



The City of Seattle

## Landmarks Preservation Board

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

Name Colonnade Hotel/Gatewood Apartments Year Built 1900/1911  
(Common, present or historic)

Street and Number 107 Pine Street, Seattle, WA

Assessor's File No. 197570-0600

Legal Description \_\_\_\_\_

Plat Name: A. A. DENNY'S 3RD ADD. Block 26 Lot 1 & 4

LOTS 1 AND 4 BLOCK 26, ADDITION TO THE CITY OF SEATTLE AS LAID OUT BY A. A. DENNY, COMMONLY KNOWN AS A. A. DENNY'S 3RD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS P. 33, IN KING COUNTY WASHINGTON, EXCEPT THE WESTERLY 9 FEET THEREOF HERETOFORE CONDEMNED IN DISTRICT COURT COUSE NUMBER 7092 FOR WIDENING OF FIRST AVENUE, AS PROVIDED UNDER ORDINANCE NUMBER 1129 OF CITY OF SEATTLE; EXCEPT FOR THE NORTHWESTERLY 7 FEET OF SAID LOT 1 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 57057 FOR THE WIDENING OF PINE STREET AS PROVIDED UNDER ORDINANCE NUMBER 14500 OF THE CITY OF SEATTLE.

Present Owner: Lighthouse Investments LLC Present Use: vacant

Address: 1180 South Beverly Drive, Suite 508, Los Angeles CA 90035

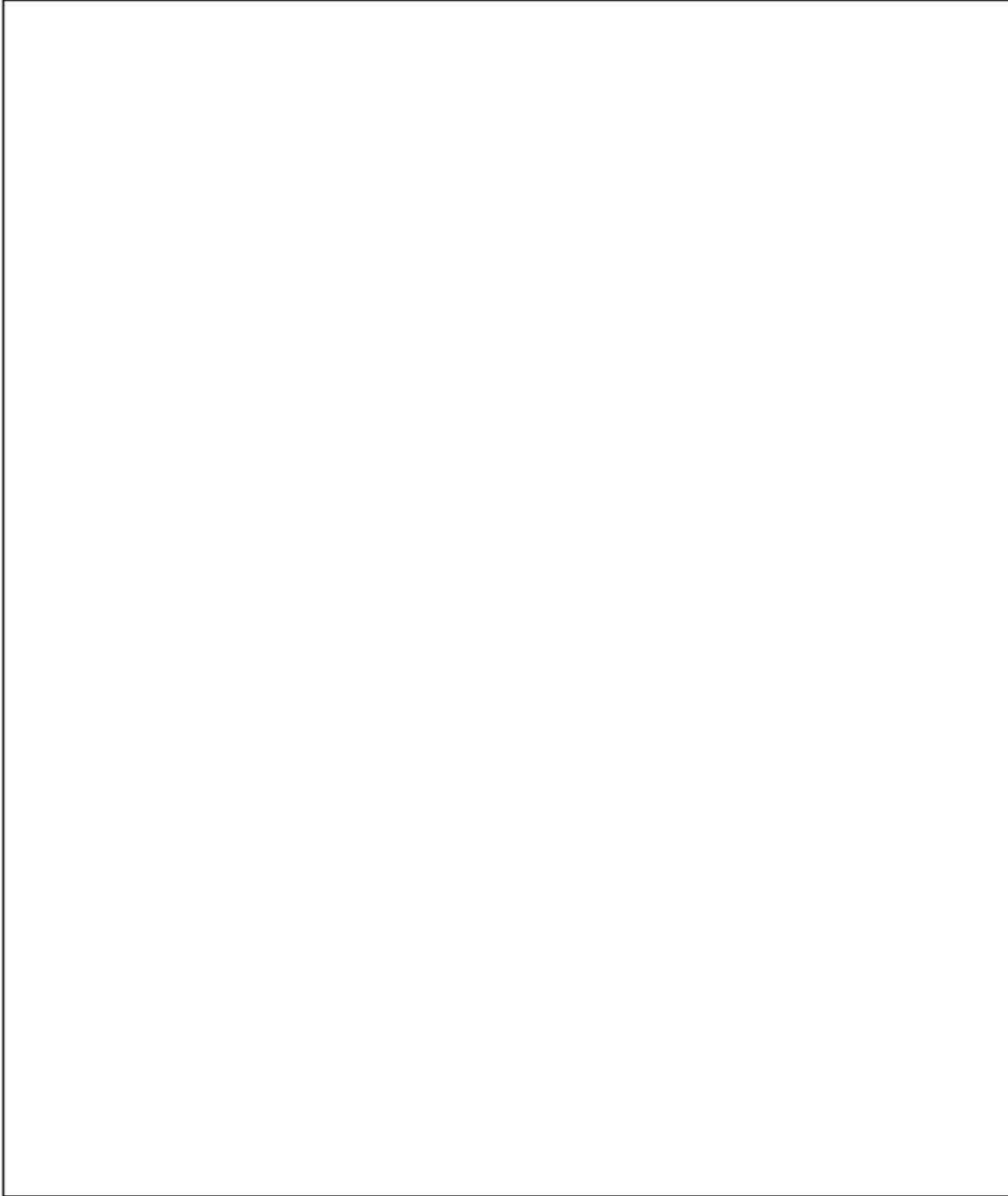
Original Owner: Stimson Brothers

Original Use: SRO Hotel

Architect: Charles Bebb

Builder: Matthew Dow

Photographs



Submitted by: Ramin Kolahi

Address: 1180 South Beverly Drive, Suite 508, Los Angeles CA 90035

Phone: (310) 556-1600 Date November 2016

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer

# Colonnade Hotel/Gatewood Apartments

Landmark Nomination Report  
107 Pine Street, Seattle, WA  
November 2016

Prepared by:  
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# Colonnade Hotel/Gatewood Apartments Landmark Nomination Report

NOVEMBER 2016

## 1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the Colonnade Hotel/Gatewood Apartments. The buildings are located at 107 Pine Street in the Central Business District of Seattle, Washington, across the street from the Pike Place Historic District. The Colonnade Hotel/Gatewood Apartments was designed in 1900 by Charles Bebb. The Johnson Partnership prepared this report at the request of the owner of the building, Lighthouse Investments LLC.

### 1.1 Background

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

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

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

### 1.2 Methodology

Larry E. Johnson, AIA, Principal, Ellen F. C. Mirro A.I.A., and Katherine V. Jaeger of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research to on this report between September and November of 2016. Research was undertaken at the Puget Sound Regional Archives, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com. The buildings and site were inspected and photographed on October 5, 2016 to document the existing conditions.

## 2. PROPERTY DATA

**Building Name:** Colonnade Hotel/Gatewood Hotel/Gatewood Apartments

**Address:** 107 Pine Street, Seattle, WA

**Location:** Central Business District

**Assessor's File Number:** 197570-0600

**Legal Description:** LOTS 1 AND 4 BLOCK 26, ADDITION TO THE CITY OF SEATTLE AS LAID OUT BY A. A. DENNY, COMMONLY KNOWN AS A. A. DENNY'S 3<sup>RD</sup> ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS P. 33, IN KING COUNTY WASHINGTON, EXCEPT THE WESTERLY 9 FEET THEREOF HERETOFORE CONDEMNED IN DISTRICT COURT COUSE NUMBER 7092 FOR WIDENING OF FIRST AVENUE, AS PROVIDED UNDER ORDINANCE NUMBER 1129 OF CITY OF SEATTLE; EXCEPT FOR THE NORTHWESTERLY 7 FEET OF SAID LOT 1 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 57057 FOR THE WIDENING OF PINE STREET AS PROVIDED UNDER ORDINANCE NUMBER 14500 OF THE CITY OF SEATTLE.

**Date of Construction:** 1900, major alteration 1911

**Original Use:** SRO Hotel with retail at the main floor

**Present Use:** Upper floors vacant with retail at the main floor

**Original Owner:** Stimson Brothers

**Present Owner:** Lighthouse Investments LLC

**Original Designer:** Charles Bebb

**Original Engineer:** unknown

**Original Builder:** Matthew Dow

**Zoning:** DMC 125

**Property Size:** 12,543 square feet

**Building Size:** 50,510 gross square feet

### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location and Neighborhood Character

The subject building is located in Seattle's Central Business District, across the Street and to the east of the Pike Place Market Historic District. The city's major commercial and financial business buildings, as well its governmental buildings (city, county, and federal) and some cultural institutions (Seattle Art Museum and Benaroya Hall) are located to the south of the site. Major retail stores (Macy's, Nordstrom, and Banana Republic) are located to the east of the site. *See figures 1-9.*

#### 3.2 Site

The Colonnade Hotel/Gatewood Apartments Building is located on southeastern corner of the intersection of First Avenue and Pine Street. The building covers nearly the entire site, which measures 111 feet east-west and 113 feet north-south. The site slopes down approximately five feet from north to south. An open parking lot is on the adjacent property to the south. The building fronts on both First Avenue and Pine Street with paved sidewalks on both frontages. An alley borders the eastern property line. *See figure 10.*

#### 3.3 Building Structure & Exterior Features

The Colonnade Hotel/Gatewood Apartments Building was originally constructed in 1900 as a four-story unreinforced brick masonry hotel building. Stylistically it could be identified as a vernacular building with some elements of the Classical Revival style, including stone sills and lintels, and jack arches with stone keystones above second- and third-floor windows. All storefronts and upper windows are non-original, although the present upper window configuration, with 16-over-1 insulated double-hung windows, is the same as the original single-glazed windows. The brick masonry is a red common brick stacked in a Flemish bond.

The construction is of unreinforced masonry with heavy timber columns or wood-framed walls supporting heavy-timber beams and 2" x 14" or 2" x 12" wood joists for all floors and the roof. Wooden joists typically run north-south. The building's structure was majorly augmented and seismically upgraded in the early 1990s, with a steel braced frame running along the northern and western exterior walls. Seven east-west structural bearing lines create one short bay on the north and five equal bays along the western exterior wall. Seven north-south structural bearing lines create one short bay the second bay from the east, and five equal bays along the northern exterior wall.

The building takes up the entire site and presently measures approximately 111 feet east-west and by 53 feet north-south. The upper floors have a "U"-shaped plan, allowing a central light well open to the south, allowing light into the interior room on the second, third, and fourth floors. The northern and western façades are primary, with the eastern utilitarian façade fronting an alley and the southern façade, originally abutting another building, facing onto an on-grade parking lot. The building measures approximately 51 feet tall from its low point at the southern end of the First Avenue frontage to the top of the parapet. Floor-to-floor heights are approximately 15 feet 2 inches from the first to second floor, 11 feet from the second to third floor, 10 feet from third to fourth floor, and 12 feet from the fourth floor to the sloping roof. The building's roof is covered with membrane roofing.

The building's western façade is primary. The façade was originally classically composed with a base, shaft, and crown, more specifically with street-level storefronts with recessed entries and a central hotel entry, a brick masonry two-story shaft defined by projecting second- and fourth-floor sub-cornice bands, and upper crown with a prominent sheet-metal upper projecting cornice with dentils and an upper brick parapet with parapet extensions at structural bay lines. The street level square brick columns have rusticated sandstone bases and capitals, with two intermediate sandstone bands. The upper cornice and parapet were removed at some time and the entrance to the hotel or apartments has been moved to the northern façade. The non-original street-level storefronts are similarly detailed with wooden-framed stopped-in glazing and simple recessed panel stem walls. All storefronts have upper transom lights, although the fenestration differs. The southernmost storefront

contains a recessed doorway on the south and three large undivided transom lights. (The northernmost window has been divided to allow the insertion of an air conditioning unit.) The next storefront to the north has a solid-panel egress door on the south and a storefront door to the north, with the central section consisting of an angled bay. The upper transom features three large undivided lights. The third storefront bay from the south has a central recessed store door with three upper transom lights, each divided into three sections by vertical muntins. Steel seismic bracing is visible through the storefront glazing. The next bay to the north has a similar arrangement as the previous one, although the recessed doorway is wider and the store door has a sidelight. The next storefront bay, the second from the north, is smaller due to non-original brick infill on the northern side; a recessed store door is located on the southern side and the upper transom is divided into four lights, each divided into five sections by vertical muntins. The upper glazing appears to be older float glass. The northernmost storefront has no entry and the upper transom window has been covered by signage. A cast iron square column with a simple base and capital supports the storefront at the corner.

The northern façade is also primary. Its composition is similar to the western façade, although the façade lacks the square brick and sandstone lower columns. The second floor sub-cornice band that runs the entire width of the western façade returns around the northwestern corner of the building and extends eastward approximately fifteen feet. A rusticated sandstone stringcourse extends eastward along this line until the sub-cornice band is continued on the eastern side of the building, extending approximately thirty-five feet westward from the building's northeastern corner and accentuating the easternmost storefronts. The western storefronts are similarly composed, with a cast iron column (signed "Rainier Foundry Seattle" on the base) on the building's northwestern corner, and four storefronts separated by three simple square wooden columns. These columns do not align with the building's upper-floor structural bays. The entrance is located at the second bay from the east and has a central double store door. The remaining bays are divided into three glazed units, while the upper transoms of the four bays are divided into three lights, each divided into four sections by thin vertical mullions. Seismic bracing is visible behind the two easternmost storefronts. The central portion of the façade is brick, with a recessed hotel entrance on the eastern side and a three-section storefront on the western side. A non-original projecting sheet-metal canopy shelters the entrance and storefront. The entrance doorway has sandstone banding on either side. A simple square column divides the two eastern storefronts. The recessed store doors are located at the intersection of the two storefronts and are flanked on each side by a two-light store window. The outermost residential units are slightly smaller than the inner units. The upper transoms are divided into five sections, with the outer sections somewhat smaller. The three floors above the street-level are divided into six bays, each with groups of three windows on each floor, with the exception of the smaller second bay to the west, which has two windows: one intermediate between the second and third floors and one intermediate between the third and fourth floors. The upper window interrupts the upper projecting sub-cornice band. Both windows have a four-over-two configuration.

The eastern (alley) façade is utilitarian, and consists of common brick masonry walls, with the lower portion parged cement. Six windows on the lower level have been filled in with masonry, and a group of three windows and an egress door are located on the façade's southern side. The upper portion of the façade has groups of three windows at each structural bay on each floor, with the exception of the northernmost bay, which has only one window per floor. The third-floor window in this bay is missing. The windows all have brick sills and brick relieving arch headers.

The southern façade is utilitarian, abuts a parking lot, and consists of a blank common brick wall with several former window openings filled in. The central portion is open to the light court.

