizontal wood cladding. Though one ground-floor window on the primary (north) façade appears to be original, all other observed windows are modern vinyl replacements.

The architect and builder of the subject property are unknown. In 1916, J. A Roston resided here and hosted a meeting of the Women's [African American] Political Alliance. Other known residents are Marie L Roston (1930) and Dessie E Howard (1976). It was converted into a restaurant in 2005 and was occupied by Crush.

Alterations to the building are moderate to extensive, based on property cards. A ground-floor porch and subsequent portion of second-story massing was removed from the west face. All windows and doors with only one exception are modern.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended not eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 145. 2319 E Madison Street / Roston Residence, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 146. 2319 E Madison Street / Roston Residence, view southeast (Source: HRA, 2017).

9.1.76 2239 E Madison Street / Methodist Union of Seattle (DAHP #338857; Map #76)

The building at 2239 E Madison Street in Seattle, Washington is a church constructed in 1890. The architect and builder are unknown. The building is located on the southwest corner of the 5-points intersection of E Denny Way, 23rd Avenue, and E Madison Street. The building fronts north, is T-shaped in plan, and sits on a poured-concrete foundation. Approximately two-stories in height, the building features irregular massing in the roof form indicative of its construction as a church: the central massing features a cross-gable roof with single-story gable-on-flat additions on all the cardinal faces, and a truncated tower on the northwest corner with a gable roof porch. The building is clad in vinyl siding with vinyl windows throughout, except at the basement level which features brick veneer. The front doors appear to be of plywood. A six-pointed star rose window is located in the gable on the north face.

The building has continually functioned as an African-American church on a prominent corner in the neighborhood. The earliest known occupant was the Methodist Union of Seattle followed by the Church of God in Christ (1946-1962), then the Madison Temple Church of God in Christ (1962-present). The building has continually been used as a church with the brief exception of 1955, when tax assessor records list it as no longer functioning as a church, nor does the 1955 city directory list a Church of God in Christ at this address. No additional information about the function of the building during this year could be identified.

Alterations to the building are extensive, based on property cards. As initially constructed in 1890, the building featured extensive woodwork throughout typical of the Carpenter Gothic style. Engaged pilasters topped with Corinthian capitals adorned the entrance at the tower, which featured two-paneled oversized wood doors topped with a transom. The pilasters supported a pediment with central trefoil window. The tower was approximately four stories in height, and was adorned with small windows in a Carpenter Gothic style. The whole of the building was clad in horizontal board siding, with adorned bargeboards in all gable ends. The original windows were one-over-one wood sash, with elaborate gabled window hoods. By 1962, the tower massing was removed, and the ornate detail of the Carpenter Gothic style completely removed or flattened behind new horizontal siding (likely aluminum, based on the time period). Also at that time original windows were removed and replaced. It is unknown when the current windows, vinyl siding, and brick veneer were installed.

Statement of Significance

The subject property is recommended Eligible for listing in the NRHP under Criterion A based on its longstanding association with the African-American community and religious function.



Figure 147. 2239 E Madison Street / Methodist Union of Seattle, view south (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 148. 2239 E Madison Street / Methodist Union of Seattle, view south (Source: HRA, 2017).

9.1.77 2227 E Madison Street / Hamlet & Lewis Texaco Station (DAHP #342952; Map #78)

The building is located approximately one lot southwest of the intersection of 23rd Avenue and East Madison Street. The structure was originally the Hamlet & Lewis Texaco Station, a service station with an island pump station, built in 1967. Presently, the T-shaped building has no “frontage,” though historically the building fronted northwest; additionally, there is a modern, 2-bay garage to the northwest of the primary building. The T-shaped building sits on poured-concrete foundation and features a shallow-pitched cross-gable roof. The building is clad in brick veneer of alternating red, black, and buff colors, as well as T1-11 siding and brick infill. The building has vinyl windows throughout. The garage sits on a poured concrete foundation and has a gable roof. The garage is clad in brick veneer at the base and vinyl siding throughout.

The subject property is currently functioning as the Annex of the Madison Temple Church of God in Christ. The architect and builder are unknown. It became Chester Dorsey’s Auto Salon (detail shop) around 1977. Chester Dorsey was an African-American, University of Washington basketball player of some note. From this first location, Dorsey grew his business into 10 car washes in Washington, Oregon, and Indiana. The building became the Annex for the Madison Temple sometime between 2005 and the present.

Alterations to the property are extensive, based on property cards. As initially constructed the building was a gas station. In the approximate location of the garage were the gas pumps, covered by a simple gable-roof structure supported by four round posts. The main building featured two open customer service garage bays on the north face, and a gable-roof entry approximately centered on the northwest face. The bays and entry have since been enclosed. A plate glass storefront appears to have been located near the northwest corner of the building, which is currently enclosed with T1-11.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended Not Eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 149. 2227 E Madison Street / Hamlet & Lewis Texaco Station, view east (Source: Washington State Archives – Puget Sound Regional Branch, 1967).



Figure 150. 2227 E Madison Street / Hamlet & Lewis Texaco Station, view south (Source: HRA, 2017).

9.1.78 2037-2041 E Madison Street / Dr. Robert N. Joyner Clinic (DAHP #705931; Map #78)

The building at 2041 E Madison Street was constructed c.1950 (Figure 151, Figure 152). This is a one-story building built in the one-part block commercial style. It is of concrete block construction and has a brick veneer on the front elevation, facing E Madison Street. Two doors on the front elevation lead to individual businesses. A series of plate glass windows are at the top of the front elevation abutting the roof overhang. Both the east and west walls are concrete block. Any alterations to the exterior of the building are minimal, and may include window replacement.

The property is associated with Dr. Robert N. Joyner, Jr. (1913-1999), an African American physician who began his Seattle practice in 1949 at the age of 35 (Beers 1999; Henry 1999). In 1952, Dr. Joyner purchased the subject property and had the office at 2037-2041 E Madison built. He practiced family medicine at this location for nearly 50 years, primarily serving African American patients. When he opened his Seattle practice he was one of only four African American doctors in the city. Dr. Joyner was a graduate of the Meharry Medical College in Nashville in 1941. He graduated cum laude and second in his class.

In the pre-World War II years when Dr. Robert Joyner entered the medical profession, fewer than one-half of 1 percent of African-Americans could be classified as professionals. And among the medical profession in Seattle, where African-Americans numbered little more than 2,000, the percentage of black physicians in the early 1940s was even less (Houser 2016).

Joyner was among less than a half-dozen black doctors, trained elsewhere because there was no place for blacks to obtain medical training in Washington. Today, those doctors are revered as local pioneers in their field (Houser 2016).

Dr. Joyner was a leader in the Seattle African American community and medical community. He co-founded the Liberty Bank, which opened in 1968 and was the first African American-owned bank in the Pacific Northwest (The Seattle Times, 27 March 1968:42). He also served as president of the Committee for the Encouragement and Recruitment of Minority Students in the Health Sciences (The Seattle Daily Times, 13 June 1971). Dr. Joyner was a Fellow of the American Academy of Family Practice, the American Society for Clinical Hypnosis, the German Academy of Acupuncture, and the American Psychosomatic Society. He was also a member of the Washington State Medical Society, King County Medical Society, the National Medical Society, and the American Medical Society.

In 1989 the Black Heritage Society of Washington State honored Dr. Joyner as a pioneer black physician.

Alterations are extensive. The front elevation has been converted from storefront windows to brick veneer, with only transom windows remaining.

Statement of Significance

The property is recommended Eligible for listing in the NRHP under Criterion B for its association with Dr. Robert N. Joyner and his role in the African American community.

