

March 27, 2020

City of Seattle Landmarks Preservation Board
600 4th Avenue, 4th Floor
Seattle, WA 98124

Attention: Ms. Sarah Sodt, City Historic Preservation Officer

Re: 909 E Pine, Seattle, Landmark Nomination Supplemental Information

Dear Ms. Sodt:

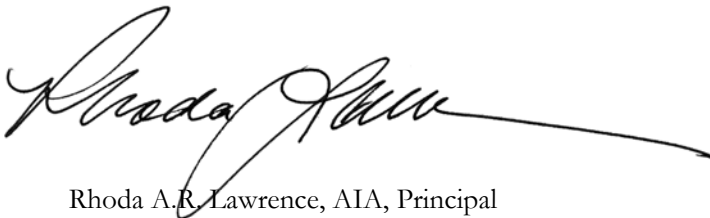
At the nomination hearing for the 909 E Pine Building, the Landmarks Preservation Board (LPB) members requested additional information on the several topics. The topics included:

- Expanded list of buildings designed by the building architect, Victor Voorhees in Pike/Pine Corridor and in the City of Seattle
- List and images of similar buildings in Auto Row
- Date when the building parapet was removed
- Expanded list of building tenants

As your request I am providing the attached memo, which I believe provides the supplemental information requested.

Please let me know if you need any additional information at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Rhoda Lawrence", with a long horizontal flourish extending to the right.

Rhoda A.R. Lawrence, AIA, Principal

cc: Robert Baca, Capitol Hill Housing; Paul Ramirez, YouthCare; and Stephanie Hsie, Weinstein A|U

Fieldwork Studio LLC

6552 37th Ave NE
Seattle, WA 98115

Date

March 20, 2020

To

Rhoda Lawrence, Principal
BOLA Architecture + Planning

From

Sonja Molchany, Principal

Re

909 E. Pine, supplemental information

Victor W. Voorhees, additional buildings

As noted in the 909 E. Pine Landmark Nomination, Victor Voorhees was a prolific architect. Well known for his standardized house, cottage, and bungalow plans, Voorhees' range of projects also included single-family residences, apartment buildings, industrial buildings, fraternal halls, retail stores, banks, and hotels.

Specific notable, extant projects were identified in the landmark nomination:

- Washington Hall (1908, Seattle landmark), 153 14th Ave
- Old Georgetown City Hall (1909, Seattle landmark), 6202 13th Ave S.
- Crescent-Hamm Building (1925-26, Seattle landmark), 4302 SW Alaska Street
- Lloyd Building (1926, Seattle landmark), 601 Stewart Street
- Vance Hotel/Hotel Max (1927), 620 Stewart Street
- Troy Laundry (1927, Seattle landmark), 311-329 Fairview Ave N.
- Vance Building (1929), 1402 3rd Ave

In addition, architect Victor Voorhees designed the following:

- Washington Arms Apartments (1919), 1065 E. Prospect Street
- Great Western Motors (1920), 905 E. Union Street, now Optimism Brewing – **auto-related & Pike/Pine**
- Rhodes Brothers/Heiden Building (1920), 1929 3rd Ave
- Seattle Gun Club clubhouse (1920), Fort Lawton
- Apartment and store building at 4747 California Ave SW (1923, demolished)

¹ Peterson, David. "Rhodes Brothers/Heiden Building – 1929 3rd Avenue." Seattle Landmark Nomination, March 6, 2018, pp. 24-25.

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- Conversion of the former Seattle Engineering School into apartments (1925), Queen Anne Ave between Roy & Mercer Streets, now Marqueen Hotel

The City inventory also includes the following extant structures attributed to Voorhees:

- Neighborhood brick commercial building (1924), 1400 34th Ave
- Graham Motor Cars (1912), 915 E. Pike – **auto-related & Pike/Pine**
- Nash Motors Co. (1927), 325 Westlake Ave N. – **auto-related**

An extensive list of buildings attributed to Voorhees was compiled from the University of Washington Libraries Special Collections, Architect Files, which referenced citations in the *Seattle Times* (ST), *Post Intelligencer* (PI), *Seattle Daily Journal of Commerce* (SDJC), *Washington State Architect* (WSA), *Seattle Daily Bulletin* (SDB) and *Daily Bulletin* (DB). (This list does not identify buildings by address or indicate which are extant.)²