The exterior sides of the narrow light court are utilitarian and faced with common brick with the exception of the western side. The northern side has two pairs of three-over-two windows per floor. The western side is sheathed with vertical metal siding and has three groups of three, three-over-two windows per floor on the northern side and one window on the second and third floor and two windows on the fourth floor on the southern side. The eastern side has two groups of three three-over-two windows per floor on the northern side and one group of three three-over-two windows per

floor on the southern side. The wall between the two window groups has six irregularly-spaced windows. *See figures 11-19.*

### 3.4 Plan & Interior Features

The building has a small centrally located basement. The street-level floor consists of perimeter storefronts on the western and northern sides. The building lobby is located near the center of the northern façade, and has both an elevator and a non-original stairway leading to the second floor. To the south of the lobby is a large high-ceiling space situated under the light court. To the east of this room are two restrooms, the elevator mechanical room, a storage and trash area, and an egress stair and hallway leading to the exterior (alley). The upper three floors have a “U”-shaped plan with double-loaded corridors that access thirty-three efficiency units per floor. Shared restrooms and showers are located either at corridor terminations or on the inside corners of the “U”-shaped corridors. Finishes are all non-original, simple, and contemporary. *See figures 20-27.*

### 3.5 Documented Building Alterations

The building was constructed in 1900. In 1904, the Pine Street right-of-way was leveled, allowing for new storefronts and a side entrance to the hotel on the building’s northern side. In 1912, the building’s northern side was demolished and reconstructed approximately seven feet to the south to allow the enlargement of the Pine Street right-of-way. The metal cornice of the building was removed in 1951.

The building received a major renovation in 1991, including seismic upgrades. This renovation converted the building into a low-income apartment hotel. The renovation included the alteration and reconfiguration of the hotel stair, removing original fabric and either reusing selected portions or using other salvaged stair parts, re-building the lower risers to create an “L” shaped stair from a straight run and adding a landing. The 1991 renovation rebuilt the western and northern light well walls; the masonry was removed; and the wall framed and clad with corrugated metal siding. Alterations in 1991 and over time also include the removal and alteration of retail mezzanine spaces.

### Recorded Building Permits (Not including Mechanical, Electrical, and Signage)

Date	Architect	Description (Permit No.)
1900	Charles Bebb	Build (permit # 3316)
1900		Build addition, Fourth story (4154)
1900		Install oven (5097)
1900		Alter for coal room (6003)
1901		Alter stairs (6518)
1901		Alter front – wire in place of glass (10272)
1902		Alter – remove partitions (1534)(14288)
1903		Alter partition (1534)
1903		Enlarge chimney flue (23796)
1903		Alter (1524) (24116)
1904		Alter (1530) (24984), build two boxes (1528)
1904		Build two boxes (1528) (25066)
1904		Alter – Street side of Colonnade Hotel Bldg. const. stores on Pine (28085)
1904		New door – plaster partition (31303)
1904		Erect office partition (32062)
1905		Alter store (34999)
1905		(33527)
1905		Cut door in hotel (37434)
1906		Construct two iron fire escapes (1530-34) (9881)
1908		(65453)

1911		Alter 1524 (55417)
1911		Alter 1534 (66232)
1912	J. H. Schack	Cut off 7' of building as per plans, widening of street (103318)
1930		Alter front (95232) (store)
1930		Tenant improvement (300009)
1935		Illegible (312596)
1937		Tenant improvement (323799)
ca. 1946		Alter front (388833)
ca. 1946		Alter restaurnat [sic] (388834)
1949		Alter for restaurant & lounge (396996)
1949		Alter for cocktail lounge (397499)
1951		Repair fire damage per original construction (406610)
1952		Remove metal cornice (414422)
1952		Alter store front (13382) (tavern)
1957		Construct stairway to existing balcony & occupy as sales area (459899)
1961		Repair fire escape (493342)
1965		Repair earthquake damage (513328)
1967		Remove non-bearing wall, raise floor in portion of area to make one level (525543) (Tavern)
1991	Stickney & Murphy	Rehab of abandoned hotel into SRO Residential Units, Mechanical and electrical system replacement and seismic structural upgrades, some relocation of existing partitions and general demolition. (657414)

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## 4. SIGNIFICANCE

### 4.1 Historic Site Context: Development of Seattle's Early Northern Commercial District<sup>1</sup>

In the early twentieth century Seattle's business community gradually expanded northward from its origins in Pioneer Square to major points along Second Avenue. Spurred by the economic boom, a direct result of the 1897 Alaska Gold Rush, Seattle's population rose dramatically—growing from 43,000 in 1890 to 80,000 in 1900 to over 240,000 by 1910. Economic and population growth stimulated building development at the end of Seattle's commercial spine along Second Avenue. *See figures 28-29.*

Before 1904, downtown commercial expansion had stopped just north of Pike Street due to the abrupt grade change as Second Avenue ran into Denny Hill, effectively making Pike Street the end of town. This "terminus," the intersection of Second Avenue and Pike Street, was marked by the Bon Marché department store at the southwestern corner of the intersection (1901, Charles W. Saunders), the six-story Eitel Building (1904, W. D. Van Sicken) on the northwestern corner, and the Masonic Temple (ca. 1890, possibly W. E. Boone) on the northeastern corner. As the bluff overlooking Elliott Bay halted development west of First Avenue and southward development was limited by the Duwamish tidal estuary, commercial development generally moved eastward to Third Avenue and then to Fourth Avenue. *See figures 30-31.*

Seattle's visionaries anticipated a shortage of land for new development, and they turned to engineers to remake the landscape. Denny Hill—and its crowning Victorian edifice, the Denny Hotel—was shoveled and sluiced away beginning in 1905 under the direction of City Engineer R. H. Thompson. The Duwamish tidal areas to the south of town were systematically filled with soil from the Jackson Street Regrade and the Dearborn Cut beginning in 1907, increasing available land for industrial development. *See figure 32.*

At this time, the Colonnade Hotel (the subject of this report) was situated at the very northern end of town. Built in 1900, the hotel's northern side was partially covered by mounds of soil from the unimproved Pine Street. Across Pine Street at the northeastern corner of First Avenue and Pine, wooden-framed residential structures were accessed by a long wooden stairway accessed from the northeastern corner of the street. Regrading Pine Street began in 1904, and by 1911 the right-of-way was enlarged and the street paved.<sup>2</sup>

The first phase of the Denny Regrade, from Second Avenue to Fourth Avenue, was completed in 1910; more than three million cubic yards of soil were removed. Land values in the area rose dramatically. For example, lots valued at \$2,500 before the Regrade subsequently rose to \$15,000.<sup>3</sup>

As regrading work progressed, buildings rose on Second Avenue north of Pike Street, including Peoples Bank (1906, Bebb and Mendel), which replaced the Masonic Temple on the northeastern corner of Second Avenue and Pike Street; the nine-story Standard Furniture Building (1905-07, A. Warren Gould) at Second Avenue and Pine Street; the seven-story Moore Theater and Hotel (1908, E.W. Houghton) at Virginia Street, and the New Hotel Washington (now the Josephinum, 1906-1908, Eames & Young) at Second Avenue and Stewart Street. The Stirrat and Goetz Investment Co. pushed the commercial district eastward with their six-story Northern Bank and Trust Building (1906, W. D. Van Sicken, now Seaboard Building) at Fourth Avenue and Pine Street. *See figures 33-37.*

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<sup>1</sup> Text adapted from the Landmark Nomination Report for the Hahn Building, prepared by Larry E. Johnson and Ellen F. C. Mirro of The Johnson Partnership, 2014.

<sup>2</sup> As seen in UW Digital Collections photograph WAR0128. *Seattle Times*, "Building Permits Beat Last Week," May 28, 1911, p. 30.

<sup>3</sup> Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 15-21.

The 1907 opening of the Pike Place Market stimulated development around the intersection of First Avenue and Pike Street. Shortly thereafter, architect Harlan Thomas executed his design for the Corner Market Building (1911-12). *See figures 38-39.*

Development of the area north of Virginia Street, however, would go largely neglected, with major development through the late 1920s focusing on what was considered the new commercial core, extending eastward from Second to Sixth avenues. In 1914 MacDougall and Southwick located their new department store on the southeastern corner of Second Avenue and Pike Street. Architect John Graham's Joshua Green Building (1912) at Fourth Avenue and Pike Street, his new Bon Marché building at Third Avenue and Pine Street, and Bebb & Gould's Times Square Building (1913-15) at Fourth Avenue and Stewart Street were among the first major northern downtown projects as development shifted eastward. Henry Bittman's Terminal Sales Building (1923) at First Avenue and Virginia Street, his Northwestern Mutual Building (1928-31, now known as the Olympic Tower) at Third Avenue and Pine Street, Victor W. Voorhees' Joseph Vance Building (1927) at Third Avenue and Union Street, and the eleven-story Republic Building (1927) at Third Ave and Pike Street were some of the last projects built in the area before the Great Depression. *See figures 40-43.*

The Pike Place Market thrived in 1920s, becoming associated with a "lively mix of Japanese and Italian American farmers, struggling artists, political radicals, and eccentrics."<sup>4</sup>

Beginning in the late 1930s, the area around First Avenue and Pike Street generally declined and became the home of marginal businesses with shady reputations. Major urban renewal proposals of the late 1960s were eventually defeated by a 1971 public vote that created the City of Seattle Pike Place Market Historical District. Recent major commercial redevelopment patterns in some ways are similar to historical growth with new projects replacing older buildings at the northern end of town, although the area remains somewhat blighted with semi-derelict buildings and marginal retail stores.<sup>5</sup> The recent replacement of the former Rhodes Building at Second Avenue and University Street with the Washington Mutual Tower (2005, NBBJ) and 1521 Second Avenue (2009, Weber Thompson) represents the current trend for taller buildings in the vicinity.

#### **4.2 Subject Building History: Colonnade Hotel/Gatewood Apartments**

The original Colonnade Hotel was constructed in 1900 as a three-story \$30,000 hotel building designed by Charles H. Bebb.<sup>6</sup> While under construction an additional permit was granted to add a fourth story to the building.<sup>7</sup>

The Colonnade Hotel was the first occupant of the building, occupying a street-level lobby on the northwestern side of the building, 1532 First Avenue.<sup>8</sup> The right-of-way on the northern side of the building, Pine Street, had not at that time been improved and the grade along the hotel sloped steeply up toward the original Denny Hotel at the top of Denny Hill.

The hotel was sold at a public auction on May 6, 1905. The sale included 105 furnished rooms, a bar, fixtures, and a three-year leasehold.<sup>9</sup>

In 1907, the City of Seattle began awarding contracts for the removal of Denny Hill, northeast of the Colonnade Hotel building.<sup>10</sup> Pine Street was lowered and paved by 1910, and the six-story Afton Hotel was completed across Pine Street to the north.<sup>11</sup> In 1911 the city enlarged the Pine Street right-of-way by seven feet on both sides in 1911. As a result, the northern façade of the hotel building was removed and reconstructed seven feet to the south, from a design prepared by architect James H.

<sup>4</sup> Pike Place Market, "History," <http://www.pikeplacemarket.org/history> (accessed June 30, 2014).

<sup>5</sup> Alex Fryer, "One Bad Block," *Puget Sound Business Journal*, December 9, 1996, <http://seattle.bizjournals.com/seattle/stories/1996/12/09/story2.html> (accessed April 4, 2006).

<sup>6</sup> City of Seattle Building Permit, no. 3316, 1900.

<sup>7</sup> City of Seattle Building Permit, no. 4154, 1900.

<sup>8</sup> *Seattle Daily Times*, "Business Chances," December 11, 1901, p. 13.

<sup>9</sup> *Ibid.*, "Business Chances," April 28, 1905, p. 13.

<sup>10</sup> Phelps, p. 20.

<sup>11</sup> *Seattle Daily Times*, "The New Afton Hotel At First Ave, and Pine St.," September 4, 1910, p. 20.

Schack.<sup>12</sup> The entrance to the hotel was moved to near the center of the new northern façade, and new storefronts were added at the eastern and western sides. In 1913, the lavish Liberty Theater (Henderson Ryan) was completed to the south of the hotel building.

The Colonnade Hotel, addressed at 1532-34 First Avenue, was renamed the Standard Hotel in 1911, and operated under that name until 1922 when it was renamed the Gateway Hotel, addressed at 107 Pine Street.<sup>13</sup> In 1932 the hotel was again renamed, to the Gatewood Hotel after a new lease was initiated between the lessors (the Stimson-Moore Company and the C.D. Stimson Company) and the lessee (Austin R. and Stella Helland of Aberdeen, WA).<sup>14</sup>

The original street-level storefronts on First Avenue were occupied by restaurants and a gas lamp store. The gas lamp store, at 1530 First Avenue, was for sale in 1902, and both restaurants located at 1524 and 1528 First Avenue were for sale in 1903.<sup>15</sup> The Oriental Optical Company occupied the 1526 First Avenue storefront until 1906, when the Union Hat Company moved into the space.<sup>16</sup> In 1907, the southernmost storefront, 1524 First Avenue, was occupied by a Singer Sewing Machine Store, which remained in business there until at least 1951, under various ownerships.<sup>17</sup> The storefront at 1528 First Avenue was occupied by a tailor shop in 1908, and around 1918 became the Schulman Brothers Furniture Store. Schulman continued to occupy the space until around 1953.<sup>18</sup> The storefront at 1530 First Avenue became a furniture store that went bankrupt in 1910.<sup>19</sup>

By 1905 the Pine Street right-of-way was sufficiently cleared to allow a storefront at 109 Pine Street. The Home Supply Company occupied this space.<sup>20</sup> By 1908, a restaurant, the Colonnade Café, occupied the space.<sup>21</sup> In 1930, the space at the northeastern corner of the building, 109 Pine Street, was occupied by the Seattle Oyster House, which was operating as the Seattle Grill in 1931, and the New Oyster Shop in 1935.<sup>22</sup> By 1949 the space became the Gatewood Grill with the “Riksha Room.”<sup>23</sup> The Gatewood Grill became Ciro’s Restaurant around 1957, although retaining the Riksha Room.<sup>24</sup> Ciro’s operated here until the early 1990s.<sup>25</sup>

In 1919, Mattson’s Music Store and a secondhand sack store shared the storefront at 1526 First Avenue.<sup>26</sup> By 1914, the former furniture store at 1530 First Avenue was a pool hall and cigar stand.<sup>27</sup> This space became a barbershop in 1915.<sup>28</sup> Schulman Brothers expanded into the 1530 storefront in 1919, eventually taking over the original hotel entrance at 1532 First Avenue.<sup>29</sup> By 1922, the storefront at 1526 was occupied by the Queen City Dye Works.<sup>30</sup> By 1933, the 1526 storefront was occupied by the F. Lohr Fur Shop.<sup>31</sup>

By 1940, 1524 First Avenue was shared by Allen AA Sewing Machines and a barber, and by 1943,

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<sup>12</sup> City of Seattle Building Permit no. 103318, May 24, 1911.

<sup>13</sup> R. W. Polk Co., *Seattle City Directory*, 1910, p. 420. *Seattle Daily Times*, “Female Help Wanted,” November 7, 1911, p. 18. *Seattle Daily Times*, “Hotels,” October 13, 1922, p. 28.