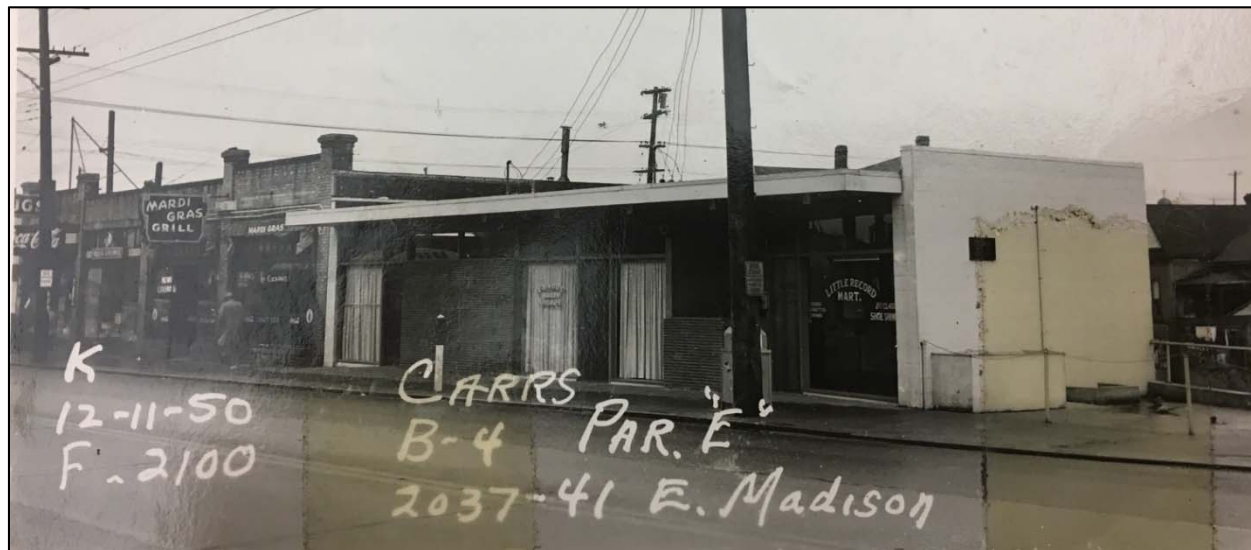


Figure 151. 2037-2041 E Madison Street / Dr. Robert N. Joyner Clinic, view northeast (Source: Washington State Archives – Puget Sound Regional Branch, 1950).

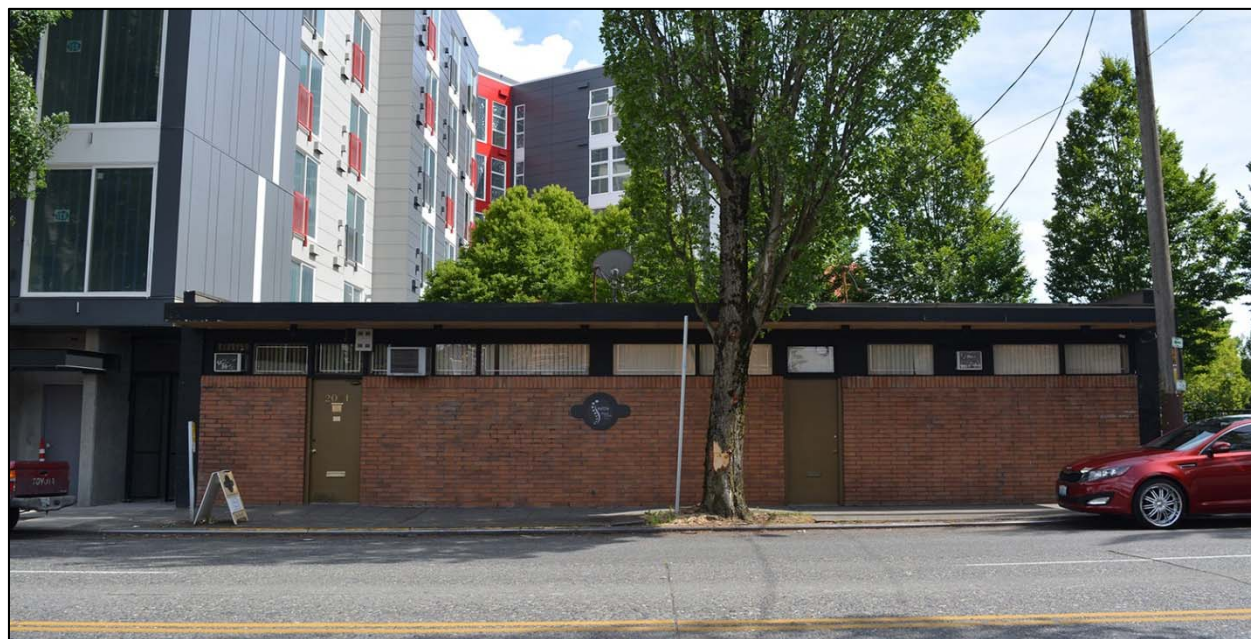


Figure 152. 2037-2041 E Madison Street / Dr. Robert N. Joyner Clinic, view north (Source: ESA, 2016).

9.1.79 1650-1658 20th Avenue & 2011 E Olive Street / Stable Building (DAHP #344210; Map #79)

The property at 1650-1654 20th Avenue in Seattle, Washington is a commercial building constructed in 1919. The architect and builder are unknown. Its original address was 1646-1658 20th Avenue. The Stable Building is located on the southeast corner of the intersection of 20th Avenue and E Olive Street. The one-and-a-half story building is rectangular in plan, sits on a poured concrete foundation, and has a flat roof with a shed-roof penthouse addition. The building fronts east, which is also the parking lot access, and is clad in a combination of poured concrete, brick veneer, and horizontal board siding. The ground floor features large bays of 12-light windows that wrap the north and west face. The west face also features two pedestrian doors and a garage door. The south face is mostly unadorned, with two four-light windows on the southeast corner. The east face features a modern entrance accessed via steps to the north or a ramp to the south and is partially covered via the shed roof addition, the roofline of which is partially overhanging.

Known former occupants have been automotive or heating related businesses. These include an automobile repair shop (1919), R.F. Vanberg Quaker State oil dealer (1927), Baker Oil Burner Sales (1934), Skinner & Orr Engineering Company (1934), Pacific Burner Company (1934), Orr C.A. (1934), Pacific Automatic Heating Company (1940), and Seattle Central Towing (1960s).

Alterations to the building are extensive, based on property cards. Though the general massing and decorative brickwork are intact, all windows and doors are modern and the building features a substantial penthouse addition, which appears to have replaced the original barrel-vaulted roof.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended not eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to alterations over time.



Figure 153. 1646-1658 20th Avenue & 2011 E Olive Street / Stable Building, view southeast (Source: Washington State Archives – Puget Sound Regional Branch, c1937).



Figure 154. 1646-1658 20th Avenue & 2011 E Olive Street / Stable Building, view southeast (Source: HRA, 2017).

9.1.80 1634 19th Avenue / Mount Zion Baptist Church Education Center (DAHP #45632; Map #80)

The property at 1634 19th Avenue in Seattle, Washington was constructed in 1962 as the Mount Zion Baptist Church Educational Center, which it remains today. The original (1920) church, which stood on the same property, was demolished in 1974. The 1962 educational facility was designed by the architectural firm of Durham, Anderson & Freed.

Robert L. Durham was a Seattle-born architect who focused on modern design. He originally worked as co-founder of the firm Stuart & Durham between c. 1946 and 1951, designing a number of apartment buildings, in particular. Beginning in 1950, Durham started focusing on church design and his new firm, Durham, Anderson & Freed, designed over 200 churches between 1950 and 1975. His firm designed both the subject building, and the adjacent 1975 Mount Zion Baptist Church.

The Mount Zion Baptist Church is located on the block between 19th and 20th Avenues on the south side of E Madison Street. The parcel includes a T-shaped church building (1975), an attached Education Center (1962) that is irregular in plan, a tower (1975), and associated driveways and parking areas.