1. Carpenter's Hall, CBD—(DB) 10/26/05
2. Eckerly House, Capitol Hill— (PI) 2/17/07
3. Apartment Bldg, Madrona— (PI) 3/10/07
4. House, Ballard— (PI) 3/10/07
5. Todd House, Columbia— (PI) 3/10/07
6. Harris House, Madrona— (PI) 4/14/07
7. House, Beacon Hill— (PI) 4/14/07
8. Jackson House, Wallingford— (PI) 4/14/07
9. Moreland House, Queen Anne-- PI) 4/14/07
10. Woodbridge House, Ravenna— (PI) 4/14/07
11. Apartment Bldg, CBD— (PI) 6/10/07
12. Business Bldg, Ballard— (PI) 2/2/08 Rear of City Hall
13. Apartment Bldg, Capitol Hill— (PI) 2/27/10
14. Apartment Bldg, Capitol Hill— (PI) 4/3/10
15. Apartment Bldg, First Hill— (PI) 4/24/10
16. Apartment Bldg, Lake Union— (PI) 5/1/10
17. Store & Apartment— (PI) 12/18/10
18. Apartment Bldg, First Hill— (PI) 3/12/11
19. Hardware Store, Ballard— (PI) 6/25/11
20. Garage, Capitol Hill— (PI) 4/7/12
21. Building for Ballard Sheet Metal Works, Ballard— (PI) 5/15/12
22. Parker House, University District—(SDB) 7/2/12
23. Ballard Laundry Bldg— (PI) 7/3/12
24. C.L. Moore House, Capitol Hill— (PI) 7/3/12
25. Moses House, Capitol Hill—(SDB) 7/17/12
26. Laundry, Fremont—(SDB) 7/31/12
27. Strales House, South Park—(SDB) 8/12/12
28. Tindall House, Capitol Hill—(SDB) 8/23/12

² BOLA Architecture + Planning. "Historic Evaluation of the Lloyd Building, Seattle." July 30, 2001.

29. Dodd House, Beacon Hill—(SDB) 9/16/12
30. Mulvey House, Capitol Hill—(SDB) 10/3/12
31. Garage, First Hill—(SDB) 10/10/12
32. Baer House, Madrona—(SDB) 10/15/12
33. Garage, Capitol Hill—(SDB) 10/22/12 & 11/7/12
34. Lockey House, Rainier Valley--(SDB) 11/12/12
35. Watson House, University District--(SDB) 12/31/12
36. Strange House, Queen Anne—(SDB) 1/27/13
37. Warnsley House, Phinney—(SDB) 2/7/13
38. Hansen House, Phinney—(SDB) 3/10/13
39. Harriman House, Madison Park—(SDB) 4/1/13
40. Addition to Ballard Ave Bldg—(SDB) 4/29/13
41. Store, Ballard—(SDB) 5/2/13
42. Lewis House, Capitol Hill—(SDB) 5/13/13
43. Garage, Capitol Hill—(SDB) 5/24/13
44. Douglas House, University District—(SDB) 6/4/13
45. Shop, First Hill—(SDB) 6/13/13
46. Schneider House, Ballard—(SDB) 8/5/13
47. Lonnie House, Central Area—(SDB) 8/14/13
48. Apartment Bldg, Queen Anne—(SDB) 8/30/13
49. Jones House, Mt. Baker—(SDB) 9/12/13
50. Parr House, Rainier Beach—(SDB) 10/7/13
51. 2 Houses, Capitol Hill—(SDB) 10/21/13
52. Calwell House, Lake Union—(SDB) 10/22/13
53. LeNouel House, West Seattle—(SDB) 10/24/13
54. Store & Flats, Queen Anne—(SDB) 10/30/13
55. Dotsky House, Madrona—(SDB) 10/31/13
56. Curtis House, Queen Anne—(SDB) 12/1/13
57. Anderson House, Wallingford—(SDB) 12/11/13
58. Factory, Industrial Area—(SDB) 12/17/13
59. 4-story Garage, Capitol Hill—(SDB) 2/10/15
60. Thorson House, NW Seattle—(SDB) 3/4/15
61. Peterson House, Queen Anne—(SDB) 3/18/15
62. Wize Apartment Bldg, Central Area—(SDB) 5/11/15
63. Builder & Architect, Apartment Bldg, Regrade—(SDB) 5/12/15
64. Nelson House, Queen Anne—(SDB) 5/24/15
65. 2 Cottages, Queen Anne—(SDB) 6/29/15
66. Vittucci House, Capitol Hill—(SDB) 8/12/15
67. Schuett House, Capitol Hill—(SDB) 8/20/15
68. Miller House, West Seattle—(SDB) 9/29/15
69. 2 Cottages, Queen Anne—(SDB) 10/19/15
70. Patton House, Mt. Baker—(SDB) 12/8/15