<sup>14</sup> *Ibid.*, “Hotel Leasing Deal Closed At \$28,800 Figure,” March 13, 1932, p. 18. *Ibid.*, “Liquor Owner Is Fined,” October 28, 1932, p. 7.

<sup>15</sup> *Ibid.*, “Personals,” July 12, 1902, p. 7. *Seattle Daily Times*, “Business Chances,” January 16, 1903, p. 13. *Ibid.*, “Business Chances,” November 21, 1903, p. 9.

<sup>16</sup> *Ibid.*, “Business Opportunities,” July 29, 1906, p. 31.

<sup>17</sup> *Ibid.*, “Miscellaneous For Sale Or Exchange,” February 1, 1930, p. 15. *Polk’s Seattle City Directory*, 1951.

<sup>18</sup> *Polk’s Seattle City Directory*, 1953

<sup>19</sup> *Seattle Daily Times*, “Bankrupt Sale,” March 18, 1910, p. 18.

<sup>20</sup> *Ibid.*, “Help Wanted—Male,” June 16, 1905, p. 16.

<sup>21</sup> *Ibid.*, “Too Late To Classify,” September 27, 1908, p. 15.

<sup>22</sup> *Ibid.*, “Chef Charged With Attempt To Assault Waiter,” January 19, 1930, p. 2. *Ibid.*, “Thug, Presenting Note, Gets \$125 In Café Holdup,” April 27, 1931, p. 13. *Ibid.*, “New Restaurant,” December 29, 1935, p. 16.

<sup>23</sup> *Ibid.*, “Special New Years’ Dinner,” December 30, 1949, p. 3.

<sup>24</sup> Polk, 1957.

<sup>25</sup> Polk, 1989-90.

<sup>26</sup> *Seattle Times*, “For Sale, Miscellaneous,” August 5, 1919, p. 18. *Ibid.*, “For Sale, Miscellaneous,” August 30, 1919, p. 14.

<sup>27</sup> *Ibid.*, “Business Chances,” October 13, 1914, p. 19.

<sup>28</sup> *Ibid.*, “Business Chances,” July 11, 1915, p. 30.

<sup>29</sup> *Ibid.*, “Fore Sale, Miscellaneous,” September 21, 1919, p. 84. Puget Sound Regional Archives photo.

<sup>30</sup> *Ibid.*, “Male Help Wanted,” March 26, 1922, p. 78.

<sup>31</sup> *Ibid.*, “Realty Market Influenced by Sale of Beer,” May 7, 1933, p.17.

the sewing machine company was operated by Holderby CH Industrial Machinery Company.<sup>32</sup> The barber shop, Liberty Barber Shop, took over 1924 First Avenue around 1955 and was replaced by Bill's Barber Shop in 1957, the same year that the Willie Dan Laundry moved in to share the space, staying until 1966.<sup>33</sup> Bill's Barber Shop was renamed the Liberty Barber Shop in 1975, and remained at 1524 until the building was completely renovated in the early 1990s.<sup>34</sup>

Andrew Dow and David Dow & Son occupied 1526 First Avenue in 1928.<sup>35</sup> The Olympian Tavern replaced them as tenants by 1936, and occupied the space until 1970 when the tavern's name was changed to Bob's Waterfront Tavern, which stayed in this location until at least the early 1980s.<sup>36</sup>

Schulman Brothers Furniture occupied 1528 First Avenue until around 1955, when it became A-1 Furniture. A-1 remained in the space until 1963, when the space appears to have been vacant for a number of years.<sup>37</sup>

Sam Israel acquired the building sometime before 1981, and it was converted to part of the Samis Foundation holdings in 2001.<sup>38</sup>

The Gatewood Hotel closed in 1982 and remained vacant for a number of years.<sup>39</sup> The Plymouth Housing Group obtained the master lease on the property in the early 1990s and oversaw the complete renovation of the building, including seismic upgrades, reconfiguration of the hotel lobby, reconfiguration and upgrades to all hotel rooms, the addition of a new hotel canopy, and reconstruction of all storefronts.<sup>40</sup> *See figures 44-51.*

#### 4.3.1 Building Typology: Small Mixed-Use Worker Hotels<sup>41</sup>

The Colonnade Hotel Building was built as a mixed-use building with street-level retail/commercial spaces, with upper floor areas used as a working-class hotel.

Small worker hotels, sometimes referred to as SROs (single room occupancy), were common in Seattle and other pioneer western towns and cities during the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. As opposed to mixed-use buildings originally built to accommodate offices or larger hotels that included amenities such as lobbies, restaurants, and room suites with individual unit bathrooms, the smaller worker hotels included only a single sleeping room without kitchens or bathrooms. Several rooms on each floor shared toilet and bathing rooms, although individual rooms often had sinks. The sleeping rooms received natural light and ventilation from windows in exterior walls, or through windows opening onto exterior or interior light wells. As opposed to daily rentals associated with transient hotels that were located adjacent to transportation hubs, occupants of worker hotels usually rented their rooms on a weekly or monthly basis, often paying their rent to a manager working at one of the street-front commercial businesses. These main-floor commercial uses catered to single workingmen's needs and included such businesses as saloons, cafés, barber shops, clothing stores, and laundries. Although the primary tenants were single men working at saw mills, shipyards, marine terminals, mines, building sites, and other businesses and services, female sex workers also rented SRO rooms. *See figures 52-54.*

Worker hotels were clustered either in industrial areas or along streetcar routes leading to them. These clusters included, but were not limited to, older commercial neighborhoods in Seattle including Pioneer Square, the International District, Belltown, Fremont, Ballard, and the Cascade Neighborhood. The buildings themselves were from two to four stories and were built of either frame

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<sup>32</sup> Polk, 1940, 1943.

<sup>33</sup> Polk, 1957, 1966.

<sup>34</sup> Polk, 1975, 1989-90.

<sup>35</sup> Polk, 1928.

<sup>36</sup> Polk, 1936, 1970, 1980.

<sup>37</sup> Polk, 1955, 1963, 1982-83.

<sup>38</sup> *Seattle Times*, "Tax Records List Israel's Seattle Holdings," July 13, 1981, p. 19. King County Tax Records, parcel number 1831087.

<sup>39</sup> *Pacific Magazine, Seattle Daily (Sunday) Times*, "First Avenue," August 22, 1982, p. 9.

<sup>40</sup> Stickney & Murphy, Gatewood Hotel Rehabilitation, May 24, 1991. Shts. A 1.0-3.5

<sup>41</sup> Johnson, "Hahn Building."

or brick masonry construction. Well-known extant worker hotels include the Scargo Hotel and New Latona Hotel (now the Ace Hotel) in Belltown, and the Eastern Hotel (also known as the OK Hotel, City of Seattle Landmark) in the International District. Upscale hotels serving wealthy visitors and residents included the Cadillac Hotel and the Butler Hotel. *See figures 55-59.*

A deadly fire on March 20, 1970 at the sixty-room Ozark Hotel in the Denny Triangle neighborhood spurred the Seattle City Council to enact new building and fire codes. Since many tenants in workers hotels had marginal income and many owners were unwilling to make the required safety upgrades, many worker hotels closed.<sup>42</sup> Owners opted to convert the space to office use, abandon the buildings, or demolish them entirely. Some remaining worker hotels were converted to higher-end hotel use by joining rooms and installing individual bathrooms, and to apartment use by adding both bathrooms and kitchens. Of the few remaining operating larger SRO hotels, most are located in the International District.

#### 4.3.2 Historical Architectural Context: Eclectic Commercial Architecture<sup>43</sup>

Late nineteenth and early twentieth century American architects were traditionally trained to articulate larger buildings in the three-part Classical manner of base, shaft, and capital, with a base of one story, a shaft of two or three stories, and a capital of one story. At the turn of the twentieth century, the Richardsonian aesthetic was firmly entrenched in the minds of local architects, all of whom had arrived in this “distant corner” of the country to find new opportunities to develop their practices. The Pioneer Building (1889-91, Elmer H. Fisher) is probably the best extant example of a traditional masonry building with the heavy rusticity of this style in Seattle. *See figure 60.*

When steel-framed construction was pioneered in Chicago in the 1890s, architects were free to increase the size of windows in commercial buildings, resulting in increased façade transparency and higher interior light levels, and allowing retail merchants “show windows” on the street-level façades.<sup>44</sup> At the same time, and as a direct consequence of several disastrous downtown fires throughout the United States, building codes were developed, initially to protect property and eventually to save lives. After a major fire destroyed Seattle’s nascent central business district in 1889, fireproof construction was mandated for new buildings in downtown Seattle.

Free from the limitation of load-bearing masonry construction, architects employed Classical Revival styles, particularly Renaissance Revival, which provided architects with the opportunity to dress their buildings with florid ornamentation utilizing versatile and relatively light terra cotta rather than heavier carved stone. Charles W. Saunders was among the first Seattle architects to explore steel-frame construction with the original Bon Marché store (1900-02, Saunders & Lawton, destroyed) on the southwestern corner of Second Avenue and Pike Street and the Lumber Exchange Building (1902-03, Saunders & Lawton, destroyed) at the southwestern corner of Second Avenue and Seneca Street. The Alaska Building (1903-04, Eames and Young) is thought to be the first “skyscraper” built in Seattle.<sup>45</sup> *See figure 61.*

Around 1920, terra cotta became the preferred cladding material for exterior wall surfaces because of its durability, lighter weight, and visual lightness. Using this material, Seattle architects designed dozens of downtown buildings that became a “source of splendor, richness and architectural variety that contributes to Seattle’s vibrant architectural urban environment.”<sup>46</sup> Exceptional extant buildings from this period include, but are not limited to, the Arctic Club, (1914-17, A. Warren Gould), the Times Square Building (1915, Bebb & Gould), the Coliseum Theater (1916, B. Marcus Priteca, now Banana Republic), the Doyle Building (1919, Doyle & Merriam), the Decatur Building (1921, Henry Bittman), the Dexter Horton Building (1922, John Graham Sr.), Eagles Auditorium (1924-25, Henry Bittman), and the Olympic Tower (1929, Henry Bittman). *See figures 62-63.*

<sup>42</sup> Don Duncan, *Washington: The First One Hundred Years: 1889-1989* (Seattle, WA: *Seattle Times*, 1989), p. 108.

<sup>43</sup> Johnson, “Hahn Building.”

<sup>44</sup> R. Furneaux Jordan, *A Concise History of Western Architecture* (London: Thames and Hudson Limited, 1969), pp. 308.

<sup>45</sup> Jeffrey Karl Ochsner, “Charles W. Saunders,” *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 34-39.

<sup>46</sup> Lydia Aldredge, *Impressions of Imagination: Terracotta Seattle* (Seattle, WA: Allied Arts of Seattle, 1986), preface, p. x.

#### 4.4 Building Owner: The Stimson Brothers

The Stimson Brothers are listed on the building permit as the owners of the subject building at the time of construction.

In 1888, Charles Douglas (C. D.) Stimson (1857-1929) and his family, including his brother Frederick Spencer (F. S.) Stimson (1869-[uncertain]) moved to the Puget Sound area.<sup>47</sup> In 1889 another Stimson brother, Willard Horace (W. H.), who lived in Los Angeles, sent his son, Charles Willard (C. W.), to work with his uncles in the Pacific Northwest.<sup>48</sup> After touring the area to scout out potential milling sites and area resources, C. D. established the Stimson Land Company with his brothers and father (T. D.) as directors.<sup>49</sup> C. D. and F. S. established themselves in Seattle with their families, and ran the Stimson mill. Seattle's Great Fire of 1889 meant that there was an immediate demand for the company's services and products.<sup>50</sup> This included the Stimson Mill, founded in Ballard by C. D., and C.W.'s 1923 purchase of the Brace Hergert Mill at the base of Lake Union, and timber lands from all over Puget Sound and Oregon.

The Stimson family was responsible for the construction of not only their various residences, but also of commercial properties in Seattle and Los Angeles. The Stimson Mansion (now the Stimson-Green Mansion, 1899, Kirtland Cutter, City of Seattle Landmark) on First Hill was the home of C. D., his wife, and two children. Cutter was the primary architect of C.D.'s residence, although since he was based in Spokane he contracted out site supervision and interior furnishing work to Charles Bebb in Seattle. Cutter soon set up an office in Seattle and was the architect of the Stimson Mill Company building in Ballard, the Rainier Club (City of Seattle Landmark), the clubhouse for the Seattle Golf Club in the Highlands (1908), and C. D. Stimson's other retreat in the Highlands, Norcliffe (1909).

C. D. was involved in real estate development in Seattle, constructing buildings including one at First Avenue and Union Street, the Plaza Hotel (1906, A.W. Spaulding) at Westlake Avenue and Pine Street, and the Triangle Building at Fourth Avenue and Pine Street. In 1904 C. D. constructed a rustic lodge retreat in Kirkland called The Willows,<sup>51</sup> and developed the exclusive Highlands around the Seattle Golf Club starting in 1908.<sup>52</sup>

F. S. built a home at 405 West Highland Drive in Queen Anne in 1903, choosing Charles Bebb as architect, who by that time was in partnership with Mendel. Several of Stimson's neighbors on West Highland also hired Bebb & Mendel for their homes. It is most likely that F. S. met Bebb while he was supervising the construction of his brother's house on Minor Avenue, and then reinforced the relationship by hiring him as the architect for the Colonnade Hotel (1900). In 1910 F. S. also built a country house, although his was in Woodinville (now Chateau Ste. Michelle) and he employed the architect Fredrick Sexton.

Around 1909, C. D. Stimson began to focus his business interests more on real estate development than lumber. He incorporated the C. D. Stimson Company that year with his children as minor stockholders.<sup>53</sup> Through this company he developed the Liberty Theater (1914) next door to the Colonnade Hotel, the Crystal Pool or Natatorium at Second Avenue and Lenora Street (1914, B. Marcus Priteca, destroyed except the façade), the Coliseum Theater (1915, B. Marcus Priteca), and the Fifth Avenue Theater (1926, Robert C. Reamer). This experience with theater development led the Stimson family to theater developments in Los Angeles and elsewhere in the Pacific Northwest.

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<sup>47</sup> Lawrence Kreisman, *The Stimson Legacy: Architecture in the Urban West* (Seattle, WA: University of Washington Press, 1992), p. 21.

<sup>48</sup> Stimson Lumber, "Never Far From the Trees: A History of Stimson Lumber Company, 1850-2001," <http://www.stimsonlumber.com/about/page/stimson-history> (accessed October 19, 2016).

<sup>49</sup> Thomas Douglas Stimson (1827-1898) had a successful Midwestern lumber business in the 1870s. Thomas and his wife Achsah Jane (Spencer) had six children: Willard Horace (W.H.), Olive Jane, Charles Douglas (C. D.), Ezra Thomas, Frederick Spencer (F.S.) and J.D.

<sup>50</sup> Heather Mackintosh, "Stimson-Green Mansion (1901)—Seattle's First Hill Landmark," HistoryLink.org essay 2713, October 4, 2000, <http://www.historylink.org/File/2713> (accessed October 18, 2016).