The Education Center, which was constructed prior to the current church and tower, is done in a modern, almost International style. The building's irregular plan is two-stories in height, with a flat roof that does not have eaves. Windows appear to be original throughout. A central "tower" form on the north face features the same flat-on-hip-with-parapet roofline with tribal motif as the church building, though this is an addition. Another addition is the ground-floor on the north face, which matches the two-story form, including the windows. The building is clad in a combination of stucco, brick, and concrete, with large expanses of windows.

The property is located in Seattle's Central District, which is bounded by E Madison Street on the north, Jackson Street on the south, 12th Avenue on the west, and Martin Luther King Jr Way on the east. In its early days, it was a very diverse neighborhood, but the African American population in particular flourished here in the 1930s. After World War II, discrimination and restrictive covenants led to this area being home to most of Seattle's African American population, many of whom lived within three or four blocks of Madison Street, which is where their homes and businesses were centered. They were drawn to the area by the transportation, religious and social life, including the First African Methodist Episcopal Church (1890) and the original Mount Zion Baptist Church (1890), and housing such as The Chandler (2416 East Madison) and The Adelphi (230-232 23rd Avenue N), which were owned by African Americans.

In 1940, the Central Area became a majority African American neighborhood, concentrated on those blocks along Madison Street between 21st and 23rd Avenues. The area did not age well, however, due in part to social inequality and deteriorating schools. A number of initiatives were undertaken in the 1960s, and eventually, schools were desegregated. During the 1960s the educational facility and adjacent church served as a gathering place for human rights demonstrations and lectures, and serves as a cornerstone in the Central District. Some known

speakers and meeting facilitators at the church were, The National Association for the Advancement of Colored People (NAACP), author and activist Alice Franklin Bryant, members of the Washington State Board Against Discrimination, and Christian Friends for Racial Equality. Mount Zion Baptist Church sponsored a November 1961 lecture series in Seattle given by the Reverend Dr. Martin Luther King. There was controversy surrounding the ability to find adequate space to hold the event which took place at Eagles Auditorium. Mount Zion hosted the reception for Dr. King following his lecture.

In the early 1960's leaders of Seattle's African American community, including then Mount Zion Rev. Samuel B. McKinney, and Caucasian leaders spoke out on the civil-rights movement happening in Seattle and the need to address the pattern of inequality and racially-driven housing restriction, as the national rise in racial tensions were being felt deeply within the city. In 1963, the Church hosted a rally of 200 people for the NAACP in regards to job discrimination in Seattle. The Church hosted the Reverends John H. Adams (First African Methodist Episcopal Church) and Mance Jackson (Bethel Christian Methodist Episcopal Church) along with McKinney who were all members of the Central Area Civil Rights Committee (CACRC) for an event directed at Seattle's mostly Caucasian religious leaders. The Reverends used their voice as a call to action to promote equal housing, school integration, and equal opportunity work within the city, which were central issues for the CACRC, and encouraged those clergy to work and demonstrate with them to promote these causes. In July of 1963 a 400-person protest march from Mount Zion Baptist Church to City Hall led by Reverends Jackson and McKinney took place in response to the Seattle Mayor and city council failing to make any headway on fair housing.

Another notable event associated with the Mount Zion Baptist Church was a boycott of the Seattle schools in spring of 1966 to protest ongoing racial segregation. Over 500 children showed up to attend a 'Freedom School' that was being hosted at Mount Zion." The boycott took place on Thursday, March 31st and Friday, April 1st, and involved thousands of public school students City-wide who spent the regular school day in the Freedom schools, hosted throughout the community, where they learned African American history and civil rights in integrated settings from volunteers. As a result of the boycott, the Seattle School Board implemented several programs requested by the leaders.

Alterations to the building are moderate, based on property cards. Alterations to the Education Center, including the tower and addition to the ground-floor on the north face, can be viewed as moderate.

Statement of Significance

The Mount Zion Baptist Church Education Center is recommended Eligible for listing in the NRHP under Criterion A, based on its association with the Civil Rights movements and Seattle's African-American population. It is also recommended eligible under Criterion B for the number of prominent speakers and activists who used the property in their movements. Though intact, the building does not represent an important example of building practices within its particular context and time in history. The building does not feature variations, evolution, or transition of

construction types, and does not appear to be a significant example of a 1960s ancillary building or a 1970s church. As such, the building is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction, nor is the subject property an outstanding example of Durham's architectural style.



Figure 155. 1634 19th Avenue / Mount Zion Baptist Church Education Center, view west/southwest (Source: Washington State Archives – Puget Sound Regional Branch, 1963).



Figure 156. 1634 19th Avenue / Mount Zion Baptist Church Education Center, view west/southwest (Source: HRA, 2017).

9.1.81 1620 18th Avenue / Madison Street Hospital (DAHP #708859; Map #81)

1620 18th Avenue is located on the southeast corner of the intersection of 18th Avenue and E Madison Street. The two story building fronts west, is U-shaped in plan, sits on a poured-concrete foundation, is clad in stucco, and has a flat roof. The building features modern aluminum-clad windows and doors throughout, set in a-symmetrical patterning and with a variety of sizes. The building has no applied ornament and is flat on all sides.

The building was originally used as the Madison Street Hospital. In 1965 it became the Seattle Hearing and Speech Center, a function for which it remains. This organization is now known as the Hearing, Speech & Deafness Center.

A 1974 inventory of 1620 18th Avenue (DAHP #45610), mentions that the building had been home to the Black Elks Club (Improved Benevolent Order of Elks of the World – Puget Sound Lodge #109) in the Hazelwood Inn, but “the building was lost in the early 1920s.” It is unclear which building this is referring to, since prior to the Madison Street Hospital, the parcel had been occupied by the Considine home since 1900.

Alterations: Extensive, based on property cards. As originally constructed in 1938, the building featured approximately the same massing and height, though with a parapet roof. The building also featured an attached portico on the south face, defined by four bays of square-post colonnade topped with relieving arches. The recessed entry, located on the west façade, was topped with a projecting flat-roof awning, featured double four-light brass doors flanked with glass block, and was accessed via a concrete stair. Windows were wood sash, either one-over-one or nine-over-one (on the upper floors). The building was clad in stucco or concrete, and belt courses defined the first and second floors. By 1945, an addition was added to the north face, though this was largely compatible to the remainder of the building. Also in 1945, the portico was enclosed on the west face, again, with comparable materials and details. In 1960, all windows and doors were replaced, the roof parapet removed, and the building re-clad in stucco, thus removing the defining belt courses. Presently, the entryway is on the same plane as the exterior face and is no longer recessed.

Statement of Significance

The property is recommended Not Eligible for listing in the NRHP. Research did not identify any associations with significant events or people (Criterion A and B). It is recommended not eligible for the NRHP under Criterion C, as the building does not embody the distinctive characteristics of a type, period, or method of construction due to extensive alterations over time. The building suffers from an irretrievable loss of integrity and is unlikely to convey significance under any criteria for eligibility.



Figure 157. 1620 18th Avenue / Madison Street Hospital, view east (Source: Washington State Archives – Puget Sound Regional Branch, 1940).



Figure 158. 1620 18th Avenue / Madison Street Hospital, view east (Source: HRA, 2017).

9.1.82 1729 E Madison Street / KCTS Broadcast Tower (DAHP #342584; Map #82)

The property at 1729 E Madison Street in Seattle, Washington contains the KCTS Television transmission tower, constructed in 1966. The original architect and builder are unknown. It is located mid-block between 17th and 18th Avenues on the south side of Madison Street. A one-story building sits on a poured-concrete foundation. The building is almost entirely surrounded by a fence, and is effectively not visible from the public right of way with the exception of a recessed entrance on the north face. The building is functionally attached to two (or possibly three) radio towers.