71. Garage, International District—(SDB) 1/5/16
72. Store & Apartment Bldg, University District—(SDB) 1/20/16
73. Commercial Garage, First Hill—(SDB) 5/2/16
74. Commercial Garage, Capitol Hill—(SDB) 9/7/16 & 10/18/16
75. Commercial Garage, Capitol Hill—(SDB) 9/14/16 & 10/6/16 & 10/???
76. Apartment Bldg, Capitol Hill—(SDB) 9/14/16 & 10/7/16
77. Apartment Bldg, Capitol Hill—(SDB) 10/27/16 & 11/22/16
78. Commercial Garage, Capitol Hill—(SDB) 12/18/16
79. Store, Capitol Hill—(SDB) 12/18/16
80. Apartment Bldg, Regrade—(SDB) 12/28/16
81. Repairs to Cadillac Garage, Capitol Hill—(SDB) 1/5/17
82. Tire Company Store, Capitol Hill—(SDB) 1/13/17
83. Remodeling of Dr. Elmore House, Capitol Hill—(SDB) 2/8/17
84. Addition to Overland Garage, Capitol Hill—(SDB) 2/8/17
85. Apartment Bldg, Regrade—(SDB) 2/8/17
86. Apartment Bldg, Regrade—(SDB) 3/21/17
87. Apartment Bldg, Queen Anne—(SDB) 4/12/17
88. Dye Works, Central Area—(SDB) 4/16/17
89. Commercial Garage, Capitol Hill—(SDB) 5/26/17
90. Apartment Bldg, CBD—(SDB) 6/23/17
91. Gandler House, Mt. Baker—(SDB) 7/14/17
92. Supervising Architect for Willys—Overland Co.--(SDB) 8/17/17 & 9/29/17
93. Auto Parts Store, Capitol Hill—(SDB) 8/17/17 & 9/29/17
94. People's Savings Bank renovation, CBD—(SDB) 9/7/17
95. Willy's – Overland Salesroom – Garage, Capitol Hill—(SDB) 10/24/17
96. Apartment Bldg, Central Area—(SDB) 12/27/17
97. Apartment & Store, West Seattle— (SDJC) 9/19/23
98. Store, CBD-- (SDJC) 2/19/24
99. Retail Bldg, Regrade— (SDJC) 4/30/24
100. Industrial Bldg, Regrade— (SDJC) 6/9/24
101. Stores & Garage, Madrona— (SDJC) 6/16/24
102. Factory & Garage, Regrade— (SDJC) 8/20/24
103. Stores & Garage, West Seattle— (SDJC) 9/16/24
104. Retail Bldg, West Seattle— (SDJC) 10/28/24
105. Garage Sales & Service Bldg, Regrade— (SDJC) 11/26/24
106. Apartment Bldg, Ballard— (SDJC) 12/3/24
107. Laundry Bldg, Lake Union— (SDJC) 12/17/24 & 12/19/24
108. Laundry Bldg, Lake Union— (SDJC) 1/9/25
109. Grayson Apartments, Queen Anne— (SDJC) 1/25/25
110. Conversion of Seattle Engineering School to Apts, Queen Anne— (SDJC) 3/9/25
111. Vance Hotel, CBD— (WSA) 1/1927
112. Vance Bldg, CBD— (WSA) 5/1929 & 6/1929