<sup>51</sup> Kreisman, p. 80.

<sup>52</sup> *Ibid.*, p. 100.

<sup>53</sup> *Ibid.*, p. 125.

The Stimsons also developed 1411 Fourth Avenue, a fifteen-story office building (1928, Robert C. Reamer, Metropolitan Building Company, City of Seattle Landmark).<sup>54</sup> C. D. Stimson was a major stockholder in the Metropolitan Building Company. C. D. and his father had previous acquaintance with architect Robert C. Reamer before he came to work at the Metropolitan Building Company.

The younger generation of Stimsons included C. D.'s son, Thomas D. Stimson; his daughter, Dorothy Bullitt; and his nephew, C. W. Stimson. C. W. (b. 1879-d. 1952) was director and president of the Metropolitan Building Company between 1931 and 1945, and so was involved in the development of many of the most important buildings in Seattle during that era.<sup>55</sup> In 1924 C. W. and his wife Clara hired Edwin Ivey to design their home in the Highlands. In 1923 Thomas D. Stimson and his wife Emma hired New York architect Charles Platt to design their house in the Highlands in. The Bullitts purchased a home designed by Carl Gould in the Highlands, and asked Gould to design an addition in 1924.<sup>56</sup> **See figures 64-71.**

#### 4.5.1 Building Architect: Charles H. Bebb (1856-1942)

Charles Herbert Bebb (1856-1942) was born in Surrey, England, and educated at King's College, London, and the University of Lausanne. He furthered his studies in civil engineering at the London School of Mines, and from 1877 to 1882 worked as an engineer in the construction of a South African railroad. Upon arriving in the United States he found work as an engineer at the Illinois Terra Cotta Lumber Company. While holding this position he began work on Chicago's Auditorium Building and eventually served as superintendent of construction for the project under the architects Adler & Sullivan. He joined their firm around 1889. Through his work in the terra cotta industry and his experience with Adler & Sullivan, Bebb became skilled in modern building technologies and materials for the construction of fireproof steel, iron, and reinforced concrete skyscrapers and other commercial buildings. Bebb first arrived in Seattle in 1890 to act as superintendent of construction of the Seattle Opera House for Adler & Sullivan. Although the Opera House project never progressed beyond site excavation, Bebb returned to Seattle in 1893 to work as an architectural engineer for the Denny Clay Company, the major local manufacturer of terra cotta.<sup>57</sup>

In 1898, Bebb left the terra cotta firm to open his own architectural practice in Seattle. Buildings designed by Bebb in sole practice included the Everett Theater (1900-01) in Everett and the Colonnade Hotel (1900) in Seattle.

In 1901, he formed a partnership with another former Adler & Sullivan employee, Louis Mendel (1867-1940). The partnership quickly became one of the most prominent architectural firms in Seattle, and over a period of thirteen years the firm produced designs for some of the city's finest homes, hotels, business blocks, apartments, and civic projects in a variety of architectural styles.<sup>58</sup>

Significant buildings from that period included the Hotel Stander (1900-01, demolished), the Albert S. Kerry Residence (1902), the Oriental Block (1902-03), University Heights School (1902), Schwabacher Hardware Company Warehouse (1903-05), Seattle Athletic Club (1903-04, destroyed), William Walker House (also known as the Walker-Ames Residence, 1906-07), First Church of Christ Scientist (1908-09, 1912-14), the Frye Hotel (1906-1911), the Hoge Building (1909-11), and Fire Station 18 in Ballard (1910-11).

In 1908, the firm was selected to design the Washington State Building (1908-09, destroyed) and the Fisheries Building (1908-09) at the Alaska-Yukon-Pacific Exposition.<sup>59</sup> **See Figures 72-77.**

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<sup>54</sup> Ibid., p. 157.

<sup>55</sup> *Seattle Times*, "Death Takes C.W. Stimson, Financier," October 2, 1952, p. 26.

<sup>56</sup> Kreisman, pp. 160-164.

<sup>57</sup> David Rash and Dennis A. Andersen, "Bebb & Mendel," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 72-73.

<sup>58</sup> Ibid., p. 73.

<sup>59</sup> Ibid., pp. 74-75.

In 1914, when the partnership with Mendel dissolved, Bebb entered into an association with Carl F. Gould. The two remained in practice together until Gould's death in 1939. The two were well matched, with Bebb acting as engineer and partner in charge of management, contract, and specifications, and Gould as principal designer and planner.<sup>60</sup>

Carl Freylinghausen Gould (1873-1939) was born in New York and graduated from Harvard in 1898. He next studied at the École des Beaux-Arts in Paris for five years, and upon returning to New York he served for two years as an intern in the offices of the prominent firm of McKim, Mead and White. He assisted Daniel Burnham's Chicago-based firm in the preparation of San Francisco's city plan in 1905, and relocated to Seattle in 1908.<sup>61</sup>

In Seattle, Gould initially worked as a draftsman for Everett & Baker, and then for Daniel Huntington (1909), eventually forming an association as Huntington & Gould. They designed a number of houses, apartments, and mixed-use projects and entered a competition for the design of the Washington State Capitol. Besides working in association with Huntington and designing independently for his own practice, Gould became involved in local social, arts, and political organizations and causes. He was active in promoting the Bogue Plan for Seattle (a master plan for the physical layout of the city), served in leadership positions with the Architectural League of the Pacific Coast, and served as president of the Fine Arts Society (1912-16, 1926-29).<sup>62</sup>

Around the same time that Gould entered into partnership with Bebb, he began lecturing at the University of Washington, and established that school's Department of Architecture in 1914. Gould served as head of the department from 1915 until 1926. Bebb also worked with Gould to establish an architecture curriculum at the University of Washington and supported Gould's activities to promote the cultural arts in Seattle.<sup>63</sup>

Between 1914 and 1924, the firm designed more than two hundred projects. These projects were produced in a variety of architectural styles, depending upon the basic considerations of individual projects and building types and the desires of the client. The firm designed schools, hospitals, churches, memorials and monuments, residences, clubhouses, and commercial structures. Prominent works included the Times Square Building (1915), Government Locks at Ballard (1916), and the Fisher Studio Building (1915). One of Bebb & Gould's most prominent and important commissions was as campus planners for the University of Washington, which they undertook beginning in 1914. Besides creating the general campus plan, which was based on earlier plans by the Olmsted Brothers firm for the 1909 Alaska-Yukon-Pacific Exposition, Bebb & Gould designed eighteen buildings for the campus over the next two decades. Nearly all of these buildings were designed in the Collegiate Gothic style. The most notable of these were Suzzallo Library (1922-27) and the liberal arts quadrangle, including the Home Economics Building (1916), one of the first constructed.<sup>64</sup>

Charles Bebb was a founding member of the Seattle chapter of the American Institute of Architects, and both Bebb and Gould served in leadership positions in the local chapter. In 1910 Bebb was among the first Washington architects nominated to the status of Fellow.<sup>65</sup> Gould was named a Fellow in 1926.<sup>66</sup>

Bebb's participation in the firm dwindled greatly after 1924, and over the next decade Gould completed fewer than half the number of projects as the firm had managed in the first decade of its formation. In later years Gould explored Art Deco in the execution of the Longview Post Office (1932) and the Everett Public Library (1933-34). The firm also produced two nationally recognized

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<sup>60</sup> T. William Booth and William H. Wilson, "Bebb and Gould," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 175-176.

<sup>61</sup> *Ibid.*, pp. 174-175.

<sup>62</sup> *Ibid.*, p. 175.

<sup>63</sup> Booth and Wilson, p. 176.

<sup>64</sup> *Ibid.*, pp. 176-179.

<sup>65</sup> *Ibid.*, p. 76.

<sup>66</sup> *Ibid.*, p. 176.

projects in the Moderne style, both of which are now City of Seattle Landmarks: the U.S. Marine Hospital (1930-32) and the Seattle Art Museum (now the Seattle Asian Art Museum, 1931-33).

The partnership ended when Gould died in 1939. Bebb continued his practice with his draftsman, John Paul Jones, until Bebb passed away in 1942.<sup>67</sup>

#### **4.5.2 Subsequent Architect: James H. Schack**

James H. Schack is the architect of record for the 1911-1912 remodel of the subject building, when the northern façade of the building was removed and moved seven feet to the south to allow for the widening of Pine Street.

James Hansen Schack (1871-1933) was born in Germany on October 29, 1871. Prior to his arrival in Seattle in 1901, he received training in architecture and worked in a variety of firms in Chicago. His early works were primarily commercial buildings, hotel and apartment buildings, and residences. A short-term partnership with architect Daniel R. Huntington was notable for the production of designs for the First United Methodist Church (1907-10) and the first Arctic Club (1908-09, now the Morrison Hotel).<sup>68</sup>

Architects James Schack and David Myers formed a partnership with engineer Arrigo M. Young in August 1920. Schack and Myers had shared office space and collaborated on projects as associate architects as early as 1917.<sup>69</sup> The firm of Schack, Young & Myers was one of the most successful design firms in Seattle during the 1920s, designing a number of commercial, residential, religious, and institutional buildings, as well as several projects of a larger scale.

Schack, Young & Myers' most notable early commission was the initial building development of the model city of Longview, WA (1922-23), in association with John R. Nevins. The city was planned by Hare & Hare of Kansas City for the Long-Bell Lumber Company. In addition to their work in Longview, Schack, Young & Myers are noted for their design of the Civic Auditorium complex of three buildings and a sports stadium (1925-28, now the Seattle Opera House, altered), and a number of commercial buildings in a variety of eclectic styles, including the Mission Revival-style Elridge Buick dealership building at 4500 Roosevelt Way (1925-26, altered).<sup>70</sup> The firm designed several other buildings in the University District including the Gelb Building (1927), the Collegiate Gothic style Theta Xi Fraternity (1926), and the University Baptist Church (1925) on 12th Avenue NE.<sup>71</sup>

**See figures 78-83.**

Myers left the firm in 1929, and was in private practice until his death on May 9, 1936. Schack and Young continued their partnership until the death of Schack on March 16, 1933. Arrigo M. Young continued his practice as an architect and engineer through World War II, having obtained his architecture license by that time. At the time of his death on June 27, 1954, the firm had become Young, Richardson, Carleton & Detlie. This firm later became known as the Richardson Associates, and eventually TRA.<sup>72</sup>

#### **4.6 Building Contractor: Matthew Dow**

Matthew Dow was the general contractor for the subject building.<sup>73</sup>

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<sup>67</sup> Ibid., pp. 176-179.

<sup>68</sup> David A. Rash, "Schack, Young & Myers," *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 156-157.

<sup>69</sup> Ibid.

<sup>70</sup> Rash, p. 158.

<sup>71</sup> Seattle Department of Neighborhoods Historical Sites database, Records for 4500 Roosevelt Way, 4534-4536 University Way, and 4522 18<sup>th</sup> Ave, <http://web1.seattle.gov/dpd/historicalsites> (accessed October 16, 2016).

<sup>72</sup> Rash, p. 159.

<sup>73</sup> City of Seattle Building Permit # No. 3316, 1900.

Matthew Dow was born into a large family on June 19, 1855 in Braehead, Scotland, east of Glasgow. Matthew and several of his brothers immigrated to the United States together around 1875. Matthew and his brother David first moved to Forth Worth, Texas, where they founded a contracting firm. They soon moved to Belton, Texas, where they constructed buildings for Baylor Female College and the Belton courthouse. The brothers' parents and seven of their siblings joined them in Belton.<sup>74</sup>

Matthew and David both settled in Seattle in 1889. They lived in Ballard and worked as carpenters until 1902. Mathew became the most prominent of the Dow siblings. He served a term as mayor of the City of Ballard around 1895. Both Matthew and David were prominent contractors and as early as 1907 were in business with each other as Matthew Dow & Company,<sup>75</sup> although David continued to do work under his own name, and had a separate business with his son Andrew. David Dow & Son were building contractors and owned a machinery rental business that Andrew kept up after his father's death.<sup>76</sup> In 1910, David was in business with his son with offices at 2102 E Spruce Street, and Matthew was in business with an office in the Walker Building, suite 401.<sup>77</sup>

Unlike his contractor brothers, David Dow promoted himself as both an architect and a contractor,<sup>78</sup> and designed and constructed many buildings as a sole practitioner.<sup>79</sup> His best known individual work outside of his brother's contracting firm was the Cataract Building for the Snoqualmie Power Company, now known as the Furuya Building, built in 1900.<sup>80</sup> Two of his buildings are City of Seattle Landmarks: the upper story of the Eitel Building (1906, William Van Sicken),<sup>81</sup> and the Eastern Hotel (1911, David Dow).

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

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

- Baptist and Methodist Churches in Ballard, before 1907<sup>82</sup>
- National Bank Building, also known as the Pacific Block, now the Interurban Building (1890, Parkinson and Evers)<sup>83</sup>
- The Marshall-Walker Building, referred to in the *Seattle Times* as the Walker Building, now known as the Globe Building, 310 First Avenue (1891, W.E. Boone)<sup>84</sup>
- Residence for Klondike millionaire T. S. Lippy, 108-110 First Avenue (1900, E. C. McManus, demolished)<sup>85</sup>
- The first story of (another) residence for T. S. Lippy, 712-716 Third Avenue (1900, Saunders & Lawton, demolished)<sup>86</sup>

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<sup>74</sup> Clarence P. Bagley, *History of King County*, vol. II, p. 805.

<sup>75</sup> *Seattle Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

<sup>76</sup> *Ibid.*, classified advertisement, 1935. R. W. Polk, *Seattle City Directory*, 1935.

<sup>77</sup> R. W. Polk, *Seattle City Directory*, 1910.

<sup>78</sup> *Seattle Times*, "Plans Drawn for Two Structures; W. D. Perkins will spend \$90,000 on Buildings and J. P. Peterson will put up House costing \$70,000," March 3, 1914, p.16.

<sup>79</sup> *Ibid.*, "Matthew Dow & Company," August 4, 1907, p. 37.

<sup>80</sup> Scott Edward Harrison, "Landmark Furuya Building Still Intact Today," *International Examiner*, January 4, 2006, <http://www.iexaminer.org/2006/01/landmark-furuya-building-still-intact-today/> (accessed October 11, 2016).

<sup>81</sup> *Seattle Times*, "With the Architects," August 26, 1906, p. 65.

<sup>82</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37.

<sup>83</sup> *Ibid.*

<sup>84</sup> *Ibid.* City of Seattle Historical Sites Survey, "Summary for 310 1st Ave," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1812527310> (accessed October 4, 2016).

<sup>85</sup> *Seattle Daily Times*, "New Brick Block," December 28, 1899, p. 9.

<sup>86</sup> *Ibid.*, "Real Estate and Building Review," May 12, 1900, p. 13.