KCTS Television, known today as KCTS 9, first aired in 1954. Through the 1950s and 1960s KCTS focused on providing content to Washington State educators. Programming was expanded to the general public after affiliation with the National Educational Television and Public Broadcasting Company in the 1970s. When first airing, the transmission equipment was located on the University of Washington campus. Increased demand in the 1960s led to the University of Washington purchasing land to build the new KCTS tower and transmitter building, presumed to be the tower at 1729 E Madison and adjacent transmitter building at 1802 E Madison Street. The KCTS transmission tower is the oldest of three towers built near the intersection of E Madison Street and 18th Avenue.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). Though possibly intact, the tower does not represent an important example of building practices within their particular context and time in history. The tower does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1960s building. As such, it is recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 159. 1729 E Madison Street / KCTS Broadcast Tower, view west (Source: HRA, 2017).

9.1.83 1802 E Madison Street / KCTS Television Transmitter Building (DAHP #708789; Map #83)

1802 E Madison is located on the south side of E Madison Street near the intersection of 18th Avenue. The single-story building is rectangular in plan, clad in brick veneer, and features a flat roof with projecting eaves. The building is covered in ivy and surrounded by fencing, and is effectively not visible from the public right of way.

The property at 1729 E Madison Street in Seattle, Washington contains the KCTS Television transmitter building, constructed in 1966. The original architect and builder are unknown. Prior to construction of the transmitter building, a 1929 automobile service station was located on the property. It was demolished in 1959.

KCTS Television, known today as KCTS 9, first aired in 1954. When first airing, the transmission equipment was located on the University of Washington campus. Through the 1950s and 1960s KCTS focused on providing content to Washington State educators. Programming was expanded to the general public after affiliation with the National Educational Television and Public Broadcasting Company in the 1970s. Increased demand in the 1960s led to the University of Washington purchasing land to build the new KCTS tower and transmitter building, presumed to be the tower at 1729 E Madison and adjacent transmitter building at 1802 E Madison Street.

Statement of Significance

Research did not identify any associations with significant events or people (Criterion A and B). Though possibly intact, the building and associated towers do not represent an important example of building practices within their particular context and time in history. The building does not feature variations, evolution, or transition of construction types, and does not appear to be a significant example of a 1960s building. As such, the building and towers are recommended not eligible for the NRHP under Criterion C, as it is not a significant example of the distinctive characteristics of a type, period, or method of construction.



Figure 160. 1802 E Madison Street / KCTS Transmitter Building, view southeast (Source: HRA, 2017).

9.2 Assessment of Effects on Historic Properties

If a property is considered eligible to the NRHP, the lead federal agency must determine if the project will affect the property, and whether it would be an Adverse Effect. When the qualities that make a property eligible for listing in the NRHP are diminished, the diminishment is an “Adverse Effect”.

9.2.1 909 1st Avenue / Federal Office Building (Map #1)

OCS poles may be placed in front (northeast) of the Federal Office Building within the 1st Avenue right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since 1st Avenue already has guide wires above the roadway, and the new lines would be in-kind. Likewise, there are no project activities to occur that would impact the building’s significant associations. ESA recommends that the Project will have No Effect on the Federal Office Building.

9.2.2 1007 1st Avenue / Globe Building, Beebe Building, Hotel Cecil (Map #2)

An island BRT station is proposed to be placed in front (east of) the Globe Building / Beebe Building / Hotel Cecil within the 1st Avenue right-of-way. This station is proposed as a joint use stop that will be completed by the Center City Connector Streetcar. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since 1st Avenue already has guide wires above the roadway, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Globe Building / Beebe Building / Hotel Cecil.

9.2.3 1018 1st Avenue / Holyoke Building (Map #4)

An island BRT station is proposed to be placed in front (west of) the Holyoke Building within the 1st Avenue right-of-way. This station is proposed as a joint use stop that will be completed by the Center City Connector Streetcar. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since 1st Avenue already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Holyoke Building.

9.2.4 1012 1st Avenue / Schoenfeld Furniture Store Building (Map #5)

An island BRT station is proposed to be placed in front (west of) the Schoenfeld Furniture Store Building within the 1st Avenue right-of-way. This station is proposed as a joint use stop that will be completed by the Center City Connector Streetcar. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since 1st Avenue already has guide wires above the

eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Schoenfeld Furniture Store Building.

9.2.5 415 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building (Map #6)

A sidewalk BRT station is proposed to be placed on the south side of the Olympic Hotel and Airline Terminal Building along Spring Street. This station is proposed as a joint use stop that will be completed by the Center City Connector Streetcar. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since Spring Street already has guide wires above the roadway, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Olympic Hotel and Airline Terminal Building.

9.2.6 1100 5th Avenue / Spring Apartment Hotel (Map #7)

OCS poles may be placed in front (southeast) of the Spring Apartment Hotel within the Spring Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since Spring Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Spring Apartment Hotel.

9.2.7 1105 6th Avenue / Women's University Club (Map #8)

OCS poles may be placed in front (southeast) of the Women's University Club within the Spring Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since Spring Street already has guide wires above the roadway, and the new lines would be in-kind. Likewise, there are no project activities to occur that would impact the buildings' significant associations. ESA recommends that the Project will have No Effect on the Women's University Club.

9.2.8 1010 5th Avenue / Nakamura Federal Courthouse (Map #9)

A sidewalk BRT station is proposed to be placed on the south side of the Nakamura Federal Courthouse Building along Madison Street. This station is proposed as a joint use stop that will be completed by the Center City Connector Streetcar. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Nakamura Federal Courthouse Building.

9.2.9 1015 2nd Avenue / Federal Reserve Bank

OCS poles may be placed in on the northwest and southeast sides of the Federal Reserve Bank within the Spring and Madison Street rights-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Federal Reserve Bank.

9.2.10 1101 2nd Avenue / Washington Mutual Bank

OCS poles may be placed in on the northwest and southeast sides of the Washington Mutual Bank within the Spring and Madison Street rights-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Washington Mutual Bank.

9.2.11 1100 2nd Avenue / Baillargeon Building

OCS poles may be placed in on the northwest and southeast sides of the Baillargeon Building within the Spring and Madison Street rights-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Baillargeon Building.

9.2.12 1001 4th Avenue / Seattle First Tower

OCS poles may be placed in on the northwest and southeast sides of the Seattle First Tower within the Spring and Madison Street rights-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Seattle First Tower.

9.2.13 1102 8th Avenue / Lowell Apartments (Map #10)

OCS poles may be placed in front (southeast) of the Lowell Apartments within the Spring Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since Spring Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Lowell Apartments.

9.2.14 1000 8th Avenue / Nettleton Apartments (Map #14)

OCS poles may be placed around the Nettleton Apartments within the road rights-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since the adjacent roadways already have guide wires above the roadways, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Nettleton Apartments.

9.2.15 823 Madison Street / St. Francis Hotel (Map #17)

OCS poles may be placed in front (northwest) of the St. Francis Hotel within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the St. Francis Hotel.

9.2.16 900 Madison Street / Sorrento Hotel (Map #19)

An island BRT station is proposed to be placed in the center of Madison Street at the intersection of Madison Street and Terry Avenue. Installation of the station and/or associated guide poles or utilities may cause temporary dust or vibration during construction. No visual impacts are anticipated from guide wires, since Madison Street already has guide wires above the westbound lane closest to the Sorrento Hotel, and the new lines would be in-kind. No visual impacts are anticipated from the new station since the Sorrento Hotel property has a series of trees lining the south and east edges, providing a visual divider between the hotel property and the surrounding area. Therefore, ESA recommends that the Project will have No Effect on the Sorrento Hotel.

9.2.17 1000-1014 Madison Street / Sorrento Drug Store and Pharmacy (Map #20)

OCS poles may be placed in front (southeast) of the Sorrento Drug Store and Pharmacy within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Sorrento Drug Store and Pharmacy.

9.2.18 1016-1024 Madison Street / G.O. Guy Drugs (Map #21)

OCS poles may be placed in front (southeast) of the G.O. Guy Drugs within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the G.O. Guy Drugs.

9.2.19 1005-1011 Boren Avenue / Delicatessen (Map #22)

OCS poles may be placed in front (southeast) of the Delicatessen within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, because these will be above the E Madison Street roadway, not Boren Avenue. The new lines would be in-kind. ESA recommends that the Project will have No Effect on the Delicatessen.