Auto-related buildings, additional information

While Pike/Pine was Seattle's original "Auto Row," auto distributors, dealers, and related businesses also began to cluster along Westlake Avenue in the 1920s-30s. Ballard, Roosevelt Way, and later Lake City Way also attracted auto dealers, service shops, and the like. Post-war, more dealerships were located where they could include expansive outdoor lots and new buildings. In recent decades, a number of Pike-Pine's former automotive-related concrete, masonry, and heavy-timber structures were adapted to residential, retail, entertainment, and institutional uses.³

A recent context statement, "'Along the Row': The Growth of Seattle's Automobile Dealerships from 1900-1969,"⁴ included a series of maps identifying dealership locations in the city's primary auto row districts. According to the map for Capitol Hill (Pike/Pine), over the years 1900-1969, 86 different properties contained auto dealers!

Earlier reviews specifically identified properties that appeared significant. Automobile-related buildings cited in the Sound Transit Environmental Impact Statement as potentially Seattle City Landmark- or National Register-eligible include:

- Seattle Automobile Company (1912), 1000 E. Pike
- Liebeck Garage (1916), 1101 E. Pike – **currently under consideration as a Seattle landmark**

Auto-related buildings cited as notable in the context statement for Seattle's Neighborhood Commercial Districts:⁵

- Packard dealership (1925), 1120/1124 Pike, now Starbucks Reserve Roastery
- Packard dealership, later Pontiac (1925), 1600 Broadway, now Blick Art Materials
- Tyson Automobile Company (1912), 903/905 E. Pike
- Graham Motor Cars (1912), 915 E. Pike – **designed by Voorhees**
- White Motor Company/Colyear Auto Sales, later occupied by REI (1918, now a Seattle landmark), 1021 E. Pine

Removal of 909 E. Pine parapet

The building's shaped parapet is visible in a King County Assessor photo, date-stamped April 23, 2002. Soon after, **in July 2002, a permit was issued for "[r]oofing repairs & seismic upgrades; install parapet bracing, new roof insulation & roofing."** This work likely included the removal of the **original shaped parapet**. A 2010 photo in the City inventory shows the parapet removed by that time; no interim photo was discovered.

Building occupants, 909 E. Pine

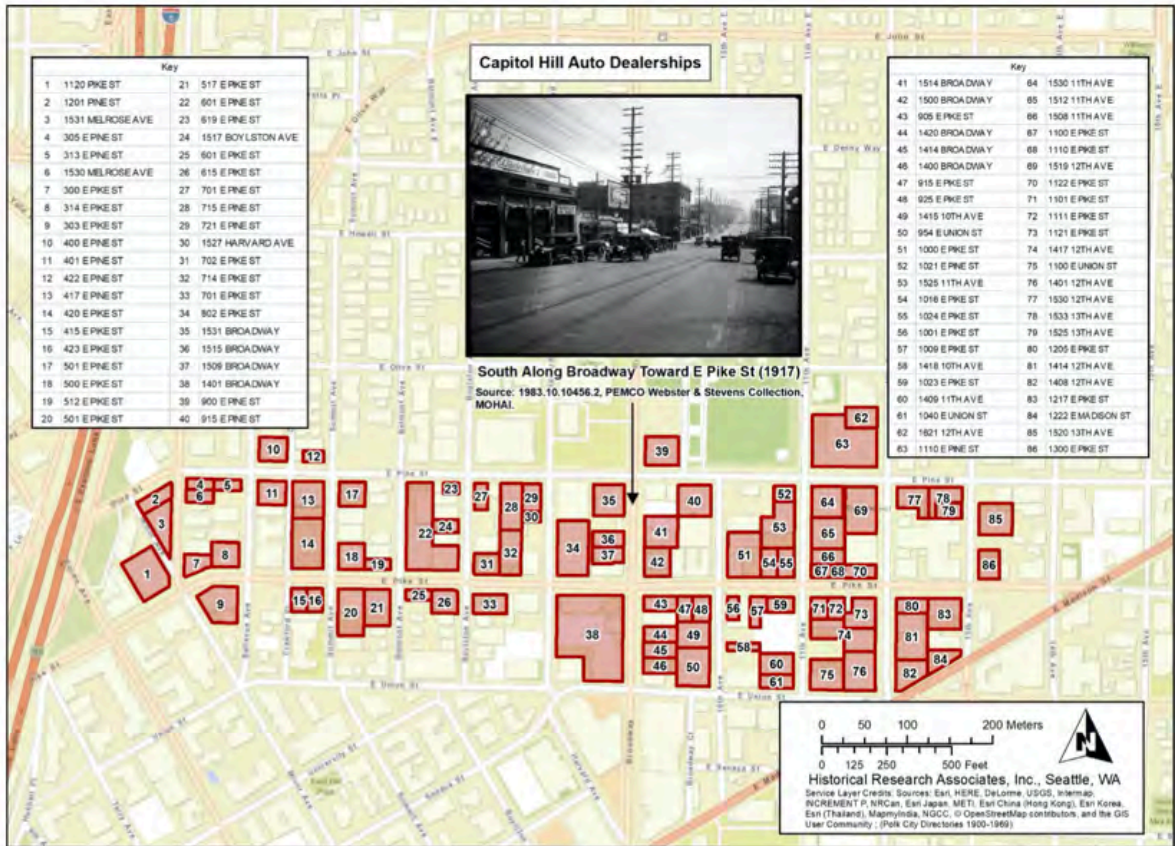
- **1919 until at least 1922:** Triangle Electric Company (original occupant) – automobile electricians, supplies, and service
- **1925 to late 1930s:** Wellens Brothers auto repair garage
- **1940:** building listed as vacant in city directory