- Colonnade Hotel, a four-story brick building for the Stimson Bros, 1524-1534 First Avenue, corner of Pine Street (1900, C. H. Bebb, now called the Gatewood Hotel)<sup>87</sup>
- Pacific Drug Company/Seattle Paint Company/Stadium Furniture, also known as Kelley-Clarke Building and US Rubber Building, 319 Third Avenue (1902, Boone & Corner)<sup>88</sup>
- The four-story Walker Building, 1300-1312 Second Avenue, corner of University Street (1902, demolished)<sup>89</sup>
- Western Dry Goods Company/Wax and Raine Building, also known as the Heritage Building and the Talbot Walker Building, 101 S Jackson Street (1904)<sup>90</sup>
- The Coliseum Theater, renamed the Orpheum Theater in 1908, corner of Third and James streets (1907, E. W. Houghton and John Donnellan, demolished)<sup>91</sup>
- The Hancock Building, now known as the Harold Poll Building, 110 Union Street (1910, Graham & Myers)<sup>92</sup>
- The Chapin Building, Second Avenue and King Street (1901, Boone & Corner, demolished)<sup>93</sup>
- The Chapin Bank Building, also known as the Chapin Building or the Colonial Building, Second Avenue and Columbia Street (1888, Boone & Meeker)<sup>94</sup>
- The Chapin Building, 117 S Jackson, also known as the W. P. Fuller Building and the Northcoast Building (1901, Boone & Corner)<sup>95</sup>
- The Bemis Brothers Bag Factory building, 65 S Atlantic Street (1904-05, damaged in 1949 earthquake)<sup>96</sup>
- The brick- and stonework of the Colman Building (1904 remodel, John Shand)<sup>97</sup>
- Sullivan & Considine's Orpheum Theater, 919 Third Avenue (1911, William Kingsley, demolished)<sup>98</sup>

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<sup>87</sup> Ibid.

<sup>88</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Seattle Historical Sites Survey, "Summary for 319 3rd Ave," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2065285499> (accessed October 3, 2016). *International Cable Directory of the World, in Conjunction with Western Union Telegraphic Code System*, 1909 (Google Books)

<sup>89</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. *Seattle Sunday Times*, "Matthew Dow, Successful Builder and Contractor," February 27, 1910 p. 11. *Seattle Daily Times*, "Permit for Large Building," July 4, 1902, p. 7.

<sup>90</sup> Ibid., "Matthew Dow & Company," August 4, 1907, p. 37. City of Seattle Historical Sites Survey, "Summary for 101 S Jackson St S, Western Dry Goods Company/Wax Raine Building," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-976529160> (accessed October 3, 2016).

<sup>91</sup> *Seattle Daily Times*, "At the Theaters," July 18, 1907, p. 11.

<sup>92</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. City of Seattle Historic Resources Survey, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2123966445> (accessed October 3, 2016). Clinton A. Snowden, *History of Washington: The Rise and Progress of an American State*, volume 5, 1911, p. 365.

<sup>93</sup> *Seattle Daily Times*, "Real Estate and Building Review," April 20, 1901, p. 21. David Jeffers, NW Film Forum, "Trivia Challenge Answer," January 31, 2008, <http://blog.nwfilmforum.org/?p=348> (accessed October 3, 2016).

<sup>94</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Pacific Coast Architecture Database, "Colonial Building, Downtown Seattle, WA," <http://pcad.lib.washington.edu/building/6152> (accessed October 3, 2016).

<sup>95</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Ibid., "Matthew Dow, Successful Builder and Contractor," February 27, 1910, p. 11. City of Seattle Historic Resources Survey, "Summary for 171 S Jackson Street," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1105496741> (accessed October 3, 2016). Waymarking.com, "Chapin Building—Pioneer Square-Skid Road District—Seattle, WA," [http://www.waymarking.com/waymarks/WMB2ZK\\_Chapin\\_Building\\_\\_Pioneer\\_Square\\_Skid\\_Road\\_District\\_\\_Seattle\\_WA](http://www.waymarking.com/waymarks/WMB2ZK_Chapin_Building__Pioneer_Square_Skid_Road_District__Seattle_WA) (accessed October 3, 2016).

<sup>96</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. Pacific Coast Architectural Database, "Bemis Brothers Bag Company Factory, Seattle, WA (1904-1905)," <http://pcad.lib.washington.edu/building/13973/> (accessed October 3, 2016).

<sup>97</sup> *Seattle Sunday Times*, "Matthew Dow & Company," August 4, 1907, p. 37. *Seattle Sunday Times*, "Notable Addition to Seattle's Waterfront," October 30, 1910, p. 30. Dotty DeCoster, "Colman Building (Seattle)," HistoryLink Essay 8708, July 27, 2008, <http://www.historylink.org/File/8708> (accessed October 4, 2016).

<sup>98</sup> *Seattle Sunday Times*, "Newest Orpheum Showiest House America Affords," May 14, 1911 p. 20. David Jeffers, NW Film Forum, "Trivia Challenge Answer," January 31, 2008, <http://blog.nwfilmforum.org/?p=348> (accessed October 3, 2016).

- John Considine’s Majestic Theater, Second Avenue and Spring Street (1909, destroyed)<sup>99</sup>
- Puget Sound Machinery Depot Building, also known as the Lowman and Hanford Printing and Binding Building, and the Washington Park Building, 68 S Washington Street (1890)<sup>100</sup>
- The Seattle Armory Building, located in what is now Victor Steinbrueck Park (1909, Lohman & Place Architects, damaged by fire 1962, destroyed 1968)<sup>101</sup>
- The Victoria Hotel, 1207 First Avenue, between University and Seneca streets (1906, demolished)<sup>102</sup>
- Clubhouse for the Seattle Athletic Club (1903, Bebb & Mendel, demolished)<sup>103</sup>
- Lincoln High School (1907, James Stephen).<sup>104</sup>
- Grand Trunk Pacific Dock (1910, engineer Fred P. Lucas).<sup>105</sup> **See figures 84-91.**

In addition to the works listed above, Matthew Dow and the Dow brothers have been credited with construction of buildings elsewhere in Washington State, including “A State training School in Chehalis,” and buildings in Alaska and Montana.<sup>106</sup>

The Dow brothers both enjoyed the theater, and singing and dancing to traditional Scottish songs and dances. They were leading members of Clan Mackenzie, the Caledonians, and the St. Andrew’s Society.<sup>107</sup> Matthew Dow had a summer home at “Yarrow” on Lake Washington where he threw a birthday party in 1910.<sup>108</sup>

Matthew Dow died in Seattle in May of 1912. David died of a heart attack at the age of 72 in the People’s Bank Building on December 8, 1928.<sup>109</sup>

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<sup>99</sup> *Seattle Sunday Times*, “Matthew Dow, Successful Builder and Contractor,” February 27, 1910, p. 11. Larry E. Johnson, “Neptune Theater—Landmark Nomination Report,” December, 2010.

<sup>100</sup> *Seattle Sunday Times*, “Matthew Dow, Successful Builder and Contractor,” February 27, 1910, p. 11. City of Seattle Historic Resources Survey, “Summary for 68 S Washington Street,” <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1104906314> (accessed October 3, 2016).

<sup>101</sup> *Seattle Daily Times*, “Dow Blameless for Accident in new Armory,” February 4, 1910, p. 15.

<sup>102</sup> Snowden.

<sup>103</sup> *Ibid.* *Seattle Times*, “Permit for Clubhouse,” June 29, 1903, p. 11.

<sup>104</sup> Seattle School Board Meeting Minutes, April 7, 1906, Record 6, p. 372.

<sup>105</sup> *Seattle Sunday Times*, “Notable Addition to Seattle’s Waterfront,” October 30, 1910, p. 30.

<sup>106</sup> Snowden.

<sup>107</sup> *Seattle Daily Times*, “Just Cogitating: W. W. Perrigo was First Trader in Redmond,” April 12, 1959, p. 89.

<sup>108</sup> *Ibid.*, “Society,” July 13, 1910, p. 3.

<sup>109</sup> *Seattle Times*, “David Dow, 72, Dies of Heart Ailment on Visit to Bank,” December 9, 1928, p. 17.

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- . "Business Chances." January 16, 1903, p. 13.
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## APPENDIX 1

### FIGURES

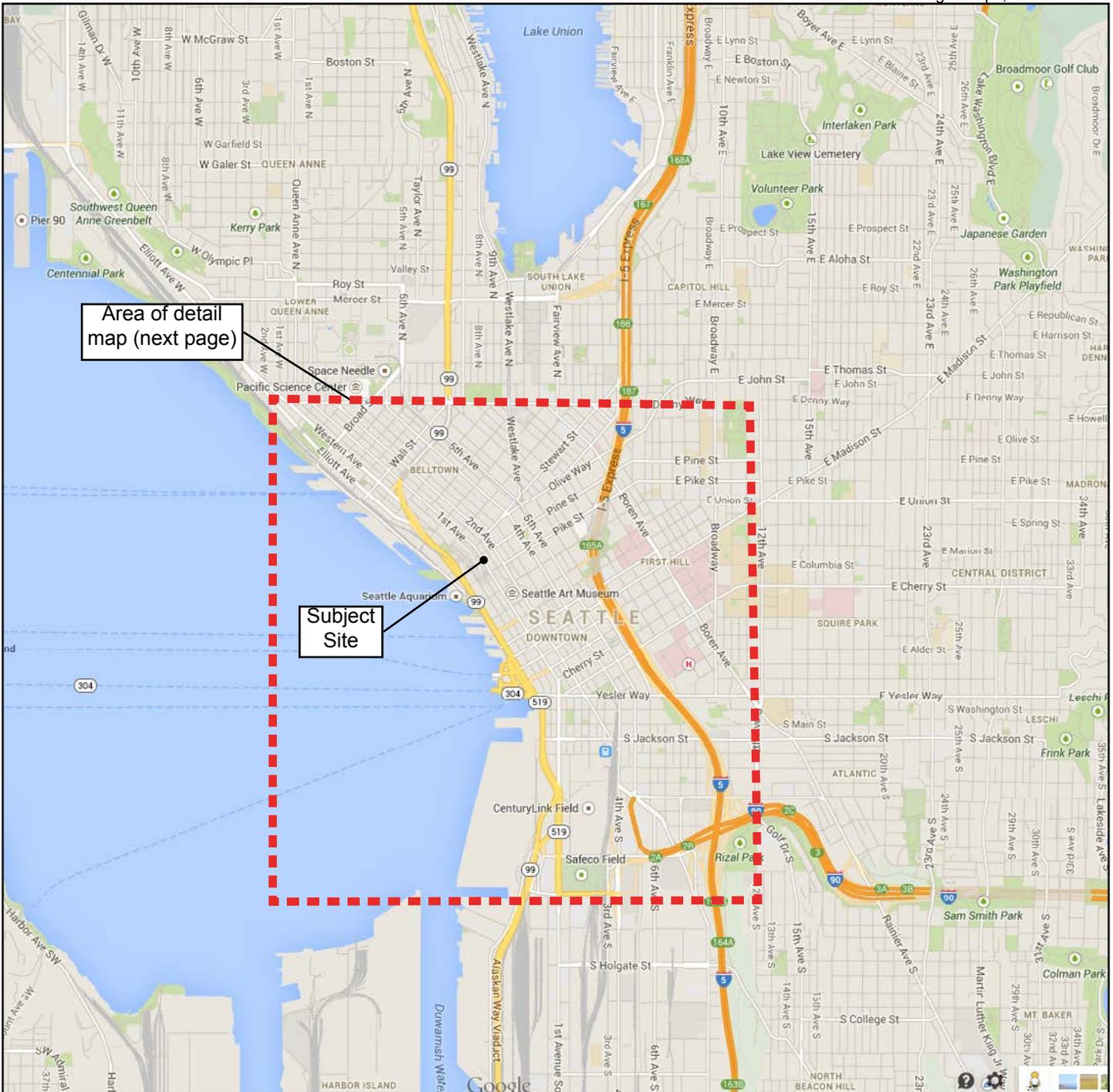


Figure 1. Location Map

# Colonnade Hotel/Gatewood Apartments Landmark Nomination Report

November 2016

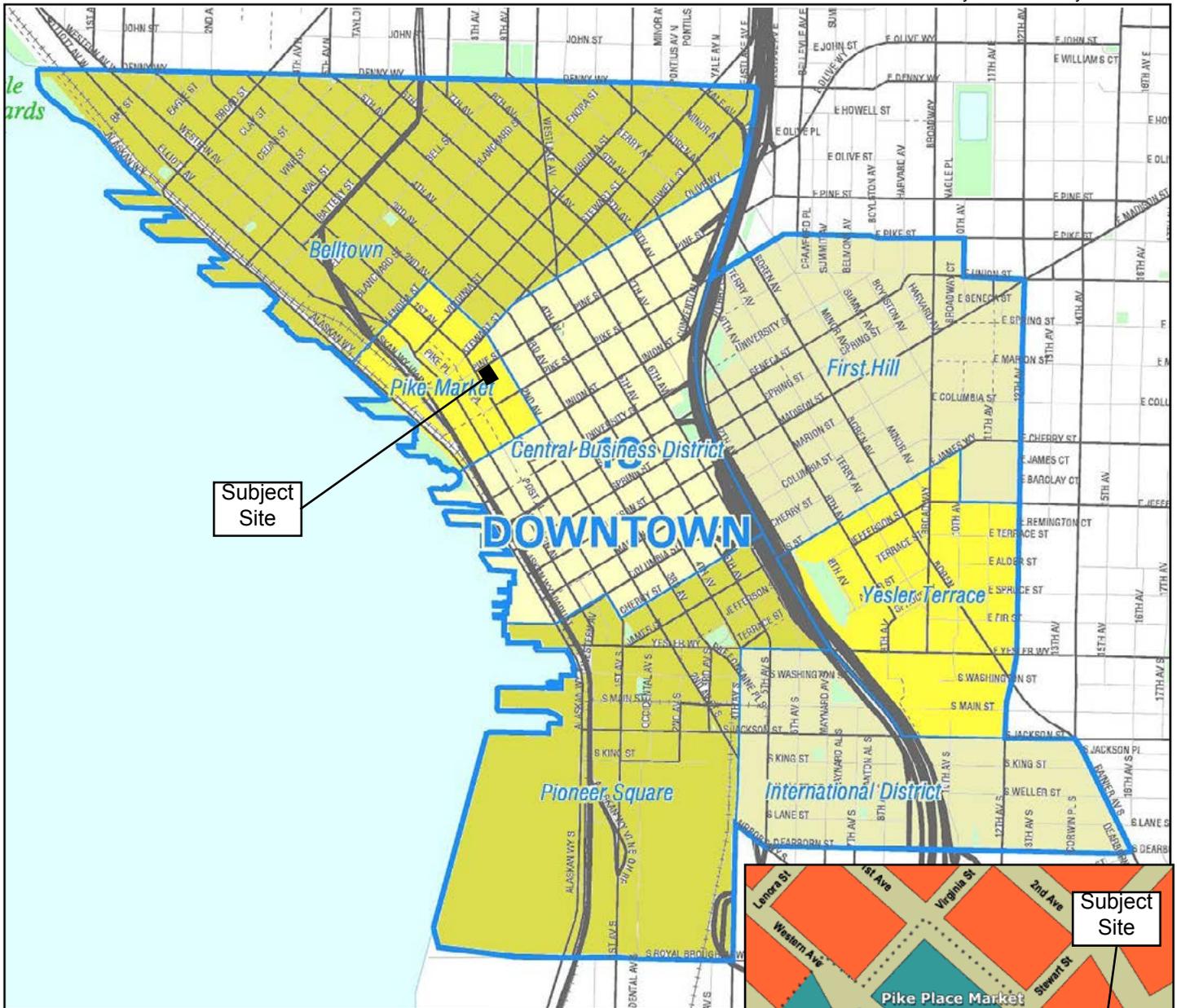


Figure 2. Downtown Neighborhood Map, inset map shows boundary of Pike Place Market Historic District