9.2.20 1004 Boren Avenue / Stacy House (Map #25)

OCS poles may be placed in front (southeast) of the Stacy House within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Stacy House.

9.2.21 1401 Madison Street / Aluminum Company of America (Alcoa) Office (Map #27)

OCS poles may be placed in front (southeast) of the Alcoa Office within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Alcoa Office.

9.2.22 915 10th Avenue / Seattle University – Administration Building (Map #28)

OCS poles may be placed in front (northwest) of the Seattle University – Administration Building within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Seattle University – Administration Building.

9.2.23 916 E Marion Street / Seattle University – Garrard Building (Map #29)

OCS poles may be placed in front (northwest) of the Seattle University – Garrard Building within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Seattle University – Garrard Building.

9.2.24 1103 E Madison Street / Seattle University – Gene E. Lynn Building

OCS poles may be placed in front (northwest) of the Seattle University – Gene E. Lynn Building within the Madison Street right-of-way. Installation of associated guide poles or utilities may

cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Seattle University – Gene E. Lynn Building.

9.2.25 950 E Madison Street / International House of Pancakes (IHOP) (Map #32)

OCS poles may be placed in front (southeast) of the IHOP within the Madison Street right-of-way. These activities would not impact the buildings significant associations. ESA recommends that the Project will have No Effect on the IHOP.

9.2.26 1401-1403 12th Avenue / Northwest Motors (Map #35)

OCS poles may be placed in front (southeast) of the Northwest Motors within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Northwest Motors.

9.2.27 1400-1412 12th Avenue / Bekins Moving & Storage

OCS poles may be placed in front (southeast) of the Bekins Moving & Storage within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. Likewise, these activities would not impact the buildings significant associations. ESA recommends that the Project will have No Effect on the Bekins Moving & Storage Building.

9.2.28 1522 14th Avenue / First African Methodist Episcopal Church (Map #40)

OCS poles may be placed in front (southeast) of the First African Methodist Episcopal Church within the Madison Street right-of-way. These activities would not impact the buildings significant associations (Criterion A). ESA recommends that the Project will have No Effect on the First African Methodist Episcopal Church.

9.2.29 1605 17th Avenue / Galland, Caroline Kline, House (Map #41)

A sidewalk BRT station is proposed to be placed on the south side of the Kline Galland House along E Madison Street. Installation of the station and/or associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. No visual impacts are anticipated from the new station since there would be a visual division between the House and the station—a tall hedge row sits along a portion of the south edge of the property, an iron fence lines the

property, and the property is slightly elevated from the surrounding sidewalk. Therefore, ESA recommends that the Project will have No Effect on the Caroline Kline Galland House.

9.2.30 111 E Madison Street / Hunt Transfer Company

OCS poles may be placed in front (northwest) of the Hunt Transfer Company Building within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Hunt Transfer Company Building.

9.2.31 1509-1515 E Madison Street / Fenton Apartments (Map #50)

OCS poles may be placed in front (northwest) of the Fenton Apartments within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Fenton Apartments.

9.2.32 1605 E Madison Street / Olympian Apartments (Map #52)

OCS poles may be placed in front (northwest) of the Olympian Apartments within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the Olympian Apartments.

9.2.33 1625 E Madison Street / The Madkin Apartments (Map #53)

A sidewalk BRT station is proposed to be placed directly across the street from the Madkin Apartments along E Madison Street. Installation of the station and/or associated guide poles or utilities may cause dust or vibration, but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane closest to the Madkin Apartments, and the new lines would be in-kind. No visual impacts are anticipated from the new station since there would be a visual division (the existing four-lane road) between the apartment property and the station. Likewise, these activities would not impact the buildings significant associations. Therefore, ESA recommends that the Project will have No Effect on the Madkin Apartments.

9.2.34 1728 E Madison Street / N.E. Morgan Residence (Map #54)

OCS poles may be placed in front (southeast) of the N.E. Morgan Residence within the Madison Street right-of-way. Installation of associated guide poles or utilities may cause dust or vibration,

but these are not anticipated to be significant. No visual impacts are anticipated from guide wires, since E Madison Street already has guide wires above the eastbound lane, and the new lines would be in-kind. ESA recommends that the Project will have No Effect on the N.E. Morgan Residence.

9.2.35 2108-2110 E Madison Street / Texaco Gas Station (Map #58)

OCS poles may be placed in front (southeast) of the Texaco Gas Station within the Madison Street right-of-way. These activities would not impact the buildings significant associations. ESA recommends that the Project will have No Effect on the Texaco Gas Station.

9.2.36 104-124 23rd Avenue East / Seattle Opportunities Industrialization Center (SOIC) (Map #60).

OCS poles may be placed in front (northwest) of the East Madison Professional Building within the Madison Street right-of-way. These activities would not impact the buildings significant association. ESA recommends that the Project will have No Effect on the East Madison Professional Building.

9.2.37 2239 E Madison Street / Methodist Union of Seattle (Map #76)

OCS poles may be placed in front (northwest) of the Methodist Union of Seattle within the Madison Street right-of-way. These activities would not impact the buildings significant association. ESA recommends that the Project will have No Effect on the Methodist Union of Seattle.

9.2.38 2037-2041 E Madison Street / Dr. Robert N. Joyner Clinic (Map #78)

A sidewalk BRT station is proposed to be placed on the north side of the Dr. Robert N. Joyner Clinic along E Madison Street. In addition, OCS poles may be placed in front (northwest) of the Building within the Madison Street right-of-way. These activities would not impact the buildings significant associations. Therefore, ESA recommends that the Project will have No Effect on the Caroline Kline Galland House.

9.2.39 1634 19th Avenue / Mount Zion Baptist Church Education Center (Map #80)

OCS poles may be placed in front (northwest) of the Mount Zion Baptist Church Education Center within the Madison Street right-of-way. These activities would not impact the buildings significant association. ESA recommends that the Project will have No Effect on the Mount Zion Baptist Church Education Center.

9.2.40 Areaways

No work is anticipated to occur within historic areaways. However, new OCS poles could be placed within historic areaways. Potential impacts to areaways from OCS poles are described in the Center City Connector Environmental Assessment (FTA and SDOT 2016). On October 25,

2015, DAHP concurred with the FTA that the Center City Connector project would have No Adverse Effects on historic and cultural resources (which included historic areaways).

If construction could affect a historic areaway, SDOT would survey the areaway before construction is initiated to verify the existing condition of the property. If the areaway is associated with a Seattle City Landmark, SDOT must obtain a Certificate of Approval prior to construction from the Seattle Landmarks Preservation Board. Any areaway modification to historic areaways would include a review by DAHP to assess if the proposed work would adversely affect those structures. Any required changes made to areaways as a result of construction activities would follow the guidelines presented in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

10.0 RECOMMENDATIONS

10.1 Archaeological Resources

Plans for the Madison Street Corridor BRT Project have not yet been finalized. Based on available information it is possible that ground-disturbing activities will encounter old roadways or other infrastructure. These resources should be recorded, but unless they are of unusual construction, they may be considered Not Eligible for listing in the NRHP. Therefore, they would not warrant a halt in construction excavations. ESA recommends archaeological monitoring for that ground disturbing work west of I-5 in anticipation of encountering buried infrastructure. This monitoring should be guided by an Archaeological Resources Monitoring Plan/Inadvertent Discovery Plan (ARMP/IDP), which will provide protocols to follow in the event that a buried archaeological resource is encountered. Once the 100% plans become available, they should be reviewed to determine any changes to the current understanding of the Project, the extent of ground disturbance, and the likelihood for encountering buried cultural resources. The ARMP/IDP should be developed following review of the 100% plans.