³ Nicholson Kovalchick Architects. "Great Western Motors Building." Seattle Landmark Nomination, July 24, 2013, p. 12.

⁴ Historical Research Associates, Inc. "'Along the Row': The Growth of Seattle's Automobile Dealerships from 1900-1969." August 2019.

⁵ Sheridan, Mimi. "Historic Property Survey Report: Seattle's Neighborhood Commercial Districts." Prepared for City of Seattle Department of Neighborhoods, Historic Preservation Program. November 2002.

- **By 1944 to early 1980s:** Central Pontiac service department/repair garage (Central Pontiac dealership was located across the street at 1600 Broadway)
- **1983:** building remodeled and converted from its auto-related use to a retail store for Broadway Flower & Interior
- **1983 to 1996:** Broadway Florist
- **1996:** Seattle Central Community College acquired the building and subsequently used it for administrative and classroom purposes.
- Short-term office tenants occupied the building in recent years.



Map identifying Pike/Pine auto dealership locations between 1900-1969. (HRA)

Additional photos



Great Western Motors (1920), 905 E. Union Street, now Optimism Brewing. Also designed by Voorhees. (Google Maps)



Graham Motor Cars (1912), 915 E. Pike Street. Also designed by Voorhees; cited as potentially eligible in Neighborhood Commercial Districts context statement. (DON, 2010)



Neighborhood commercial building (1924), 1400 34th Ave. Also designed by Voorhees. (Google Maps)



Nash Motors Co. (1927), 325 Westlake Ave N. Also designed by Voorhees. (DON, 2014)



Packard dealership (1925), 1120/1124 Pike, now Starbucks Reserve Roastery. Cited as potentially eligible in Neighborhood Commercial Districts context statement. (Joe Mabel, 2018)



Packard dealership, later Pontiac (1925), 1600 Broadway, now Blick Art Materials. Cited as potentially eligible in Neighborhood Commercial Districts context statement. (DON, 2011)



Tyson Automobile Company (1912), 903/905 E. Pike. Cited as potentially eligible in Neighborhood Commercial Districts context statement. (Google Maps)



White Motor Company/Colyear Auto Sales, later occupied by REI (1918), 1021 E. Pine, now a Seattle landmark. (DON)



Seattle Automobile Company (1912), 1000 E. Pike. Cited as potentially eligible in Sound Transit EIS. (Hunters Capital, 2014)



Liebeck Garage (1916), 1101 E. Pike. Cited as potentially eligible in Sound Transit EIS; currently under consideration as a Seattle landmark. (DON, 2011)

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