# Colonnade Hotel/Gatewood Apartments Landmark Nomination Report

November 2016

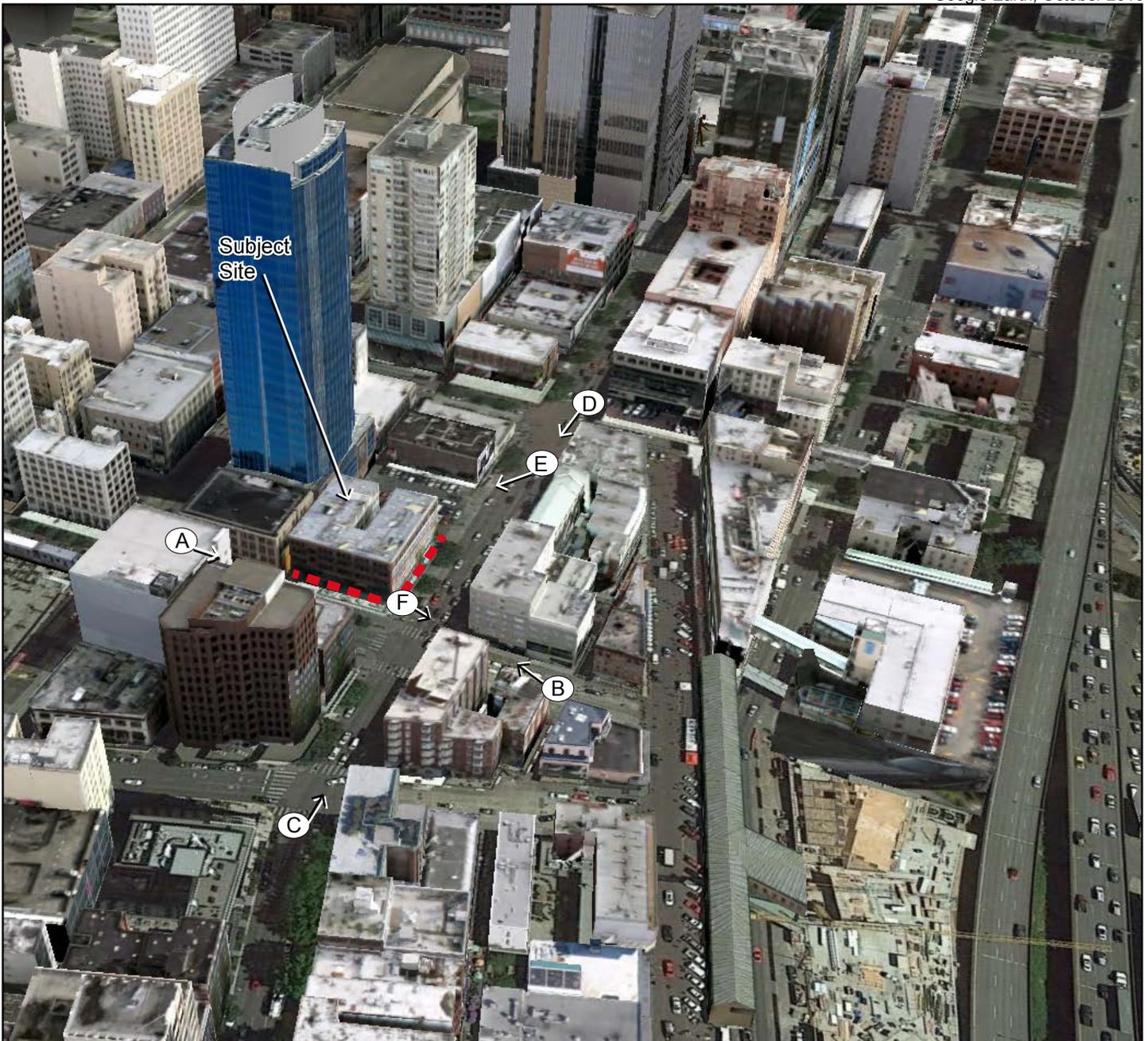


Figure 3. Neighborhood Aerial

view referenced in this document



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Figure 4. View A—Viewing west on Pine Street



Figure 5. View B—Viewing southeast towards subject building

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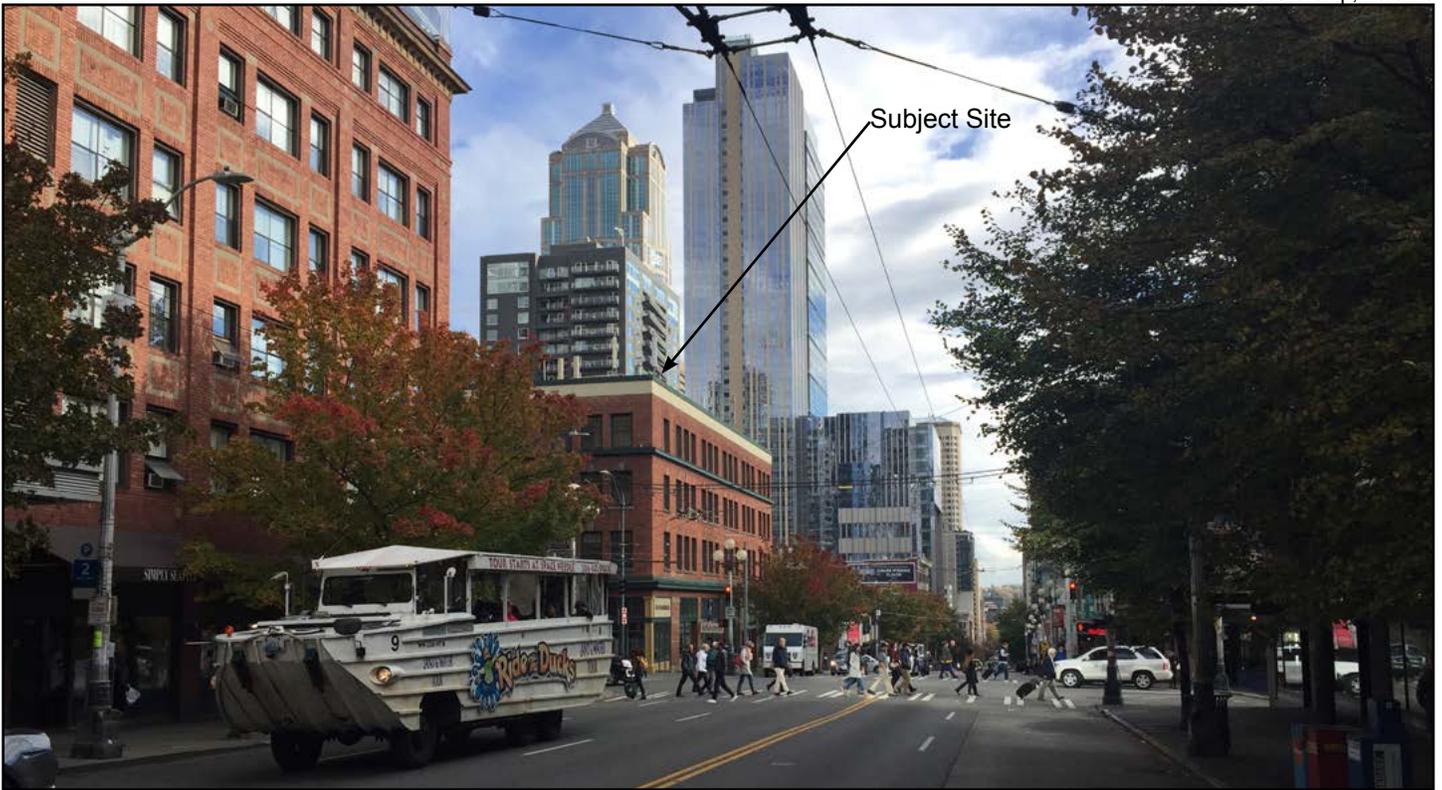


Figure 6. View C—Viewing south on First Avenue



Figure 7. View D—Viewing north on First Avenue

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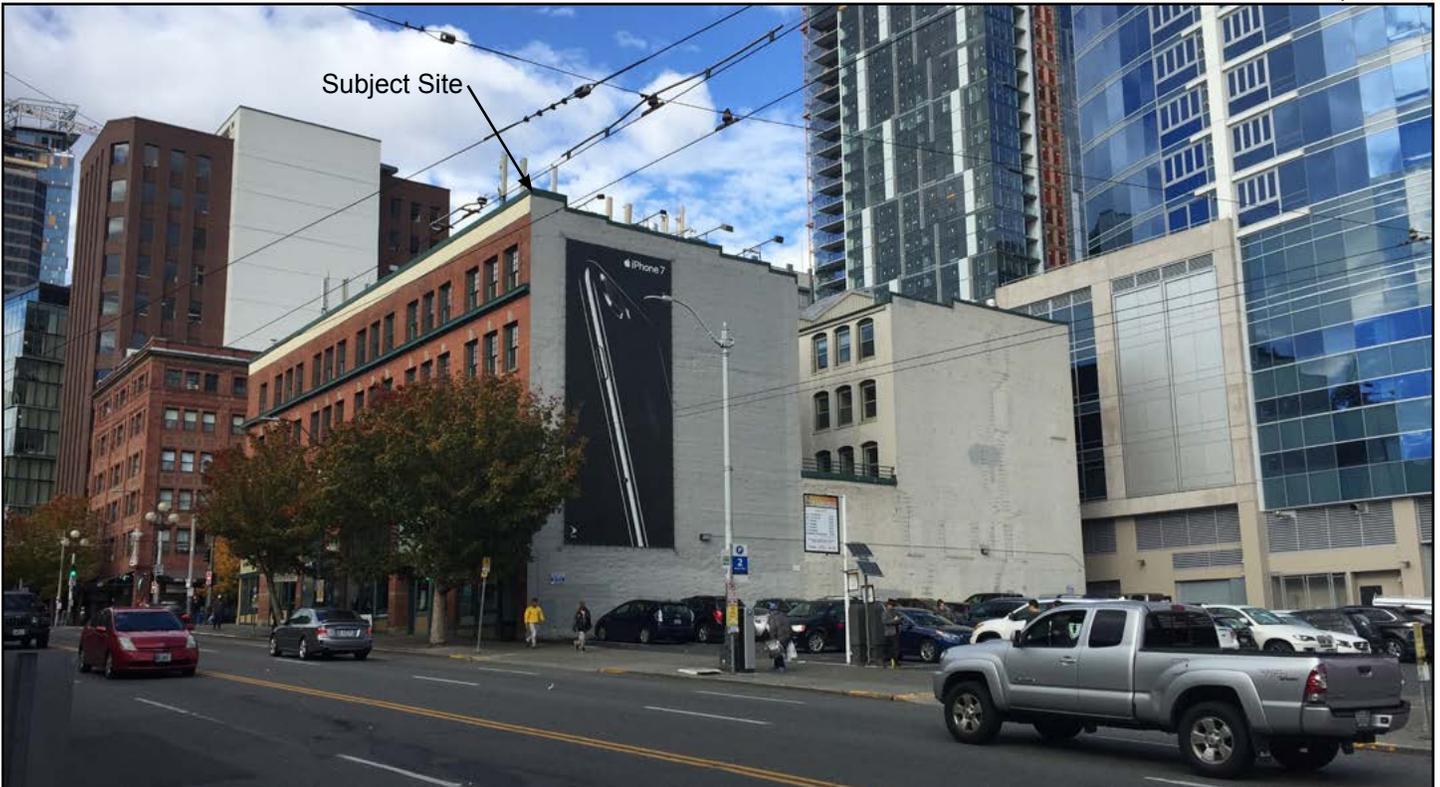


Figure 8. View E—Viewing northeast at subject building from First Avenue



Figure 9. View F—Viewing northwest at the intersection of First Avenue and Pike Street

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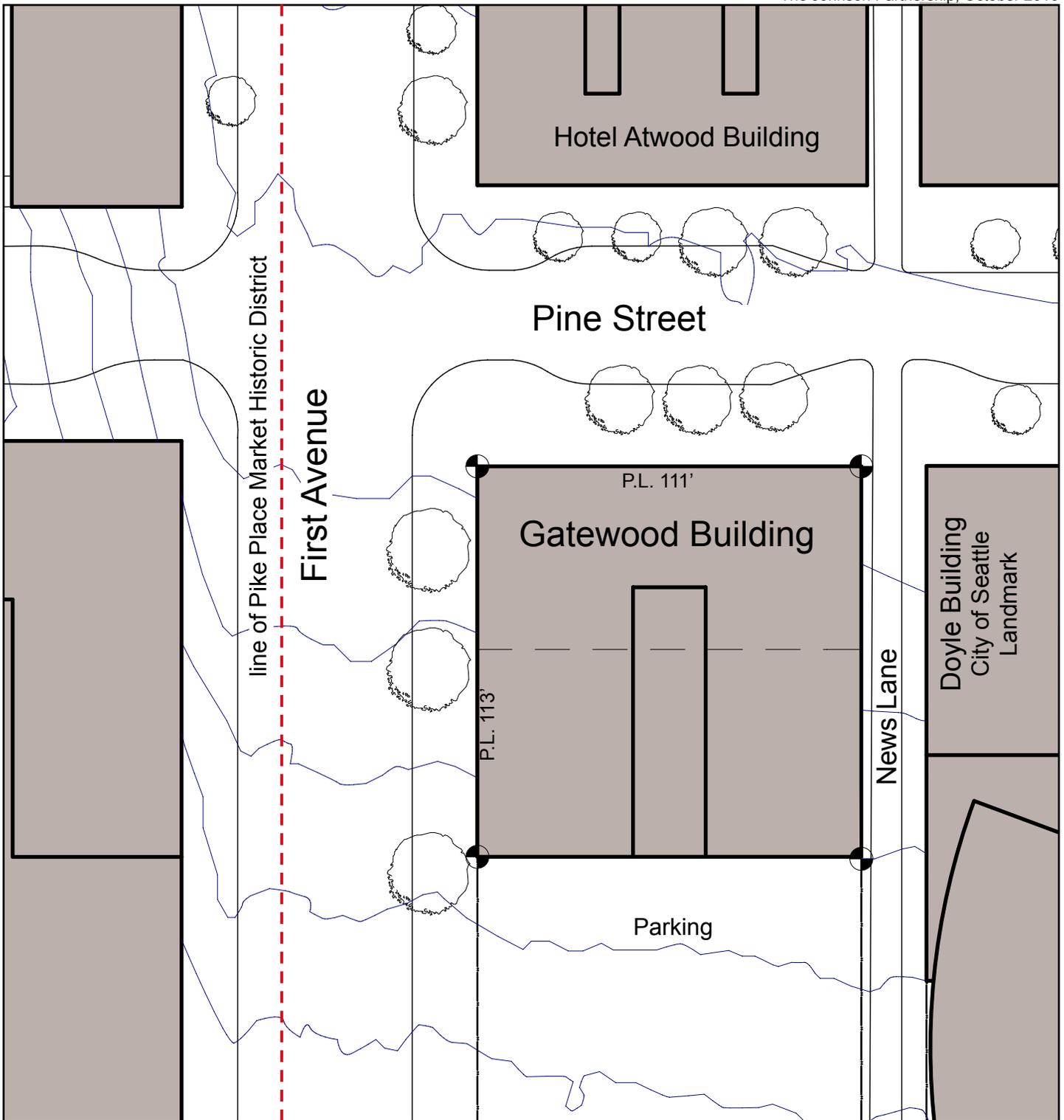
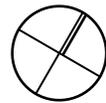
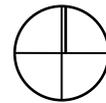