The findings and professional opinions included in this report are based on standard archaeological techniques including historic research, geological data, and review of previous cultural resources surveys in and around the APE; however each has its limitations. Unanticipated cultural resource materials may be encountered during construction. In the event that cultural resources are observed during implementation of the project, then work should be temporarily suspended at that location and a professional archaeologist should be consulted.

Pursuant to RCWs 68.50.645, 27.44.055, and 68.60.055, if ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical

examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

10.2 Historic Resources

ESA recommends that the Project will have No Effect on historic-aged properties in the APE. No construction is anticipated to occur in historic areaways. However, if construction will impact a historic areaway, SDOT will survey the areaway to verify the condition of the property and to determine if it would qualify for listing in the National Register of Historic Places. FTA and SDOT would consult with DAHP. If the areaway is associated with a Seattle City Landmark, SDOT will obtain a Certificate of Approval from the Landmarks Board prior to construction. Any required improvements made to areaways resulting from construction activities would follow the guidelines presented in the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks, 1995).

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APPENDIX A: CORRESPONDENCE WITH TRIBAL TECHNICAL STAFF

APPENDIX B: HISTORIC PROPERTY INVENTORY DATA

ID	▲	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #278309		Rehbein Residence	2815 E Arthur Place, Seattle, WA	Determined Not Eligible
Property #335747		The Madkin Apartments	1625 E Madison Street, Seattle, WA	Determined Eligible
Property #336674		Texaco Automobile Station	1221 E Madison Street, Seattle, Washington, USA	Determined Not Eligible
Property #337435		Willis-Jones Machinery Company	1313-1315 E Madison Street, Seattle, WA	
Property #337927		Thriftmore Apartments	1213 E Union Street, Seattle, Washington, USA	
Property #338472		Fenton Apartments	1509-1515 E Madison Street, Seattle, WA	
Property #338857		Methodist Union of Seattle	2239 E Madison Street, Seattle, WA	
Property #339667		Madison Street Car Cable Terminal Barn	1025 E Madison Street, Seattle, Washington, USA	
Property #339671		Chapman Apartments	1812 E Madison Street, Seattle, WA	
Property #339786		N.E. Morgan Residence	1728 E Madison Street, Seattle, WA	
Property #340517		Super Simonizing Station	1325-1327 E Madison Street, Seattle, Washington, USA	
Property #340592		Roston Residence	2319 E Madison Street, Seattle, WA	
Property #340866		Robinson Apartments	1305 E Madison Street, Seattle, WA	
Property #340908		Seattle Opportunities Industrialization Center (SOIC) Training Center	104-124 23rd Avenue E, Seattle, Washington, USA	
Property #342584		KCTS Broadcast Tower	1729 E Madison Street, Seattle, WA	
ID	▲	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #342634		Vanderbilt Building	1201 E Union Street, Seattle, Washington, USA	
Property #342952		Hamlet & Lewis Texaco Station	2227 E Madison Street, Seattle, WA	
Property #342976		Talbot Building	1319 E Madison Street, Seattle, WA	
Property #343184		Northwest Motors	1401-1403 12th Avenue, Seattle, WA	
Property #343472		Seattle First National Bank	1300 E Madison Street, Seattle, Washington, USA	
Property #343681		J.A. Stavig Dry Goods	1400-1404 E Pike Street, Seattle, Washington, USA	Determined Not Eligible
Property #344210		Stable Building	1650-1658 20th Avenue, Seattle, WA	
Property #344230		People's International Bank	1122 Madison Street, Seattle, Washington, USA	
Property #344297		First Hill Pharmacy	901-911 Madison Street, Seattle, Washington, USA	
Property #344590		Nakamura Federal Courthouse	1010 5th Avenue, Seattle, Washington, USA	Determined Eligible
Property #344607		Aluminum Company of America (Alcoa) Office Building	1401 Madison Street, Seattle, WA	
Property #344660		Olympic Hotel Parking Garage & Airline Terminal Building	415 Seneca Street, Seattle, WA	Not Determined
Property #344699		First Presbyterian Church	701-725 Spring Street, Seattle, Washington, USA	Not Determined
Property #344705		Virginia Mason Parking Garage	1101-1123 9th Avenue, Seattle, Washington, USA	
Property #42701		Hopwood Residence	2821 E Arthur Place, Seattle, Washington, USA	

ID	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #42825	Stacy House	1004 Boren Avenue, Seattle, Washington, USA	
Property #42888	Seattle University Administration Building	915 10th Avenue, Seattle, Washington, USA	
Property #42889	Seattle University Garrard Building	916 E Marion Street, Seattle, Washington, USA	
Property #43890	St. Francis Hotel	823 Madison Street, Seattle, WA	
Property #43894	Olympian Apartments	1605 E Madison Street, Seattle, WA 98122	
Property #44526	Sorrento Hotel	900 Madison Street, Seattle, WA 98104	Determined Eligible
Property #44881	Globe Building, Beebe Building and Hotel Cecil	1001-1023 1st Avenue S, Seattle, Washington, USA	Determined Eligible
Property #44883	Holyoke Building	1018-1022 1st Avenue, Seattle, Washington, USA	Determined Eligible
Property #45195	Lowell Apartments	1102 8th Avenue, Seattle, Washington, USA	
Property #45236	Paul Revere Apartments	1018 9th Avenue, Seattle, Washington, USA	
Property #45375	First African Methodist Episcopal Church	1522 14th Avenue, Seattle, Washington, USA	
Property #45540	Galland, Caroline Kline, House	1605 17th Avenue, Seattle, WA	Determined Eligible
Property #45632	Mount Zion Baptist Church Education Center	1634 19th Avenue, Seattle, WA	
Property #48028	G. O. Guy Drugs	1016-1024 Madison Street, Seattle, Washington, USA	
Property #48031	Delicatessen	1005-1011 Boren Avenue, Seattle, Washington, USA	
ID	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #48033	Sorrento Drug Store and Pharmacy	1000-1014 E Madison Street, Seattle, Washington, USA	
Property #53453	Women's University Club of Seattle	1105 6th Avenue, Seattle, Washington, USA	
Property #53591	Federal Office Building - Seattle	909 First Avenue, Seattle, WA	
Property #655522	Residence	105 22nd Avenue E, Seattle, Washington, USA	
Property #668122	Mark A. Mathews Memorial Christian Education Building and Chapel	1013 8th Avenue, Seattle, Washington, USA	Not Determined
Property #673179	Imperial Apartments	1427 E Pike Street, Seattle, WA	
Property #705926	Sprague Building	2701-2703 E Madison Street, Seattle, Washington, USA	Not Determined
Property #705928	DeCharlene's Beauty Boutique	2108-2110 E Madison Street, Seattle, Washington, USA	
Property #705931	Dr. Robert N. Joyner Clinic	2037-2041 E Madison Street, Seattle, Washington, USA	Not Determined
Property #708770	Colman Building	1107 1st Avenue, Seattle, Washington, USA	
Property #708771	Spring Apartment Hotel	1100 5th Avenue, Seattle, Washington, USA	
Property #708772	International House of Pancakes (IHOP)	950 E Madison Street, Seattle, Washington, USA	
Property #708773	5 Point Cleaners	1000 E Madison Street, Seattle, Washington, USA	
Property #708774	Richfield Oil Company Service Station	1018 E Seneca Street, Seattle, Washington, USA	
Property #708775	Bekins Moving & Storage	1400-1412 12th Avenue, Seattle, Washington, USA	