Figure 10. Site Plan

project north

true north



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Figure 11. Gatewood Building, northern façade



Figure 12. Gatewood Building, northern façade

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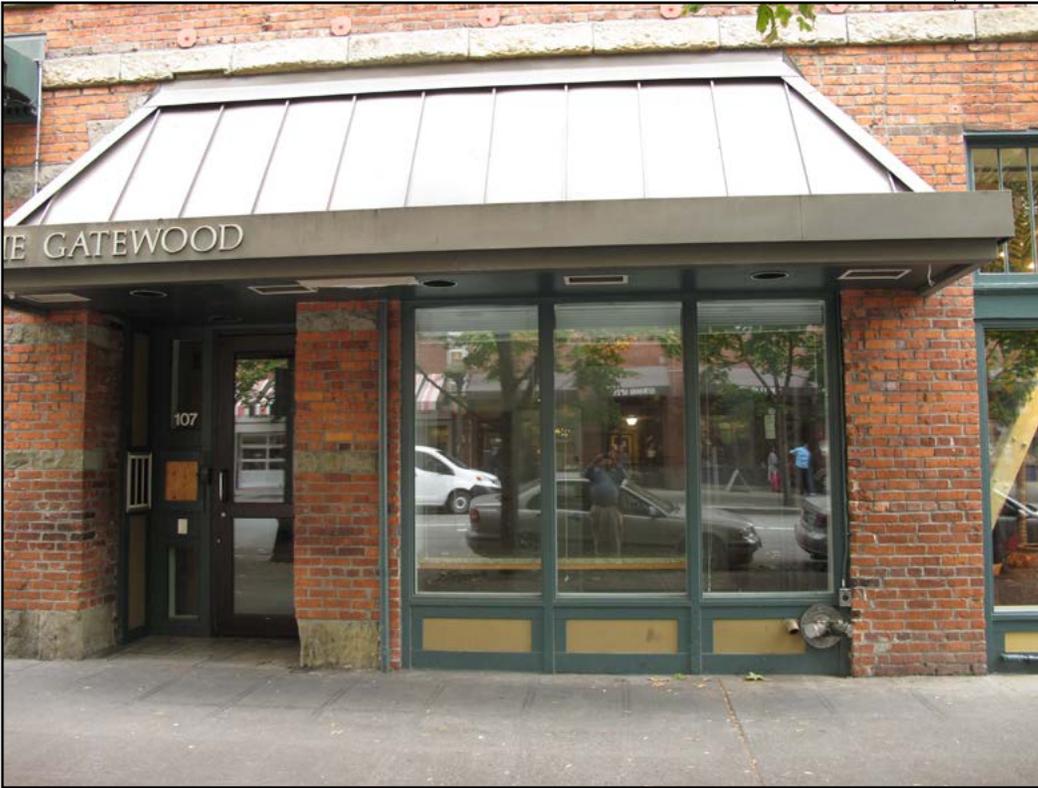


Figure 13. Gatewood Building, northern façade, center, apartment entry



Figure 14. Gatewood Building, western façade storefront, center

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Figure 15. Gatewood Building, western façade, detail of upper floors



Figure 16. Gatewood Building, northern façade, detail of upper floors at stairwell



Figure 17. Gatewood Building, western façade



Figure 18. Gatewood Building, southern façade

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Figure 19. Gatewood Building, eastern façade

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Figure 20. Gatewood Building, interior at a commercial space



Figure 21. Gatewood Building, commercial space interior with mezzanine

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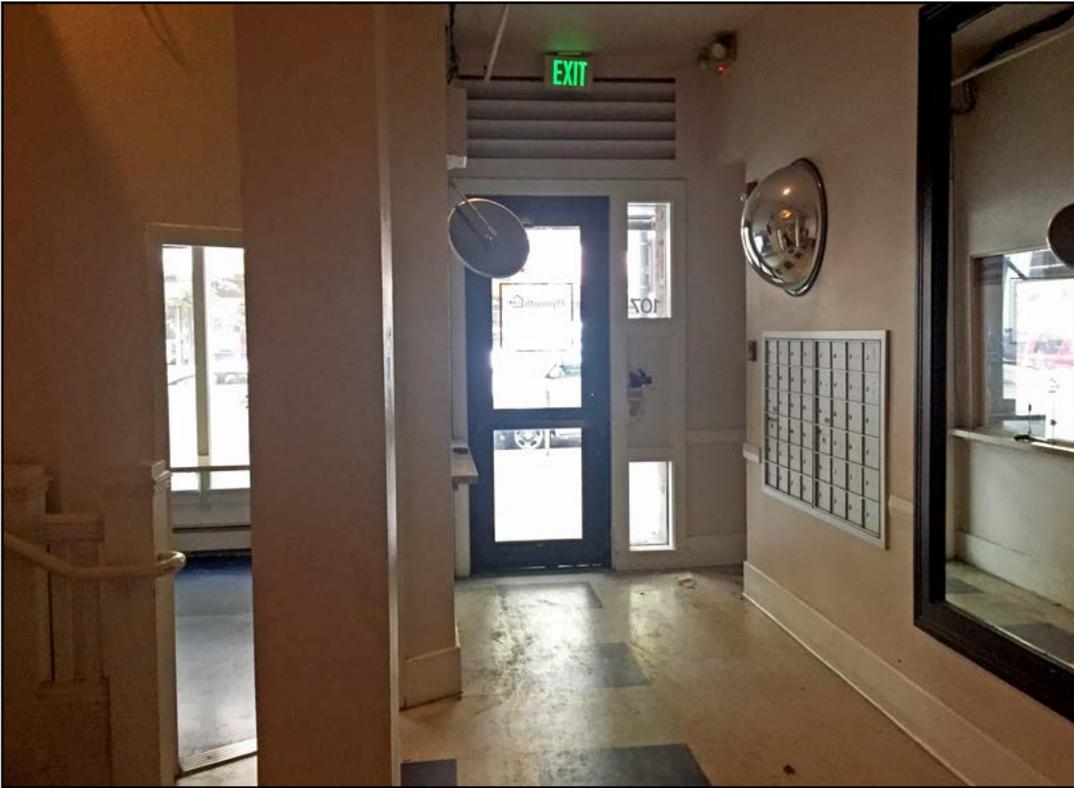


Figure 22. Gatewood Building, entry to apartments



Figure 23. Gatewood Building, interior stairs to apartments

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Figure 24. Gatewood Building, interior hall



Figure 25. Gatewood Building, interior of apartment

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Figure 26. Gatewood Building, apartment kitchen



Figure 27. Gatewood Building, apartment bathroom

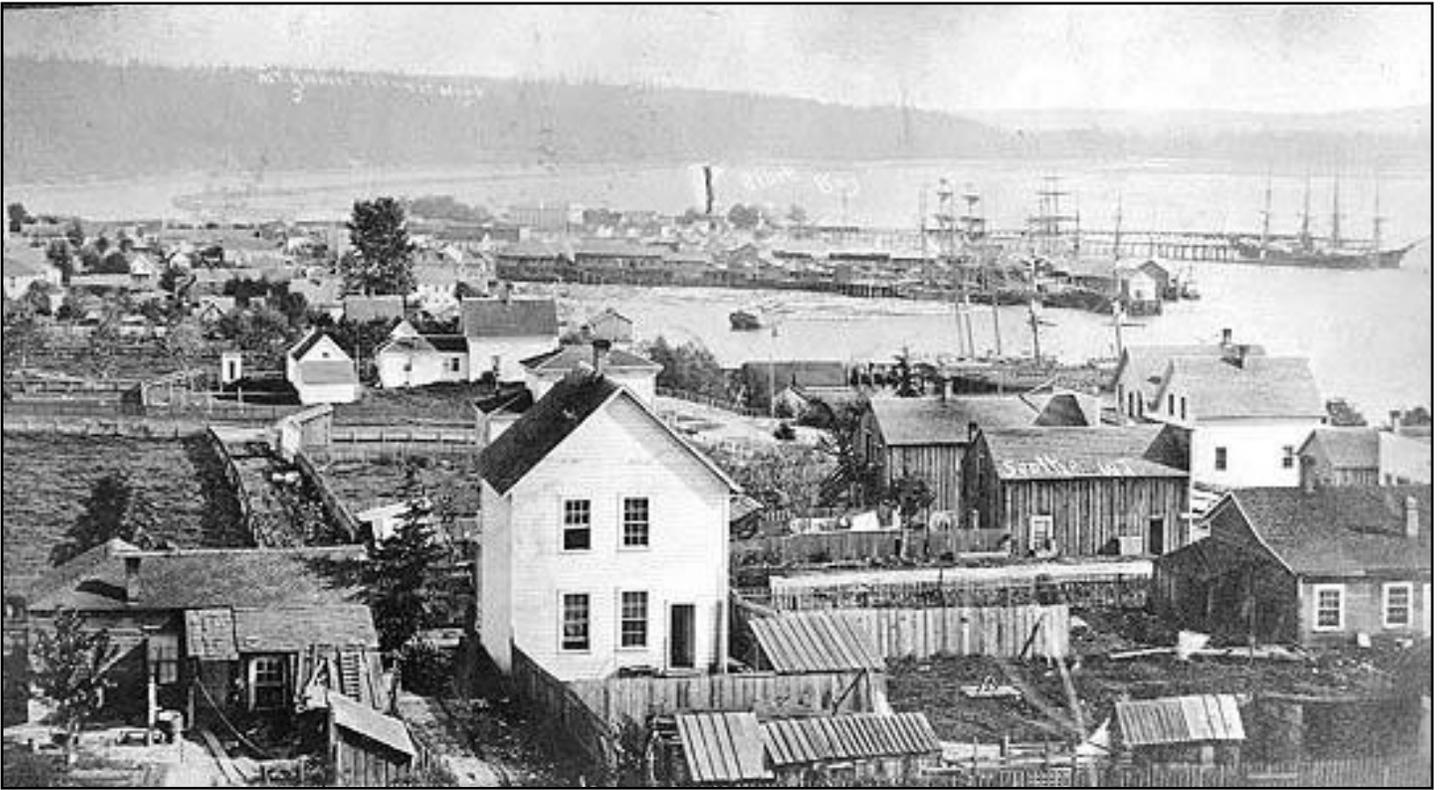


Figure 28. View from Second Avenue and Pike Street, 1878 (subject site is out of view to the right)



Figure 29. First Avenue and Pike Street, 1889

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Figure 30. Bon Marché department store, Second Avenue and Pike Street (1901, Charles W. Saunders)



Figure 31. Eitel Building (1904, W. D. Van Sicken)

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Figure 32. The Denny Hotel, 1906, showing the Denny Regrade



Figure 33. Peoples Bank (1906, Bebb and Mendel) on northeastern corner of Second Avenue and Pike Street

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Figure 34. Standard Furniture Building (1905-07, A. Warren Gould) at Second Avenue and Pine Street



Figure 35. Moore Theater and Hotel (1908, E.W. Houghton) at Virginia Street

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Figure 36. New Hotel Washington (1906-1908, Eames & Young, now Josephinum) at Second Avenue and Stewart Street

MOHAI 1983.10.9010



Figure 37. Northern Bank and Trust Building (1906, W. D. Van Siclen, now Seaboard Building) at Fourth Avenue and Pine Street

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Figure 38. Pike Place Market, 1908

MOHAI 1983.10.10020



Figure 39. Corner Market Building (1911-12, Harlan Thomas)

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Figure 40. Joshua Green Building (1912, John Graham Sr.) at Fourth Avenue and Pike Street



Figure 41. Times Square Building (1913-15, Bebb & Gould) at Fourth Avenue and Stewart Street

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Figure 42. Northwestern Mutual Building (1928-31, now known as the Olympic Tower) at Third Avenue and Pine Street



Figure 43. Republic Building (1927) at Third Avenue and Pike Street

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Figure 44. Colonnade Hotel Building, 1904



Figure 45. Viewing east on Pine Street, 1904

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Figure 46. Colonnade Hotel, 1905

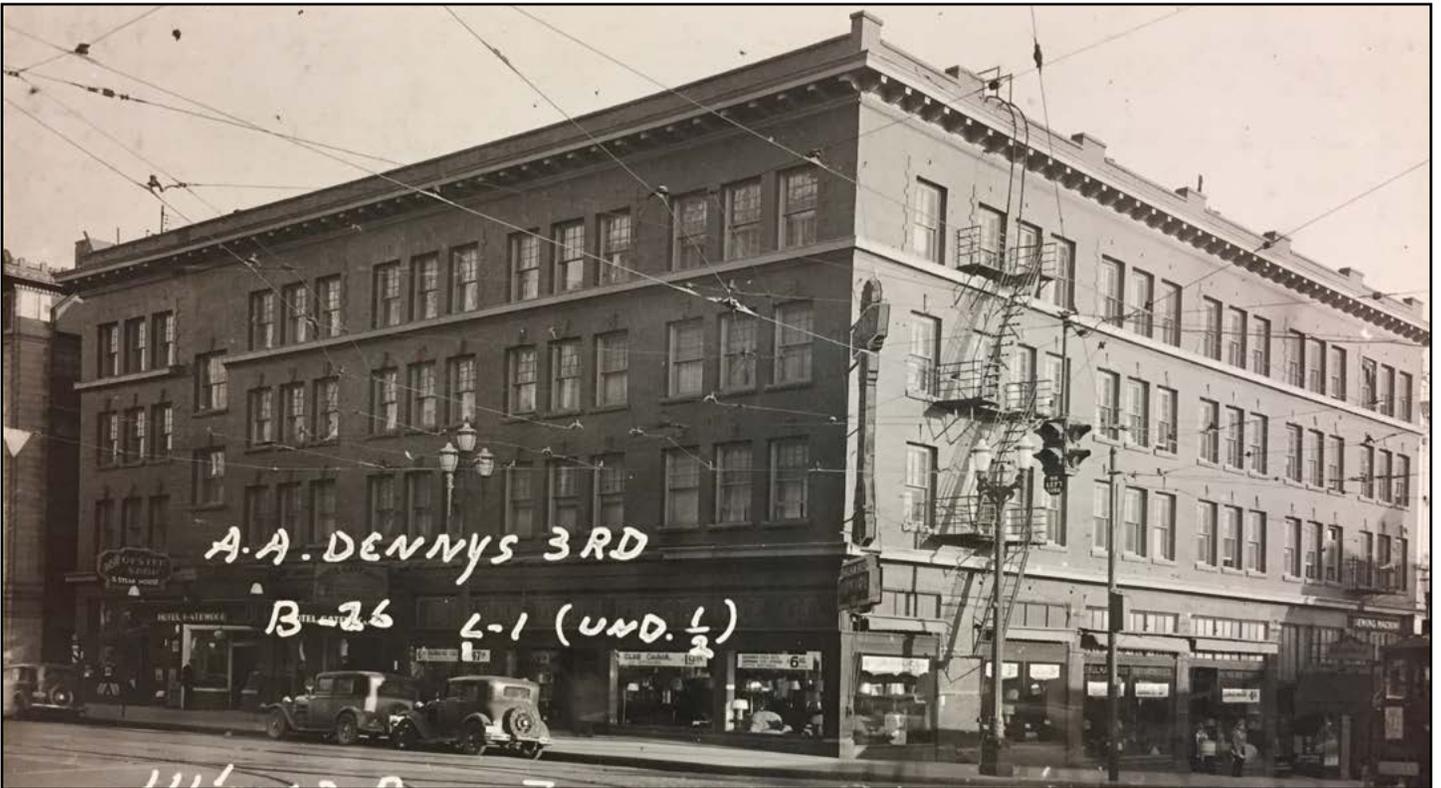


Figure 47. Gatewood Hotel, 1937

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Figure 48. Gatewood Hotel, ca. 1954

Seattle Municipal Archives, 61095



Figure 49. Viewing south from Pine Street down the alley between First and Second avenues. Eastern façade of Gatewood Hotel visible on the right, 1959.

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Figure 50. Gatewood Hotel, 1981



Figure 51. Viewing southeast on First Avenue, 1981

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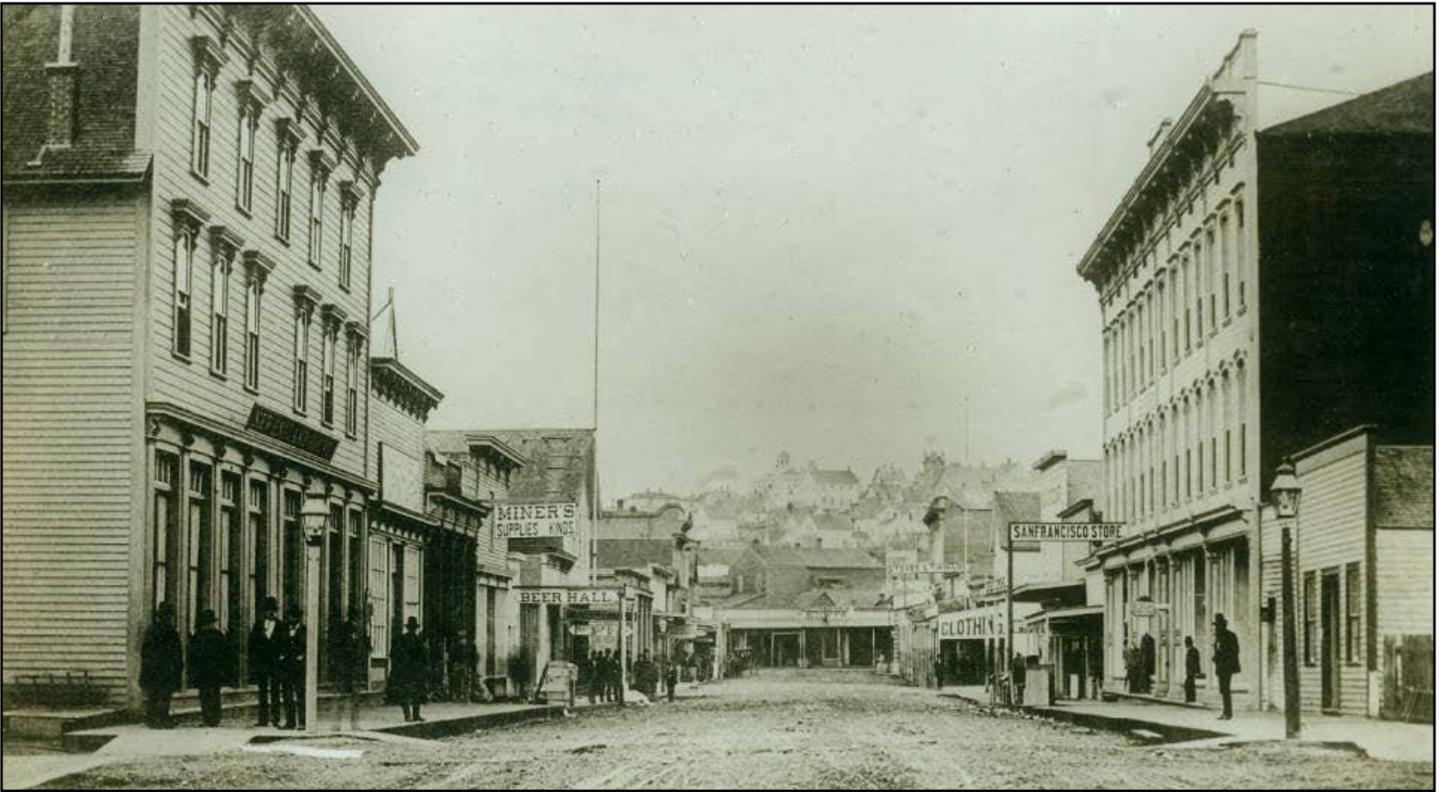


Figure 52. First Avenue between Main and Yesler streets with hotels on either side of the street, 1881



Figure 53. Grand Central Hotel and Kenyon House, First Avenue, 1902

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Figure 54. Worker hotels with jitney buses, 1918

Puget Sound Regional Archives



Figure 55. Scargo Hotel, 1937

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Figure 56. New Latona Hotel, now the Ace Hotel, 1937

Joe Mabel, 2008



Figure 57. Eastern Hotel (1909-1911, David Dow, also known as the OK Hotel and Kanagawa Hotel, City of Seattle Landmark)

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Figure 58. Hotel Cadillac at Second Avenue S and Jackson Street, n.d.

Times Print Co.



Figure 59. Hotel Butler, 1900

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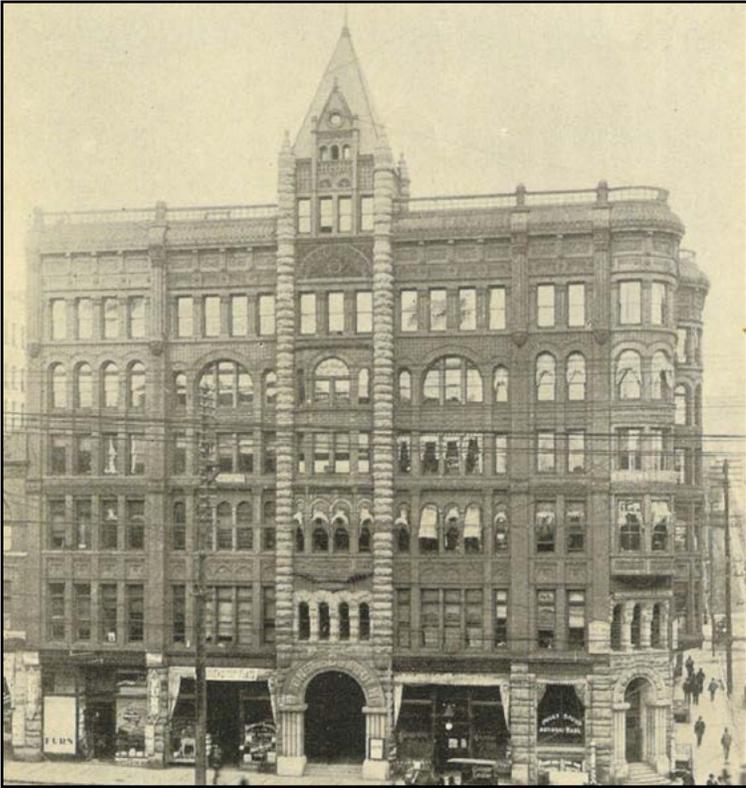


Figure 60. Pioneer Building (1889-91, Elmer H. Fischer)

MOHAI 1983.10.7317.1



Figure 61. Alaska Building (1903-04, Eames & Young)

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Figure 62. Coliseum Theater (1916, B. Marcus Priteca, now Banana Republic)

UW Digital Collections, CUR1503



Figure 63. Dexter Horton Building (1922, John Graham Sr.)

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Figure 64. C. W. Stimson



Figure 65. F. S. Stimpson



Figure 66. C. W. Stimson



Figure 67. Stimson Mill, Ballard

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Figure 68. Stimson-Green Mansion, Seattle (1901, Kirtland Cutter)

MOHAI



Figure 69. Stimson Mill Company Building, Ballard (1902, Kirtland Cutter)

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Figure 70. Stimson-Griffiths House, 405 West Highland Drive, Seattle (1903, Charles Bebb)



Figure 71. Liberty Theater (1914, destroyed)

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Figure 72. Hotel Stander (1900-01, Bebb & Mendel, demolished)

Joe Mabel, 2008



Figure 73. University Heights School (1902, Bebb & Mendel, City of Seattle Landmark)

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Figure 74. Schwabacher Hardware Company Warehouse (1903-05, Bebb & Mendel)



Figure 75. Frye Hotel (1906-1911, Bebb & Mendel)

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Figure 76. Fire Station 18 in Ballard (1910-11, Bebb & Mendel)

Paul Dorpat



Figure 77. Washington State Building (1908-09, Bebb & Mendel, destroyed) at the Alaska-Yukon-Pacific Exposition.

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Figure 78. First United Methodist Church (1907-10, Schack & Huntington)

postcard



Figure 79. The first Arctic Club (1908-09, Schack & Huntington, now the Morrison Hotel)

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Figure 80. Civic Auditorium, Seattle (1925-28, Schack, Young & Myers, now the Seattle Opera House, altered)



Figure 81. Elridge Buick dealership building at 4500 Roosevelt Way NE (1925-26, Schack, Young & Myers, altered)

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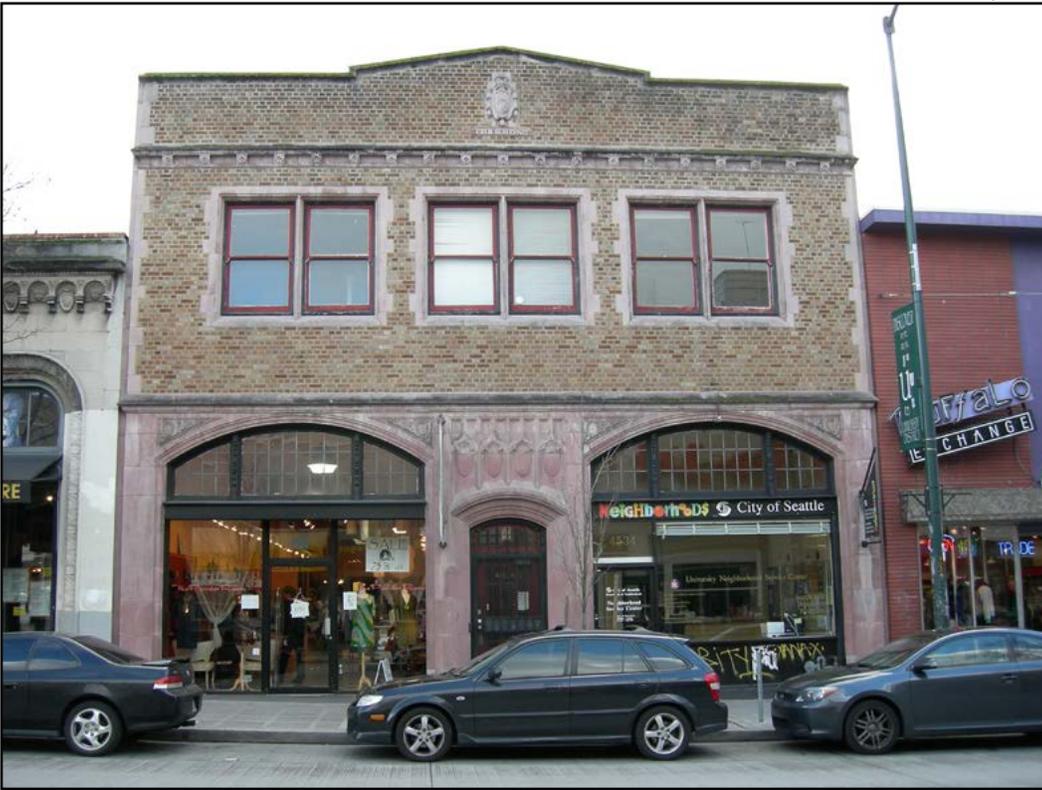


Figure 82. The Gelb Building (1927, Schack, Young & Myers)



Figure 83. University Baptist Church (1925, Schack, Young & Myers)

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Figure 84. Eastern Hotel (1911, David Dow)



Figure 85. National Bank Building, also known as the Pacific Block, now the Interurban Building (1890, Parkinson and Evers, architects, Matthew Dow, builder)

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Figure 86. Chapin Building (1901, Boone & Corner, architects, Matthew Dow, builder)

Paul Dorpat



Figure 87. The Coliseum Theater, renamed the Orpheum Theater in 1908, corner of Third and James streets (1907, E. W. Houghton and John Donnellan architects, Matthew Dow, builder, demolished)

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Figure 88. The Victoria Hotel, 1207 First Avenue, between University and Seneca streets (1906, Matthew Dow, builder, demolished)



Figure 89. Clubhouse for the Seattle Athletic Club (1903, Bebb & Mendel, architects, Matthew Dow, builder, demolished)

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Figure 90. Lincoln High School (1907, James Stephen, architect, Matthew Dow, builder, City of Seattle Landmark)



Figure 91. Grand Trunk Pacific Dock (1910, Fred P. Lucas, engineer, Matthew Dow builder, destroyed)

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