Cultural Resources Assessment

ID	▲	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #708776		Safeway	1324 E Pike Street, Seattle, Washington, USA	
Property #708777		Apartments	1640 18th Avenue, Seattle, Washington, USA	
Property #708778		Jimmie's Cafe	1700 20th Avenue, Seattle, Washington, USA	
Property #708779		Dunlap Pharmacy	2324-2332 E Madison Street, Seattle	
Property #708780		Trilby's Grill	2310 E Madison Street, Seattle, Washington, USA	
Property #708781		Apartments	2416 E Madison Street, Seattle, Washington, USA	
Property #708782		Broadview Apartments	2424 E Madison Street, Seattle, Washington, USA	
Property #708783		Lee Residence	2606-2608 1/2 E Madison Street, Seattle, Washington, USA	
Property #708784		Anderson Residence	2817 E Arthur Place, Seattle, Washington, USA	
Property #708785		Riley Residence	332 Martin Luther King Jr Way E, Seattle, Washington, USA	
Property #708786		Johnson Residence	2323 E Madison Street, Seattle, Washington, USA	
Property #708789		KCTS Television Transmission Building	1802 E Madison Street, Seattle, Washington, USA	
Property #708852		Cleo W. Nash Residence	2310 E Madison Street (Building 2), Seattle	
Property #708854		Queen City Garage	902 Madison Street, Seattle, Washington, USA	
Property #708855		The Modern Laundry	1006-1012 Terry Avenue, Seattle, Washington, USA	
ID	▲	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
Property #708856		Bon Ton French Bakery	1016 1/2 Madison Street, Seattle, Washington, USA	
Property #708857		Seattle University -- Student Union Building / Hunthausen Building	1020 E Spring Street, Seattle, Washington, USA	
Property #708858		Andersen's Oil Heating Service	2610-2610 1/2 E Madison Street, Seattle, Washington, USA	
Property #708859		Madison Street Hospital	1620 18th Avenue, Seattle, Washington, USA	
Property #85657		Beachmont Apartments	1519 E Madison Street, Seattle, WA	
Property #85707		Residence	2524-2526 E Madison Street, Seattle, Washington, USA	
Property #87159		Nettleton Apartments	1000 8th Avenue, Seattle, WA 98104	
Property #99053		Schoenfeld Furniture Store Building	1012 1st Avenue, Seattle, Washington, 98104, USA	Determined Eligible



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memorandum

date April 26, 2017

to Sandy Gurkewitz, Seattle Department of Transportation

cc Ron Leimkuhler, KPFF

from Alicia Valentino, Ph.D., RPA

subject SDOT Madison Street Corridor Bus Rapid Transit (BRT) Cultural Resources Assessment

This Memorandum evidences changes to the final Madison Street Corridor Bus Rapid Transit (BRT) Cultural Resources Assessment (Valentino et al. 2017). The Washington State Department of Archaeology and Historic Preservation (DAHP), in their review of the project report, did not concur with the eligibility recommendations for four historic-aged properties (Holter 2017). This errata memorandum has been prepared for the lead agencies and contains revisions to make the report consistent with DAHP's concurrence with FTA's amended determinations.

The Seattle Department of Transportation (SDOT) is preparing to construct the Madison Street Corridor BRT project (Project). The project is receiving Federal funding from the Federal Transit Administration (FTA), which requires FTA compliance with Section 106 of the National Historic Preservation Act ("Section 106"). Environmental Science Associates (ESA) was retained by SDOT to conduct a cultural resources assessment for the Project.

The following sections of the Cultural Resources Assessment have been modified to be consistent with the revised determinations.

Abstract

No archaeological sites were identified within the APE. In total, 83 properties within the APE were inventoried for the project, 35 of which are listed or recommended for listing in the National Register of Historic Places (NRHP). While there may be temporary construction impacts such as noise and vibration, no permanent impacts (e.g. physical or visual) to any historic-aged property is expected. Therefore, ESA considers that this project will result in No Adverse Effect for these historic properties.

9.0 Historic Property Survey

Table 8. Historic Properties Inventoried for the Madison Street Corridor BRT Project.

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
1	909 1st Avenue / Federal Office Building	1932	x				53591
2	1001-1023 1st Ave / Globe Building, Beebe Building and Hotel Cecil	1904	x			x	44881
3	1107 1st Avenue (95 Spring Street) / Colman Building (aka Coleman Building)	1915			x	x	708770
4	1018-1022 1st Ave / Holyoke Building	1890	x			x	44883
5	1012 1st Avenue / Schoenfeld Furniture Store Building	1900		D			99053
6	415 Seneca Street / Olympic Hotel Parking Garage and Airline Terminal Building	1964		R			344660
7	1100 5th Avenue / Spring Apartment Hotel	1922		R			708771
8	1105 6th Avenue / Women's University Club	1922	x				53453
9	1010 5th Ave / Nakamura Federal Courthouse	1940	x				344590
10	1102 8th Avenue / Lowell Apartments	1928		D			45195
11	1101-1123 9th Avenue / Virginia Mason Parking Garage	1966			x		344705
12	701-725 Spring Street / First Presbyterian Church	1969		R			344699

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
13	1013 8th Ave / Mark A. Mathews Memorial Christian Education Building and Chapel	1962		R			668122
14	1000 8th Avenue / Nettleton Apartments	1949		D			344560 / 87159
15	1018 9th Avenue / Paul Revere Apartments	1923			x		45236
16	902 Madison Street / Queen City Garage	1926			x		708854
17	823 Madison Street / St. Francis Hotel	1902		R			43890 / 343392
18	901-911 Madison Street / First Hill Pharmacy	1908			x		344297
19	900 Madison St / Sorrento Hotel	1909		R		x	44526 / 705936
20	1000-1014 Madison Street / Sorrento Drug Store and Pharmacy	1929		R			48033/ 705934
21	1016-1024 Madison Street / G.O. Guy Drugs	c. 1929		R			48028
22	1005-1011 Boren Avenue / Delicatessen	c. 1930		R			48031
23	1006-1012 Terry Avenue / Modern Laundry	c. 1930			x		708855
24	1016 1/2 Madison Street / Bon Ton French Bakery	1946			x		708856
25	1004 Boren Avenue / Stacy House	1912		D			42825
26	1122 Madison Street / People's National Bank	1956			x		344230
27	1401 Madison Street / Swedish Hospital Medical Center	1962		R			344607

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
28	915 10th Avenue / Seattle University (Administration Building)	1941		R			42888
29	916 E Marion Street / Garrard Building	1900		D			42889
30	1025 E Madison Street / Madison Street Cable Car Terminal Barn	1910			x		339667
31	1020 E Spring Street / Seattle University Student Union – Hunthausen Building	1951			x		708857
32	950 E Madison Street / IHOP	1965		R			708772
33	1000 E Madison Street / 5 Point Cleaners	1959			x		708773
34	1018 E Seneca Street / Richfield Oil Company Service Station	1950			x		708774
35	1401-1403 12th Avenue / Northwest Motors	1913		R			343184
36	1400-1412 12th Avenue / Bekins Moving & Storage	1919		R			708775
37	1300 E Madison Street / Seattle First National Bank	1963		R			343472
38	1324 E Pike Street / Safeway	1926			x		708776
39	1400-1404 E Pike Street / J.A. Stavig Dry Goods	1909			x		343681
40	1522 14th Avenue E / First African Methodist Episcopal Church	1912		R			45375
41	1605 17th Ave / Caroline Kline Galland House	1903	x				45540
42	1201 E Union Street / Vanderbilt Building	1920			x		342634 / 44591
43	1213 E Union Street / Arnold R. Berkey House	1894			x		337927
44	1221 E Madison St / Texaco Automobile Station	1941			x		336674

Map #	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
45	1305 E Madison Street / Robinson Apartments	1907			x		340866
46	1313-1315 E Madison Street / Willis-Jones Machinery Company	1911			x		337435
47	1319 E Madison Street / Talbot Building	1920			x		342976
48	1325-1327 E Madison Street / Super Simonizing Station	1937			x		340517
49	1427 E Pike Street / Imperial Apartments	1905			x		673179
50	1509-1515 E Madison Street / Fenton Apartments	1908		R			338472
51	1519 E Madison Street / Beachmont Apartments	1920			x		85657
52	1605 E Madison Street / Olympian Apartments	1913		R			43894
53	1625 E Madison Street / Madkin Apartments	1904		R			335747
54	1728 E Madison Street / N.E. Morgan Residence	1905		R			339786
55	1640 18th Avenue / Apartments	1927			x		708777
56	1812 E Madison Street / Chapman Apartments	1925			x		339671
57	1700 20th Avenue / Jimmie's Café	1959			x		708778
58	2108-2110 E Madison Street / DeCharlene's Beauty Boutique	1956		R			705928
59	105 22nd Avenue E / Residence	1910			x		655522
60	104-124 23rd Avenue E / Seattle Opportunities Industrialization Center (SOIC) Training Center	1923			x		340908

Map #*	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
61	2310 E Madison Street (Building 1) / Trilby's Grill	1951			x		708780
62	2310 E Madison Street (Building 2) / Cleo W. Nash Residence	1910			x		708852
63	2324-2332 E Madison Street / Dunlap Pharmacy	1909			x		708779
64	2416 E Madison Street / Apartments	1909			x		708781
65	2424 E Madison Street / Broadview Apartments	1951			x		708782
66	2524-2526 E Madison Street / Residence	1967			x		85707
67	2606-2608 ½ E Madison Street / Lee Residence	1920			x		708783
68	2610-2610 ½ E Madison Street / Anderson's Oil Heating Service	1912			x		708858
69	2821 E Arthur Place / Hopwood Residence	1904			x		42701
70	2817 E Arthur Place / Anderson Residence	1905			x		708784
71	2815 E Arthur Place / Rehbein Residence	1905			x		278309
72	332 Martin Luther King Jr Way E / Riley Residence	1908			x		708785
73	2701-2703 E Madison Street / Sprague Building	1896			x		705926
74	2323 E Madison Street / Johnson Residence	1901			x		708786
75	2319 E Madison Street / Roston Residence	1903			x		340592
76	2239 E Madison Street / Methodist Union of Seattle	1900		R			338857
77	2227 E Madison Street / Hamlet & Lewis Texaco Station	1967			x		342952

Map #	Property Address / Name	Year Built	NRHP			Seattle City Landmark	DAHP #
			Listed	Determined (D) / Recommended (R) Eligible	Recommend Not Eligible	Designated	
78	2037-2041 E Madison St / Dr. Robert N. Joyner Clinic	c. 1950		R			705931
79	1650-1658 20th Avenue & 2011 E Olive Street / Stable Building	1919			x		344210
80	1634 19th Avenue / Mount Zion Baptist Church Education Center	1962		R			45632
81	1620 18th Avenue / Madison Street Hospital	1938			x		708859
82	1729 E Madison Street / KCTS Broadcast Tower	1966			x		342584
83	1802 E Madison Street / KCTS Television Transmitter Building	1900			x		708789

9.1.12 701-725 Spring Street / First Presbyterian Church (DAHP #344699; Map #12)

Statement of Significance

The property is recommended Eligible for NRHP listing. The Church building is one part of a series of connected structures built in three phases. Each phase was constructed by noted Seattle architectural firms and each phase has become significant in their own right. The build out is easily interpreted upon the landscape and demonstrates the growing importance of the Presbyterian assembly, and their role in shaping Seattle culture. As such the campus would be considered eligible under both criteria A and C.

9.1.13 1013 8th Avenue / Mark A. Mathews Memorial Christian Education Building and Chapel (DAHP #668122; Map #13)

Statement of Significance

The property is recommended Eligible for NRHP listing. The Education Building and Chapel are two of a series of connected structures built in three phases. Each phase was constructed by noted Seattle architectural firms and each phase has become significant in their own right. The build out is easily interpreted upon the landscape and demonstrates the growing importance of the Presbyterian assembly, and their role in shaping Seattle culture. As such the campus would be considered eligible under both criteria A and C.

9.1.37 1300 E Madison Street / Seattle First National Bank (DAHP #343472; Map #37)

Statement of Significance

The property is recommended Eligible for listing in the NRHP. The Seattle First National Bank building is largely intact despite some minor changes to the non-primary facade. Another example of this type, the Sea-First Bank in the International District had been previously determined eligible for comparison. Both structures demonstrate strong associations with important patterns to Seattle banking history and would be considered eligible under both criteria A and C.

9.1.60 104-124 23rd Avenue E / Seattle Opportunities Industrialization Center (SOIC) (DAHP #340008; Map 60)

Statement of Significance

The property is recommended Not Eligible for the NRHP. The building was modified both during the historic era and more recently. These changes were not in keeping with accepted standards for building preservation and represent a diminishment of integrity that cannot be overlooked despite the association to the Seattle Opportunities Industrialization Training Center.

9.2.41 701-725 Spring Street / First Presbyterian Church (DAHP #344699; Map #12)

OCS poles may be placed in front (northwest) of the First Presbyterian Church within the Spring Street right-of-way. These activities would not impact the buildings significant association. ESA recommends that the Project will have No Effect on the First Presbyterian Church.

9.2.42 1013 8th Avenue / Mark A. Mathews Memorial Christian Education Building and Chapel (DAHP #668122; Map #13)

A sidewalk BRT station is proposed to be placed on the northwest side of the Mark A. Mathews Memorial Christian Education Building and Chapel. Installation of associated guide poles, OCS poles, or utilities may cause dust or vibration, but these are not anticipated to be significant. ESA recommends that the Project will have No Effect on the Mark A. Mathews Memorial Christian Education Building and Chapel.

9.2.43 1300 E Madison Street / Seattle First National Bank (DAHP #343472; Map #37)

OCS poles may be placed in front (southeast) of the Seattle First National Bank within the E Madison Street right-of-way. These activities would not impact the buildings significant association. ESA recommends that the Project will have No Effect on the Seattle First National Bank.

Bibliography

Holter, Russell

2017 *Letter to John Witmer, Federal Transit Administration from Russell Holter, Department of Archaeology and Historic Preservation*. Project Tracking Code: 2016-06-03962. Madison Street Corridor Bus Rapid Transit HPI Survey Forms. Letter dated April 4, 2017. On file, ESA, Seattle, WA.

Valentino, Alicia, Katherine F. Wilson, and Chanda Schneider, with contributions from Natalie Perrin

2017 *Madison Street Corridor Bus Rapid Transit (BRT) Cultural Resources Assessment*. Prepared for Seattle Department of Transportation and the Federal Transit Administration. On file, DAHP, Olympia, WA.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 13, 2017

Mr. John Witmer
Federal Transit Administration
915 Second Avenue
Federal Building, Suite 3142
Seattle, WA 98174-1002

In future correspondence please refer to:
Project Tracking Code: 2016-09-06712
Property: Madison Street Corridor Bus Rapid Transit (BRT)
Re: No Adverse Effect

Dear Mr. Witmer:

Thank you for contacting the State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the Madison Street Corridor Bus Rapid Transit proposal. This action has been reviewed on behalf of the SHPO under provisions of Section 106 of the National Historic Preservation Act of 1966 (as amended) and 36 CFR Part 800.

Thank you for your letter of 4 April regarding your revised National Register of Historic Places (NRHP) recommendations for four properties within the project area. We concur with your determination that the 104-124 23rd Ave E/East Madison Professional Building is not eligible for listing in the NRHP. Also we concur with your determination that the following three structures are eligible for listing in the NRHP: 701-725 Spring Street/First Presbyterian Church, 1013 8th Avenue/Mark A. Mathews Memorial Christian Education Building and Chapel, and 1300 E Madison Street/Seattle First National Bank building.

Based on our numerous correspondences for this project and bearing in mind all previous recommendations (particularly, that an archaeological monitoring resources plan be prepared and approved by DAHP prior to construction), we concur with your determination that the current project, as proposed, will have **no adverse effect** on historic properties that are listed in, or determined eligible for listing in, the National Register of Historic Places. However, if new information about affected resources becomes available and/or the project scope of work changes significantly, please resume consultation as our assessment may be revised. Also, if any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed



guidelines including requirements for survey reports. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Sterner", with a long horizontal flourish extending to the right.

Matthew Sterner, M.A.
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